

FIRE RISK ASSESSMENT



Langton House St Jude's, Lamb Street, Bristol, BS2 0DR

CLIENT	Bristol City Council
ASSESSED BY	Bob Birtles Keith Todd
ASSESSED ON	24/07/2024
ASSESSMENT REF.	LS 422355
RECOMMENDED REVIEW DATE	24/07/2025
VERSION	1

RIDGE

Ridge and Partners LLP

The Cowyards, Blenheim Park, Oxford Road, Woodstock, OX20 1QR

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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 422355

PRODUCED FOR THE RESPONSIBLE PERSON
Bristol City Council

ASSESSED ON, BY
24/07/2024, Bob Birtles, Keith Todd

SPECIFICATION CONFORMS TO
Our own internal quality system.

APPROVED / VALIDATED ON, BY
21/02/2025, Keith Todd

ASSESSMENT SCOPE
An initial non-intrusive, visual only, fire risk assessment, completed 24/7/24 with access to a sample of the flats.

RECOMMENDED REVIEW DATE
24/07/2025

Access to basic compliance checks was not available during this initial assessment. Some records have been included as part of the subsequent information gathering works. Further assessment of void flats where intrusive investigations have been carried out, completed 17/9/24.

FINDINGS
31 Actions / 54 Controls

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

Assessed Property

PROPERTY NAME
Langton House

ADDRESS
St Jude's
Lamb Street
Bristol
BS2 0DR

PROPERTY REFERENCE
RB-P2PBCJ

FIRE RISK RATING

LIKELIHOOD **MEDIUM**

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

SEVERITY **EXTREME HARM**

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.

RISK **SUBSTANTIAL**

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
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THIRD PARTY CERTIFICATION BODY

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

Assessor Remarks

A 5 storey block residential block being used for general needs housing.

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

Langton House

PROPERTY REFERENCE

RB-P2PBCJ

ADDRESS

St Jude's
Lamb Street
Bristol
BS2 0DR

Property Information

The Building

Property Type

Residential flats

Property Designation

Residential - General Needs

General Description

5 storey residential block (ground plus four).

This block is linked to a common stair core, shared between two of the other blocks (Haviland House and Charleton House). This core also incorporates a passenger lift and waste chute system. At ground floor only there is an alternative exit route via a short staircase.

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 its 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 number of surveys.

Brick and in-situ reinforced concrete frame. Mixture of blockwork and brickworks walls. Plastic window frames and double glazing. Flat roof.

Glazed and spandrel panel link between the adjacent blocks.

Purpose Built

Yes

Number of flats/bedrooms

25

Number of Storeys (Excluding Basements)

5

Number of Floors/Levels (Including Basements)

5

Number of Basement Levels

0

Means of Escape

Compartmentation, Layout and Exits

Open air, deck access flats.

Ground floor has two directions of escape for all flats at this level.

Upper storeys have access in a single direction to only one staircase (which is shared between three blocks).

Building Contains Sleeping Accommodation

Yes

Emergency Access Information

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

Escape Route Configuration

Single and 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

1

Number of Final Exits

2

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.

Approximate number of residents

50, 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.

Temporary measure is a waking watch, available 24/7.

Staffing Hours

24/7

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 initial assessment.

Fire Equipment

General Comments

BS 5839 Part 6 fire alarm system in the actual flats, (interlinked smoke detection as a minimum in hallway and heat detection in kitchen).

Single dry riser, outlets in the central, shared stair core (between three of the St Jude's blocks).

Some automatic fire detection covering the waste chute system.

No lightning protection identified.

No automatic water suppression system.

Alarm Installation

Other BS 5839-6

Emergency Lighting

None

Fire Extinguishers

None

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. Shared staircase has some provisions. Physical downstands under the walkways, creating smoke channels, would help protect the shared staircase.

Dry/Wet Risers

Yes

Lightning Protection

No

Evacuation Chairs

No

Firefighting Lifts

No

Fire Suppression

No

Flat Surveys

9 Floor 1st

REMARKS

Tenant occupied. One bedroom. Single level.
Hallway protected. (Providing a notionally protected hallway, with a mixed standard of internal doors).
Layout: Hallway, bedroom, bathroom, lounge and open plan kitchen.
Main entrance is a fire door, including intumescent strips and cold smoke seals, fire rated letterbox, working self closer, key free operation from the escape side.
Fire alarm, BS 5839 Part 6 hardwired fire detection, smoke alarm in hallway, interlinked with heat alarm in kitchen.
Electrical heating and cooking.
Kitchen ventilation, window only.
Bathroom ventilation, window and extract fan.
Electrical distribution board in bedroom, away from the escape route.
Small balcony.
Access panel to soil pipe next to toilet.

SURVEY DATE
24/07/2024

DETECTION AND WARNING
✓ There are effective independent smoke alarms
✓ There is an effective independent heat alarm in the kitchen

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

OTHER
✓ There is an alternative means of escape

FLAT DOOR ATTRIBUTES
Smoke Seals, Intumescent Strips, 3 or more Hinges, Fire resistant letter plate

If it is not practical as to relocate this system, the provision should be protected by fire resistant construction.

This provision is located in a sleeping room.

TIMESCALE
MEDIUM TERM

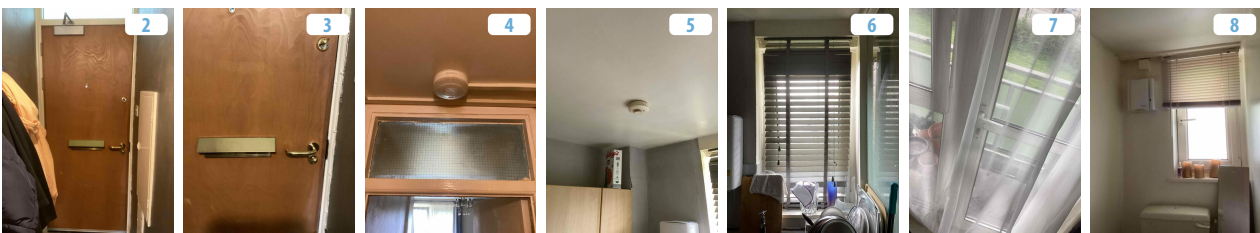
SEVERITY
MINOR

REFERENCE RB-6LIFN8 DUE 21/08/2025
LOCATION Electrical distribution board
CATEGORY Electrical: Elec - Srv - Other



Pictures.

LOCATION Flat 9



CONTROL CONTINUES...



21 Floor 4th , top level

REMARKS

Tenant occupied.

One bedroom. Single level.

Hallway protected. (Providing a notionally protected hallway, with a mixed standard of internal doors).

Hallway, bedroom, bathroom, lounge and open plan kitchen.

Main entrance is a fire door, including intumescent strips and cold smoke seals, fire rated letterbox, working self closer, key free operation from the escape side.

Fire alarm, BS 5839 Part 6 hardwired fire detection, smoke alarm in hallway and lounge, interlinked with heat alarm in kitchen.

Electrical heating and cooking.

Kitchen ventilation, window and extract fan.

Bathroom ventilation, window and extract fan.

Electrical distribution board, plastic construction, in bedroom, away from the escape route.

Small balcony.

Access panel to soil pipe next to toilet.

SURVEY DATE

24/07/2024

DETECTION AND WARNING

✓ There is an effective independent heat alarm in the kitchen

FLAT DOOR

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

OTHER

✗ There is an alternative means of escape

FLAT DOOR ATTRIBUTES

Smoke Seals, Intumescent Strips, 3 or more Hinges, Fire resistant letter plate

If it is not practical as to relocate this system, the provision should be protected by fire resistant construction.

This provision is located in a sleeping room.

TIMESCALE
MEDIUM TERM

SEVERITY
MINOR

REFERENCE RB-9IB4GA DUE 21/08/2025

LOCATION Electrical distribution board, circuit breakers.

CATEGORY Electrical: Elec - Srv - Other



4 FINDINGS

This assessment identifies 29 actions and 53 controls.

29 ACTIONS	INCOMPLETE	53 CONTROLS	ONGOING
SHORT TERM	17	ALL	53
MEDIUM TERM	9		
LONG TERM	3		

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 system is installed, with limited coverage, internal and external.



- A CCTV door entry system is installed and working from the car park and front entrance. There is open pedestrian access on one side, covered by a CCTV security system.



? 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.

- 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)**

SHORT TERM
BEST PRACTICE

REFERENCE RB-YMLMDR
DUE 21/05/2025
CATEGORY Fire Safety: Fire Safety - General

● 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?

● 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?

● 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.

N/A (NOT PRESENT)

NO/UNKNOWN

MEDIUM TERM

BEST PRACTICE

REFERENCE RB-HWZFH4
DUE 21/08/2025
CATEGORY Electrical: Elec - Srv - Fixed Wire

⊛ Are communal/commercial cooking activities properly controlled?

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

⊛ Is there a lightning protection system which is adequately maintained?

● Due to the structure and location of the property it is recommended that a suitable lightning protection specialist completes a risk assessment in order to establish whether a lightning protection system is in place and if not whether one is required.

Other blocks on the site of a similar height are fitted with such a system.

WHY There is no visible evidence of a lightning protection system being installed on site in accordance with BS EN 62305:2006 Part 2.

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

NO/UNKNOWN

LONG TERM

BEST PRACTICE

REFERENCE RB-NNAY4A
DUE 21/02/2026
CATEGORY Electrical: Elec - Srv - Lightning Protection

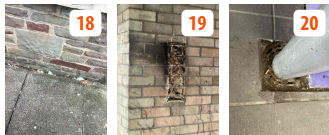
⊛ Are other heat sources properly controlled?

● There are no other heat sources.

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

● Advise residents of the no smoking policy within the communal areas.

WHY There is evidence of illicit smoking, e.g. cigarette litter/burn marks/scorch marks.



N/A (NO OTHER HEAT SOURCES IDENTIFIED)

NO/UNKNOWN

SHORT TERM

MINOR

REFERENCE RB-K9G2RD
DUE 21/05/2025
CATEGORY Housing: Housing - Policy, Training and Drills

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

● There is no heating to the communal areas.

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

● There was no PV system installed to the building.

N/A (NO COMMUNAL HEATING FACILITIES)

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

Control of Sources of Fuel

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

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

YES



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

 - There was no significant fire load in the communal areas at the time of the assessment.
- ? Are electrical/service/store/riser cupboards free from unnecessary fire load? YES

 - Only a sample of electrical/service/store/riser cupboards were inspected at the time of the assessment and they were clear of any significant fire load.
- ? 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.
- ? 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? YES

● Confirm the nature and ownership of this installation.

Include some signage to indicate who should be contacted in case of an emergency.

Cooperate with the owners to ensure any necessary risk control measures are in place.

WHY There is a plant installation next to the main accommodation block. The nature or risk level of this could not be determined.



MEDIUM TERM
MINOR

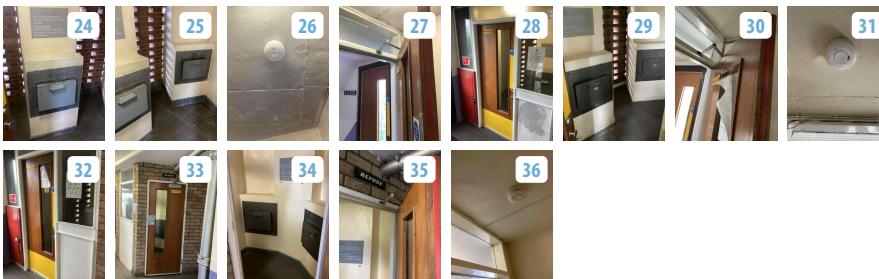
REFERENCE RB-K65WYJ
DUE 21/08/2025
CATEGORY Fire Safety: Fire Safety - General

- ? Are refuse chutes adequately maintained with adequate fire resistance? N/A (NO REFUSE CHUTES)

● There are no refuse chutes in this block, although the adjacent block does have such a system installed.

This block does rely on the staircase which incorporates the refuse chute hatches at the ground, 1st and 3rd floors.

These hatches are of solid construction, in a room protected by a self closing fire door, including intumescent strips and cold smoke seals with a local smoke detector device.



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

 - There was no evidence of gas pipework in the communal areas or escape routes.

Fire Resisting Construction

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

NO/UNKNOWN

- Upgrade the passive fire protection around this staircase, either upgrade the glazing with fire resistant glass or infill the openings with fire resistant materials. (Fire exit door along the route into this shared staircase from Haviland House, Charleton House and Langton House are existing fire doors, providing security and some level of existing passive fire protection).

MEDIUM TERM

MINOR

REFERENCE RB-9AT1DK
 DUE 21/08/2025
 CATEGORY Technical: Tech - Fire Stopping - Major

The installation of 500mm downstands to the underside of the walkways inline with the flat party walls will also reduce the risk of smoke and heat spread further, channelling the products of combustion away from the building and staircase. This may be practicable as part of any upgrades, repairs or structural reinforcement to the walkways.

WHY Openings and non-fire resistant glazing to this staircase would allow the spread of heat and smoke from a fire in Haviland House or Charleton House to adversely affect this vertical escape route. This is the only means of escape route available for relevant persons evacuating from the upper floors in Langton House. The other blocks all have access to an alternative staircase, therefore this issue specifically affects this block disproportionately.

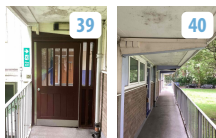
LOCATION Langton, Haviland and Charleton House elevations of the shared staircase



- Open air deck access approach to the flats on the Langton House side of the shared staircase.

The stair is separated from the deck approach by a fire door.

Small, structural downstand installations on the deck can help to channel smoke and heat away from the main building, it may be realistic to extend these as part of any structural upgrades to this area.

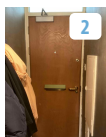


? Do flat/bedroom fire doors provide adequate fire resistance and have appropriate ironmongery?

YES

- A sample flat entrance door was inspected. It appeared (unless specified) to be in good condition, provide a notional 30 minutes of fire resistance and had suitable ironmongery and self-closing device.

It was not possible to inspect the other flat entrance doors at the time of this assessment, therefore (unless specified) it is assumed that they all provide adequate fire separation, based upon the sample inspected.



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

YES

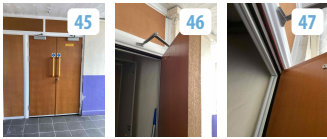
Communal doors protecting the single staircase from the deck access approach to the flats. These are fire doors including self closing devices, intumescent strips and cold smoke seals with fire rated glazing. They are subject to regular checks and periodic servicing and maintenance. As the block incorporates 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?

YES

A sample of cupboard doors were inspected. They all appeared (unless specified) to be in good condition, provided with the appropriate fire resistance, locks and 'Fire Door Keep Locked Shut' signage, and were locked at the time of the assessment.



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

NO/UNKNOWN

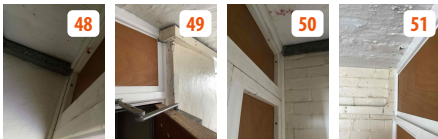
Access all risers/cupboards, check the fire resistance and compartmentation and upgrade as necessary to provide the correct fire resistance.

MEDIUM TERM
MINOR

Check ductwork and services penetrations have been suitable protected.

WHY Access to all risers/cupboards was not possible.
LOCATION Services duct, 4th floor (top level)

REFERENCE RB-6DRWXT
DUE 21/08/2025
CATEGORY Technical: Tech - Other



A sample identified a number of areas where remedial fire stopping works have been carried out.



? 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.

MEDIUM TERM
SERIOUS

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.

REFERENCE RB-1MWINK
DUE 21/08/2025
CATEGORY Fire Safety: Fire Safety - General

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.

- 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 site 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.

- 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-YA9CN1
DUE	21/05/2025
CATEGORY	Fire Safety: Fire Safety - General

SHORT TERM	
SERIOUS	
REFERENCE	RB-P7NTE2
DUE	21/05/2025
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?

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

N/A (THERE IS NO ROOFSPACE)

Measures to Assist the Fire Service

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

- Following completion of sprinkler system installation and/or structural remediation, change common fire alarm to an emergency evacuation alert system EAS to BS 8629.

WHY A common fire alarm is a possible future control measure, this could be reconfigured after it is no longer required to create an emergency evacuation alert system.

- Hydrant supply on New Street road side of the site. Additional supply on the car park side where the dry riser inlet is located.



- The main entrance door has a fire service key access over ride, which supplements the CCTV access system.

YES

LONG TERM	
BEST PRACTICE	
REFERENCE	RB-UHD2VP
DUE	21/02/2026
CATEGORY	Fire Safety: Fire Safety - General



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

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

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.

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)

The secure information box (SIB) is located in the lobby area of the shared staircase, between the blocks.

YES

SHORT TERM

MINOR

REFERENCE RB-LKEDA4
DUE 21/05/2025
CATEGORY Fire Safety: Fire Safety - General



Fire Procedures and Training

? Is there an effective emergency plan for the premises which is adequately communicated to building users?

- 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 signage in this block is not consistent with other blocks on the site. 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.



- 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.

? Are there any staff on site?

- Periodic staff attendance, carrying out maintenance and general work duties.
- A waking watch are on site 24/7 to support the full, simultaneous evacuation strategy, adopted following the identification of structural defects affecting the blocks.

? Are effective fire drills undertaken which are correctly recorded?

- 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.

NO/UNKNOWN

SHORT TERM

MINOR

REFERENCE RB-X88LXV
DUE 21/05/2025
CATEGORY Housing: Housing - Fire Action & Smoking Sign

SHORT TERM

SERIOUS

REFERENCE RB-PG1TR6
DUE 21/05/2025
CATEGORY Fire Safety: Fire Safety - General

YES

NO/UNKNOWN

SHORT TERM

BEST PRACTICE

REFERENCE RB-KFPUVL
DUE 21/05/2025
CATEGORY Housing: Housing - Policy, Training and Drills

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

NO/UNKNOWN

● 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).

SHORT TERM

BEST PRACTICE

REFERENCE RB-N1C7NI
DUE 21/05/2025
CATEGORY Housing: Housing - Other

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?

NOT REQUIRED

● Fire extinguishers are not required as there are no staff on site trained in their use.

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

NOT REQUIRED

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

YES

● There is a shared system between the adjacent blocks.

An action to improve signage for the inlets and outlets, helping to clearly identify the location and which riser is in use has already been included in the assessment for one of the sister blocks.

There is also an action to ensure the systems are checked and maintained as required.



? 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).

- 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?

? Are adequate independent smoke alarms provided within flats?

- 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?

- 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 '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.

- There is currently no communal alarm system.

- 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.

LONG TERM

SERIOUS

REFERENCE RB-YGITVZ
DUE 21/02/2026
CATEGORY Fire Safety: Fire Safety - General

NOT REQUIRED

YES

NO/UNKNOWN

SHORT TERM

SERIOUS

REFERENCE RB-BV8U2R
DUE 21/05/2025
CATEGORY Electrical: Elec - Srv - Fire Alarm

Means of Escape

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

● A fire exit door serves the adjacent blocks also, at the base of the shared stair core.

The ground floor flats have an alternative exit via a short external staircase.



? Are travel distances within acceptable limits? **YES**

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

● External escape stairs appear to be adequately maintained.



? Are escape routes unobstructed?

● 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. An alternative would be to upgrade the flat entrance doors at this level, to fire doors including self closing devices so that they have a protected escape route in a single direction to the short external staircase at the other end of the deck approach.

WHY Final exit door has an electro magnetic security device fitted. There is a day to day activation switch requiring a fob or key operation.

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.

WHY Final exit door has an electro magnetic security device fitted. There is a day to day activation switch.

This finding has already been highlighted in the assessment for Charleton House.

LOCATION Ground floor final exit

NO (ESCAPE ROUTES ARE OBSTRUCTED)

SHORT TERM

MINOR

REFERENCE RB-4VZQKP

DUE 21/05/2025

CATEGORY Electrical: Elec - Srv - Door Entry

SHORT TERM

MINOR

REFERENCE RB-U4LKTU

DUE 21/05/2025

CATEGORY Electrical: Elec - Srv - Door Entry



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

- 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. Although much of the deck access is in open air, enclosed staircases and landings should have some provision.

NO/UNKNOWN

MEDIUM TERM

MINOR

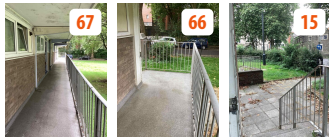
REFERENCE RB-DBDYDP
DUE 21/08/2025
CATEGORY Electrical: Elec - Srv - Emergency Lighting

? Is adequate escape route signage provided?

- Provide supplementary exit signage to indicate this escape route via the short external staircase.

WHY The ground level deck has two directions of travel, one door is secure to prevent unauthorised access to the shared staircase and other accommodation blocks.

LOCATION Pedestrian exit route



NO/UNKNOWN

SHORT TERM

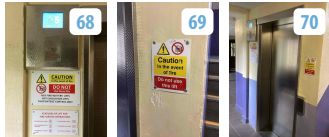
MINOR

REFERENCE RB-CQS5ZE
DUE 21/05/2025
CATEGORY Technical: Tech - Escape and Exting. Signs

? 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?

- A passenger lift is provided. This is a shared facility between the adjacent blocks.

It has already been highlighted that best practice would be to upgrade this facility if possible.



YES

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?

- Storey height (the floor of the 4th floor, which is the fifth level): 11.6m
To flat roof level: 14.5m

LOCATION Approximate heights

B) 11 TO 18M

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

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

NO/UNKNOWN

SHORT TERM

MINOR

REFERENCE RB-A71Y3W
DUE 21/05/2025
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-4EZ388
DUE	21/05/2025

? 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.

General

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

YES

● 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.

SHORT TERM	
MINOR	
REFERENCE	RB-4XS2UM
DUE	21/05/2025
CATEGORY	Technical: Tech - Other

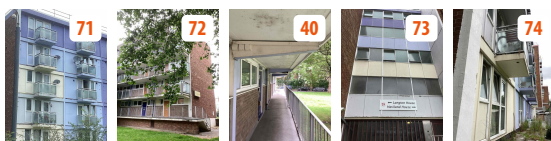
This exclusion is consistent with advice provided by The Fire Industry Association and is discussed in their guidance note to fire risk assessors on this matter (<https://www.fia.uk.com/resourceLibrary/fia-guidance-on-the-issue-of-cladding-and-external-wall-construction-in-fire-risk-assessments-for-multi-occupied-residential-premises-pdf.html>).

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 what is expected to be poorer reaction to fire performance and therefore a higher risk (e.g. spandrel panels). 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 current Building Regulations requirements. This is likely to constitute Category A work, requiring approval by the Building Safety Regulator.

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 external wall.



- 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.

LOCATION Spandrel panelling

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

YES

- Concrete extension of the main floor slab. Glazed upstanding 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?

NO/UNKNOWN

- We have not been made aware of any previous fire incidents and there is no evidence of fires on site to this property. We are also 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

- Access all areas, check for any inappropriate storage and the fire resistance, compartmentation and doors and upgrade to provide the correct fire resistance as necessary. Large voids should be sub-divided in accordance with the fire strategy.

SHORT TERM

MINOR

This area has attracted access by unauthorised persons and used for rough sleeping. This should be stopped by improving security to the area and increasing management checks to deter high risk activities.

REFERENCE RB-TQH7T3
DUE 21/05/2025
CATEGORY Technical: Tech - Other

Consideration should be given to making this area covered by a 'permit to work' scheme, where additional control measures (such as safety staff) can be put in place during the infrequent periods when access is required.

WHY Access was not possible to all areas of the building. The under deck void area has not been classed as a floor level or a basement area with regards to the storey level or overall height of this block.

LOCATION Under deck void



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

MEDIUM TERM

MINOR

WHY Access was not possible to all areas of the building. The area marked as a kitchen, next to the dry riser inlet, is reportedly now only used for low risk storage.

LOCATION Staircase, ground floor, 'kitchen'



REFERENCE RB-N4QWB9
DUE 21/08/2025
CATEGORY Technical: Tech - Other

- 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.

MEDIUM TERM

MINOR

REFERENCE RB-EN9IYM
DUE 21/08/2025
CATEGORY Technical: Tech - Other

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.

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 staircase.

LOCATION Wayfinding signage



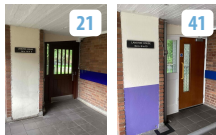
MEDIUM TERM
BEST PRACTICE

REFERENCE RB-5P9679
DUE 21/08/2025
CATEGORY Housing: Housing General

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.

Wayfinding signage is provided on each residential floor, indicating which flats are accessible on each floor level from the shared stair area.



Single level, one bedroom, hallway protected layout: hallway, lounge leading to kitchen and balcony, bedroom, bathroom. No door in kitchen area, however the lounge has a fire door (no self closer).

Main entrance is a fire door. Working self closer, combined intumescent strip and cold smoke seal, metal letterbox with intumescent sleeve, Georgian wired glazed top panel, spyglass, 3 hinges, openable from escape side without a key.

Detection, smoke alarm in hallway, lounge and heat alarm in kitchen. No provision in the bedroom.

Electrical heating. Main circuit breakers and distribution board are in the bedroom.

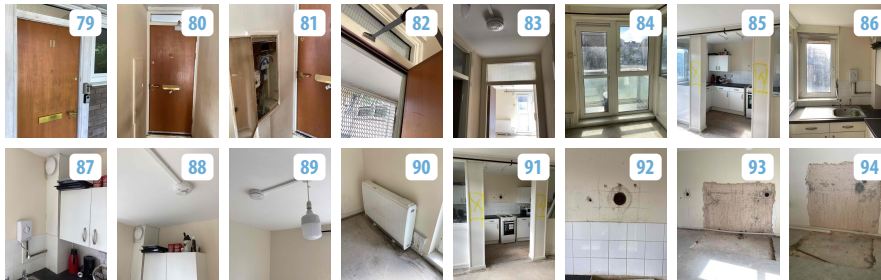
Ventilation from kitchen is via an extract fan and window.

Ventilation from bathroom is via an extract fan and window.

Pipework hidden behind boxing construction in bathroom and kitchen. Small number of services penetrations between floors.

Various structural intrusive assessment areas and yellow markings on the secondary columns in the kitchen.

LOCATION Void flat 11, 17/9/2024





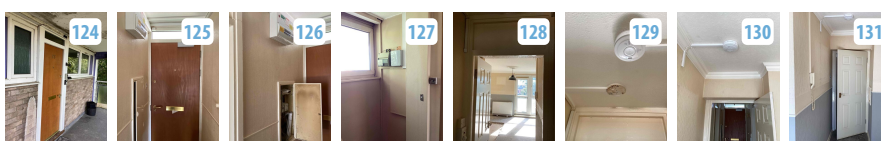
- Single level, one bedroom, hallway protected layout: hallway, lounge leading to kitchen area and balcony, bedroom, bathroom. No door in kitchen area, however the lounge has a fire door (with a self closer). Questionable glazing over bedroom door to hallway. Main entrance is a fire door. Working self closer, combined intumescent strip and cold smoke seal, metal letterbox with intumescent sleeve, Georgian wired glazed top panel, spyglass, 3 hinges, openable from escape side without a key. Fire alarm, legacy smoke alarm in hallway has been removed. No other provisions, although this is a void flat so the risk is minimal. Electrical heating. Main circuit breakers and distribution board are in the bedroom, protected by timber construction with nominal fire resistance. Ventilation from bathroom is via an extract fan and window. Ventilation from kitchen is via an openable window. Pipework hidden behind boxing construction in bathroom and kitchen. Ductwork running through the bedroom. Two structural intrusive assessment areas.

LOCATION Void flat 17, 17/9/2024



- Single level, one bedroom, hallway protected layout: hallway, lounge leading to kitchen area and balcony, bedroom, bathroom. No door in kitchen area, also the lounge only has a lightweight, hollow door (no self closer). Questionable glazing over bedroom door to hallway. Main entrance is a fire door. Working self closer, combined intumescent strip and cold smoke seal, metal letterbox with intumescent sleeve, Georgian wired glazed top panel, spyglass, 3 hinges, openable from escape side without a key. Detection, new smoke alarm system in hallway, lounge; and heat alarm in kitchen; legacy smoke alarm in hallway has been removed. Electrical heating. Some circuit breakers and distribution board are in the bedroom, second system in hallway. Ventilation from bathroom is via an extract fan and openable window. Ventilation from kitchen is via an extract fan and openable window. Pipework hidden behind boxing construction in bathroom and kitchen. Ductwork running through the bedroom. Two main structural intrusive assessment areas and access to the secondary columns and some core drill holes.

LOCATION Void flat 25, 17/9/2024





Concrete floors with steel reinforcement.
 Blockwork walls.
 Fire door (single direction of escape on the open air deck access).

LOCATION Flat 17, intrusive works have been carried out, visual assessment on 17/10/2024

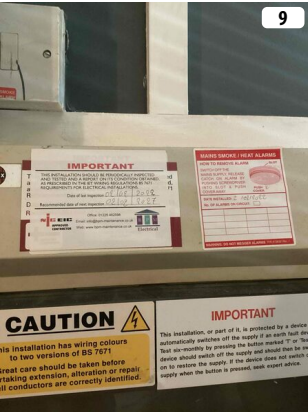
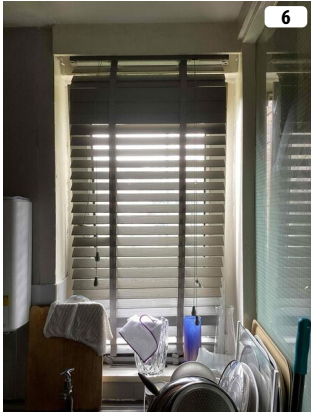
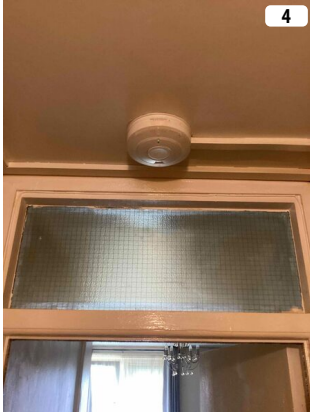


Concrete floors with steel reinforcement.
 Blockwork walls.
 Fire door (single direction of escape on the open air deck access).
 Spalading to floor below.

LOCATION Flat 25, intrusive works have been carried out, visual assessment on 17/10/2024



5 PHOTOS



Photos Continued...



17



18



19



20



21



22



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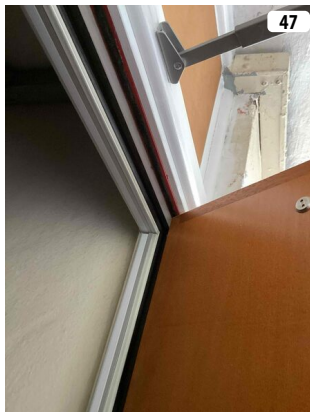
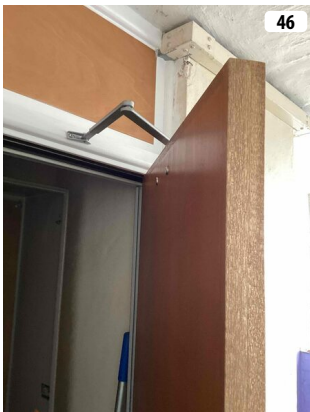


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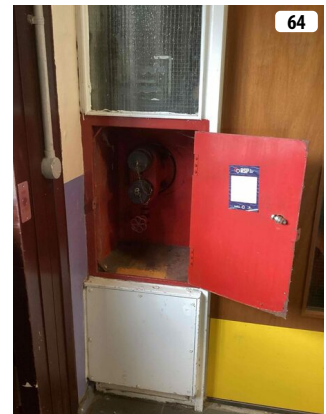
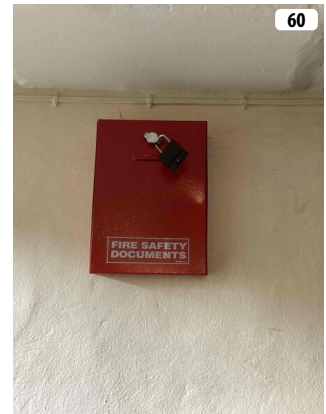
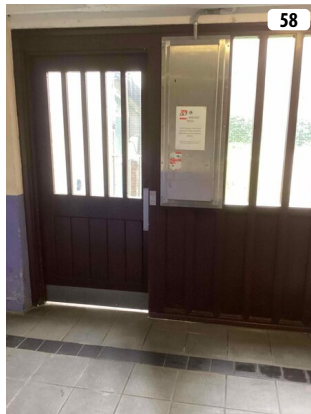
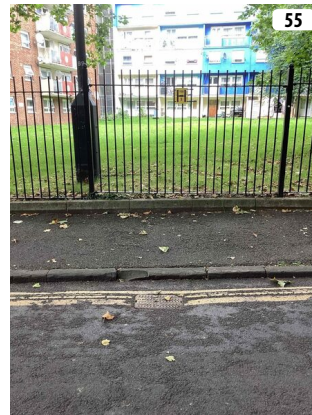
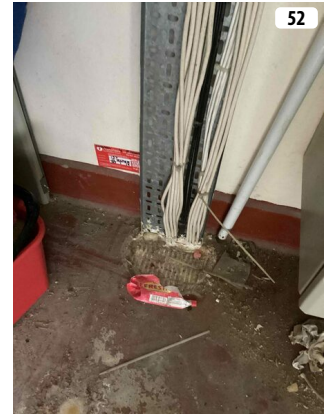
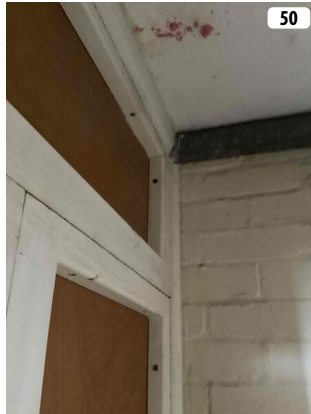


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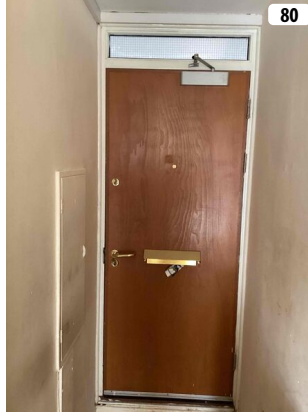
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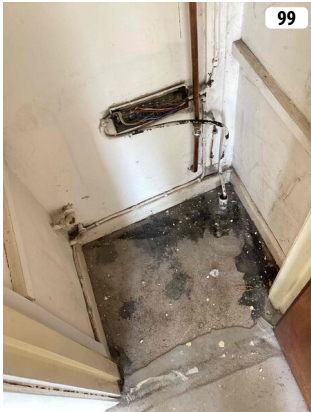
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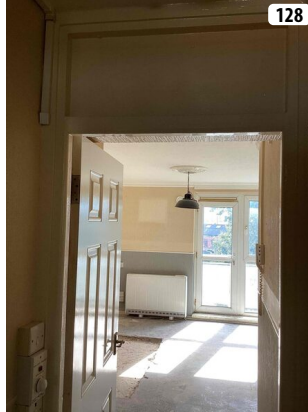
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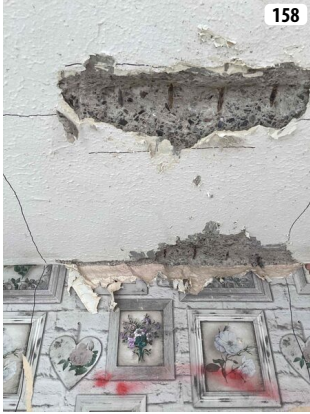
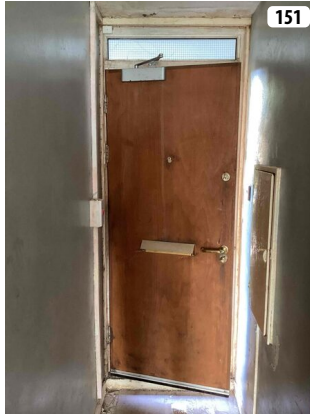


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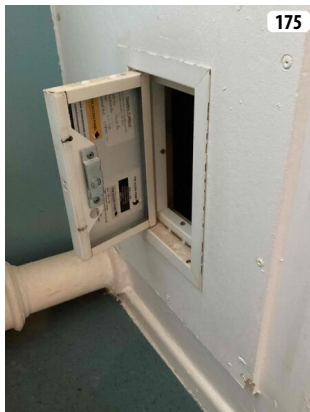
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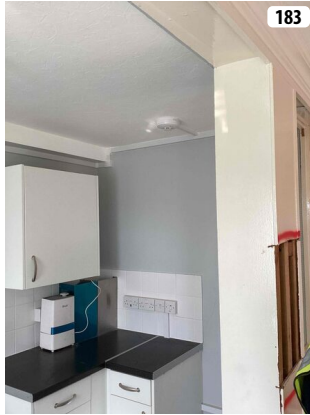
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6 ACTION PLAN

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 21/05/2025 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-YMLMDR

- 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 21/08/2025 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-HWZFH4

- Due to the structure and location of the property it is recommended that a suitable lightning protection specialist completes a risk assessment in order to establish whether a lightning protection system is in place and if not whether one is required.

DUE 21/02/2026 BY No One Assigned

NOT STARTED

Long Term

Other blocks on the site of a similar height are fitted with such a system.

WHY There is no visible evidence of a lightning protection system being installed on site in accordance with BS EN 62305:2006 Part 2.
REFERENCE RB-NNAY4A

- Advise residents of the no smoking policy within the communal areas.

DUE 21/05/2025 BY No One Assigned

NOT STARTED

Short Term

WHY There is evidence of illicit smoking, e.g. cigarette litter/burn marks/scorch marks.
REFERENCE RB-K9G2RD

Control of Sources of Fuel

- Confirm the nature and ownership of this installation.

DUE 21/08/2025 BY No One Assigned

NOT STARTED

Medium Term

Include some signage to indicate who should be contacted in case of an emergency.

Cooperate with the owners to ensure any necessary risk control measures are in place.

WHY There is a plant installation next to the main accommodation block. The nature or risk level of this could not be determined.
REFERENCE RB-K65WYJ

Fire Resisting Construction

- Upgrade the passive fire protection around this staircase, either upgrade the glazing with fire resistant glass or infill the openings with fire resistant materials. (Fire exit door along the route into this shared staircase from Haviland House, Charleton House and Langton House are existing fire doors, providing security and some level of existing passive fire protection).

DUE 21/08/2025 BY No One Assigned

NOT STARTED

Medium Term

The installation of 500mm downstands to the underside of the walkways inline with the flat party walls will also reduce the risk of smoke and heat spread further, channelling the products of combustion away from the building and staircase. This may be practicable as part of any upgrades, repairs or structural reinforcement to the walkways.

WHY Openings and non-fire resistant glazing to this staircase would allow the spread of heat and smoke from a fire in Haviland House or Charleton House to adversely affect this vertical escape route. This is the only means of escape route available for relevant persons evacuating from the upper floors in Langton House. The other blocks all have access to an alternative staircase, therefore this issue specifically affects this block disproportionately.

REFERENCE RB-9AT1DK

LOCATION Langton, Haviland and Charleton House elevations of the shared staircase

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

DUE 21/08/2025 BY No One Assigned

NOT STARTED

Medium Term

Check ductwork and services penetrations have been suitable protected.

WHY Access to all risers/cupboards was not possible.

REFERENCE RB-6DRWXT

LOCATION Services duct, 4th floor (top level)

- 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.

DUE 21/08/2025 BY No One Assigned

NOT STARTED

Medium Term

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.

REFERENCE RB-1MWINK

- 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.

DUE 21/05/2025 BY No One Assigned

Short Term

NOT STARTED

This work at the site 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.
 REFERENCE RB-YA9CN1

- 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.

DUE 21/05/2025 BY No One Assigned

Short Term

NOT STARTED

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.

REFERENCE RB-P7NTE2
 LOCATION Main structure

Measures to Assist the Fire Service

- Following completion of sprinkler system installation and/or structural remediation, change common fire alarm to an emergency evacuation alert system EAS to BS 8629.

DUE 21/02/2026 BY No One Assigned

Long Term

NOT STARTED

WHY A common fire alarm is a possible future control measure, this could be reconfigured after it is no longer required to create an emergency evacuation alert system.

REFERENCE RB-UHD2VP

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

DUE 21/05/2025 BY No One Assigned

Short Term

NOT STARTED

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.

REFERENCE RB-LKEDA4

Fire Procedures and Training

- 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 signage in this block is not consistent with other blocks on the site. 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-X88LXV

DUE 21/05/2025 BY No One Assigned

NOT STARTED

Short Term

- 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.

REFERENCE RB-PG1TR6

DUE 21/05/2025 BY No One Assigned

NOT STARTED

Short Term

- 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.

REFERENCE RB-KFPUVL

DUE 21/05/2025 BY No One Assigned

NOT STARTED

Short Term

- 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).

DUE 21/05/2025 BY No One Assigned

Short Term

NOT STARTED

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.

REFERENCE RB-N1C7NI

Fire Fighting Equipment and Fire Detection Systems

- 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.

DUE 21/02/2026 BY No One Assigned

Long Term

NOT STARTED

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).

REFERENCE RB-YGITVZ

- 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 '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.

REFERENCE RB-BV8U2R

DUE 21/05/2025 BY No One Assigned

NOT STARTED

Short Term

Means of Escape

- 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. An alternative would be to upgrade the flat entrance doors at this level, to fire doors including self closing devices so that they have a protected escape route in a single direction to the short external staircase at the other end of the deck approach.

WHY Final exit door has an electro magnetic security device fitted. There is a day to day activation switch requiring a fob or key operation.

REFERENCE RB-4VZQKP

LOCATION Ground floor exit route

DUE 21/05/2025 BY No One Assigned

NOT STARTED

Short Term

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

DUE 21/05/2025 BY No One Assigned

Short Term

NOT STARTED

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 door has an electro magnetic security device fitted. There is a day to day activation switch.

This finding has already been highlighted in the assessment for Charleton House.

REFERENCE RB-U4LKTU

LOCATION Ground floor final exit

- 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 21/08/2025 BY No One Assigned

Medium Term

NOT STARTED

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

REFERENCE RB-DBDYDP

- Provide supplementary exit signage to indicate this escape route via the short external staircase.

DUE 21/05/2025 BY No One Assigned

Short Term

NOT STARTED

WHY The ground level deck has two directions of travel, one door is secure to prevent unauthorised access to the shared staircase and other accommodation blocks.

REFERENCE RB-CQS5ZE

LOCATION Pedestrian exit route

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

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

DUE 21/05/2025 BY No One Assigned

Short Term

NOT STARTED

REFERENCE RB-A71Y3W

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

DUE 21/05/2025 BY No One Assigned

Short Term

NOT STARTED

- 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.

REFERENCE RB-4EZ388

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 what is expected to be poorer reaction to fire performance and therefore a higher risk (e.g. spandrel panels). 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 current Building Regulations requirements. This is likely to constitute Category A work, requiring approval by the Building Safety Regulator.

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 external wall.

REFERENCE RB-4XS2UM

DUE 21/05/2025 BY No One Assigned

NOT STARTED

Short Term

- Access all areas, check for any inappropriate storage and the fire resistance, compartmentation and doors and upgrade to provide the correct fire resistance as necessary. Large voids should be sub-divided in accordance with the fire strategy.

DUE 21/05/2025 BY No One Assigned

NOT STARTED

Short Term

This area has attracted access by unauthorised persons and used for rough sleeping. This should be stopped by improving security to the area and increasing management checks to deter high risk activities.

Consideration should be given to making this area covered by a 'permit to work' scheme, where additional control measures (such as safety staff) can be put in place during the infrequent periods when access is required.

WHY Access was not possible to all areas of the building. The under deck void area has not been classed as a floor level or a basement area with regards to the storey level or overall height of this block.

REFERENCE RB-TQH7T3

LOCATION Under deck void

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

DUE 21/08/2025 BY No One Assigned

NOT STARTED

Medium Term

WHY Access was not possible to all areas of the building. The area marked as a kitchen, next to the dry riser inlet, is reportedly now only used for low risk storage.

REFERENCE RB-N4QWB9

LOCATION Staircase, ground floor, 'kitchen'

- 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.

DUE 21/08/2025 BY No One Assigned

NOT STARTED

Medium Term

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-EN9IYM

- 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 21/08/2025 BY No One Assigned

NOT STARTED

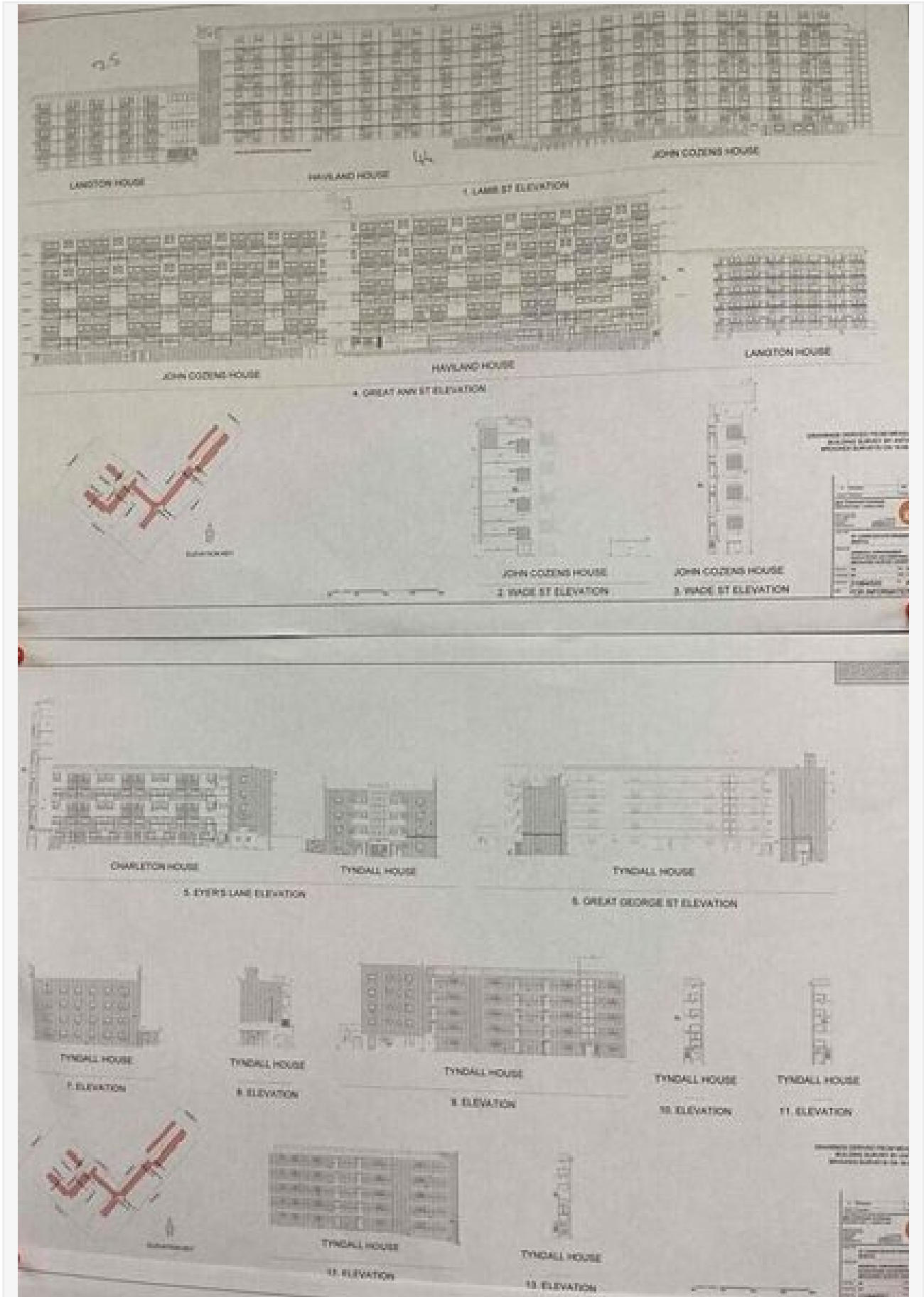
Medium Term

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 staircase.

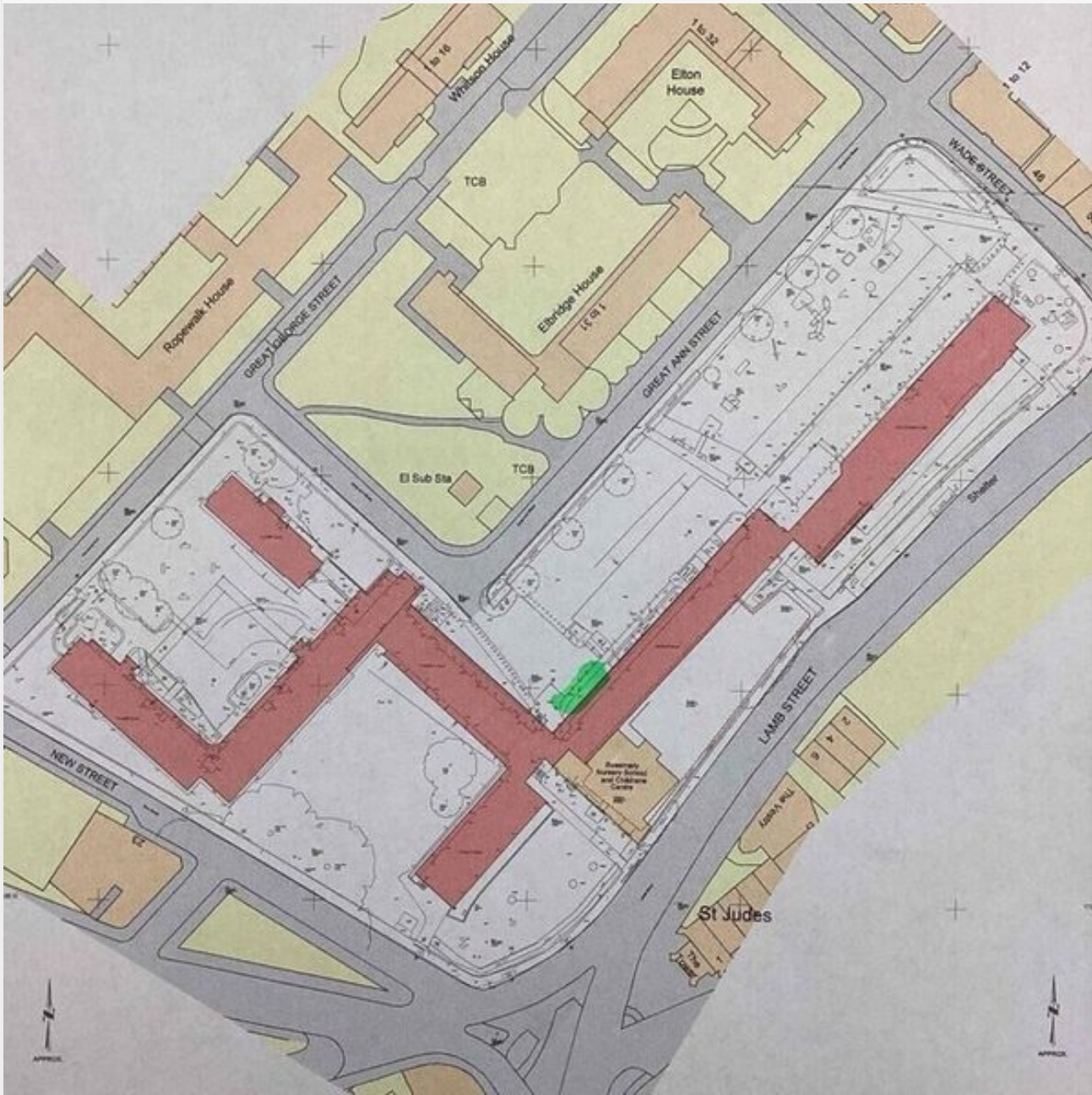
REFERENCE RB-5P9679

LOCATION Wayfinding signage

St Jude's basic elevations



St Jude's basic site plan





RIDGE

This Risk Assessment has
been prepared by
Ridge and Partners LLP

Ridge is a UK top 40,
multi-discipline property
and construction
consultancy.

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