FIRE RISK ASSESSMENT

Haviland House

St Jude's, Lamb Street, Bristol, BS2 0DT

CLIENT	Bristol City Council
ASSESSED BY	Bob Birtles
ASSESSED ON	08/08/2024
ASSESSMENT REF.	LS 422854
RECOMMENDED REVIEW DATE	08/08/2025
VERSION	1

RIDGE

Ridge and Partners LLP
01993 815000 • www.ridge.co.uk
The Cowyards, Blenheim Park, Oxford Road, Woodstock, OX20 1QR

1 INTRODUCTION

Overview

This report provides an assessment of the risk to life from fire, and where appropriate, makes recommendations to ensure compliance with fire safety legislation.

This report does not address risk to property or business continuity from fire.

> **The fire service will look for evidence that this assessment has been acted upon.**

Assumptions & Caveats

In the preparation of this assessment, the following assumptions are made:

- The fire policy and procedures are complied with at all times.
- That services and systems work as designed and are adequately maintained. Specifically, the assessment does not include alarm audibility or any other testing or servicing.
- Residents are fully mobile and/or represent no additional risk unless stated in the Occupancy section of this report. It is up to the Responsible Person to ensure this information is correct and instruct a review if required.

And the following caveats apply:

- Inspections are made only where there is safe access.
- There is no detailed inspection of private dwellings / flats. Unless otherwise indicated, only communal areas are inspected.
- Risers have not been accessed unless openable with an FB1, FB2 or FB4 key; or we have been provided with the suitable keys / access.

The Fire Safety Order

The Responsible Person as defined by the Regulatory Reform (Fire Safety) Order 2005 have instructed Ridge and Partners LLP to carry out Fire Risk Assessments on their behalf.

The local fire and rescue authority have the power to inspect your premises and will look for evidence that you have acted upon this assessment.

The Action Plan

It is important that you study this fire risk assessment and understand its contents. The Action Plan sets out the measures considered necessary to satisfy the requirements of the Fire Safety Order.

Regular Assessment Reviews

Reviews should be undertaken in line with the Fire Policy.

This means the soonest of: expiry of this assessment's validity period; when a fire occurs; or when there is a change to or within the building - for example:

- Alterations to the building, including the internal layout of the common areas.
- Significant changes to the type and quantity and / or method of storage of combustible materials and / or hazardous substances.
- Significant changes in the occupancy (type or quantity) or other factors influencing the response of visitors or staff in an emergency.
- Changes to the management of the organisation.

KEY FACTS

What is a Fire Risk Assessment?

A fire risk assessment is an organised and methodical look at your premises, the activities carried on there and the likelihood that a fire could start and cause harm.

Who's Legally Responsible?

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

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.

Ridge and Partners LLP (BAFE NSI00497) 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
LS 422854

ASSESSED ON, BY
08/08/2024, Bob Birtles

APPROVED / VALIDATED ON, BY
24/01/2025, Jonathan Roberts

RECOMMENDED REVIEW DATE
08/08/2025

FINDINGS
44 Actions / 70 Controls

PRODUCED FOR THE RESPONSIBLE PERSON
Bristol City Council

SPECIFICATION CONFORMS TO
Our own internal quality system.

ASSESSMENT SCOPE
An initial visual only, fire risk assessment, completed 8/8/24 with access to a sample of the flats. There was some opportunity to witness areas of intrusive works during this assessment as part of the information gathering process.

Access to basic compliance checks was not available during this assessment.

Further assessments of the children's school and a sample of void flats where intrusive investigations have been carried out, completed 17/9/24. The children's school is not covered by the scope of this report, they have their own fire safety arrangements in place although there remains a requirement for ongoing information sharing and cooperation.

These assessments are part of an ongoing process of information gathering for forming a Building Safety Case for the premises.

Assessed Property

PROPERTY NAME
Haviland House

PROPERTY REFERENCE
RB-9FA4SE

ADDRESS
St Jude's
Lamb Street
Bristol
BS2 0DT

FIRE RISK RATING

LIKELIHOOD **MEDIUM**	SEVERITY **EXTREME HARM**	RISK **SUBSTANTIAL**
Normal fire hazards for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).	Significant potential for serious injury or death of one or more occupants. Includes high dependency occupants such as a care home or properties with poor compartmentation.	Considerable resources might have to be allocated to reduce the risk. Improvements should be undertaken urgently.

ASSESSING / ACCREDITED ORGANISATION
Ridge and Partners LLP
The Cowyards, Blenheim Park, Oxford Road, Woodstock, OX20 1QR
01993 815000 — www.ridge.co.uk

THIRD PARTY CERTIFICATION BODY
NSI, Sentinel House, 5 Reform Road, Maidenhead, SL6 8BY

Assessor Remarks

A 9 storey residential block being used for general needs housing, with a number of ancillary rooms at ground floor.

The premises was originally designed and constructed to a standard which has now been superseded. This assessment has been carried out with reference to the 'Fire Safety in Purpose Built Blocks of Flats' guidance.

Although the premises has been assessed as a block on its own, there are four blocks in total which have been assessed at the site (Charleton House, Haviland House, John Cozens House, Langton House) with a number of common management protocols and shared fire safety features. It would be most effective to read this fire risk assessment in conjunction with the other reports to help determine the most effective plan for addressing all of the findings.

Site indications and plans appended to the report have been provided by the client, some supplementary imagery from internet mapping websites has also been included.

Due to the findings of structural investigations, which has identified weaknesses in the main concrete structure leading to poor levels of fire performance, the overall risk has been classed as Substantial. Additionally, the fire evacuation strategy has been upgraded to a full simultaneous evacuation until further control measures can be implemented. These temporary measures include a waking watch, in order to identify any acute fire hazards and to raise the alarm in the early stages in the event of a fire.

3 PROPERTY

Address

PROPERTY NAME
Haviland House

PROPERTY REFERENCE
RB-9FA4SE

ADDRESS
St Jude's
Lamb Street
Bristol
BS2 0DT

Property Information

The Building

Property Type
Residential flats

Property Designation
Residential - General Needs

General Description
9 storey block. Ground plus eight floors, with a basement space.

Open air deck access approach to the flats.

Ground floor: a range of ancillary rooms.

Basement: waste bin rooms and plant area.

Upper storeys: flats are of a scissor layout. Access from a lower level (at floors 1st, 3rd, 5th and 7th), with internal stairs leading up to the bedrooms and bathroom.

This block is linked to a common stair core, shared between two of the other blocks (Charleton House and Langton House). This core also incorporates a passenger lift and waste chute system. There is similar arrangement at the other side of the block, with a second staircase shared with John Cozens House.

This block is part of the five St Jude's housing blocks, owned and managed by the Responsible Person. (Charleton House, Haviland House, Langton House, John Cozens House and Tyndall House). Four of these blocks have some level of physical connection to each other (Charleton House, Haviland House, Langton House, John Cozens House) and the remaining block is an isolated building on it's own (Tyndall House). The first four are covered by the same programme of fire risk assessments and structural assessments, supporting the production of a Building Safety Case (BSC) for the Building Safety Regulator (BSR). They share a number of common physical fire safety control measures and management protocols.

Construction Information
Details in the associated Ridge structural report, including findings of an intrusive survey.
Reinforced concrete frame. Mixture of blockwork and brickworks walls.
Areas of exterior timber panelling and silicate based render. UPVC frames and double glazing. Spandrel panels of limited fire performance. Flat roof.

Purpose Built
Yes

Number of flats/bedrooms
44

Number of Storeys (Excluding Basements)
9

Number of Floors/Levels (Including Basements)
10

Number of Basement Levels
1

Means of Escape

Compartmentation, Layout and Exits
Open air deck access approach with escape available in two directions. Compartment floors.
Ground floor ancillary rooms have independent access at ground level, directly to outside.
Upper storey, duplex flats have main entrance doors (at 1st, 3rd, 5th and 7th floors) leading to an open air deck access with escape in two directions towards a staircase, one staircase at each end of the block.
Basement areas have their own exit routes via the shared communal areas.

Building Contains Sleeping Accomodation
Yes

Emergency Access Information
Directly off the main road, access via CCTV entry system or override key.

Escape Route Configuration
Two Directional Escape

Evacuation Policy
Temporary Full Evacuation

Evacuation Details
Full simultaneous evacuation, currently supported by a waking watch (initially on a block-by-block basis at the site); due to inherent deficiencies in the fire performance of the primary concrete structure highlighted during intrusive surveys.

Number of Stairs
2

Number of Final Exits
4

Lifts
Yes

Occupancy & Management

Occupancy Description
General needs accommodation, mostly council tenants and with a small number of leaseholder occupied flats.

The housing provider has advised us that, following their review of resident capabilities, all residents are considered suitable for a stay put evacuation strategy, they can all self evacuate from their flat should it be necessary.

The ground floor ancillary rooms are generally small and control their own occupancy adequately.

Approximate number of residents
88, based on two persons per flat

Approximate number of staff
Small numbers of housing staff and contractors carrying out ongoing maintenance and servicing work. Limited to variable hours during the day. There is a key holder service in the event of an emergency.

Staffing Hours
Working Hours

Responsible Person
Bristol City Council

Person who is in control of the Premises
Bristol City Council

Person consulted as part of the assessment
No members of staff on behalf of the Responsible Person were on site during the assessment.

Article 18 Person(s)
Craig Cook, Head of Housing Repairs and Maintenance (Bristol City Council) with support from external consultants

Fire Equipment

General Comments
BS 5839 Part 6 fire alarm system in the actual flats, (interlinked smoke detection in hallway and landing for the duplex flats, some flats may also have a supplementary heat detector in the kitchen).
A dry riser, outlets in the central, shared stair core (between three of the St Jude's blocks). A second dry riser in the shared stair core with John Cozens House.
Lightning protection.
No automatic water suppression system in the residential accommodation or communal areas. The bin rooms have a local, mains water fed system.

Alarm Installation
Mixed System

Emergency Lighting
Some

Fire Extinguishers
Some

Smoke Ventilation
Yes

Smoke Ventilation
Permanent ventilation to stairwell, Openable windows to stairwell, Other (Provide Details)

Smoke Ventilation (Other)
Open air deck access approach to the flats. Physical smoke channels are not necessary as the flats are duplexes.

Dry/Wet Risers
Yes

Lightning Protection
Yes

Evacuation Chairs
No

Firefighting Lifts
No

Fire Suppression
No

Flat Surveys

37 Floor 7th

REMARKS

2 bedroom, tenant occupied.
Scissors layout, duplex, two storey.
Hallway protected layout. (Providing a notionally protected hallway, with a mixed standard of internal doors).
Lower level: accessed from 7th floor. Hallway, kitchen, lounge leading to balcony.
Upper level: landing, bathroom, two bedrooms.
Deck access, two directions of escape, a fire door is not necessary.
BS 5839 Part 6 hard wired, interlinked smoke detector in hallway and landing.
Bathroom and kitchen ventilation, openable windows only.
Electrical distribution board, in the entrance hallway, surrounded by timber construction with notional fire resistance.
Electrical heating and cooking, no gas.

SURVEY DATE

08/08/2024

FLAT DOOR

- ✕ Door correctly self-closes?
- ✓ Door thickness and construction is satisfactory
- ✕ Door set is likely to achieve 30 minutes fire resistance

FLAT DOOR ATTRIBUTES

No Attributes

DETECTION AND WARNING

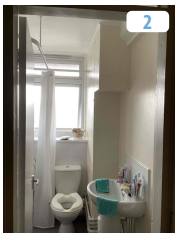
- ✓ There are effective independent smoke alarms
- ✕ There is an effective independent heat alarm in the kitchen

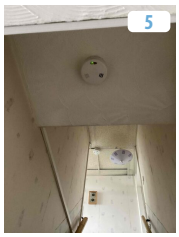
OTHER

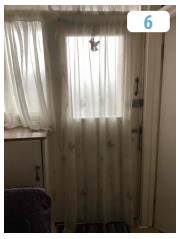
- ✕ There is an alternative means of escape
- ✕ There is a shared extraction system

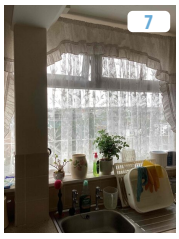
Pictures.

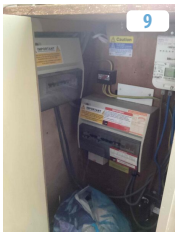
LOCATION Flat 37

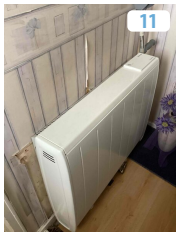












29 Floor 5th

REMARKS

2 bedroom, currently unoccupied.
This flat is a sample being used for intrusive assessments of the structure and associated fire safety arrangements, giving an indication of standards throughout the block.
Scissors layout, duplex, two storey.
Hallway protected layout. (Providing a notionally protected hallway, with a mixed standard of internal doors).
Lower level: accessed from 5th floor. Hallway, kitchen, lounge leading to balcony.
Upper level: landing, bathroom, two bedrooms.
Deck access, two directions of escape, a fire door is not necessary.
BS 5839 Part 6 hard wired, interlinked smoke detector in hallway, lounge and landing, heat detector in kitchen.
Bathroom ventilation, openable windows and extract fan.
Kitchen ventilation, windows and extract fan with air bricks in cupboard area.
Electrical distribution board, in the entrance hallway, surrounded by timber construction with notional fire resistance.
Electrical heating (currently no cooker), no gas.

SURVEY DATE

08/08/2024

FLAT DOOR

- ✕ Door correctly self-closes?
- ✓ Door thickness and construction is satisfactory

FLAT DOOR ATTRIBUTES

No Attributes

DETECTION AND WARNING

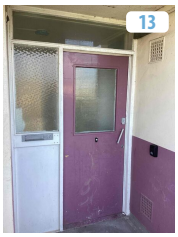
- ✓ There are effective independent smoke alarms
- ✓ There is an effective independent heat alarm in the kitchen

OTHER

- ✕ There is an alternative means of escape
- ✕ There is a shared extraction system

Second assessment.
Duplex hallway protected layout (panels over doors with Georgian wired glazing), hallway, kitchen, lounge leading to balcony, stairs. Kitchen door without a self closer, but includes rising butt hinges.
Stairs up to landing, 2 bedrooms, bathroom.
Detection, smoke detectors in hallway, lounge and landing with a heat detector in kitchen (nothing in the bedrooms). These have been covered while work is ongoing.
Electrical heating. Electrical distribution board in hallway, partially within timber construction with nominal fire resistance.
Ventilation from kitchen is via openable windows, fan and an air brick.
Ventilation from bathroom is via openable windows and an extract fan.
Pipework behind boxing construction in kitchen and bathroom above has been partially exposed.
A number of intrusive structural assessments have been started.

LOCATION Void flat 29, 17/9/2024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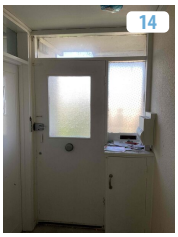
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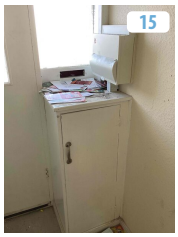
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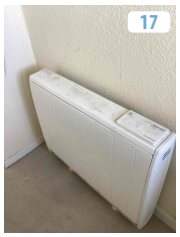
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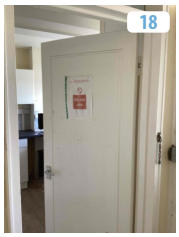
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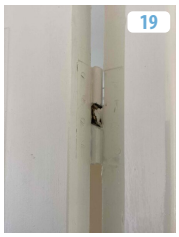
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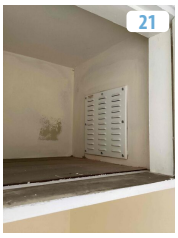
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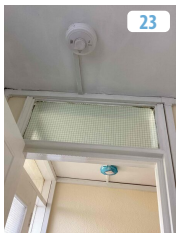
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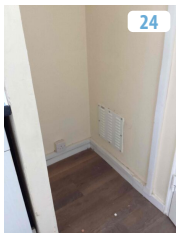
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CONTROL CONTINUES...

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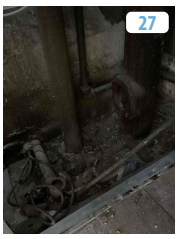

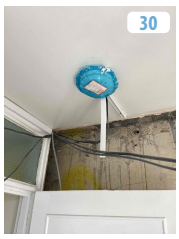

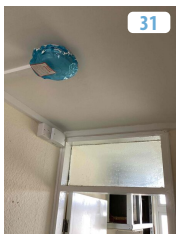

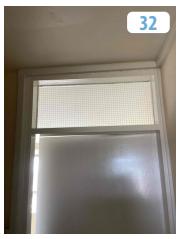

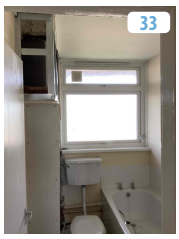

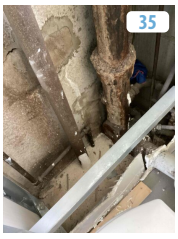

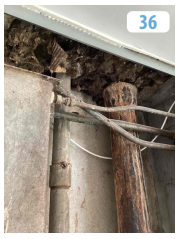

12 Floor 3rd

REMARKS

2 bedroom, currently unoccupied.
Scissors layout, duplex, two storey.
Hallway protected layout. (Providing a notionally protected hallway, with a mixed standard of internal doors).
Lower level: accessed from 3rd floor. Hallway, kitchen, lounge leading to balcony.
Upper level: landing, bathroom, two bedrooms.
Deck access, two directions of escape, a fire door is not necessary.
BS 5839 Part 6 hard wired, interlinked smoke detector in hallway and landing, no heat detector in kitchen.
Bathroom ventilation, openable windows with a fan.
Kitchen ventilation, windows and extract fan to an air brick.
Electrical distribution board, in the entrance hallway, surrounded by timber construction with notional fire resistance.
Electrical heating (currently no cooker), no gas.

SURVEY DATE

08/08/2024

FLAT DOOR

- ✕ Door correctly self-closes?
- ✓ Door thickness and construction is satisfactory
- ✕ Door set is likely to achieve 30 minutes fire resistance

FLAT DOOR ATTRIBUTES

No Attributes

DETECTION AND WARNING

- ✓ There are effective independent smoke alarms
- ✕ There is an effective independent heat alarm in the kitchen

OTHER

- ✕ There is an alternative means of escape
- ✕ There is a shared extraction system

Second assessment.
Duplex hallway protected layout (questionable timber panelling and glazing), hallway, kitchen, lounge leading to balcony, stairs. Kitchen door with a self closer.
Stairs up to landing, 2 bedrooms, bathroom.
Detection, smoke only in hallway and landing, (nothing in lounge or bedrooms, no heat detector in kitchen). These have been covered while work is ongoing.
Electrical heating. Electrical distribution board in hallway, within timber construction with nominal fire resistance.
Ventilation from kitchen is via openable windows, fan and an air brick.
Ventilation from bathroom is via openable windows and an extract fan.
Pipework hidden behind boxing construction in kitchen and bathroom above.
A number of intrusive structural assessments have been started.

LOCATION Void flat 12, 17/9/2024

CONTROL CONTINUES...


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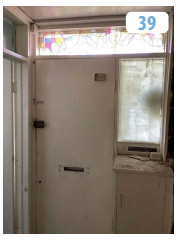
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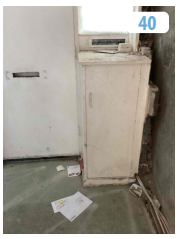
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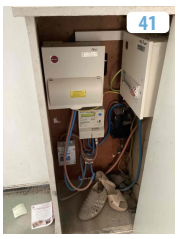
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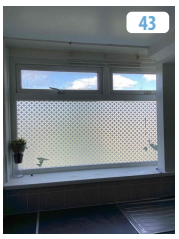
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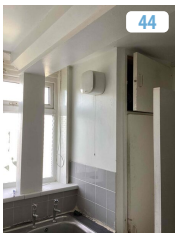
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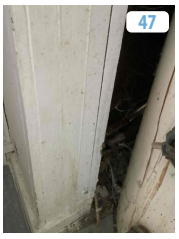
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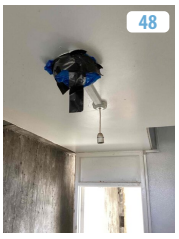
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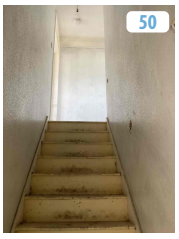
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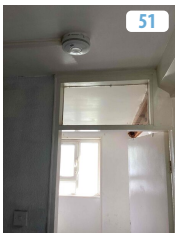
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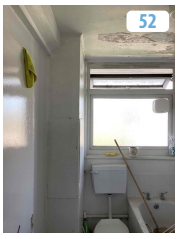
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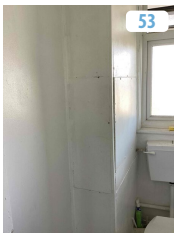
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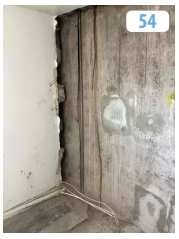
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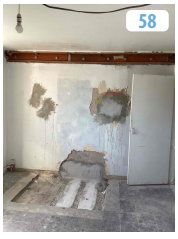
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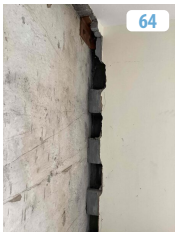
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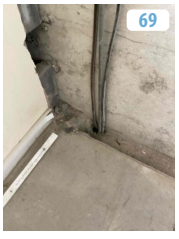
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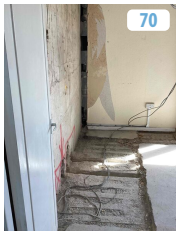
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4 FINDINGS

This assessment identifies 44 actions and 67 controls.

44 ACTIONS	INCOMPLETE
IMMEDIATE	1
SHORT TERM	26
MEDIUM TERM	14
LONG TERM	3

67 CONTROLS	ONGOING
ALL	67

Control of Sources of Ignition

? Are suitable security measures in place to the building/site to protect against the risk of unauthorised entry and arson? **YES**

- A CCTV door entry system is installed and working.

- A CCTV system is installed, with limited coverage, internal and external.

- The perimeter of the property is secure. (i.e. doors, windows, fencing and gates).

? Are arrangements for managing contractors/visitors suitable and sufficient with a signing in/ induction/permit to work/hot works permit system where necessary? **YES**

- Staff and/or residents control entry to the common areas.
- Hot works may conceivably be carried out during repair, maintenance or refurbishment of the premises. It is expected that any such work will be authorised by management and be carried out by approved contractors following a risk assessment and method statement of the task. Where deemed appropriate, a Hot Work Permit will be required.
- Contractor attendance is pre-arranged in advance to communicate any associated safety information.

? Are mobility scooters in the communal area properly managed and controlled? **N/A (NONE AT THE TIME OF THE ASSESSMENT)**

- Implement measures to control access for mobility scooters and electric scooters and e-bikes to reduce the likelihood these will enter the premises. Resident engagement sessions should help to educate users regarding the safe use, storage and charging of any electrical or higher risk devices.

  WHY Some modern vehicles and recreational devices present a higher risk of ignition and fire spread.

  SHORT TERM
  BEST PRACTICE

  REFERENCE RB-8MV73W
  DUE 24/04/2025
  CATEGORY Fire Safety: Fire Safety - General

- No mobility scooters were present in communal areas during the assessment.

Are items of portable electrical equipment in the communal/office areas subject to regular PAT or visual inspections?

N/A (NO PORTABLE ELECTRICAL ITEMS)

- The common parts were not found to contain any items of electrical equipment that would be required to be part of a portable appliance testing regime.

Are leads/cables/adapters in the communal area properly managed?

YES

- There are no leads/cables/adapters present in the communal areas.

Is the building's fixed wiring installation checked at appropriate periods by a competent person and does the electrical installation appear to be in a good condition?

NO/UNKNOWN

- If not already being done, the installation should be checked at appropriate periods by a competent person or approved contractor (NICEIC or equivalent.) Records should be kept, giving details of the installations inspected, any hazards observed and associated repairs undertaken.

  WHY No evidence was found on site certifying that the fixed electrical installations are subject to periodic inspections by professional (accredited) contractors in accordance with BS7671.

MEDIUM TERM
MINOR

REFERENCE RB-EVPZPB
DUE 24/07/2025
CATEGORY Electrical: Elec - Srv - Fixed Wire

Are communal/commercial cooking activities properly controlled?

N/A (THERE ARE NO COMMUNAL/COMMERCIAL COOKING ACTIVITIES)

- There are no communal/commercial cooking areas to the building.

Is there a lightning protection system which is adequately maintained?

NO/UNKNOWN

- A competent contractor should be instructed to test the efficiency of the lightning protection system in line with the guidance provided in BS EN 62305-3.

  WHY No testing documentation was available for the lightning protection system.

MEDIUM TERM
MINOR

REFERENCE RB-2D37UA
DUE 24/07/2025
CATEGORY Electrical: Elec - Srv - Lightning Protection

- A lightning protection system is installed to the building.

Are other heat sources properly controlled?

N/A (NO OTHER HEAT SOURCES IDENTIFIED)

- There are no other heat sources.

Are communal areas free from evidence of smoking or burning and with adequate 'No Smoking' signs displayed?

NO/UNKNOWN

- Display 'No smoking' sign(s) within the communal areas.

  Current guidance only requires that one 'no smoking' sign is affixed to somewhere that is visible for residents and visitors in the entrance area.

  WHY 'No smoking' signs are not displayed.

MEDIUM TERM
BEST PRACTICE

REFERENCE RB-ZRP8RR
DUE 24/07/2025
CATEGORY Housing: Housing - Fire Action & Smoking Sign

Are there communal heating facilities and if provided are they appropriate and adequately maintained?

N/A (NO COMMUNAL HEATING FACILITIES)

- There is no heating to the communal areas.

Is there a photovoltaic (PV) system installed to the building?

NO (THERE WAS NO PV SYSTEM IDENTIFIED TO THE BUILDING)

- There was no PV system installed to the building.

Control of Sources of Fuel

? Do surface finishes have an adequate resistance to surface spread of flame? **YES**

- The existing finishes and decorations are not considered to present a significant risk to fire spread or safe escape.

? Are circulation / office areas free from unnecessary fire load? **YES**

? Are electrical/service/store/riser cupboards free from unnecessary fire load? **UNKNOWN**

- Access should be gained to the cupboards/risers and, if they are service cupboards/risers, any combustible items removed.

  WHY It was not possible to establish whether cupboards/risers were service cupboards/risers and if they were sterile, as access was not available.

SHORT TERM
MINOR

REFERENCE RB-6XQE1V
DUE 24/04/2025
CATEGORY Housing: Housing - Other

? Is there a system in place for the regular collection and disposal of rubbish and combustible waste? **YES**

- A remote bin store is provided. At the time of the assessment there was no excessive build up of rubbish.

  There are also two bin store rooms, part of a waste chute system.

? Are flammable liquids and/or pressurised gases (including oxygen cylinders) kept or used in the building, properly controlled? **N/A (NONE PRESENT/SEEN)**

- We have not been made aware of any residents who use medical oxygen.

? Are there any high levels of external fire load close to the building? **NO**

- Ensure that those with responsibility for this provision continue to service the system as necessary and share any relevant information with all interested parties (e.g. contact details in the event of an emergency).

  WHY An electrical substation is approximately 10m from the main building. Although this hazard is separate from the main building, a fire in this area could have some impact on the main accommodation block.
  LOCATION Substation

MEDIUM TERM
BEST PRACTICE

REFERENCE RB-Y1CRLV
DUE 24/07/2025
CATEGORY Fire Safety: Fire Safety - General

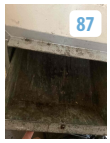
- Substation, approximately 10m from the main accommodation block.

? Are refuse chutes adequately maintained with adequate fire resistance? **YES**

- A refuse chute system is installed with hatches lobbied from the escape routes.

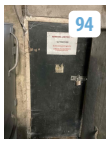
  Hatches appeared in good condition at the time of assessment.

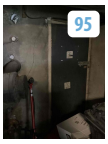
  Rooms are provided with permanent natural ventilation, passive fire protection with a fire door, and a local automatic fire detection and alarm.

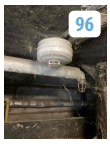


- Wheeled bins under the shared waste chute system and spare bins. All protected by localised suppression system (appears to be mains water fed system) and hardwired heat detection.

  LOCATION Bin store #1, basement area

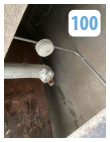






- Located at the base of the shared waste chute system. Includes hardwired heat detector and localised suppression (appears to be mains water fed system). Serviced April 2024.

  LOCATION Bin store #2, ground floor



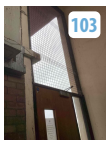
? Is there copper pipework to the internal common areas that may carry gas? **NO**

- There is no gas supply to the upper floors of the building.

Fire Resisting Construction

? Are the facilities for the control of smoke within the building adequate, regularly maintained and in good condition? **YES**

- Open air deck access approach to the flats.
  Staircases are mostly enclosed. One has some manually openable windows with some permanent natural ventilation. The other has some permanent natural ventilation.



? Do flat/bedroom fire doors provide adequate fire resistance and have appropriate ironmongery? **YES**

- Flat entrance doors are not required to be fire-resisting as the flats have independent exit and escape routes in two directions, via an open air deck access approach.

? Do communal fire doors have adequate fire resistance and appropriate ironmongery/signage? **YES**

- Communal fire doors have a notional 30min fire resistance with a working self-closer, they are subject to regular checks and periodic servicing and maintenance. As the block incorporates an open deck access design, the communal fire doors are installed to protect the staircases and ancillary rooms from fire and smoke spread, in addition to providing physical security and access control.

? Do electrical/service/store/riser doors have adequate fire resistance, appropriate ironmongery/signage and are they kept locked?

NO/UNKNOWN

- Access electrical/service/store cupboard and riser areas, check the fire resistance of the doors and upgrade as necessary to provide 30min fire resistance.

  WHY Access to all electrical/service/store cupboard and riser areas was not possible.

MEDIUM TERM
MINOR

REFERENCE RB-EFYK2Y
DUE 24/07/2025
CATEGORY Technical: Tech - Inspection Before Works - Repairs Dept

? Do electrical/service/store/riser cupboards have adequate fire resistance?

NO/UNKNOWN

- Access all risers/cupboards, check the fire resistance and compartmentation and upgrade as necessary to provide the correct fire resistance.

  WHY Access to all risers/cupboards was not possible.

MEDIUM TERM
MINOR

REFERENCE RB-F2TU88
DUE 24/07/2025
CATEGORY Technical: Tech - Other

? Does the building have adequate fire resisting construction for the purpose of containing smoke and flame?

NO/UNKNOWN

- Type 4 intrusive surveys have been commissioned as part of the ongoing programme of remedial works. One element of these inspections is to confirm that there is adequate fire separation between flats and within the common areas, also they are set to identify if the structure is suitably protected or so that the necessary remedial works can be identified.

  Initial results have highlighted a number of issues. Defects include lack of fire stopping for service penetrations (electrical cables, small pipes, soil pipes and drainage). Additionally the structural fire performance of the main elements is limited.

  Remediation of minor services penetrations and passive fire protection around the soil pipes is already taking place. Measures to reduce the hazard from structural defects are also under consideration as part of the longer term remedial works.

  WHY There are a number of points which require additional work to assess and remediate the fire safety arrangements in place. This includes fire stopping around the soil pipes as they transit vertically through the block.

SHORT TERM
SERIOUS

REFERENCE RB-6LR64M
DUE 24/04/2025
CATEGORY Fire Safety: Fire Safety - General

- The construction design should be assessed by competent engineers, it is essential for the council to assess the risk of disproportionate collapse in case of a serious fire, as part of their safety case.

  This work at the block has already been initiated, structural engineers from Ridge are supporting intrusive assessments of the construction in order to assess the performance under various conditions and scenarios.

  WHY The Building Safety Case must include detail regarding the construction and its performance in certain conditions.

SHORT TERM
SERIOUS

REFERENCE RB-M27MCA
DUE 24/04/2025
CATEGORY Fire Safety: Fire Safety - General

- More detailed structural assessments based on intrusive inspections carried out by Ridge will provide further details on what conditions affecting the main structure and defects have been highlighted.

  Based on the current level of information and findings, in the short term a full simultaneous evacuation strategy should be implemented, supported by a waking watch and communicated to all relevant persons (including those who may work at the blocks and other areas which do not form part of the accommodation flats). This approach may initiate an evacuation of the block first involved in an incident, followed by further evacuations of the other connected blocks if the situation develops.

  In the longer term, other solutions may be possible which are less reliant on management protocols and additional staff. These may include the retrospective installation of a domestic sprinkler system to control the growth of a fire and therefore reduce the impact on the structure. The installation of a suitable common fire detection and alarm system which could remove the need for a waking watch. It may be possible to upgrade elements of the structure, although there is evidence that this approach has already been adopted to a certain extent.

  WHY Intrusive surveys have identified deficiencies in the primary concrete structure, meaning they may not provide the required levels of fire performance. Although there may be adequate fire separation between the different accommodation units (typically 60 minutes), if the main structure could be compromised before that, then the stay put fire strategy is not appropriate.

  LOCATION Main structure

SHORT TERM

SERIOUS

REFERENCE RB-KJ4HDE
DUE 24/04/2025
CATEGORY Fire Safety: Fire Safety - General

? Does the roof space have adequate fire separation and security from the communal and habitable areas and is fire separation within the roof void adequate?

N/A (THERE IS NO ROOFSPACE)

- The building has a flat roof with no accessible roof voids identified.

Measures to Assist the Fire Service

? Is there suitable access for the fire service to the site?

YES

- A fire hydrant is provided, in close proximity to the main car park and dry riser inlets.

  LOCATION Hydrant

- The main entrance door has a fire service override switch.

- There is sufficient external space to allow access for fire appliances. There are no notable obstructions and access is available from the car park.

? Is a secure information box (SIB) provided that contains sufficient documentation (e.g. Building plans, PEEPs and/or office keys)?

NO/UNKNOWN

A secure information box (SIB) is provided at the ground floor near the main entrance.

SHORT TERM

MINOR

REFERENCE RB-G6I2X6
DUE 24/04/2025
CATEGORY Fire Safety: Fire Safety - General

The SIB is a facility for fire-fighters and the content should be restricted to information relevant for the fire and rescue service (FRS) during an incident. Unnecessary and unclear information could delay the FRS response.

Building plans should be A3 size and be encapsulated or placed inside plastic wallets so that they can stand up to the rigors of use. There should be two sets of all plans.

The Emergency Response Pack contains information that is required for the purpose of operational firefighting and rescue. Accordingly, the contents need to be "tailor made" for the building and residents in question, but should always comprise, as a minimum:

• a log book for the purpose of recording events that occur in respect of the SIB system including emergency use, system updates etc;

• an 'Off The Run' notice containing details of any fire-fighting fixed installations not available for use and/or unresolved fire safety issues;

• a summary of information useful to the Fire & Rescue Service on arrival at an incident;

• an orientation plan, showing the location of the building in relation to surrounding buildings and other reference points (e.g. roads) and also water supplies;

• a building layout plan showing the internal layout, including up to date floor plans;

• a simple layout plan (if not provided in the orientation plan) showing water supplies for firefighting including hydrants, emergency water supplies, wet riser supplies etc.;

• simple layout plans showing facilities of particular relevance to operational firefighting and rescue including relevant information regarding any lift(s) intended for use by the FRS;

• information on residents with mobility, cognitive or sensory impairment(s);

• significant fire safety issues – any compartmentation, external wall system or other fire safety issues which may affect fire behaviour in the premises;

• a description of the current evacuation strategy, e.g. stay put.

After any incident, the contents should be checked to ensure that they are complete and available for use.

It is recommended that the fire service is invited to review the site (if they have not already done so), familiarise themselves with the building and make recommendations for any information required.

WHY A secure information box (SIB) is an additional control measure, as it is not known how familiar the fire service are with the building.

Guidance on best practise has been provided. Relevant information should be included in accordance with BS9999/9991 or LFB Guidance Note 70. Liaison with the local fire and rescue service will determine any specific requirements.

LOCATION Secure Information Box (SIB)

Liaise with the local fire and rescue service, it may be more practical to rationalise all of the information into a single storage point or repository. This makes collating the information easier for the housing provider and also accessing the information in an emergency more effective. Any changes should be done with the support of the emergency services most likely to use the system.

MEDIUM TERM

BEST PRACTICE

REFERENCE RB-3S9JFQ
DUE 24/07/2025

WHY There are a number of Secure Information Boxes at the site (SIB) at various locations, this results in more work to ensure the information is correct and could lead to confusion in the event of a fire.

LOCATION Secure Information Box (SIB) for all blocks

It is understood that the secure information box (SIB) contains site information. Unable to gain access at the time of the assessment as no key was available. (See additional finding).

Fire Procedures and Training

- Is there an effective emergency plan for the premises which is adequately communicated to building users? — **NO/UNKNOWN**
  - A waking watch is in place at the building to support a change to the evacuation strategy from 'Stay Put' to 'Temporary Simultaneous Evacuation'.

    It is strongly recommended that the 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats' (Fourth Edition) is followed.

    This includes (but is not restricted to) the following items:
    - Ensuring that the change in the strategy is clearly communicated to all residents;
    - Confirming that all of the residents are able to evacuate the building in the event of a fire;
    - The waking watch should be seen as an immediate temporary measure only whilst arrangements are made to install a common alarm system as soon as possible.

    It is imperative that the individuals undertaking the waking watch have their roles and actions clearly defined, and they should be competent to fulfil the role. This means they have sufficient training and experience or knowledge and other qualities to ensure they can fulfil the role.

    SHORT TERM **SERIOUS**
    REFERENCE RB-KV7JBL
    DUE 24/04/2025
    CATEGORY Fire Safety: Fire Safety - General
  - Replace the various types of 'Fire Action' notices with one design, adequately describing a 'Full Evacuation' policy. Although typically the same notice is recommended for consistency, having similar notices in different languages is acceptable, to reflect the nature of the residents.

    WHY The 'Fire Action' notices are not correct. Some of the notices describe a stay put policy, while a 'Full Evacuation' policy is required for this type of building, although in the longer term it may be appropriate to return to a 'stay put' strategy in the future.

    SHORT TERM **SERIOUS**
    REFERENCE RB-RLVZEQ
    DUE 24/04/2025
    CATEGORY Housing: Housing - Fire Action & Smoking Sign
  - Fire safety information notices. Some of the 'Fire Procedures' identify a 'stay put' approach for the premises. However, due to the findings of the intrusive structural assessment, the evacuation strategy has been upgraded to a 'Temporary Simultaneous Evacuation', currently supported by a waking watch.

    Fire safety information is provided in relevant languages according to the needs of the residents.

- Are there any staff on site? — **YES**
  - Periodic staff attendance, carrying out maintenance and general work duties.
- Is a competent person appointed to manage fire safety? — **YES**
- Have staff had adequate training? — **YES**
- Are fire log books and records suitable and sufficient? — **YES**
- Are suitable measures in place to call the fire service? — **YES**
  - Staff or residents call the fire service.

? Are effective fire drills undertaken which are correctly recorded?

NO/UNKNOWN

SHORT TERM

BEST PRACTICE

REFERENCE RB-QXS1LE
DUE 24/04/2025
CATEGORY Housing: Housing - Policy, Training and Drills

- Carry out fire evacuation drills in accordance with paragraphs D.12 to D.16 of 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats' (Version 4).

  It should be noted:
  -Fire evacuation drills that take place for the waking watch or common fire alarm should be solely for the purpose of testing the actions of any persons coordinating the evacuation of the building and waking watch members.
  -Residents, unless part of the waking watch, do not need to be part of these drills.

  WHY It could not be confirmed at the time of the assessment whether or not effective fire evacuation drills are carried out.

? Have special risk groups been adequately considered? (e.g. poor mobility, children, deaf, blind, visitors or disabled?)

NO/UNKNOWN

SHORT TERM

BEST PRACTICE

REFERENCE RB-VJFFII
DUE 24/04/2025
CATEGORY Housing: Housing - Other

- Review residents for any special fire precaution measures in accordance with section 10 of 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats' (Version 4).

  This includes (but is not limited to):
  -The Responsible Person should make and record reasonable endeavours, through a range of methods, to identify anyone who may need assistance to evacuate their flat and the building in the event of a fire in the resident's flat or elsewhere in the building.
  -The Responsible Person should, with the engagement of the individual, develop a Personal Emergency Evacuation Plan (PEEP) that, as a minimum, should include how the individual is made aware of a fire in the building and their route, facilities, and options to support their evacuation. For example, additional signage, lighting, handrails, tactile flooring, and evacuation information in accessible formats.

- 'General needs' flat block with no 'special risk' groups identified. No 'special risk' groups were seen whilst on site.

  As far as we are aware at this stage, all residents are capable of evacuating the blocks without assistance. This is covered in the tenancy sign-up process and reviewed during resident engagement and flat visits.

Fire Fighting Equipment and Fire Detection Systems

? Is emergency fire fighting equipment required?

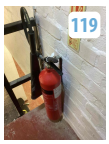
YES

? Are fire extinguishers present?

YES

- As there is a limited staff presence on site, fire extinguishers have been located in specific risk rooms so that they are only available for use by trained personnel.

  LOCATION Plant room, ground floor and basement



? Are fire extinguishers correctly located, sufficient in number, suitable for the risk, clearly visible and with appropriate signage?

NO/UNKNOWN

SHORT TERM

MINOR

REFERENCE RB-BIBGSR
DUE 24/04/2025
CATEGORY Electrical: Elec - Srv - Fire Extinguishers

- Review the occupancy of these areas, or liaise with the relevant interested parties to ensure there are suitable fire safety provisions in these areas. For most small work places, a carbon dioxide device for small electrical incidents and a device for combustible solids (water or foam) is usually adequate.

  WHY Access was not possible to the ground floor ancillary rooms. These rooms are workplaces and should have some fire extinguisher provision based on the nature of the relevant persons occupying these rooms.

LOCATION Ground floor ancillary rooms

? Are the fire extinguishers adequately maintained?

NO/UNKNOWN

- Ensure that fire extinguishers are added to a maintenance contract.

  WHY The fire extinguishers are not all adequately maintained. Last service date, May/ June 2023, April 2022.
  LOCATION Plant room and electrical switch room

MEDIUM TERM
MINOR

REFERENCE RB-7TBDEG
DUE 24/07/2025
CATEGORY Electrical: Elec - Srv - Fire Extinguishers

? Are fire blankets present, sufficient in number and adequately maintained?

NOT REQUIRED

? Are dry rising mains sufficient in number and adequately maintained?

YES

- Improve the signage to clearly indicate that this is the inlet.

  This side has been tested in April 2024.

  LOCATION Dry riser inlet

SHORT TERM
BEST PRACTICE

REFERENCE RB-T2AJTX
DUE 24/04/2025
CATEGORY Fire Safety: Fire Safety - General

- Improve the signage for the inlets and outlets of all rising mains, helping to clearly identify the location and which riser is in use.

  WHY There are a number of dry rising mains at the site which could be in use during a fire incident.

SHORT TERM
BEST PRACTICE

REFERENCE RB-R4FQW3
DUE 24/04/2025
CATEGORY Fire Safety: Fire Safety - General

- There are two dry riser inlets which could be used to service this block, one in each of the shared stair cores.

  LOCATION Dry riser inlet

? Are wet rising mains sufficient in number and adequately maintained?

N/A (WET RISING MAINS ARE NOT PROVIDED OR CONSIDERED NECESSARY)

? Are sprinklers sufficient in scope and adequately maintained?

N/A (A SPRINKLER SYSTEM IS NOT PROVIDED OR CONSIDERED NECESSARY)

- Automatic water suppression remains one of the most effective control measures for limiting the spread of fire and improving life safety. During any future refurbishment works, give consideration to the possibility of retrofitting automatic water suppression. Industry associations (e.g. British Automatic Fire Sprinkler Association, National Fire Sprinkler Network) and the local fire and rescue service may be able to provide supplementary support for such an approach when engaging with the residents.

  Sprinkler protection is considered an essential control measure, as a result of the assessment of the risk of disproportionate collapse of the structure in case of fire. Although some physical upgrades to the main structure may be feasible, limiting fire growth with the installation of sprinklers is one of the most effective control measures which should form part of the approach to reducing risk at the blocks in the longer term.

  WHY Sprinkler systems present a realistic and effective control measure for improving both life safety and property protection. Currently plans are ongoing with regards to the retrofitting of any automatic water suppression, (most likely to be traditional sprinklers as opposed to water misting).

LONG TERM
SERIOUS

REFERENCE RB-LMLZ5J
DUE 24/01/2026
CATEGORY Fire Safety: Fire Safety - General

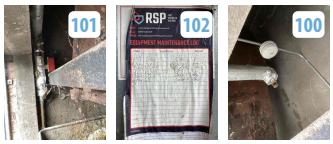
- Whilst currently there is no legal requirement to retrospectively install sprinkler systems in existing buildings, it is recommended that consideration should be given to this as part of a long-term improvement programme regarding reducing life safety risks further within sleeping accommodation property. The NFCC (National Fire Chiefs Council) supports in principle the provision of sprinkler systems.

? Are other automatic fire extinguishing or fire safety systems, such as hose reels, provided? **YES**

- An automatic water suppression system is included, limited to the waste bin stores at the bottom of the chute system.

? Is the installation sufficient in scope, adequately maintained with staff aware of operating requirements? **YES**

- Although there are some life safety benefits, the system is presumed to be installed for property protection.
  Last serviced:April 2024



? Are adequate independent smoke alarms provided within flats? **YES**

- It was not possible to check all flats at the time of the assessment, but it is assumed that they are present and operational throughout on the basis of the sample inspected.

? Is the fire alarm system adequate for the building/users and correctly maintained and tested? **NO/UNKNOWN**

- Confirm that the installation provides adequate coverage and protection for the communal areas and ancillary rooms.

  Ensure the system is tested and maintained as required.

  WHY There is a communal alarm system to certain, specific areas. There was limited access during the assessment to determine the extent of coverage of the communal alarm system.
  LOCATION Communal fire alarm

  SHORT TERM
  BEST PRACTICE

  REFERENCE RB-6Z6T76
  DUE 24/04/2025
  CATEGORY Electrical: Elec - Srv - Fire Alarm

- Ensure that relevant persons in these areas are aware of the risk affecting the accommodation blocks and the function of the waking watch. The waking watch team should be aware of the need to include communication with the children's school as part of their brief.

  WHY There are areas which operate relatively independently from the main accommodation blocks, this includes the children's school at ground floor. The current fire detection and warning system does not adequately support a full, simultaneous evacuation strategy.
  LOCATION Separate occupation area, Rosemary's Nursery School and Children's Centre

  SHORT TERM
  SERIOUS

  REFERENCE RB-TS694P
  DUE 24/04/2025
  CATEGORY Fire Safety: Fire Safety - General

- As soon as reasonably practicable, install a common fire alarm system to support the change to the temporary simultaneous evacuation strategy, in accordance with Appendix A of of 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats' (Version 4).

  This includes (but is not limited to):
  -The common fire alarm system should be designed in accordance with the recommendations of BS 5839-1 for a Category L5 system, except that the sound pressure level of the fire alarm signal within flats need only be 85dB(A) at the open doorways of every bedroom in each flat.
  -The design of the alarm should also account for residents who are unable to hear an audible signal, and appropriate additional devices should be provided in accordance with BS 5839-1.
  -Any fire detection and fire alarm system should be designed, installed, and commissioned by an appropriately qualified, third-party certificated, Competent Person/s.

  SHORT TERM
  SERIOUS

  REFERENCE RB-13YHMG
  DUE 24/04/2025
  CATEGORY Electrical: Elec - Srv - Fire Alarm

- The building is anticipated to provide at least 1 hour fire compartments between units (provided any issues with compartmentation are rectified) therefore a communal detection / alarm system which is shared between the residential flats and ancillary areas is not deemed necessary.

  However, the primary structure has been assessed as having limited resistance to fire, therefore the evacuation strategy has been temporarily upgraded to a full simultaneous evacuation, supported by a waking watch, until additional control measures can be implemented. Initial proposals will be to install a common fire alarm, which can be converted into an emergency evacuation system (EAS) once sprinklers have been retrofitted which will limit fire growth to a level which the structure would be able to resist.

Means of Escape

? Are final exits sufficient in number, size and type and do they lead to a place of safety?

YES

- There are shared stair cores at either end of the main accommodation block. With final fire exits leading to both the front and back of the main accommodation block.

? Are travel distances within acceptable limits?

NO/UNKNOWN

- These areas should be restricted to a 'permit to work' scheme, with the required security and markings. Additional control measures could include the use of extra staff as safety officers who can give early warning should it be necessary to evacuate these areas.

  SHORT TERM

  MINOR

  WHY There are tunnels providing access between the waste room and main plant room. These result in extended travel distances in difficult to access areas and would expose persons working in these areas to increased risk of harm in the event of an emergency.

  LOCATION Basement plant room, service tunnels

  REFERENCE RB-AUJKYD
  DUE 24/04/2025
  CATEGORY Fire Safety: Fire Safety - General

- Travel distances in the basement plant area (approximately 22m in a single direction) can be mitigated by the type of relevant persons in this area, the low risk nature of the room and the high ceilings.

  Where access into the service tunnel is required, additional control measures should be provided (see further finding above).

  LOCATION Basement plant area

? Are staircases or vertical escape routes adequate including external escape stairs?

YES

? Are escape routes unobstructed?

NO (ESCAPE ROUTES ARE OBSTRUCTED)

- Confirm the system fails to safe in the event of a power failure.

  Provide a Type A, green box manual call point override (or similar) so that these devices can be deactivated should the other features fail in fire conditions.

  Relevant persons must be able to escape without a key or fob; because of the deck access approach design with no fire resistant, flat entrance doors, then means of escape must be available in two directions (so that persons do not have to pass an entrance door to a flat which may be on fire).

  The installation of an override may adversely affect the security arrangements, which may warrant an alternative solution to where and how access control and security measures are installed. The use of CCTV or the repositioning of access control points may be solutions, however adequate means of escape routes are a critical feature which must be provided.

  WHY Escape from the ground floor ancillary rooms leads to exit doors secured by electro magnetic security devices, or an exit ramp halfway down the access deck.
  LOCATION Ground floor exit route

  SHORT TERM
  MINOR
  REFERENCE RB-XBVDVF
  DUE 24/04/2025
  CATEGORY Electrical: Elec - Srv - Door Entry

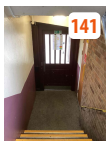
- Confirm the system fails to safe in the event of a power failure.

  Provide a Type A, green box manual call point override (or similar) so that these devices can be deactivated should the other features fail in fire conditions.

  WHY Final exit doors have an electro magnetic security device fitted. There is a day to day activation switch.
  LOCATION Ground floor exit route, front and rear

  SHORT TERM
  MINOR
  REFERENCE RB-CL28YQ
  DUE 24/04/2025
  CATEGORY Electrical: Elec - Srv - Door Entry

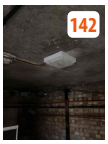
? Is the level of lighting and emergency lighting suitable and properly maintained and tested?

NO/UNKNOWN

- Provide an emergency light near the exit door.

  WHY There is no emergency lighting in this room.
  LOCATION Basement storage area

  MEDIUM TERM
  MINOR
  REFERENCE RB-7PZQYV
  DUE 24/07/2025
  CATEGORY Electrical: Elec - Srv - Emergency Lighting

- It is recommended that a survey of the site be undertaken and sufficient escape lighting be installed in order to comply with guidelines laid down in BS5266-1 2016.

  WHY Inadequate or no emergency escape lighting is installed to the site, including the escape routes and any ancillary rooms. Although much of the deck access is in open air, enclosed staircases and landings should have some provision.

  MEDIUM TERM
  MINOR
  REFERENCE RB-NHE98N
  DUE 24/07/2025
  CATEGORY Electrical: Elec - Srv - Emergency Lighting

? Is adequate escape route signage provided?

YES

- There is appropriate escape route signage in place. Relevant persons are familiar with the escape routes which are relatively simple.

? If lifts are present are they provided with 'Do not use lift in event of fire' signage to each floor level and if fire fighting lifts are they adequately maintained?

YES

- At time of any subsequent refurbishment, consider the guidance in BS 8899 and upgrade lifts as far as is reasonably practicable towards the relevant firefighting lift standard.

  LONG TERM
  BEST PRACTICE

WHY The legacy lifts are not full evacuation or firefighting lifts.

REFERENCE RB-HJLKLH
DUE 24/01/2026
CATEGORY Fire Safety: Fire Safety - General

- A passenger lift is provided, this is shared between this block and the adjacent John Cozens House.

  LOCATION Passenger lift #1

- A passenger lift is provided, this is shared between this block and the adjacent Langton House and Charleton House.

  LOCATION Passenger lift #2

Fire Safety (England) Regulations 2022 (FSER2022) & Building Safety Act 2022 - Requirements

Note - this section only applies to properties that contain two or more sets of domestic premises.

? What height is the building?

C) 18M+ (OR AT LEAST SEVEN STOREYS)

- To flat roof level: 25m

  Storey height: 22:5m

  LOCATION Approximate heights

? Has the responsible person provided fire safety information (instructions and information relating to doors) to all residents within the past year?

NO/UNKNOWN

- Annual information must be provided to all residents in accordance with FSER2022.

SHORT TERM

MINOR

REFERENCE RB-8YBYNB
DUE 24/04/2025
CATEGORY Housing: Housing General

In accordance with Article 21A of the Fire Safety Order, residents must be given information on relevant fire safety matters, including:

-the risks identified by the fire risk assessment
-the preventive and protective measures
-the name and contact details of the responsible person
-the identity of the fire risk assessor
-the identity of companies responsible for fire equipment
-any other matters raised by the enforcing authority.

Records must be kept of the relevant fire safety matters and evidence that this information has been provided to residents.

SHORT TERM
MINOR

REFERENCE RB-1AVBCM
DUE 24/04/2025

? Does the responsible person have arrangements in place to check every communal area fire door every three months and every flat entrance door annually (on best endeavours basis), and can they demonstrate this with records?

YES

The responsible person has arrangements in place to check every communal area fire door every three months and every flat entrance door annually (on best endeavours basis), records of which are kept and are available for inspection.

? Does the responsible person have arrangements in place to test all fire equipment and lifts every month, and can they demonstrate this with records?

NO/UNKNOWN

The responsible person should ensure that arrangements are in place to test all fire equipment and lifts every month.

Records should be kept and be available for inspection upon request.

SHORT TERM
MINOR

REFERENCE RB-IACVAS
DUE 24/04/2025
CATEGORY Housing: Housing - Records and Log Books

? Does the building have secure information box(es) (SIBs) provided for use by the fire and rescue service?

YES

The building is installed with secure information boxes (SIBs) provided for use by the fire and rescue service. (See additional finding).

? Does the SIB contain comprehensive building plans, including a single page building plan identifying fire-fighting equipment, as well as floor plans of all other floors?

NO/UNKNOWN

Ensure that the SIB contains comprehensive building plans, including a single page building plan identifying fire-fighting equipment, as well as floor plans of all other floors.

SHORT TERM
MINOR

REFERENCE RB-8A3MXT
DUE 24/04/2025
CATEGORY Housing: Housing - Records and Log Books

? Has the responsible person provided information about the external wall system to the local fire and rescue service?

YES

The responsible person has provided information about the external wall system to the local fire and rescue service.

? Is the building provided with comprehensive wayfinding signage for fire-fighters?

NO/UNKNOWN

Liaise with the local fire and rescue service. Review the signage at the site and ensure it effectively indicates the floors, flat numbers and dry riser provisions.

WHY The site overall incorporates a number of different blocks, staircases and dry risers. This could lead to confusion or delays regarding how to approach a flat fire in an emergency.

The flats for this block are indicated at floor level from the shared staircases, although some signs are missing.

LOCATION Wayfinding signage

SHORT TERM
MINOR

REFERENCE RB-VJUD1S
DUE 24/04/2025
CATEGORY Housing: Housing General

The building is provided with wayfinding signage for fire-fighters.



General

? Does the building have an external wall system that may contribute to external fire spread?

YES

SHORT TERM

MINOR

REFERENCE RB-R8A6Q5
DUE 24/04/2025
CATEGORY Fire Safety: Fire Safety - General

Assessment of the fire risks of external wall system (EWS) and any cladding are excluded from the scope of this current fire risk assessment, as this is outside of our expertise. Accordingly, it is strongly recommended that you obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, of this building.

This exclusion is consistent with advice provided by The Fire Industry Association and is discussed in their guidance note to fire risk assessors on this matter (https://www.fia.uk.com/resourceLibrary/fia-guidance-on-the-issue-of-cladding-and-external-wall-construction-in-fire-risk-assessments-for-multi-occupied-residential-premises-pdf.html).

This assessment by specialists should be carried out in accordance with PAS 9980.

Based on an external, visual only assessment of the premises, there are a range of materials in use. There are low fire risk areas (e.g. brickwork, concrete, areas of silicate based render) and areas which are of a lower fire performance and therefore a higher risk (e.g. insulated infill panels, timber cladding). Glazing to the flats incorporates UPVC frames and double glazed window units in a range of sizes and configurations.

We have been informed that part of the programme of remedial works includes replacing higher risk areas of the EWS, which is already scheduled to be upgraded during 2025 in accordance with contemporary guidance, supported and approved by the Gateway process.

This action is necessary to assess the extent of any fire risks and identify what control measures are required. Due to the defects which have already been identified regarding the structure, this has resulted in the adoption of a 'Full Evacuation' strategy supported by a waking watch. Therefore these interim measures can already compensate to some extent for any increased risk caused by timber cladding or other higher risk elements of the EWS.




Upgrades to this existing design have already been programmed. Temporary covering and encapsulation for existing spandrel panels, constructed from compressed straw and glue, before removal and replacement with materials meeting contemporary standards during the next phase of remediation and upgrade works , Phase 2 scheduled for 2025.

WHY These areas have unknown fire performance, due to the nature of the materials they are unlikely to be in accordance with contemporary guidance.
LOCATION Insulated window infill panels


? Do balconies appear to have adequate fire resistance and be adequately managed with limited combustible materials or sources of ignition?

YES

- The balconies do not appear to have significant items stored or any sources of ignition when viewed from ground level.

  Concrete extension of the main floor slab. Glazed balustrade with metal railings.

  Low risk, small amounts of storage or decoration are deemed acceptable.

? Have there been any previous fire incidents or enforcement notices issued by the fire service to this property?

YES

- We have not been made aware of any previous incidents although an assessment of flat 33 did indicate a recent small kitchen fire.

  We are not aware of any enforcement notices that have been issued by the fire service.

? Is the property free from any other significant fire issues?

NO/UNKNOWN

- The Responsible Person should ensure that all the statutory and recommended servicing, testing and compliance checks have been completed and any defects or deficiencies have been rectified.

  WHY In some instances, we have been advised by the person consulted onsite/client/Responsible Person that there are programmes/systems in place to carry out statutory and recommended servicing, testing and compliance checks. There may also be indications that servicing or maintenance has been carried out such as stickers or other records onsite. Where provided, this information has been noted in the relevant part of the assessment. We may not have seen evidence that this work (or any associated remedial work) has been completed.

  MEDIUM TERM
  MINOR

  REFERENCE RB-SHR385
  DUE 24/07/2025
  CATEGORY Technical: Tech - Other

- Access all areas, check the fire safety arrangements including the fire resistance, compartmentation and doors and upgrade to provide the correct fire resistance as necessary.

  WHY Access was not possible to all areas of the building.
  LOCATION Lift motor room x2

  MEDIUM TERM
  MINOR

  REFERENCE RB-KUVSWN
  DUE 24/07/2025
  CATEGORY Technical: Tech - Other

- Access all areas, check the fire safety arrangements including the fire resistance, compartmentation and doors and upgrade to provide the correct fire resistance as necessary.

  WHY Access was not possible to all areas of the building.
  LOCATION 6th floor

  MEDIUM TERM
  MINOR

  REFERENCE RB-6UQWRH
  DUE 24/07/2025
  CATEGORY Technical: Tech - Other

- Access all areas, check the fire safety arrangements including the fire resistance, compartmentation and doors and upgrade to provide the correct fire resistance as necessary.

  Cooperation and information sharing between interested parties is a requirement of the relevant legislation.

  MEDIUM TERM
  MINOR

  REFERENCE RB-WU11FH
  DUE 24/07/2025
  CATEGORY Technical: Tech - Other

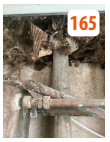
WHY Access was not possible to all areas of the building.
LOCATION Ground floor, ancillary rooms

- Ensure appropriate measures are taken to remove or control this hazard to prevent persons being contaminated. Any firestopping will need remediation as part of the ongoing works.

  IMMEDIATE
  SERIOUS

  REFERENCE RB-XTIMB9
  DUE 31/01/2025
  CATEGORY Technical: Tech - Other

  WHY Pipework running through the flat at all levels is sealed it passes through the compartment floors with unknown materials. This is visible in the ceiling of the bathroom as the pipes pass up to the flat above. There is a possibility it could be some type of legacy, fibrous asbestos material. This has been highlighted during the on-site assessment to contractors carrying out the opening up works.
  LOCATION Flat 29, possible asbestos, intrusive survey, bathroom



- Carry out periodic reviews of the scaffolding installation to ensure means of escape routes, ventilation provisions and fire service access is not unduly compromised.

  SHORT TERM
  MINOR

  REFERENCE RB-CKBKFM
  DUE 24/04/2025
  CATEGORY Fire Safety: Fire Safety - General

  WHY Scaffolding and crash decks are being used to protect relevant persons from falling debris, caused by deterioration of the elements of structure and external wall system.
  LOCATION Temporary scaffolding

- Whilst the internal areas of the flat are outside of the Regulatory Reform (Fire Safety) Order 2005 it is recommended that the flat layout is considered to ensure that there is adequate provision for the safe escape of occupants.

  LONG TERM
  BEST PRACTICE

  REFERENCE RB-36VIBX
  DUE 24/01/2026
  CATEGORY Technical: Tech - Other

  Current benchmark design guidance recommends four approaches to the planning of means of escape from flats with accommodation on more than one level:
  i. provide an alternative exit from each habitable room that is not on the entrance level
  ii. provide a single alternative exit from each level, other than the entrance level, and provide a protected landing and hallway
  iii. provide a protected route and install additional automatic detection
  iv. provide a protected route and install an automatic suppression system.

  The first two options may not possible be due to the construction/layout of the block.

  The third solution (iii) to provide a protected route and to install additional automatic fire detection applies to flats where the vertical distance between the entrance level of the flat and any floors above or below does not exceed 7.5m. The entrance hall, stairway and landing should be a protected route and additional automatic detection, in all rooms (other than toilets or bathrooms), should be provided (a Category LD1 system as defined in BS 5839-6).

  The fourth option (iv) is to provide a protected route and install an automatic suppression system. The entrance hall, stairway and landing should be a protected route. A sprinkler or water mist system would be installed throughout the flat, together with an automatic detection system in the circulation spaces (a Category LD3 system as defined in BS 5839-6).

  WHY There are maisonettes within the building. Access was not possible to the flats or all the flats, so the layout and adequate escape provision could not be confirmed.

- Fixed wiring is within metal conduit.

- No access during initial site visit, rooms unoccupied during the assessment. Various uses as offices, community resources and meeting rooms. (Subsequent access was possible, see further commentary).

  LOCATION Ground floor, ancillary rooms






- Includes emergency lighting, CCTV, emergency gas isolation switch. There is also a toilet and small store cupboard.

LOCATION Laundry, ground floor







- Removal of panelling to reveal fire stopping around soil pipe network, in the flat's bathroom and kitchen below.

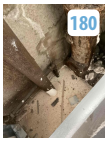
  The pipe array comes down from the flat above, goes through the bathroom, down into the kitchen, and then continues into the flat below.

  Fire stopping from the flat above, viewed from the bathroom, appears to be an application of some kind of fibrous material, possibly some kind of mineral fibre or asbestos based product.

  As the pipe array goes down through the floor of the kitchen into the flat below, it appears to be sealed with some kind of cementitious product around the pipes.

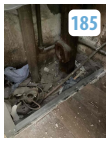
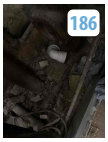
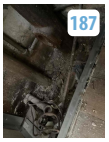
LOCATION Flat 29, additional compartmentation work







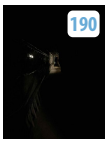
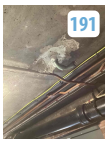





- Low risk storage, evidence of remedial fire stopping works.

  This room accesses the service tunnel area which should be subject to additional control measures if access is required.

LOCATION Basement store area



- Includes emergency lighting, portable firefighting equipment. Low risk storage, compartmentation appears to be sound.
  Small gas boiler.

  This room accesses the service tunnel area, leading to the waste room bin store, which should be subject to additional control measures if access is required.

LOCATION Basement plant room, access from ground floor








Small amounts of low risk storage. One hour fire door.

LOCATION Electrical switch room

This flat is currently unoccupied and is one which is being used as a sample to determine how the building is constructed.

This includes the physical make up of the concrete and any reinforcement bars, the thickness of walls, ceiling and floor, the use of any supporting elements, nature of other materials (e.g. glazing, spandrel panels), identifying penetrations or gaps between flats.

There are some minor services penetrations (water, electrical) and pipework arrays passing between the flats which will need to be suitably fire stopped.

Any issues with the spandrel panels, glazing framework and external cladding will be resolved when these areas are refurbished.

A number of pictures are included below, further details will be available in the associated structural assessment reports.

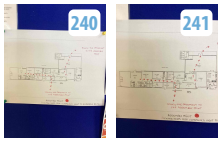
LOCATION Flat 29, intrusive investigation

The accommodation blocks at the site are undergoing a programme of intrusive investigations, followed by remediation work based on the findings.

These include structural surveys, external wall assessments, a review of the passive fire protection measures. Remedial works will include upgrades to the fire detection and alarms within the flats, upgraded flat entrance doors and refurbishments to the external wall make up.

- Information and basic site assessment carried out on 17/9/2024, escorted by the Bursar.
  Local authority funded occupier, providing child care and education services.
  Fire Risk Assessment carried out separately by their own appointment. Staff training and evacuation arrangements are currently made independently.
  Advice given regarding reviewing their fire risk assessment, especially while scaffolding work is ongoing.
  This FRA does not extend into these rooms. This area is not part of the main accommodation block, the housing part of the council have limited control over this area.

  LOCATION Rosemary's Nursery School and Children's Centre. Accessed on 17/9/2024



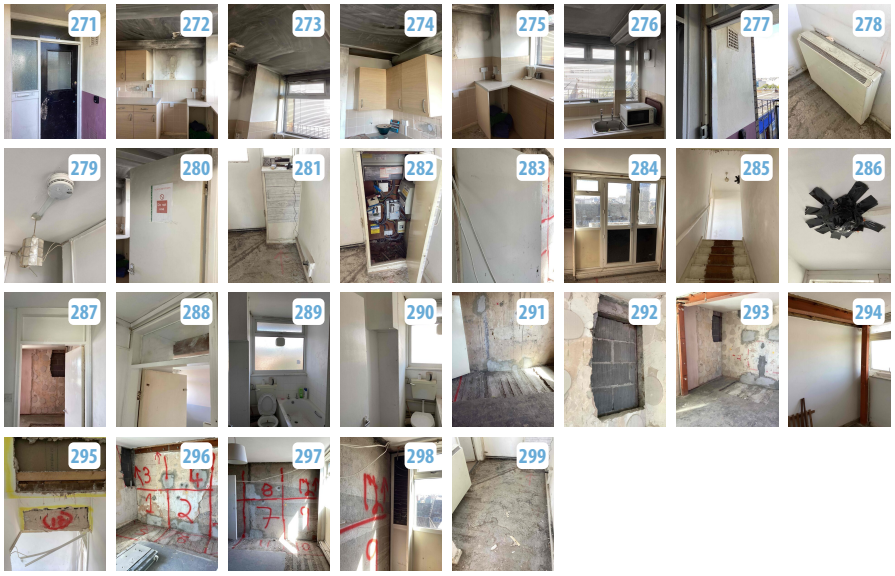
- Duplex hallway protected layout (questionable timber panelling and glazing), hallway, kitchen, lounge leading to balcony, stairs. Kitchen door no self closer, but includes rising butt hinges.
  Stairs up to landing, 2 bedrooms, bathroom.
  Detection, smoke only in hallway and landing, (nothing in lounge or bedrooms, no heat detector in kitchen).
  Electrical heating. Electrical distribution board in hallway, within timber construction with nominal fire resistance.
  Ventilation from kitchen is via openable windows, fan and an air brick.
  Ventilation from bathroom is via openable windows and an extract fan.
  Pipework hidden behind boxing construction in kitchen and bathroom above.
  A number of intrusive structural assessments have been started.

  LOCATION Void flat 17, 17/9/2024

- Some evidence of smoke damage and subsequent cleaning after a small kitchen fire.

  Duplex hallway protected layout (questionable timber panelling and glazing), hallway, kitchen, lounge leading to balcony, stairs. Kitchen door no self closer, but includes rising butt hinges.
  Stairs up to landing, 2 bedrooms, bathroom.
  Detection, smoke only in hallway and landing, (nothing in lounge or bedrooms, no heat detector in kitchen). Covered while works are in progress.
  Electrical heating. Electrical distribution board in hallway, within timber construction with nominal fire resistance.
  Ventilation from kitchen is via openable windows, fan and an air brick.
  Ventilation from bathroom is via openable windows and an extract fan.
  Pipework hidden behind boxing construction in kitchen and bathroom above.
  A number of intrusive structural assessments have been started.

  LOCATION Void flat 33, 17/9/2024



- Intrusive works completed, preparing for reoccupation.

  LOCATION Flat 17, 17/10/24

5 PHOTOS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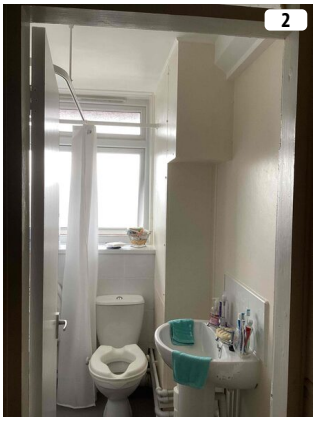
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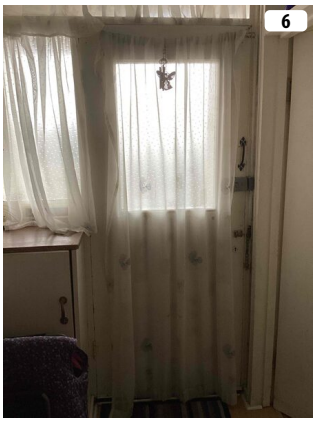
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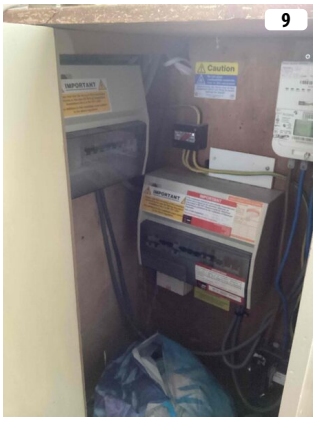
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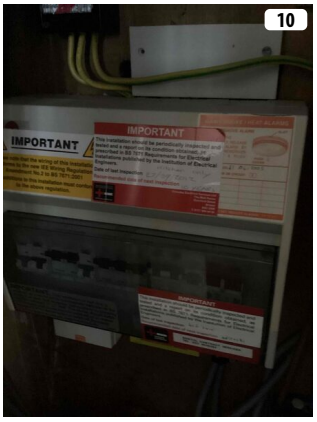

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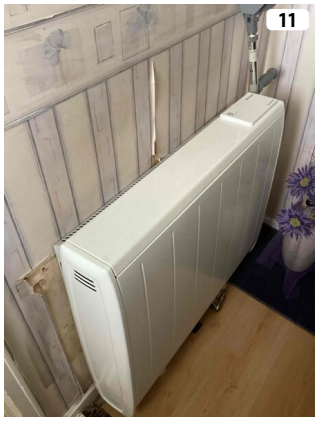
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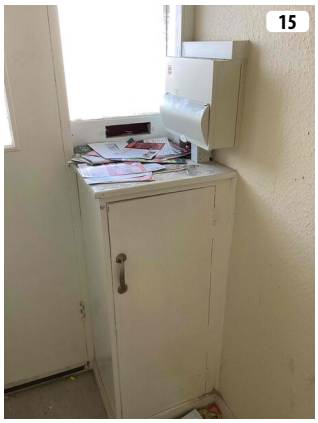
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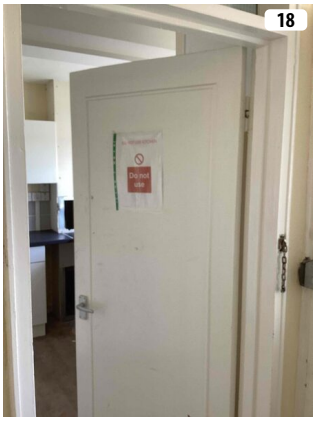
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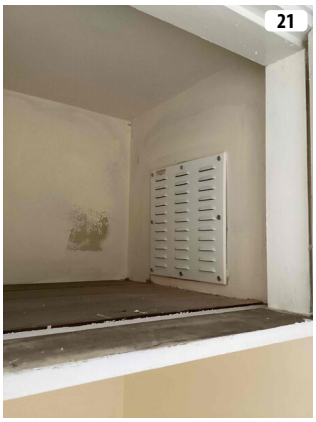
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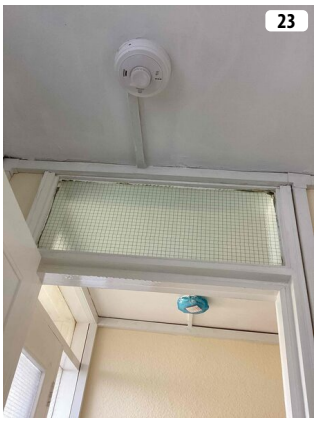
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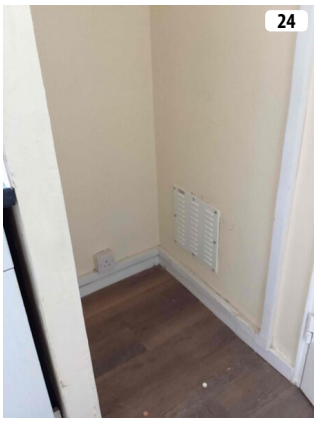
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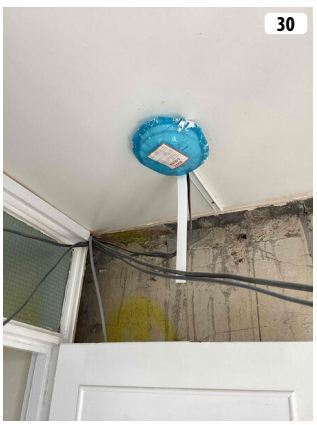
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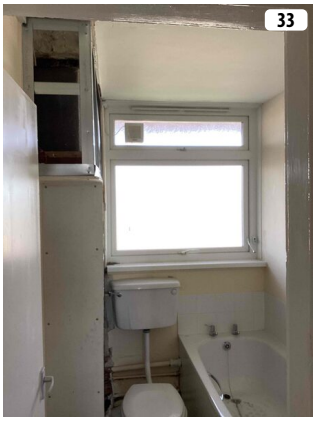
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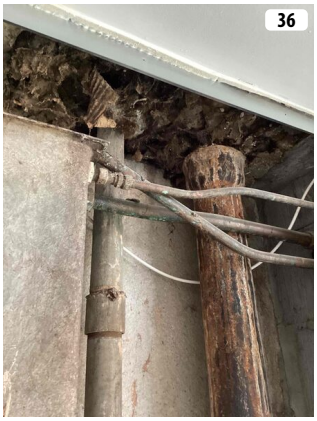
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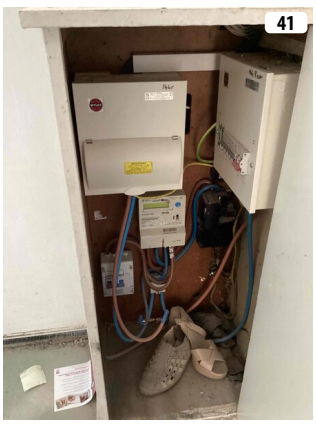
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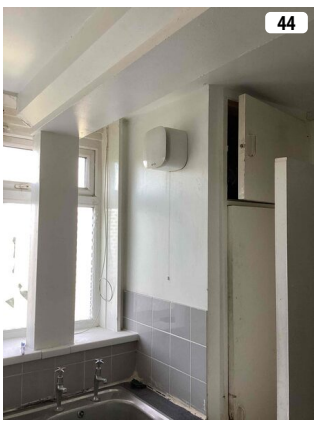
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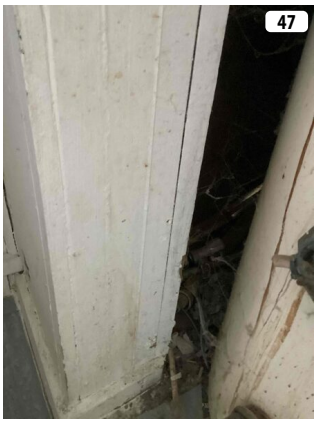
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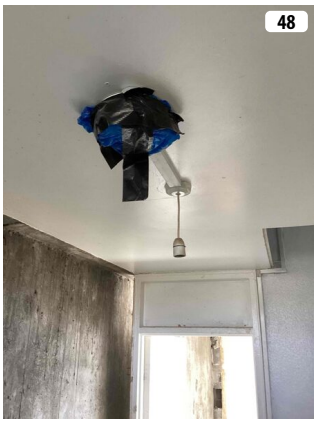
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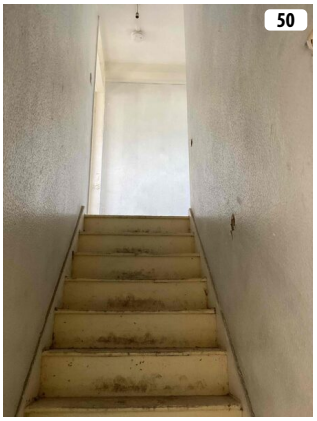

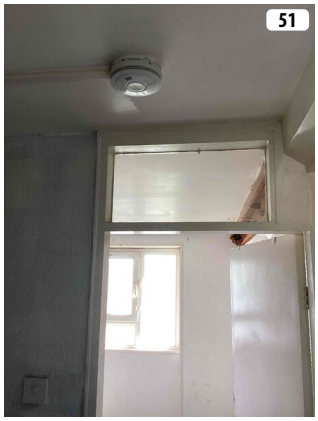

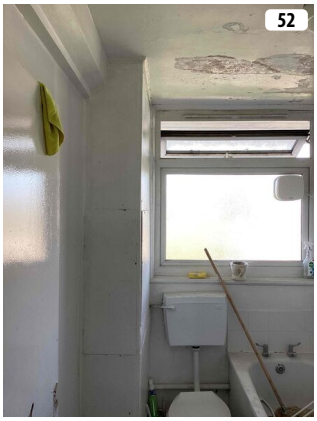

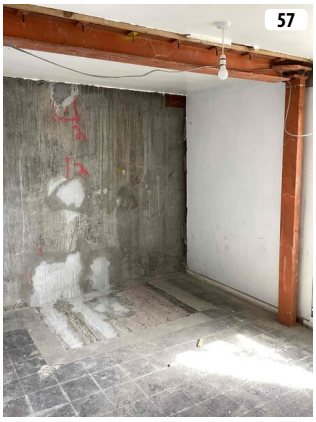

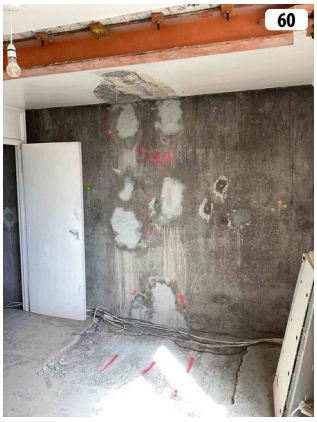

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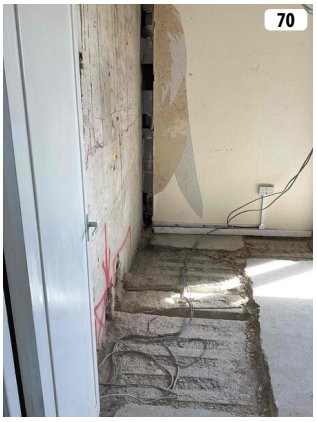

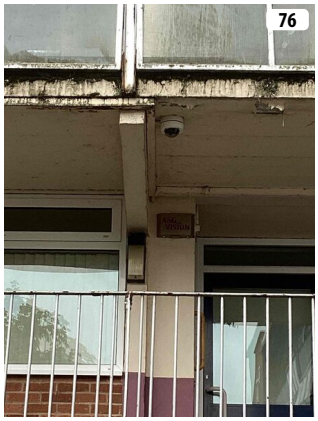

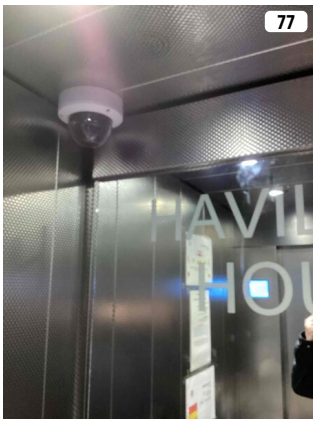

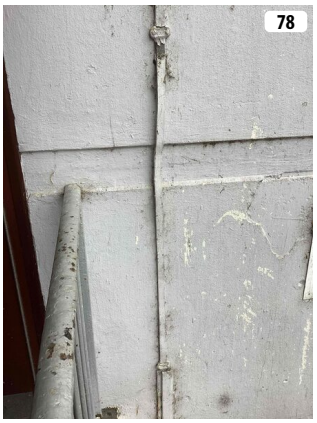

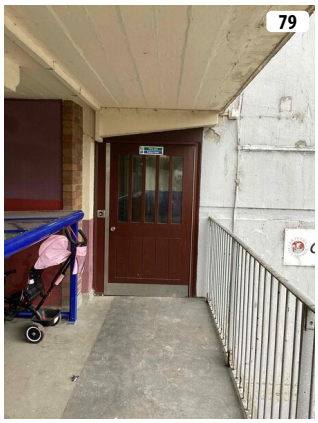

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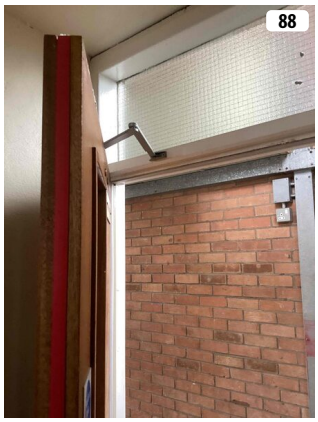
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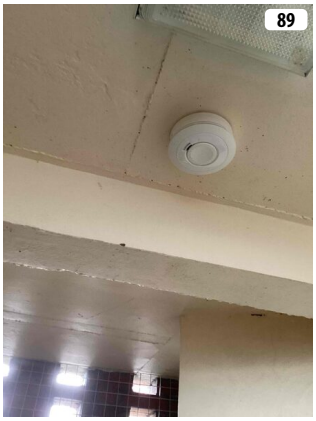
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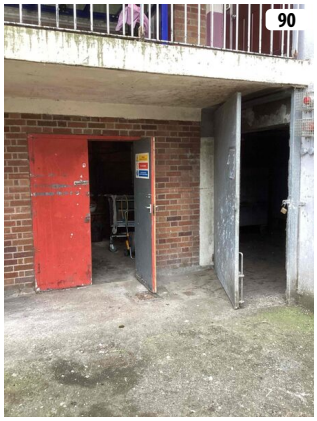
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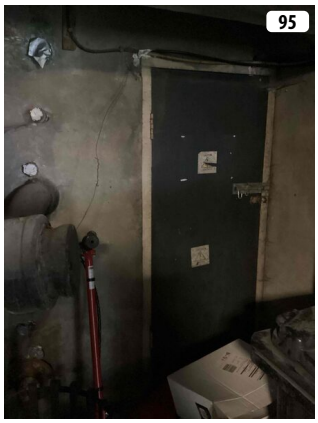
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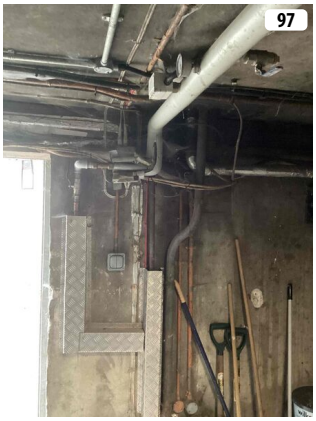
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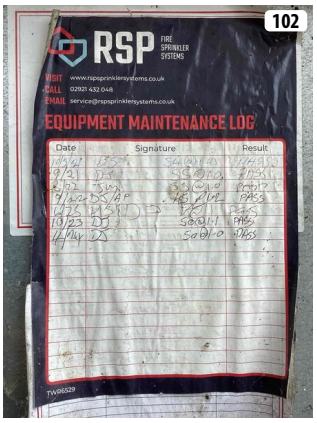

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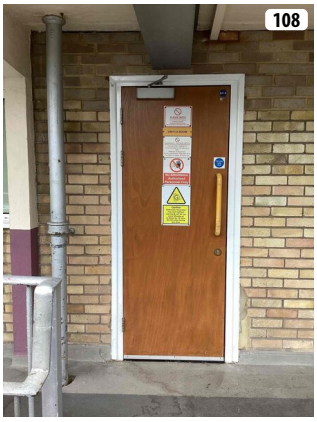
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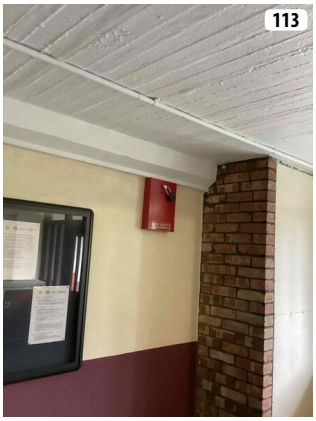
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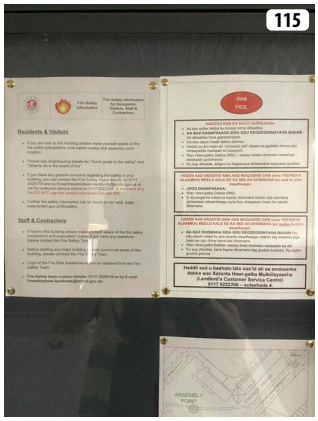
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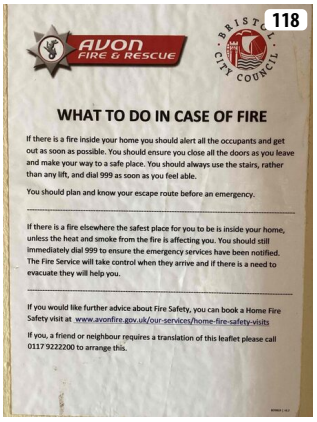

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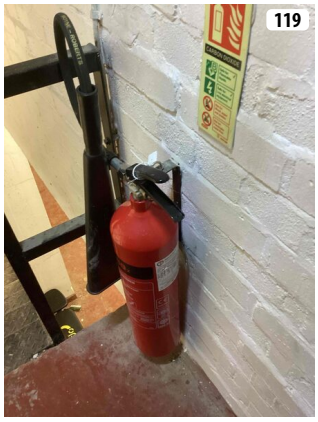
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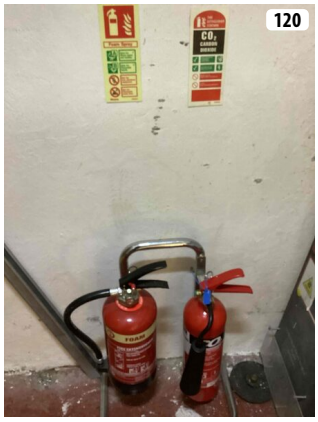
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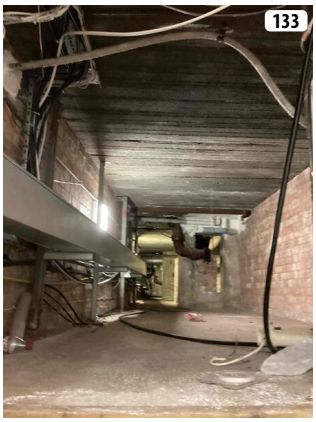
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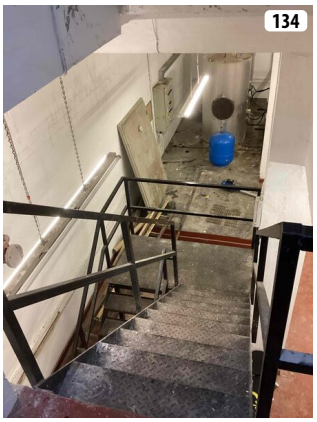
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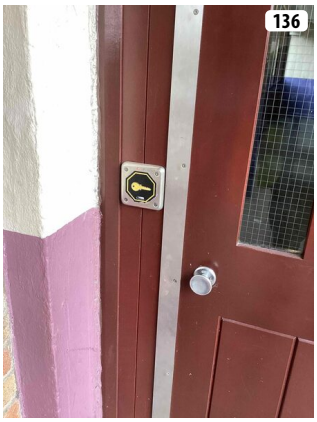
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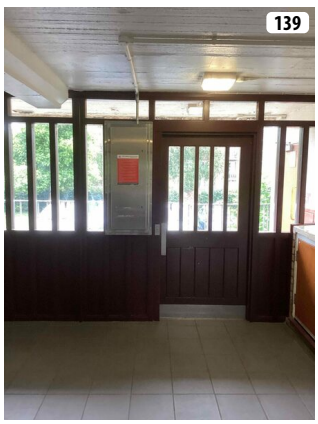
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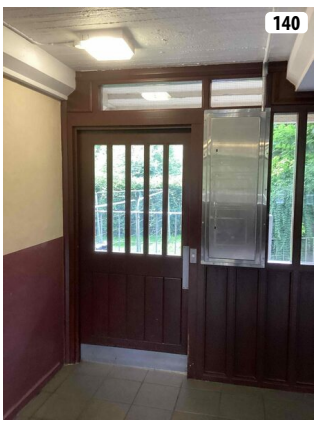
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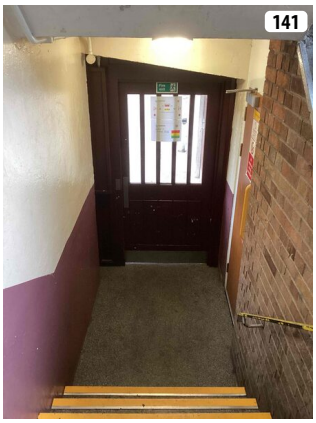
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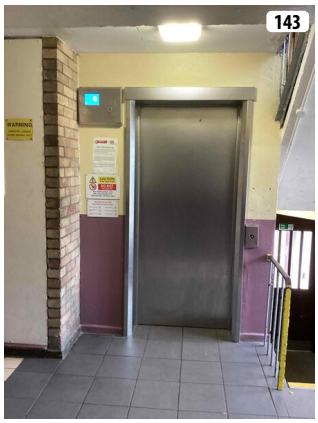
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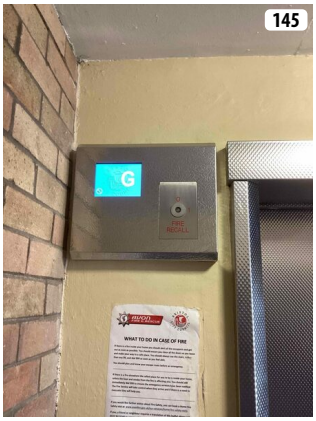

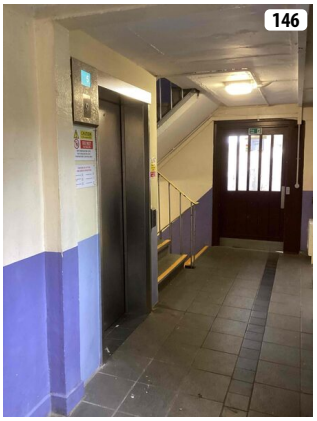

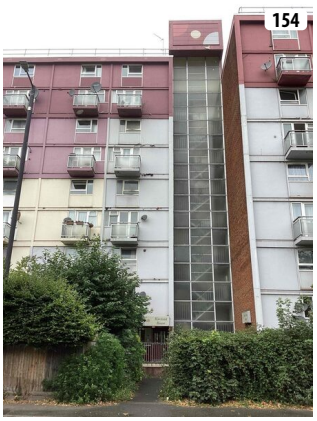

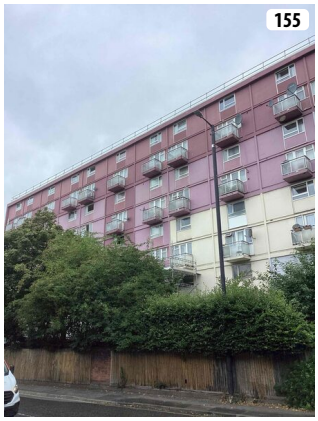

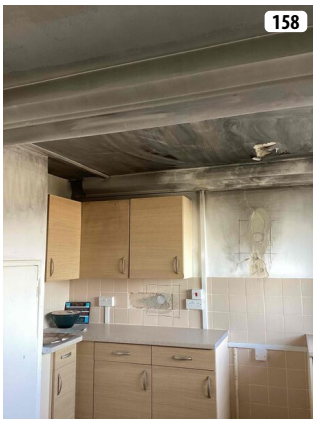

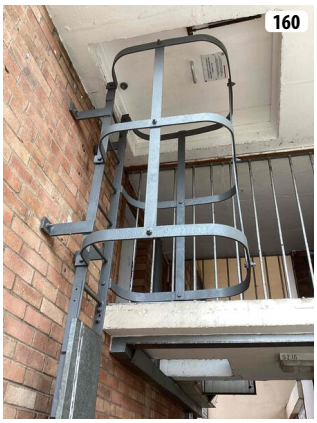

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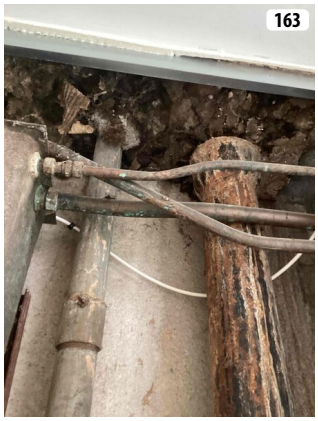
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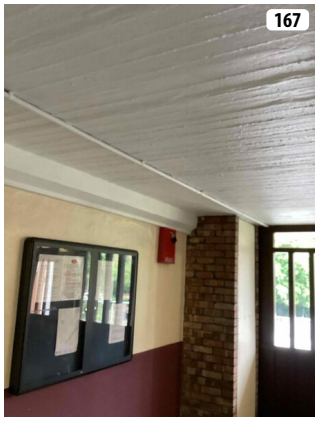
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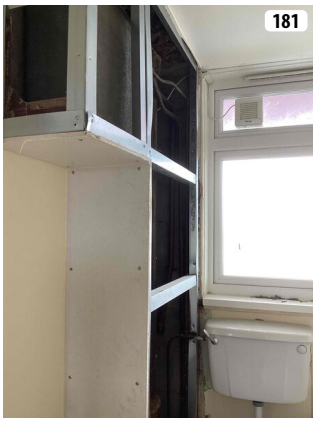
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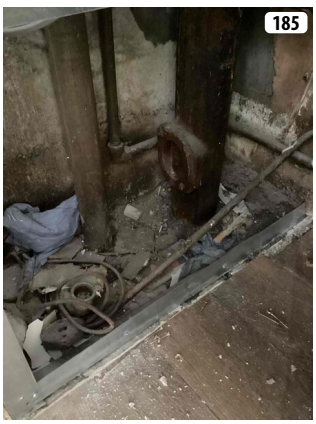
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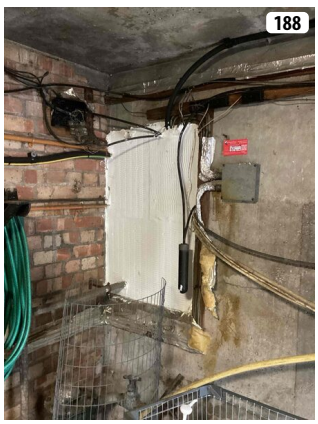
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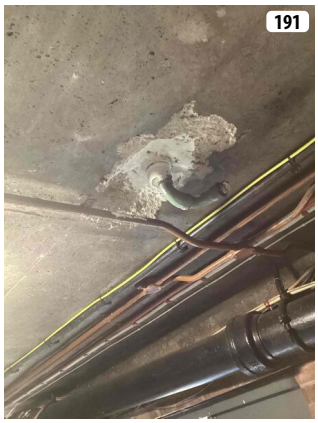
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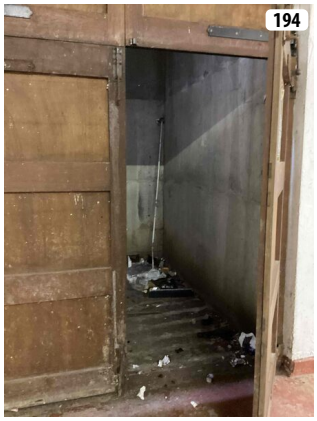
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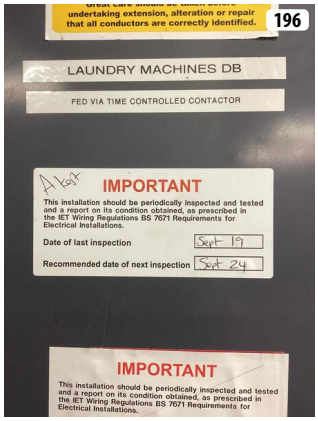

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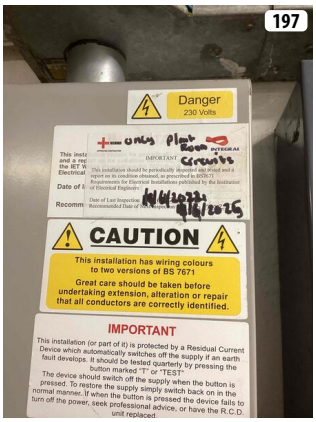

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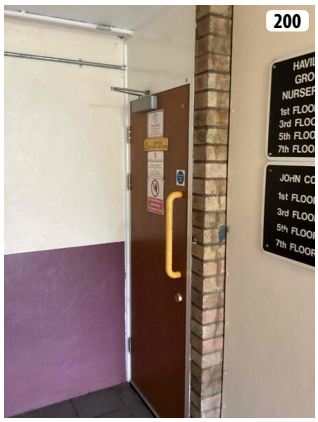
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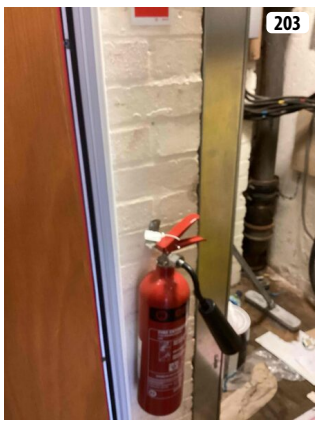
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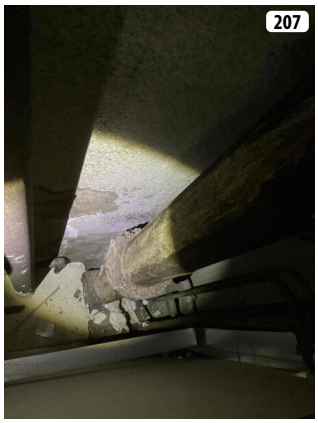
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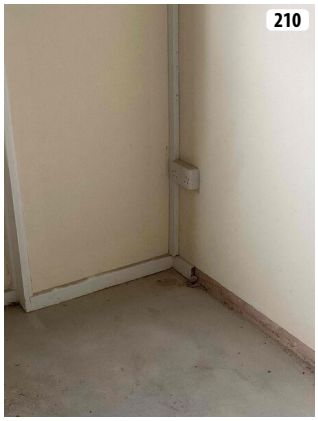
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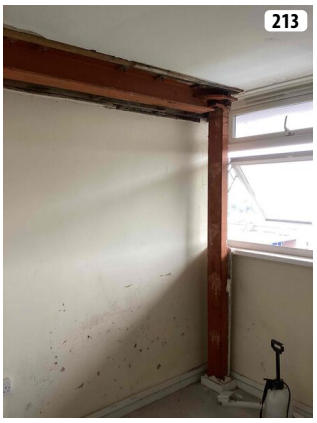
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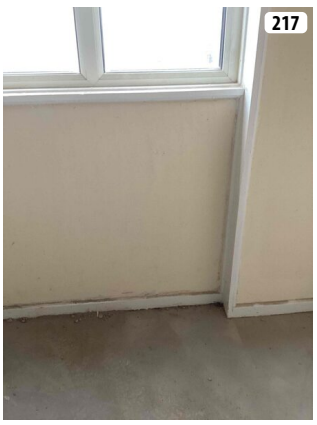
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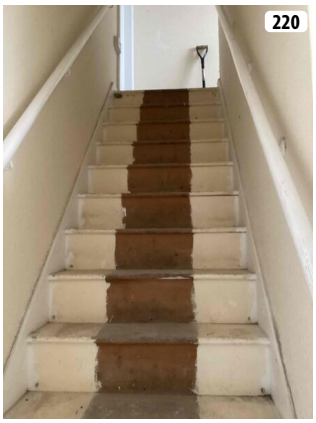
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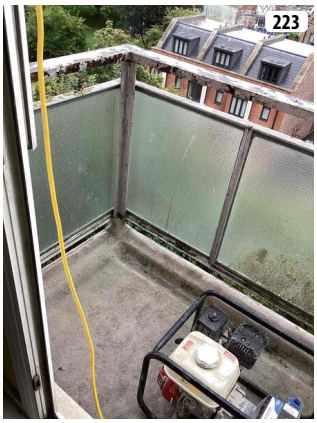
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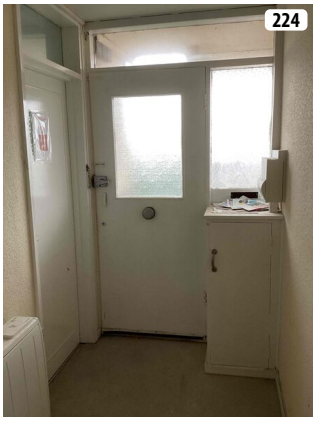

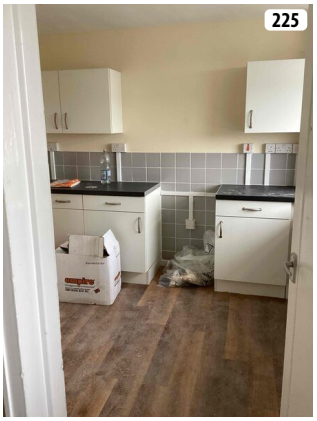

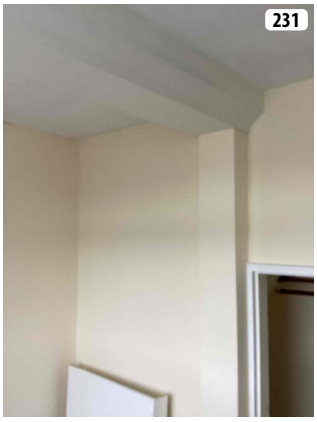

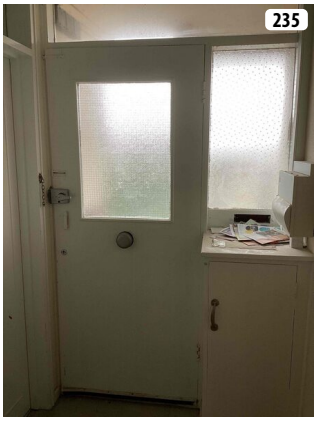

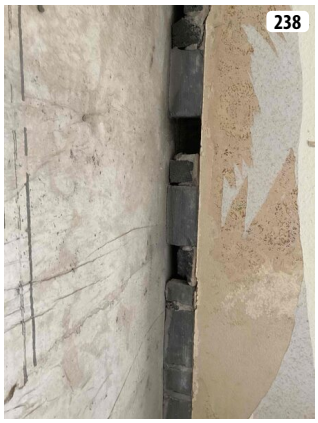

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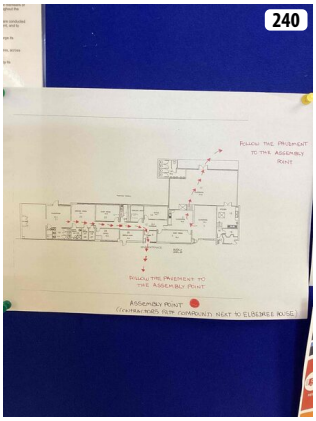

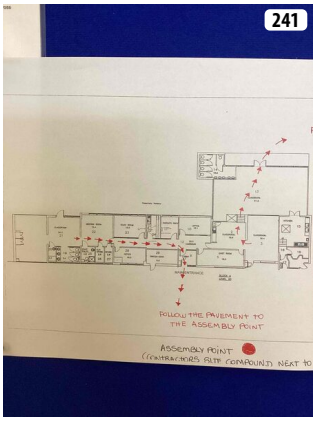

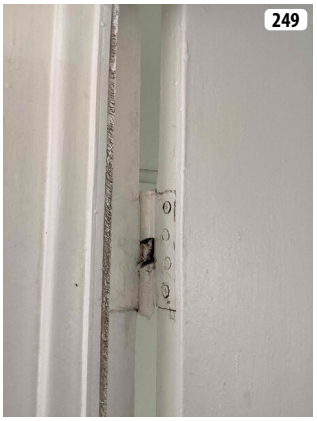

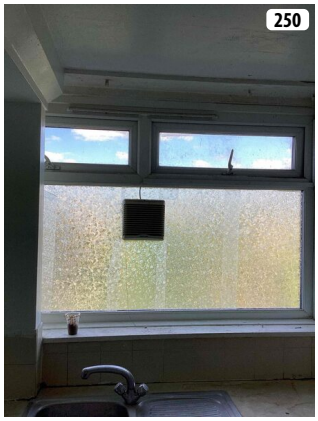

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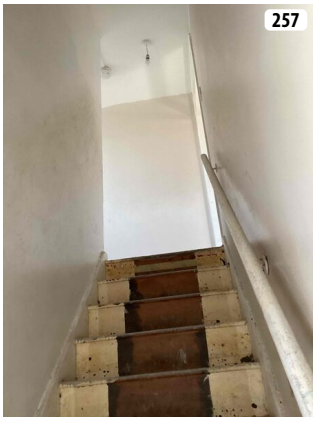
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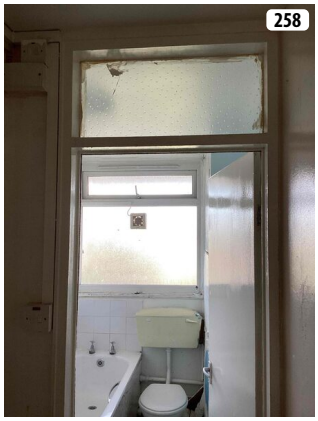
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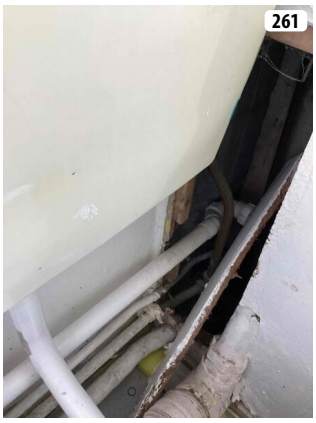
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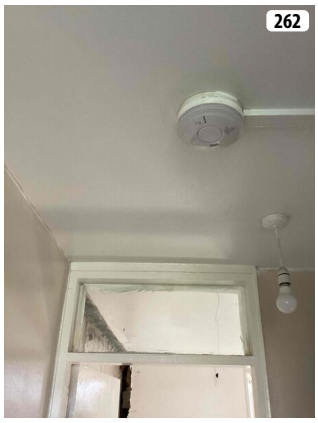
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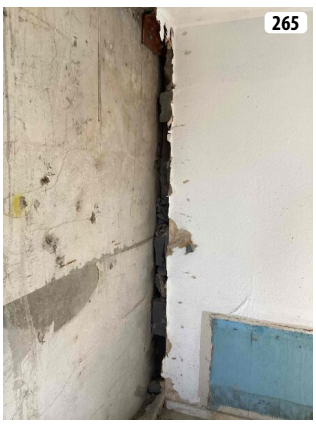
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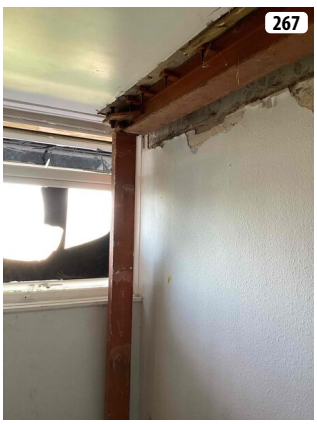
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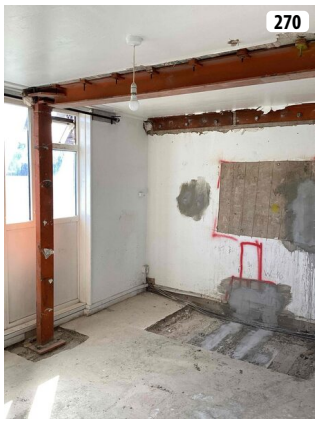
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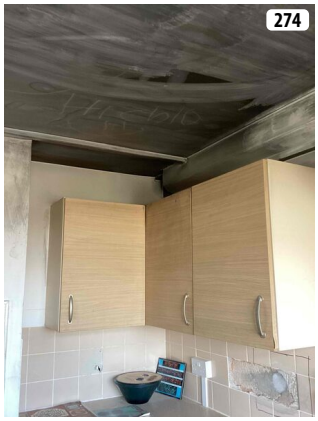
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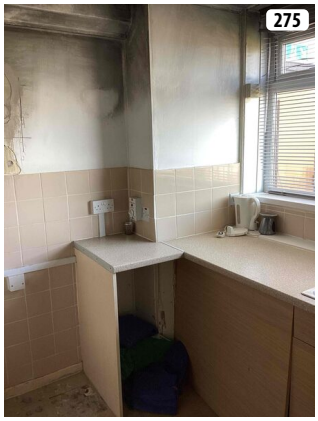
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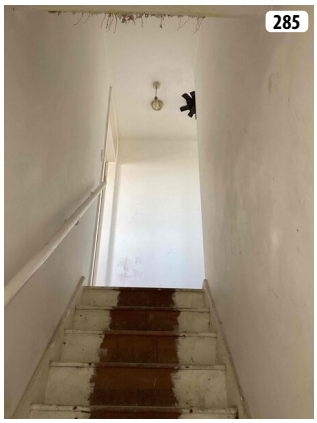
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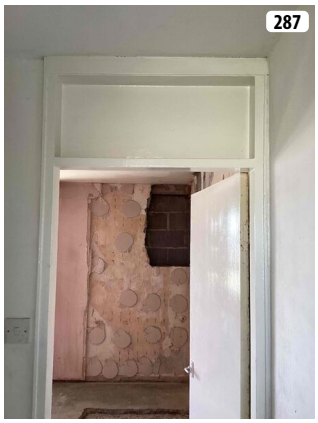
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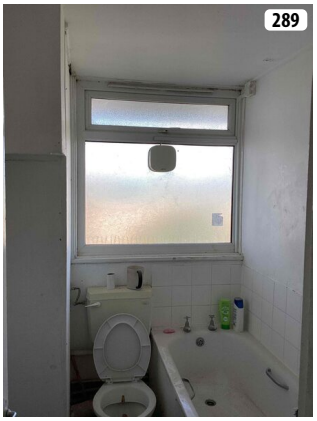

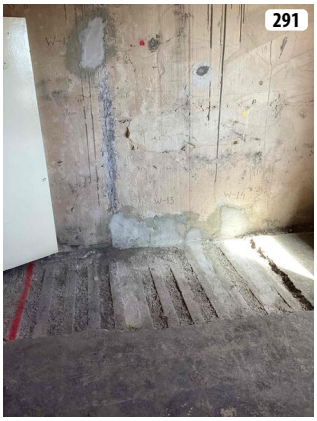

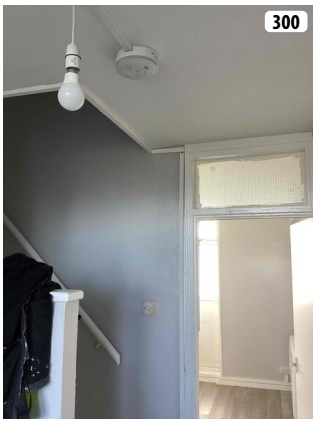

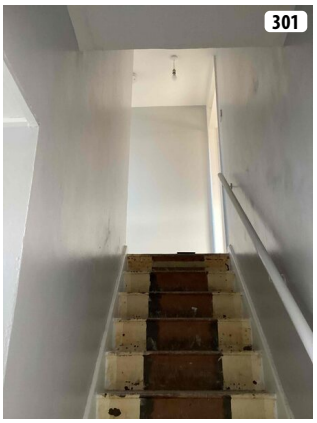

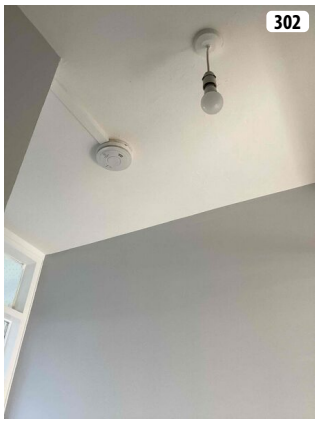

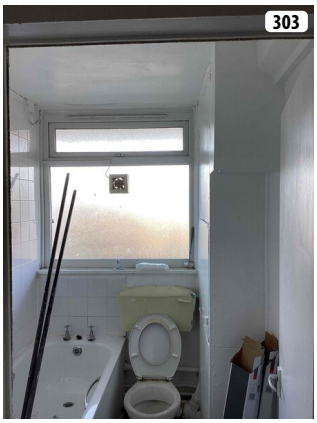

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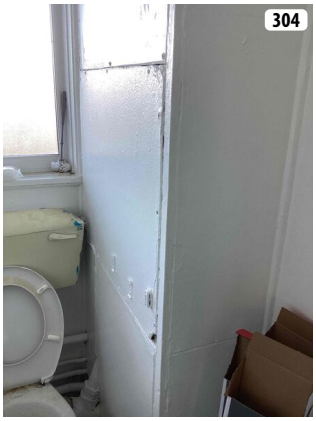

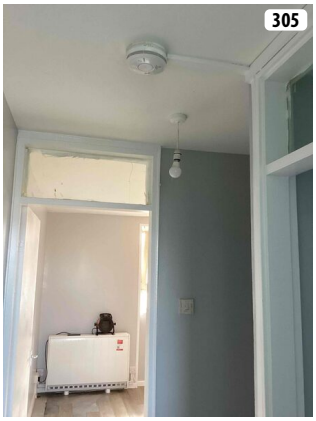

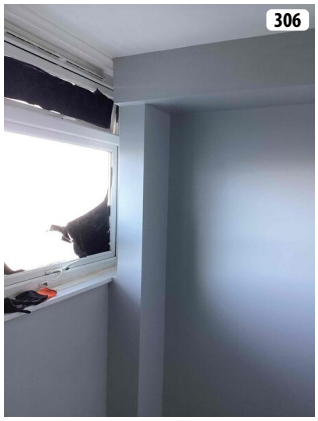

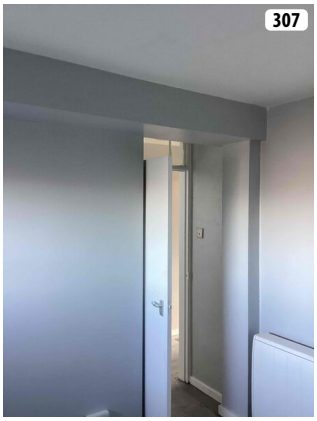

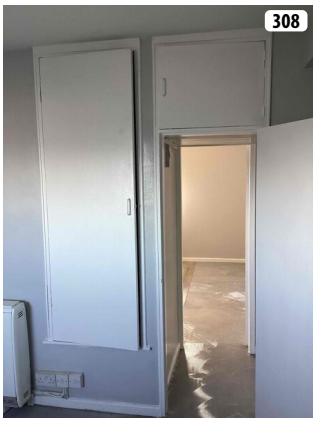

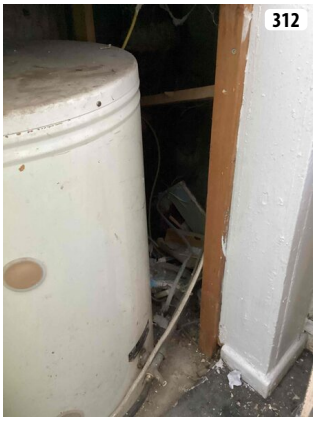

6 ACTION PLAN

Control of Sources of Ignition

- Implement measures to control access for mobility scooters and electric scooters and e-bikes to reduce the likelihood these will enter the premises. Resident engagement sessions should help to educate users regarding the safe use, storage and charging of any electrical or higher risk devices.

  DUE 24/04/2025 BY No One Assigned

  NOT STARTED

  Short Term

  WHY Some modern vehicles and recreational devices present a higher risk of ignition and fire spread.

  REFERENCE RB-8MV73W

- If not already being done, the installation should be checked at appropriate periods by a competent person or approved contractor (NICEIC or equivalent.) Records should be kept, giving details of the installations inspected, any hazards observed and associated repairs undertaken.

  DUE 24/07/2025 BY No One Assigned

  NOT STARTED

  Medium Term

  WHY No evidence was found on site certifying that the fixed electrical installations are subject to periodic inspections by professional (accredited) contractors in accordance with BS7671.

  REFERENCE RB-EVPZPB

- A competent contractor should be instructed to test the efficiency of the lightning protection system in line with the guidance provided in BS EN 62305-3.

  DUE 24/07/2025 BY No One Assigned

  NOT STARTED

  Medium Term

  WHY No testing documentation was available for the lightning protection system.

  REFERENCE RB-2D37UA

- Display 'No smoking' sign(s) within the communal areas.

  Current guidance only requires that one 'no smoking' sign is affixed to somewhere that is visible for residents and visitors in the entrance area.

  DUE 24/07/2025 BY No One Assigned

  NOT STARTED

  Medium Term

  WHY 'No smoking' signs are not displayed.

  REFERENCE RB-ZRP8RR

Control of Sources of Fuel

- Access should be gained to the cupboards/risers and, if they are service cupboards/risers, any combustible items removed.

  DUE 24/04/2025 BY No One Assigned

  NOT STARTED

  Short Term

  WHY It was not possible to establish whether cupboards/risers were service cupboards/risers and if they were sterile, as access was not available.

  REFERENCE RB-6XQE1V

- Ensure that those with responsibility for this provision continue to service the system as necessary and share any relevant information with all interested parties (e.g. contact details in the event of an emergency).

DUE 24/07/2025 BY No One Assigned

NOT STARTED

Medium Term

WHY An electrical substation is approximately 10m from the main building. Although this hazard is separate from the main building, a fire in this area could have some impact on the main accommodation block.

REFERENCE RB-Y1CRLV

LOCATION Substation

Fire Resisting Construction

- Access electrical/service/store cupboard and riser areas, check the fire resistance of the doors and upgrade as necessary to provide 30min fire resistance.

DUE 24/07/2025 BY No One Assigned

NOT STARTED

Medium Term

WHY Access to all electrical/service/store cupboard and riser areas was not possible.

REFERENCE RB-EFYK2Y

- Access all risers/cupboards, check the fire resistance and compartmentation and upgrade as necessary to provide the correct fire resistance.

DUE 24/07/2025 BY No One Assigned

NOT STARTED

Medium Term

WHY Access to all risers/cupboards was not possible.

REFERENCE RB-F2TU88

- Type 4 intrusive surveys have been commissioned as part of the ongoing programme of remedial works. One element of these inspections is to confirm that there is adequate fire separation between flats and within the common areas, also they are set to identify if the structure is suitably protected or so that the necessary remedial works can be identified.

  Initial results have highlighted a number of issues. Defects include lack of fire stopping for service penetrations (electrical cables, small pipes, soil pipes and drainage). Additionally the structural fire performance of the main elements is limited.

  Remediation of minor services penetrations and passive fire protection around the soil pipes is already taking place. Measures to reduce the hazard from structural defects are also under consideration as part of the longer term remedial works.

DUE 24/04/2025 BY No One Assigned

NOT STARTED

Short Term

WHY There are a number of points which require additional work to assess and remediate the fire safety arrangements in place. This includes fire stopping around the soil pipes as they transit vertically through the block.

REFERENCE RB-6LR64M

- The construction design should be assessed by competent engineers, it is essential for the council to assess the risk of disproportionate collapse in case of a serious fire, as part of their safety case.

  This work at the block has already been initiated, structural engineers from Ridge are supporting intrusive assessments of the construction in order to assess the performance under various conditions and scenarios.

DUE 24/04/2025 BY No One Assigned

NOT STARTED

Short Term

WHY The Building Safety Case must include detail regarding the construction and its performance in certain conditions.

REFERENCE RB-M27MCA

- More detailed structural assessments based on intrusive inspections carried out by Ridge will provide further details on what conditions affecting the main structure and defects have been highlighted.

  Based on the current level of information and findings, in the short term a full simultaneous evacuation strategy should be implemented, supported by a waking watch and communicated to all relevant persons (including those who may work at the blocks and other areas which do not form part of the accommodation flats). This approach may initiate an evacuation of the block first involved in an incident, followed by further evacuations of the other connected blocks if the situation develops.

  In the longer term, other solutions may be possible which are less reliant on management protocols and additional staff. These may include the retrospective installation of a domestic sprinkler system to control the growth of a fire and therefore reduce the impact on the structure. The installation of a suitable common fire detection and alarm system which could remove the need for a waking watch. It may be possible to upgrade elements of the structure, although there is evidence that this approach has already been adopted to a certain extent.

DUE 24/04/2025 BY No One Assigned

NOT STARTED

Short Term

WHY Intrusive surveys have identified deficiencies in the primary concrete structure, meaning they may not provide the required levels of fire performance. Although there may be adequate fire separation between the different accommodation units (typically 60 minutes), if the main structure could be compromised before that, then the stay put fire strategy is not appropriate.

REFERENCE RB-KJ4HDE

LOCATION Main structure

Measures to Assist the Fire Service

- A secure information box (SIB) is provided at the ground floor near the main entrance.

  The SIB is a facility for fire-fighters and the content should be restricted to information relevant for the fire and rescue service (FRS) during an incident. Unnecessary and unclear information could delay the FRS response.

  Building plans should be A3 size and be encapsulated or placed inside plastic wallets so that they can stand up to the rigors of use. There should be two sets of all plans.

  The Emergency Response Pack contains information that is required for the purpose of operational firefighting and rescue. Accordingly, the contents need to be "tailor made" for the building and residents in question, but should always comprise, as a minimum:

  • a log book for the purpose of recording events that occur in respect of the SIB system including emergency use, system updates etc;

  • an 'Off The Run' notice containing details of any fire-fighting fixed installations not available for use and/or unresolved fire safety issues;

  • a summary of information useful to the Fire & Rescue Service on arrival at an incident;

  • an orientation plan, showing the location of the building in relation to surrounding buildings and other reference points (e.g. roads) and also water supplies;

  • a building layout plan showing the internal layout, including up to date floor plans;

  • a simple layout plan (if not provided in the orientation plan) showing water supplies for firefighting including hydrants, emergency water supplies, wet riser supplies etc.;

  • simple layout plans showing facilities of particular relevance to operational firefighting and rescue including relevant information regarding any lift(s) intended for use by the FRS;

  • information on residents with mobility, cognitive or sensory impairment(s);

  • significant fire safety issues – any compartmentation, external wall system or other fire safety issues which may affect fire behaviour in the premises;

  • a description of the current evacuation strategy, e.g. stay put.

  After any incident, the contents should be checked to ensure that they are complete and available for use.

  It is recommended that the fire service is invited to review the site (if they have not already done so), familiarise themselves with the building and make recommendations for any information required.

DUE 24/04/2025 BY No One Assigned

NOT STARTED

Short Term

WHY A secure information box (SIB) is an additional control measure, as it is not known how familiar the fire service are with the building.

Guidance on best practise has been provided. Relevant information should be included in accordance with BS9999/9991 or LFB Guidance Note 70. Liaison with the local fire and rescue service will determine any specific requirements.

REFERENCE RB-G6I2X6

- Liaise with the local fire and rescue service, it may be more practical to rationalise all of the information into a single storage point or repository. This makes collating the information easier for the housing provider and also accessing the information in an emergency more effective. Any changes should be done with the support of the emergency services most likely to use the system.

DUE 24/07/2025 BY No One Assigned

NOT STARTED

Medium Term

WHY There are a number of Secure Information Boxes at the site (SIB) at various locations, this results in more work to ensure the information is correct and could lead to confusion in the event of a fire.

REFERENCE RB-3S9JFQ

LOCATION Secure Information Box (SIB) for all blocks

Fire Procedures and Training

- A waking watch is in place at the building to support a change to the evacuation strategy from 'Stay Put' to 'Temporary Simultaneous Evacuation'.

  It is strongly recommended that the 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats' (Fourth Edition) is followed.

  This includes (but is not restricted to) the following items:
  - Ensuring that the change in the strategy is clearly communicated to all residents;
  - Confirming that all of the residents are able to evacuate the building in the event of a fire;
  - The waking watch should be seen as an immediate temporary measure only whilst arrangements are made to install a common alarm system as soon as possible.

  It is imperative that the individuals undertaking the waking watch have their roles and actions clearly defined, and they should be competent to fulfil the role. This means they have sufficient training and experience or knowledge and other qualities to ensure they can fulfil the role.

DUE 24/04/2025 BY No One Assigned

NOT STARTED

Short Term

REFERENCE RB-KV7JBL

- Replace the various types of 'Fire Action' notices with one design, adequately describing a 'Full Evacuation' policy. Although typically the same notice is recommended for consistency, having similar notices in different languages is acceptable, to reflect the nature of the residents.

DUE 24/04/2025 BY No One Assigned

NOT STARTED

Short Term

WHY The 'Fire Action' notices are not correct. Some of the notices describe a stay put policy, while a 'Full Evacuation' policy is required for this type of building, although in the longer term it may be appropriate to return to a 'stay put' strategy in the future.

REFERENCE RB-RLVZEQ

- Carry out fire evacuation drills in accordance with paragraphs D.12 to D.16 of 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats' (Version 4).

  It should be noted:
  -Fire evacuation drills that take place for the waking watch or common fire alarm should be solely for the purpose of testing the actions of any persons coordinating the evacuation of the building and waking watch members.
  -Residents, unless part of the waking watch, do not need to be part of these drills.

  DUE 24/04/2025 BY No One Assigned

  NOT STARTED

  Short Term

  WHY It could not be confirmed at the time of the assessment whether or not effective fire evacuation drills are carried out.
  REFERENCE RB-QXS1LE

- Review residents for any special fire precaution measures in accordance with section 10 of 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats' (Version 4).

  This includes (but is not limited to):
  -The Responsible Person should make and record reasonable endeavours, through a range of methods, to identify anyone who may need assistance to evacuate their flat and the building in the event of a fire in the resident's flat or elsewhere in the building.
  -The Responsible Person should, with the engagement of the individual, develop a Personal Emergency Evacuation Plan (PEEP) that, as a minimum, should include how the individual is made aware of a fire in the building and their route, facilities, and options to support their evacuation. For example, additional signage, lighting, handrails, tactile flooring, and evacuation information in accessible formats.

  DUE 24/04/2025 BY No One Assigned

  NOT STARTED

  Short Term

  REFERENCE RB-VJFFII

Fire Fighting Equipment and Fire Detection Systems

- Review the occupancy of these areas, or liaise with the relevant interested parties to ensure there are suitable fire safety provisions in these areas. For most small work places, a carbon dioxide device for small electrical incidents and a device for combustible solids (water or foam) is usually adequate.

  DUE 24/04/2025 BY No One Assigned

  NOT STARTED

  Short Term

  WHY Access was not possible to the ground floor ancillary rooms. These rooms are workplaces and should have some fire extinguisher provision based on the nature of the relevant persons occupying these rooms.
  REFERENCE RB-BIBGSR
  LOCATION Ground floor ancillary rooms

- Ensure that fire extinguishers are added to a maintenance contract.

  DUE 24/07/2025 BY No One Assigned

  NOT STARTED

  Medium Term

  WHY The fire extinguishers are not all adequately maintained. Last service date, May/ June 2023, April 2022.
  REFERENCE RB-7TBDEG
  LOCATION Plant room and electrical switch room

- Improve the signage to clearly indicate that this is the inlet.

  This side has been tested in April 2024.

  DUE 24/04/2025 BY No One Assigned

  NOT STARTED

  Short Term

  REFERENCE RB-T2AJTX
  LOCATION Dry riser inlet

- Improve the signage for the inlets and outlets of all rising mains, helping to clearly identify the location and which riser is in use.

  DUE 24/04/2025 BY No One Assigned

  NOT STARTED

  Short Term

  WHY There are a number of dry rising mains at the site which could be in use during a fire incident.
  REFERENCE RB-R4FQW3

- Automatic water suppression remains one of the most effective control measures for limiting the spread of fire and improving life safety. During any future refurbishment works, give consideration to the possibility of retrofitting automatic water suppression. Industry associations (e.g. British Automatic Fire Sprinkler Association, National Fire Sprinkler Network) and the local fire and rescue service may be able to provide supplementary support for such an approach when engaging with the residents.

  Sprinkler protection is considered an essential control measure, as a result of the assessment of the risk of disproportionate collapse of the structure in case of fire. Although some physical upgrades to the main structure may be feasible, limiting fire growth with the installation of sprinklers is one of the most effective control measures which should form part of the approach to reducing risk at the blocks in the longer term.

  DUE 24/01/2026 BY No One Assigned

  NOT STARTED

  Long Term

  WHY Sprinkler systems present a realistic and effective control measure for improving both life safety and property protection. Currently plans are ongoing with regards to the retrofitting of any automatic water suppression, (most likely to be traditional sprinklers as opposed to water misting).
  REFERENCE RB-LMLZ5J

- Confirm that the installation provides adequate coverage and protection for the communal areas and ancillary rooms.

  Ensure the system is tested and maintained as required.

  DUE 24/04/2025 BY No One Assigned

  NOT STARTED

  Short Term

  WHY There is a communal alarm system to certain, specific areas. There was limited access during the assessment to determine the extent of coverage of the communal alarm system.
  REFERENCE RB-6Z6T76
  LOCATION Communal fire alarm

- Ensure that relevant persons in these areas are aware of the risk affecting the accommodation blocks and the function of the waking watch. The waking watch team should be aware of the need to include communication with the children's school as part of their brief.

DUE 24/04/2025 BY No One Assigned

NOT STARTED

Short Term

WHY There are areas which operate relatively independently from the main accommodation blocks, this includes the children's school at ground floor. The current fire detection and warning system does not adequately support a full, simultaneous evacuation strategy.

REFERENCE RB-TS694P

LOCATION Separate occupation area, Rosemary's Nursery School and Children's Centre

- As soon as reasonably practicable, install a common fire alarm system to support the change to the temporary simultaneous evacuation strategy, in accordance with Appendix A of of 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats' (Version 4).

  This includes (but is not limited to):
  -The common fire alarm system should be designed in accordance with the recommendations of BS 5839-1 for a Category L5 system, except that the sound pressure level of the fire alarm signal within flats need only be 85dB(A) at the open doorways of every bedroom in each flat.
  -The design of the alarm should also account for residents who are unable to hear an audible signal, and appropriate additional devices should be provided in accordance with BS 5839-1.
  -Any fire detection and fire alarm system should be designed, installed, and commissioned by an appropriately qualified, third-party certificated, Competent Person/s.

DUE 24/04/2025 BY No One Assigned

NOT STARTED

Short Term

REFERENCE RB-13YHMG

Means of Escape

- These areas should be restricted to a 'permit to work' scheme, with the required security and markings. Additional control measures could include the use of extra staff as safety officers who can give early warning should it be necessary to evacuate these areas.

DUE 24/04/2025 BY No One Assigned

NOT STARTED

Short Term

WHY There are tunnels providing access between the waste room and main plant room. These result in extended travel distances in difficult to access areas and would expose persons working in these areas to increased risk of harm in the event of an emergency.

REFERENCE RB-AUJKYD

LOCATION Basement plant room, service tunnels

- Confirm the system fails to safe in the event of a power failure.

  Provide a Type A, green box manual call point override (or similar) so that these devices can be deactivated should the other features fail in fire conditions.

  Relevant persons must be able to escape without a key or fob; because of the deck access approach design with no fire resistant, flat entrance doors, then means of escape must be available in two directions (so that persons do not have to pass an entrance door to a flat which may be on fire).

  The installation of an override may adversely affect the security arrangements, which may warrant an alternative solution to where and how access control and security measures are installed. The use of CCTV or the repositioning of access control points may be solutions, however adequate means of escape routes are a critical feature which must be provided.

DUE 24/04/2025 BY No One Assigned

NOT STARTED

Short Term

WHY Escape from the ground floor ancillary rooms leads to exit doors secured by electro magnetic security devices, or an exit ramp halfway down the access deck.
REFERENCE RB-XBVDVF
LOCATION Ground floor exit route

- Confirm the system fails to safe in the event of a power failure.

  Provide a Type A, green box manual call point override (or similar) so that these devices can be deactivated should the other features fail in fire conditions.

DUE 24/04/2025 BY No One Assigned

NOT STARTED

Short Term

WHY Final exit doors have an electro magnetic security device fitted. There is a day to day activation switch.
REFERENCE RB-CL28YQ
LOCATION Ground floor exit route, front and rear

- Provide an emergency light near the exit door.

DUE 24/07/2025 BY No One Assigned

NOT STARTED

Medium Term

WHY There is no emergency lighting in this room.
REFERENCE RB-7PZQYV
LOCATION Basement storage area

- It is recommended that a survey of the site be undertaken and sufficient escape lighting be installed in order to comply with guidelines laid down in BS5266-1 2016.

DUE 24/07/2025 BY No One Assigned

NOT STARTED

Medium Term

WHY Inadequate or no emergency escape lighting is installed to the site, including the escape routes and any ancillary rooms. Although much of the deck access is in open air, enclosed staircases and landings should have some provision.
REFERENCE RB-NHE98N

- At time of any subsequent refurbishment, consider the guidance in BS 8899 and upgrade lifts as far as is reasonably practicable towards the relevant firefighting lift standard.

DUE 24/01/2026 BY No One Assigned

NOT STARTED

Long Term

WHY The legacy lifts are not full evacuation or firefighting lifts.
REFERENCE RB-HJLKLH

Fire Safety (England) Regulations 2022 (FSER2022) & Building Safety Act 2022 - Requirements

- Annual information must be provided to all residents in accordance with FSER2022.

  DUE 24/04/2025 BY No One Assigned

  NOT STARTED

  Short Term

  REFERENCE RB-8YBYNB

- In accordance with Article 21A of the Fire Safety Order, residents must be given information on relevant fire safety matters, including:

  -the risks identified by the fire risk assessment
  -the preventive and protective measures
  -the name and contact details of the responsible person
  -the identity of the fire risk assessor
  -the identity of companies responsible for fire equipment
  -any other matters raised by the enforcing authority.

  Records must be kept of the relevant fire safety matters and evidence that this information has been provided to residents.

  DUE 24/04/2025 BY No One Assigned

  NOT STARTED

  Short Term

  REFERENCE RB-1AVBCM

- The responsible person should ensure that arrangements are in place to test all fire equipment and lifts every month.

  Records should be kept and be available for inspection upon request.

  DUE 24/04/2025 BY No One Assigned

  NOT STARTED

  Short Term

  REFERENCE RB-IACVAS

- Ensure that the SIB contains comprehensive building plans, including a single page building plan identifying fire-fighting equipment, as well as floor plans of all other floors.

  DUE 24/04/2025 BY No One Assigned

  NOT STARTED

  Short Term

  REFERENCE RB-8A3MXT

- Liaise with the local fire and rescue service. Review the signage at the site and ensure it effectively indicates the floors, flat numbers and dry riser provisions.

  DUE 24/04/2025 BY No One Assigned

  NOT STARTED

  Short Term

  WHY The site overall incorporates a number of different blocks, staircases and dry risers. This could lead to confusion or delays regarding how to approach a flat fire in an emergency.

  The flats for this block are indicated at floor level from the shared staircases, although some signs are missing.

  REFERENCE RB-VJUD1S

  LOCATION Wayfinding signage

General

- Assessment of the fire risks of external wall system (EWS) and any cladding are excluded from the scope of this current fire risk assessment, as this is outside of our expertise. Accordingly, it is strongly recommended that you obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, of this building.

  This exclusion is consistent with advice provided by The Fire Industry Association and is discussed in their guidance note to fire risk assessors on this matter (https://www.fia.uk.com/resourceLibrary/fia-guidance-on-the-issue-of-cladding-and-external-wall-construction-in-fire-risk-assessments-for-multi-occupied-residential-premises-pdf.html).

  This assessment by specialists should be carried out in accordance with PAS 9980.

  Based on an external, visual only assessment of the premises, there are a range of materials in use. There are low fire risk areas (e.g. brickwork, concrete, areas of silicate based render) and areas which are of a lower fire performance and therefore a higher risk (e.g. insulated infill panels, timber cladding). Glazing to the flats incorporates UPVC frames and double glazed window units in a range of sizes and configurations.

  We have been informed that part of the programme of remedial works includes replacing higher risk areas of the EWS, which is already scheduled to be upgraded during 2025 in accordance with contemporary guidance, supported and approved by the Gateway process.

  This action is necessary to assess the extent of any fire risks and identify what control measures are required. Due to the defects which have already been identified regarding the structure, this has resulted in the adoption of a 'Full Evacuation' strategy supported by a waking watch. Therefore these interim measures can already compensate to some extent for any increased risk caused by timber cladding or other higher risk elements of the EWS.

  REFERENCE RB-R8A6Q5

  DUE 24/04/2025 BY No One Assigned

  NOT STARTED

  Short Term

- The Responsible Person should ensure that all the statutory and recommended servicing, testing and compliance checks have been completed and any defects or deficiencies have been rectified.

  WHY In some instances, we have been advised by the person consulted onsite/client/Responsible Person that there are programmes/systems in place to carry out statutory and recommended servicing, testing and compliance checks. There may also be indications that servicing or maintenance has been carried out such as stickers or other records onsite. Where provided, this information has been noted in the relevant part of the assessment. We may not have seen evidence that this work (or any associated remedial work) has been completed.

  REFERENCE RB-SHR385

  DUE 24/07/2025 BY No One Assigned

  NOT STARTED

  Medium Term

- Access all areas, check the fire safety arrangements including the fire resistance, compartmentation and doors and upgrade to provide the correct fire resistance as necessary.

  DUE 24/07/2025 BY No One Assigned

  NOT STARTED

  Medium Term

  WHY Access was not possible to all areas of the building.
  REFERENCE RB-KUVSWN
  LOCATION Lift motor room x2

- Access all areas, check the fire safety arrangements including the fire resistance, compartmentation and doors and upgrade to provide the correct fire resistance as necessary.

  DUE 24/07/2025 BY No One Assigned

  NOT STARTED

  Medium Term

  WHY Access was not possible to all areas of the building.
  REFERENCE RB-6UQWRH
  LOCATION 6th floor

- Access all areas, check the fire safety arrangements including the fire resistance, compartmentation and doors and upgrade to provide the correct fire resistance as necessary.

  Cooperation and information sharing between interested parties is a requirement of the relevant legislation.

  DUE 24/07/2025 BY No One Assigned

  NOT STARTED

  Medium Term

  WHY Access was not possible to all areas of the building.
  REFERENCE RB-WU11FH
  LOCATION Ground floor, ancillary rooms

- Ensure appropriate measures are taken to remove or control this hazard to prevent persons being contaminated. Any firestopping will need remediation as part of the ongoing works.

  DUE 31/01/2025 BY No One Assigned

  NOT STARTED

  Immediate

  WHY Pipework running through the flat at all levels is sealed it passes through the compartment floors with unknown materials. This is visible in the ceiling of the bathroom as the pipes pass up to the flat above. There is a possibility it could be some type of legacy, fibrous asbestos material. This has been highlighted during the on-site assessment to contractors carrying out the opening up works.
  REFERENCE RB-XTIMB9
  LOCATION Flat 29, possible asbestos, intrusive survey, bathroom

- Carry out periodic reviews of the scaffolding installation to ensure means of escape routes, ventilation provisions and fire service access is not unduly compromised.

  DUE 24/04/2025 BY No One Assigned

  NOT STARTED

  Short Term

  WHY Scaffolding and crash decks are being used to protect relevant persons from falling debris, caused by deterioration of the elements of structure and external wall system.
  REFERENCE RB-CKBKFM
  LOCATION Temporary scaffolding

- Whilst the internal areas of the flat are outside of the Regulatory Reform (Fire Safety) Order 2005 it is recommended that the flat layout is considered to ensure that there is adequate provision for the safe escape of occupants.

  Current benchmark design guidance recommends four approaches to the planning of means of escape from flats with accommodation on more than one level:
  i. provide an alternative exit from each habitable room that is not on the entrance level
  ii. provide a single alternative exit from each level, other than the entrance level, and provide a protected landing and hallway
  iii. provide a protected route and install additional automatic detection
  iv. provide a protected route and install an automatic suppression system.

  The first two options may not possible be due to the construction/layout of the block.

  The third solution (iii) to provide a protected route and to install additional automatic fire detection applies to flats where the vertical distance between the entrance level of the flat and any floors above or below does not exceed 7.5m. The entrance hall, stairway and landing should be a protected route and additional automatic detection, in all rooms (other than toilets or bathrooms), should be provided (a Category LD1 system as defined in BS 5839-6).

  The fourth option (iv) is to provide a protected route and install an automatic suppression system. The entrance hall, stairway and landing should be a protected route. A sprinkler or water mist system would be installed throughout the flat, together with an automatic detection system in the circulation spaces (a Category LD3 system as defined in BS 5839-6).

DUE 24/01/2026 BY No One Assigned

NOT STARTED

Long Term

WHY There are maisonettes within the building. Access was not possible to the flats or all the flats, so the layout and adequate escape provision could not be confirmed.

REFERENCE RB-36VIBX

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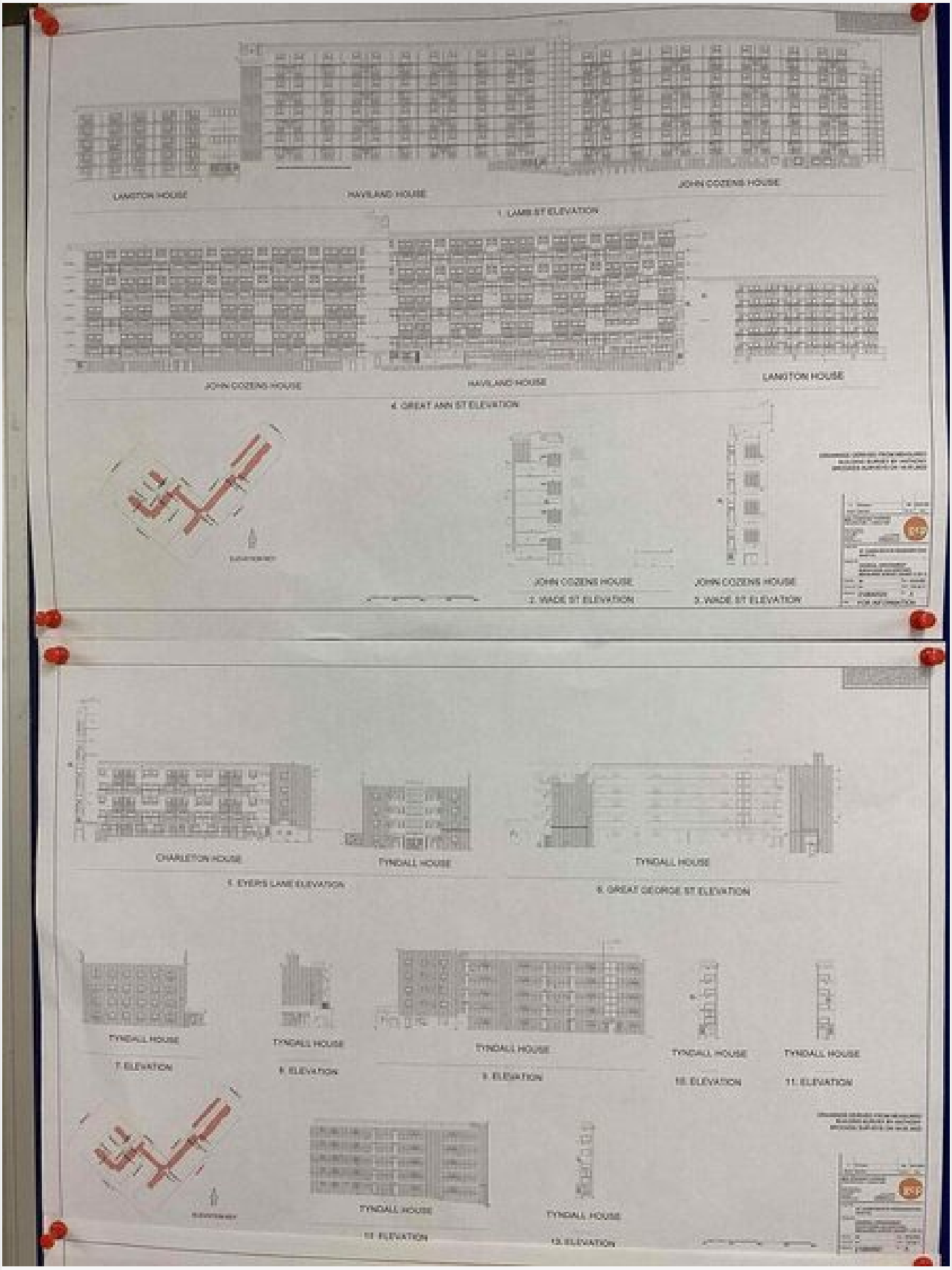
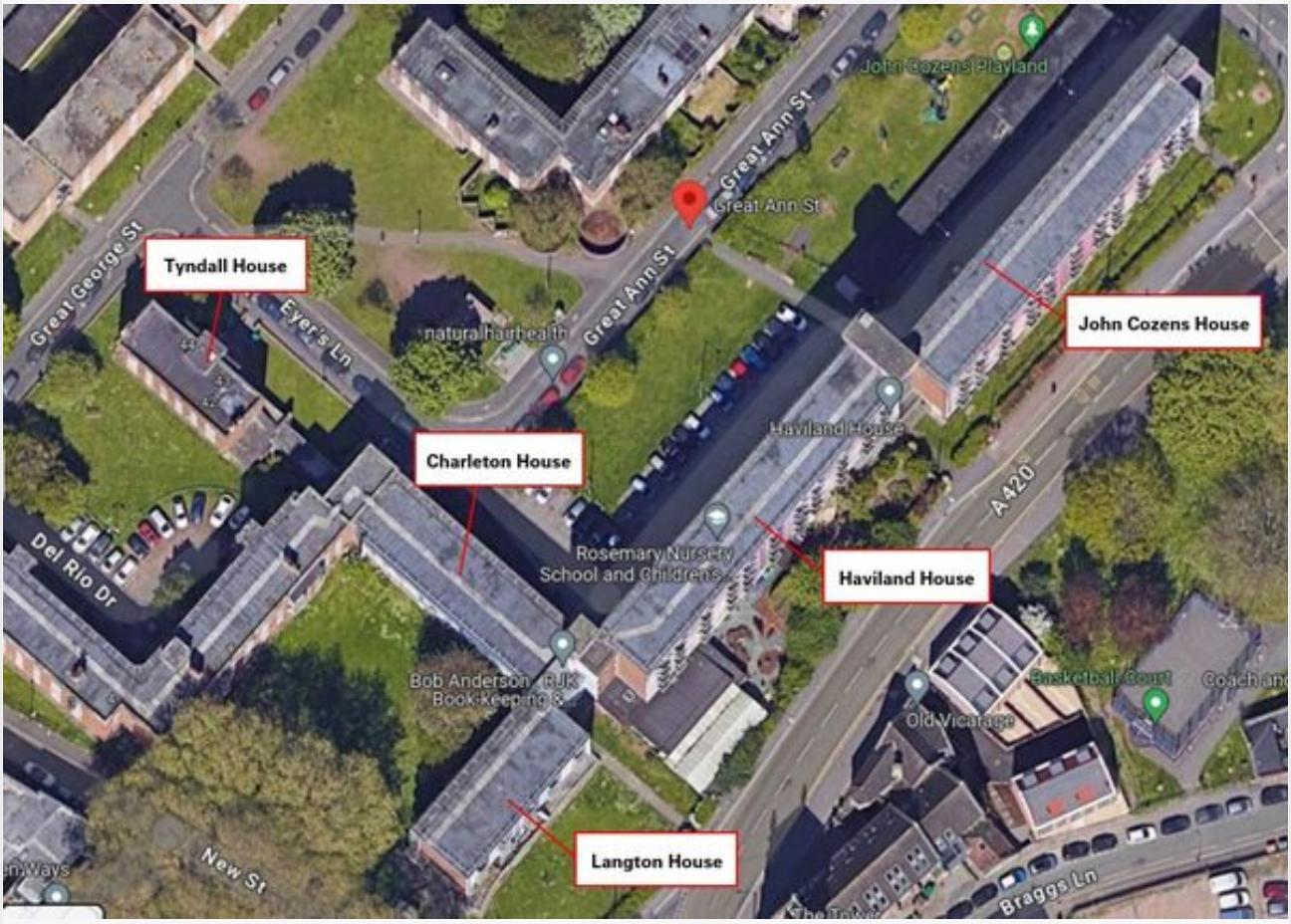


St Jude's overhead view of blocks



RIDGE

This Risk Assessment has been prepared by Ridge and Partners LLP

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