COMBINED FIRE AND HEALTH & SAFETY RISK ASSESMENT.

AGO Fire & Rescue
PREVENT • PROTECT • RESPOND

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Address of premises:	198-222 Padstow Road; McArthur Court; Swindon; SN2 2EQ
Responsible Person:	McArthur Court (Swindon) Management Company Limited
Duty Holder:	Block Management Company Limited
Person(s) consulted:	No occupier or other relevent person available to consult.
Assessor:	Rob Cockburn
Report validated by:	John Godfrey, GIFireE.
Date of fire risk assessment:	2nd September 2026
Date of previous fire risk assessment:	16th October 2024
Suggested date for review:	September 2027



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- The purpose of this report is to provide an assessment of the risk to life from fire in these premises, and, where appropriate, to make recommendations to ensure compliance with fire safety legislation, particularly Article 9 of the Regulatory Reform (Fire Safety) Order 2005.
- This report does not address the risk to property or business continuity from fire.
- This report includes recommendations for required remedial actions and ongoing monitoring and control measures.
- The Regulations also require employers to devise and implement safety measures as identified in the Risk Assessment.
- The non-domestic part of a property is the area where the landlord, his employees, representatives or contractors can access without the permission of the occupiers of each dwelling, such as lofts, roof spaces, internal lobbies & stairs, electricity & gas cupboards, lift motor and plant rooms, and external areas including for example paths, cupboards and garden areas.
- The domestic property is any part of the building which is used as a residence and where the occupiers have sole use.
- This report considers the following aspects of fire safety and also reflects the fire safety standards identified during the assessment in each area of the building being inspected:

  - Sources of Ignition / Fuel
  - Persons at Risk
  - Fire Detection and Warning Systems
  - Means of Escape
  - Provision of Fire Fighting Equipment
  - Emergency Evacuation Plans and Training
  - Maintenance and Testing of Fire Safety Equipment
  - Signage
  - Plant Emergency Procedures
  - Building Plans & Fire Provisions

- The assessments, observations and recommendations made are only relevant to the conditions identified at the time of this assessment. Regular inspections and review risk assessments are required to ensure the current standards are maintained.
- This report includes overview assessments for relevant legal requirements indicating whether the client is complying with Fire Safety Legislation.
- Unless otherwise instructed, the frequency of the review period for this assessment is dependent on the Fire Safety management system and the severity and likelihood of risks and hazards observed.
- The content of this report is based on the information and access provided to the assessor at the time of this assessment. Any recommendations or advice in this report is based upon evidence seen. No guarantee can be given that any subsequent visit by inspectors with statutory powers may result in other breaches of legislation being found.
- Whilst every care is taken to interpret current Acts, Regulations and Approved Codes of Practices, these can only be authoritatively interpreted by Courts of Law.

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

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GENERAL INFORMATION.

1.0	**THE PREMISES**	
1.1	Number of floors at ground floor level and above:	Four
	Number of floors entirely below ground floor level:	N/A
	Floors on which car parking is provided:	N/A
1.2	Approximate floor area:	400m2 approx
1.3	Details of construction and layout:	The premises consists of two blocks and is of traditional brick and block construction with a pitched, tiled roof. The main entrance door to block 198-208 leads to the ground floor hallway which accesses the fixed electrical cupboard and the open plan concrete staircase accessing the units on the upper floors. Units are located at two on the first, second and third floors. The main entrance to block 210-222 leads to the ground floor hallway which accesses the fixed electrical cupboard, the ground floor flat and the open plan concrete staircase accessing the units on the upper floors. Units are located at one on the ground and two on the first, second and third floors. The escape routes are lit by a combination of conventional and emergency lighting and is ventilated by outwardly opening windows and an AOV in both blocks.
1.4	Use of premises:	Purpose built residential premises
2.0	**THE OCCUPANTS**	
2.1	Approximate maximum number of employees at any one time:	0
2.2	Approximate number of residents and visitors at any one time:	26 approx.
3.0	**OCCUPANTS ESPECIALLY AT RISK FROM FIRE**	
3.1	Sleeping occupants:	26 approx.
3.2	Occupants in remote areas and lone workers:	0
3.3	Others:	0
4.0	**FIRE LOSS EXPERIENCE**	
4.1	Details:	None advised of by the Client.

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5.0	**OTHER RELEVANT INFORMATION**
	This combined health, safety and type 1 fire risk assessment is non-intrusive and covers the communal areas only as required by the Regulatory Reform (Fire Safety) Order 2005. The number of persons on site is based upon 2 people per flat. All information within this report was gained by the assessor from a visual inspection of the premises and from consultation with the Client where appropriate. As this premises is a purpose-built block the evacuation strategy is stay put. No attempt has been made to intrusively investigate the conformity of the external wall construction against the requirement of relevant benchmark standards including Approved Document B. This would require a specialist external wall assessment in the form of a FRAEW. However, the external walls comprise brick and therefore the risk of surface flame spread can be considered as low.
6.0	**RELEVANT FIRE SAFETY LEGISLATION & GUIDELINES**
6.1	The following fire safety legislation and guidance has been used and followed in preparing this report:
	Regulatory Reform (Fire Safety) Order 2005
	Fire Safety Act 2021
	Fire Safety (England) Regulations 2022
	Approved Document B of the Building Regulations
	Electricity at Work Regulations / IET Wiring Regulations 18th Edition 2019 / British Standard 7671
	Health and Safety Executive. HSG 107. Maintaining portable and transportable electrical equipment. Issue 3 – 2013
	The Smoke-free (Premises and Enforcement) Regulations 2006
	Gas Safe Register
	COSHH Regulations 2002 – Control of Substances Hazardous to Health Regulations 2002
	Dangerous Substances and Explosive Atmospheres Regulations 2002
	BS 5839 part 1 : 2017 Fire detection and alarm systems for buildings
	BS 5266 Part 1: 2016 Emergency Lighting code of practice for the emergency escape lighting for premises
	BS 5306 - 8 :2012 Fire Extinguishing installations and equipment on premises

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6.0	**RELEVANT FIRE SAFETY LEGISLATION & GUIDELINES CONTD.**	
	BS 9251: 2014 Commercial Sprinkler Systems	
	BS 9990 : 2015 Non automatic fire fighting systems	
	BS 7346 : 2013 Automatic opening smoke vents	
	BS 5499 : part 1 2002 and BS ISO 3864 – 1 :2011 Safety Signs	
	BS 8214:2008 – Code of practice for fire door assemblies	
	BS 9999 :2008 Code of Practice for fire safety in the design, management and use of buildings	
	BS BSEN 62305 – 1:2011 Protection against lightning	
	BS 7176:2007+A1:2011 Specification for resistance to ignition of upholstered furniture for non domestic seating	
	Local Government Publication – Fire Safety in Purpose Built Flats	
6.2	The above legislation is enforced by:	Dorset and Wiltshire Fire Service
6.3	Other legislation that makes significant requirements for fire precautions in these premises (other than the Building Regulations 2010 (as amended)):	
6.4	The other legislation is enforced by:	Local Authority
6.5	Is there an Alterations Notice in force?	NO
	Relevant information and deficiencies observed:	
None.		

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FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

7.0	**ELECTRICAL SOURCES OF IGNITION**	
7.1	Reasonable measures taken to prevent fires of electrical origin?	YES
	More Specifically:	
7.2	• Fixed installation periodically inspected and tested?	YES
	• Portable appliance testing carried out?	N/A
	• Suitable policy regarding the use of personal electrical appliances?	N/A
	• Suitable limitation of trailing leads and adapters?	YES
	• Sockets and extension leads loaded correctly?	YES
	• Reel type extension leads used correctly?	N/A
	• Are flexes run in safe places where they will not be damaged?	N/A
	• Reel type extension leads used correctly?	N/A
	• Are flexes run in safe places where they will not be damaged?	N/A
	• Electrical sockets and switches in good visual condition and free from damage?	YES
	• Light fittings in good visual condition and free from damage?	YES
	• Electrical cabling and conduit in good visual condition and free from damage?	YES
	• Distribution / Fuse board(s) appear suitable and free from damage?	YES
7.3	Comments and Hazards Observed:	

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	According to the sticker attached to the consumer unit, the fixed electrical installation was last inspected and tested in August 2022 for both blocks. All fixed electrical installations supplying the communal areas of a residential property should be inspected every five years in accordance with Electricity at Work Regulations / IEE Wiring Regulations Eighteenth Edition 2019 / British Standard 7671: 2018. It is therefore recommended that the client instruct a suitably qualified and competent electrical contractor to inspect and test the fixed electrical installation as a priority and a written Electrical Condition Report (EICR) obtained. It is recommended that the RP then create a management action to ensure the electrical installation is retested on a five yearly rolling basis. There were no trailing leads or adapters identified within the common areas at the time of this assessment.	
8.0	**SMOKING**	
8.1	Are reasonable measures taken to prevent fires as a result of smoking?	YES
8.2	More specifically:	
	• Is smoking prohibited in appropriate areas?	YES
	• Are there suitable arrangements for those who wish to smoke?	YES
	• Did the smoking policy appear observed at time of inspection?	YES
	• Are “No Smoking” signs provided in the common areas?	YES
	Relevant information (including description of arrangements and deficiencies observed):	
No evidence of illicit smoking was found in the premises at the time of this assessment. This premises operates a strict no smoking policy, which has been communicated to each resident by means of appropriate signage. Residents may smoke within their own flat or outside the premises.		
9.0	**ARSON**	
9.1	Does basic security against arson by outsiders appear reasonable? (1)	YES
	(1) **Reasonable only in the context of this fire risk assessment. If specific advice is required on security (including security against arson) is required, the advice of a security specialist should be obtained.**	
9.2	Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders?	YES
	Relevant information (including description of arrangements and deficiencies observed):	
Building security is good and the building is secured with an electronic entry key fob system for both blocks. The building perimeter was found to be clear of any fire load at the time of this assessment.		

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10.0	**PORTABLE HEATERS AND HEATING AND VENTILATION INSTALLATIONS**	
10.1	Is there satisfactory control over the use of portable heaters?	YES
10.2	Are fixed heating and ventilation installations subject to regular maintenance?	N/A
	Relevant information (including description of arrangements and deficiencies observed):	
There were no portable heaters identified within the communal areas during this assessment. There is no fixed heating within the communal areas.		
11.0	**COOKING**	
11.1	Are reasonable measures taken to prevent fires as a result of cooking?	N/A
11.3	Relevant information (including description of arrangements and deficiencies observed):	
No cooking takes place in the communal areas of the property.		
12.0	**LIGHTNING**	
12.1	Does the building have a lightning protection system?	N/A
	Relevant information (including description of arrangements and deficiencies observed):	
There was no lightning conductor identified during this assessment.		

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13.0	**HOUSEKEEPING**	
13.1	Is the standard of housekeeping adequate?	NO
	More Specifically:	
	• Do combustible materials appear to be separated from ignition sources?	YES
	• Avoidance of unnecessary accumulation of combustible materials or waste?	NO
	• Are gas and electricity intake / meter cupboards adequately secured and kept clear of combustible materials?	YES
	Relevant information (including description of arrangements and deficiencies observed):	

Housekeeping was found to be satisfactory at the time of this assessment within block 198-208, with all common areas and escape routes found to be free of combustibles and residents' storage. Care must be taken to avoid obstructing or blocking fire exit routes and this area must be monitored at all times.

Housekeeping was found to be of a poor standard at the time of this assessment within block 210-222 with the communal areas and escape routes congested with residents' possessions and storage. It is recommended that the client arrange for the communal areas to be cleared as a priority and all residents reminded of the importance of maintaining sterile communal areas and escape routes.

Waste is well managed in purpose-built bin stores located throughout the McArthur Court complex.

14.0	**HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS**	
14.1	Is there satisfactory control over works carried out in the building?	N/K
	Relevant information (including description of arrangements and deficiencies observed):	

All contractors employed by the client must supply risk assessments and method statements prior to working.
It is recommended that the client give all contractors induction training prior to commencing work, which should include emergency procedures.
Additionally, the client should arrange to conduct a post work inspection of the work area to ensure all works have been completed satisfactorily and safely, with no residual hazards present that could compromise the fire safety of the premises.

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15.0	**DANGEROUS SUBSTANCES [2]**	
15.1	Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises? [3]	N/A
[2] For the purposes of this fire risk assessment and the Fire Safety Order, dangerous substances and primarily explosive, highly flammable or flammable substances and oxidising agents. [3] Small quantities with negligible impact on the appropriate fire precautions need not be taken into account.		
	Relevant information (including description of arrangements and deficiencies observed):	
None identified during this assessment.		
16.0	**OTHER SIGNIFICANT FIRE HAZARDS THAT WARRANT CONSIDERATION INCLUDING PROCESS HAZARDS THAT IMPACT ON GENERAL FIRE PRECAUTIONS**	
16.1	Are all the combustible materials and flammable liquids and gases stored/used safely?	N/A
	Relevant information (including description of arrangements and deficiencies observed):	
None identified during this assessment.		

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FIRE PROTECTION MEASURES.

17.0	**MEANS OF ESCAPE FROM FIRE**		
17.1	It is the design and maintenance of the means of escape considered adequate?		YES
	More specifically:		
	• Are there reasonable distances of travel?		
		• Where there is escape in a single direction?	YES
		• Where there are alternative means of escape?	YES
	• Is there adequate provision of exits?		YES
	• Do fire exits open in the direction of escape, where necessary?		YES
	• Are the arrangements provided for securing exits satisfactory?		YES
	• Is the fire resisting construction (including any glazing) protecting escape routes and staircases of a suitable standard and maintained in a sound condition?		YES
	• Is the fire resistance of doors to staircases and the common areas considered adequate, and are the doors maintained in a sound condition?		N/A
	• Are suitable self-closing devices fitted to doors in the common areas?		N/A
	• Is the fire resistance of doors to meter cupboards / store rooms / plant rooms in the common areas considered adequate, and are they adequately secured and / or fitted with suitable self-closing devices?		YES
	• Is the fire resistance of flat entrance doors considered adequate, and are doors maintained in a sound condition?		YES
	• Are suitable self-closing devices fitted to flat entrance doors and, where fitted, maintained in good working order?		YES
	• Are the escape routes clear of obstructions?		YES
	• Are all final exits easily and immediately openable?		YES
	• Is it considered that the premises are provided with reasonable arrangements for means of escape for disabled people?		N/A

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	Relevant information (including description of arrangements and deficiencies observed):

The means of escape for block 210-222 comprises of single staircase leading to a single width inwardly opening front and rear exit discharging at street level.

The means of escape for 198-208 comprises of a single staircase leading to a single width inwardly opening front exit discharging at street level.

Care must be taken to avoid obstructing the means of escape and this area should be monitored on a continuous basis by all residents.

The escape route is protected by flat entrance doors.

Client advises the building is under 11m.
It is recommended that the RP obtains a fire door survey conducted by a suitably qualified and competent contractor in order to assess the fire door suitability of all flat entrance doors within the premises. As per the guidance in **Fact sheet: Fire doors (regulation 10)** to compliment **Regulation 10 of The Fire Safety (England) Regulations 2022** - "Responsible persons for residential buildings below 11 metres in height have a duty to put in place general fire precautions in these buildings, this duty includes making sure that all fire doors – including flat entrance doors – are capable of providing adequate protection."

It is recommended that the RP provides the following information to all residents:

- fire doors should be kept shut when not in use;
- residents or their guests should not tamper with the self-closing devices; and
- residents should report any faults or damages with doors immediately to the responsible person;

as per the guidance in fire door fact sheet **Fact sheet: Fire doors (regulation 10)** to compliment **Regulation 10.2 of The Fire Safety (England) Regulations 2022** - "The RP is also required to provide residents in all residential buildings with two or more sets of domestic premises with information on fire doors."
It is further recommended that this information must be provided to all residents of domestic premises within the building, within each period of 12 months; and to a new resident of domestic premises in the building, as soon as reasonably practicable after that resident moves into the premises. As per **Regulation 10.3 The Fire Safety (England) Regulations 2022.**

There were no disabled occupants identified during this assessment. In the event of a disabled person requiring access to the premises (i.e. an employee, a visitor or a contractor) a Personal Emergency Evacuation Plan (PEEP) should be written and implemented by the RP.

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18.0	**MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT**	
18.1	It is considered that there is / are:	
	• Adequate levels of compartmentation between floors and between flats and the common escape routes?	YES
	• Reasonable limitation of linings that might promote fire spread?	YES
	• As far as can be reasonably ascertained, reasonable fire separation within any roof space?	YES
	• Adequately fire protected service risers and / or ducts in common areas, that will restrict the spread of fire and smoke?	NO
18.2	As far as can reasonably be ascertained, fire dampers are provided as necessary to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of a fire? (4) (5)	N/A
	Relevant information (including description of arrangements and deficiencies observed):	

It was noted during this fire risk assessment that there were breaches in the compartmentation in the following areas:

- Breaches within the electrical intake cupboard of block 210-222

It is therefore recommended that the RP instructs a suitably qualified and competent contractor to repair the breaches with a suitable compound capable of providing a minimum of 30 minutes fire resistance in order to minimise the likelihood of fire spread and to protect the means of escape as per Section 17 “Compartmentation” in Fire Safety in Purpose-Built Block of Flats.

It was noted during this fire risk assessment that there was an overuse of intumescent sealant within the electrical intake cupboard in both blocks. Intumescent sealant is to be used as a sealant only as its integrity cannot be verified for fire stopping breaches in compartmentation due to the changes in viscosity. It is therefore recommended that the RP instructs a suitably qualified and competent contractor to repair all breaches with a suitable compound capable of providing a minimum of 30 minutes fire resistance in order to stop the spread of smoke and fire.

It was noted during this fire risk assessment that the electrical cupboards on the 3rd floor within blocks 198-208 are encased in what appears to be non-suitable fire-resistant material. This could allow smoke and fire to spread into the means of escape which could stop/impede persons escape. It is therefore recommended RP instructs a suitably qualified and competent contractor to encase the electrics on the 3rd floor with a compound capable of providing a minimum of 30 minutes fire resistance and any hatch door installed is capable of providing a minimum of 30 minutes fire resistance complete with a combined cold smoke and intumescent seals, fire rated high temperature hinges, an FB lock mechanism and “Fire Door Keep Locked” signage.

	(4) This fire risk assessment will not necessarily identify all minor fire stopping issues that might exist within the building. If you become aware of other fire stopping issues, or are concerned about the adequacy of fire stopping, you may wish to consider arranging for an invasive survey by a competent specialist. **(5) A full investigation of the design of heating, ventilation and air conditioning systems is considered to be outside of the scope of this fire risk assessment.**

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19.0	**EMERGENCY ESCAPE LIGHTING**	
19.1	Has a reasonable standard of emergency escape lighting system been provided? [6]	YES
	[6] Based on a visual inspection, but no test of illuminance levels or verification of full compliance with relevant British Standards carried out.	
	Relevant information (including description of arrangements and deficiencies observed):	
Emergency lighting is installed throughout the common areas and from a brief visual examination conducted during this assessment, appears to be functioning correctly. A detailed inspection of individual light fittings or any kind of discharge or illuminance test has not been undertaken during this assessment.		
20.0	**FIRE SAFETY SIGNS AND NOTICES**	
20.1	Is there a reasonable standard of fire safety signs and notices?	YES
	Relevant information (including description of arrangements and deficiencies observed):	
A Fire action notice is installed by each exit door and is completed in full. Directional signage is not required for this premises due to the short travel distances and simple escape route layout utilising a single staircase and exit door.		

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21.0	**MEANS OF GIVING WARNING IN CASE OF FIRE**	
21.1	Is a reasonable fire detection and alarm system provided in the common areas, where necessary? (7)	N/A
	(7) **Based on a visual inspection, but no audibility tests or verification of full compliance with relevant British Standard carried out.**	
21.2	If there is a communal fire detection and fire alarm system, does it extend into the dwellings?	N/A
21.3	Where appropriate, is there a zone plan displayed?	N/A
21.4	Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?	N/A
	Relevant information (including description of arrangements and deficiencies observed):	
There is no means of detection installed within the communal areas which is suitable for this purpose-built residential premises.		
21.4	Relevant experience on false alarm experience (if known)	N/A

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22.0	**MANUAL FIRE EXTINGUISHING APPLIANCES**	
22.1	Is there reasonable provision of manual fire extinguishing appliances?	N/A
22.2	Are all fire extinguishing appliances readily accessible, look in good condition, located appropriately and within test date?	N/A
	Relevant information (including description of arrangements and deficiencies observed):	
There are no portable fire extinguishers installed within the common areas, which is appropriate for this residential premises.		
23.0	**RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS [8]**	
23.1	Type of fixed system	N/A
	None installed.	
	Relevant information (including description of arrangements and deficiencies observed):	
None installed.		
	[8] Relevant to life safety and this risk assessment (as opposed to property protection).	
24.0	**OTHER RELEVANT FIXED SYSTEMS AND EQUIPMENT [9]**	
24.1	Type of Fixed System	
	Automatic Opening Vent	
	[9] Relevant to life safety and this risk assessment (as opposed to property protection).	
	Relevant information (including description of arrangements and deficiencies observed):	
It is recommended that a representative of the RP conducts monthly visual and functionality checks of the AOVs ensuring there is no damage and all AOVs open correctly. It is further recommended that the RP instructs a suitably qualified and competent contractor to conduct an annual service of the AOVs as per BS7346-8.		
24.2	Are the appropriately sited facilities for electrical isolation of any photovoltaic (PV) cells, with appropriate signage, to assist the fire and rescue service?	N/A
	Relevant information (including description of arrangements and deficiencies observed):	
None installed.		

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MANAGEMENT OF FIRE SAFETY.

25.0	**PROCEDURES AND ARRANGEMENTS**	
25.1	Safety Assistance.	
25.1	The competent person(s) appointed under Article 18 of the Fire Safety Order to assist the responsible person in undertaking the preventive and protective measures (i.e. relevant general fire precautions) is:	It is not known if the RP has appointed a Competent Person.
25.2	Fire safety at the premises is managed by [10]	The RP
	(10) This is not intended to represent a legal interpretation of responsibility, but merely reflects the managerial arrangement in place at the time of this risk assessment.	
25.3	Is there a suitable record of the fire safety arrangements?	YES
	Relevant information (including description of arrangements and deficiencies observed):	
A fire safety procedure has been written and is displayed in the entrance area in the form of a Fire Action Notice.		
25.4	Evacuation Strategy:	
	Stay Put	
25.5	Are procedures in the event of fire appropriate and properly documented, where appropriate? [11]	YES
	[11] **Based on a brief review of procedures at the time of this fire risk assessment. In-depth review of documentation is outside the scope of this fire risk assessment, unless otherwise stated.**	
	Relevant information (including description of arrangements and deficiencies observed):	
A fire safety procedure has been written and is displayed in the entrance area in the form of a Fire Action Notice.		

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25.6	Are there routine in-house inspections of fire precautions (e.g. in the course of health and safety inspections)?	N/K
	Relevant information (including description of arrangements and deficiencies observed):	
It is recommended that a suitable written record of periodic visual inspections of all access routes to the premises is implemented by the RP. This should include a record of the condition of external steps and pathways. Any defects identified should be communicated to each resident and repaired by an approved contractor as a priority. It is recommended that a suitable written record of periodic visual inspections of all other external communal areas is implemented by the RP, which should identify any potential hazards including slips or trips from major indentations or imperfections in any surface, including hard and soft landscaping. Any defects identified should be communicated to each resident and repaired by an approved contractor as a priority. Where refuse compounds are identified, an observation regarding waste management should be made as infrequent collections could result in broken glass in the vicinity of the compound leading to possible injury to playing children and a build-up of food waste, which would attract vermin such as foxes, rats or mice.		
26.0	**TRAINING & DRILLS**	
26.1	Are all staff given adequate fire safety instruction and training?	N/A
	Relevant information (including description of arrangements and deficiencies observed):	
No staff identified at the time of this assessment.		
26.2	When employees of another employer work in the premises, is appropriate information on fire risks and fire safety measures provided??	N/A
	Relevant information (including description of arrangements and deficiencies observed):	
No staff identified at the time of this assessment.		

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27.0	**TESTING AND MAINTENANCE**	
27.1	Is there adequate maintenance of the premises?	YES
	Relevant information (including description of arrangements and deficiencies observed):	
The premises appears in reasonable visual condition.		
27.2	Weekly testing and periodic servicing of fire detection and alarm system?	N/A
	Relevant information (including description of arrangements and deficiencies observed):	
None installed.		
27.3	Monthly and annual testing routines for emergency escape lighting?	YES
	Relevant information (including description of arrangements and deficiencies observed):	
Records were made available for inspection.		
27.4	Annual maintenance of fire extinguishing appliances?	N/A
	Relevant information (including description of arrangements and deficiencies observed):	
None installed.		

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27.5	Are six monthly inspection and annual testing of rising mains undertaken?	N/A
	Relevant information (including description of arrangements and deficiencies observed):	
None installed.		
27.6	Are weekly and monthly testing, six monthly inspection, and annual inspection and testing of lift(s) provided for use by fire fighters or evacuation of disabled people (evacuation lifts)?	N/A
	Relevant information (including description of arrangements and deficiencies observed):	
None installed.		
27.7	Other relevant inspections or tests:	N/A
None.		

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28.0	**RECORD KEEPING**	
28.1	Are there appropriate records of:	
	• Fire alarm tests (where relevant)?	N/A
	• Emergency escape lighting tests?	YES
	• Maintenance and testing of other fire protection systems?	N/A
	Relevant information (including description of arrangements and deficiencies observed):	
Client advises that records are held centrally.		
29.0	**PREMISES INFORMATION BOX**	
29.1	Is there a suitably located premises information box for the fire and rescue service? (12)	N/A
	(12) **Normally only applies to sheltered and extra care housing**	
	Relevant information (including description of arrangements and deficiencies observed):	
None identified during this fire risk assessment.		
30.0	**ENGAGEMENT WITH RESIDENTS**	
30.1	Has information regarding fire procedures been disseminated to residents?:	N/K
30.2	Is fire safety information disseminated to residents?	N/K
	Relevant information (including description of arrangements and deficiencies observed):	
As per the guidance in Fire Safety Purpose-Built Blocks of Flats section 77.1 – 77.6 it is recommended that the RP implements regular communication regarding vital safety messages, A “Resident’s Handbook” (which can be published on the RP’s website), general advice on domestic fire safety and preventing fires in the home, along with regular targeted campaigns of leafleting and other initiatives to promote fire safety to keep it fresh within the resident’s minds.		

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HEALTH & SAFETY – AMENITIES ONLY.

31.0	**SLIP, TRIP AND FALL HAZARDS.**	
31.1	• Are external pathways & hard surfaces free from moss and weeds?	YES
	• Are steps & step edges easily discernible and undamaged?	YES
	• Are there any loosely trailing cables or hosepipes which present a trip hazard?	NO
	• Are there any loose items on balconies or windowsills which could fall?	NO
	• Does the roof / chimney / soffits appear in good visual condition?	YES
	• Is there rock salt or grit stored at the property?	NO
	• Does the standard of landscaping appear adequate with grassed areas level and free of substantial indentations?	YES
	• Are the garden areas free from tree stumps or protruding roots?	YES
	• Is the car park surface reasonably level and free from potholes or similar?	YES
	• Are structural boundary walls and / or fences in good visual condition?	YES
	• Is there an under-croft entrance at the property?	NO
	• If so, is there a suitable height limit warning sign displayed at the vehicle entrance?	N/A
	• Are there any other safety issue concerns?	NO
31.2	Comments and hazards observed:	

The surrounding areas of the premises including hard and soft landscaping and car parking areas were found to be in good visual condition with paved and Tarmacked surfaces reasonably level and free from major indentations or potholes.
Landscaping & external grounds maintenance is of an acceptable standard.
These areas should be periodically inspected by the RP and the results of each inspection recorded.

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32.0	**CHEMICAL & BIOLOGICAL**	
32.1	Are all drains, guttering and foul water covers safe and secure?	YES
	Is there evidence of an asbestos register in place?	N/K
	Is there evidence of a gas supply to the property?	N/K
	Is there evidence of rodent bait boxes on site?	NO
	Are there cleaning or other chemicals stored on site?	N/K
	Could herbicides or pesticides be used on site?	N/K
32.2	Comments and deficiencies observed	
No further comment required.		
33.0	**ERGONOMICS**	
33.1	Are there downpipes, bollards, boundary walls etc obstructed by foliage?	NO
	Is there any rough land or copse area?	NO
	Are trees / branches obstructive or hazardous?	NO
	Is there loft access?	YES
	Are there play areas or play equipment on site?	NO
33.2	Comments and deficiencies observed	
No further comment required.		
34.0	**MECHANICAL SYSTEMS**	
34.1	Is there an automated entrance gate?	N/A
	None installed.	
34.2	Comments:	N/A
None.		

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RISK ASSESSMENT.

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

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

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

LOW ☐ MEDIUM ■ HIGH ☐

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

Low: Unusually low likelihood of fire as a result of negligible potential sources of ignition.

Medium: Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

High: Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Taking into account the nature of the premises and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for the life safety in the event of fire would be:

SLIGHT HARM ■ MODERATE HARM ☐ EXTREME HARM ☐

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

Slight Harm: Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which fire occurs).

Moderate Harm: Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.

Extreme Harm: Significant potential for serious injury or death of one or more occupants.

Accordingly, it is considered that the risk to life from fire at theses premises is:

TRIVIAL ☐ TOLERABLE ■ MODERATE ☐ SUBSTANTIAL ☐ INTOLERABLE ☐

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

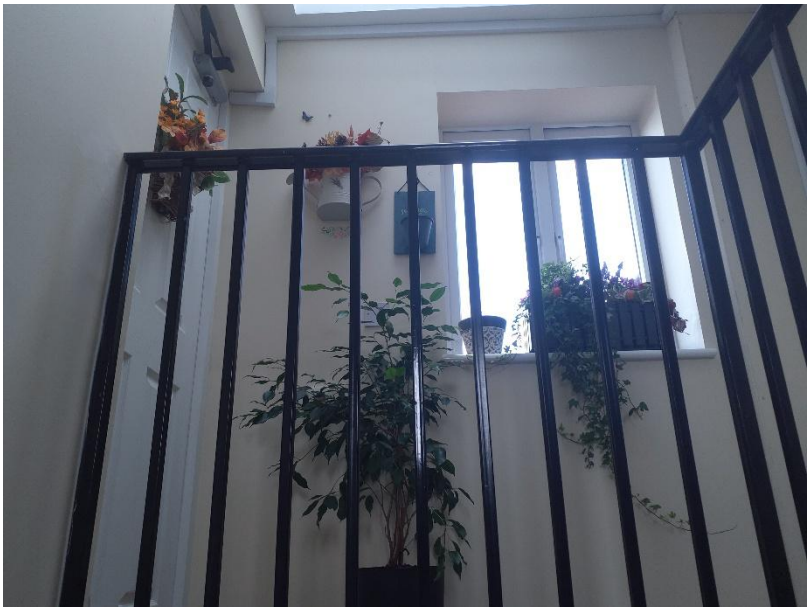
Risk Level	Action and timescale
Trivial	No action required at this stage.
Tolerable	**No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.**
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken
Intolerable	Building (or relevant area) should not be occupied until the risk is reduced.

Note that, although the purpose of this section is to place the fire risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained within the following action plan. The fire risk assessment should be repeated regularly.

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ACTION PLAN
It is considered that the following recommendations should be implemented in order to reduce fire risk to, or maintain it at, the following levels: **Tolerable**
Definition of priorities (where applicable): **Priorities:** **1. High** **2. Medium** **3. Low** **Suggested timescale:** **A. Immediately.** **B. Short term** **C. Medium term.** **D. Long term.**

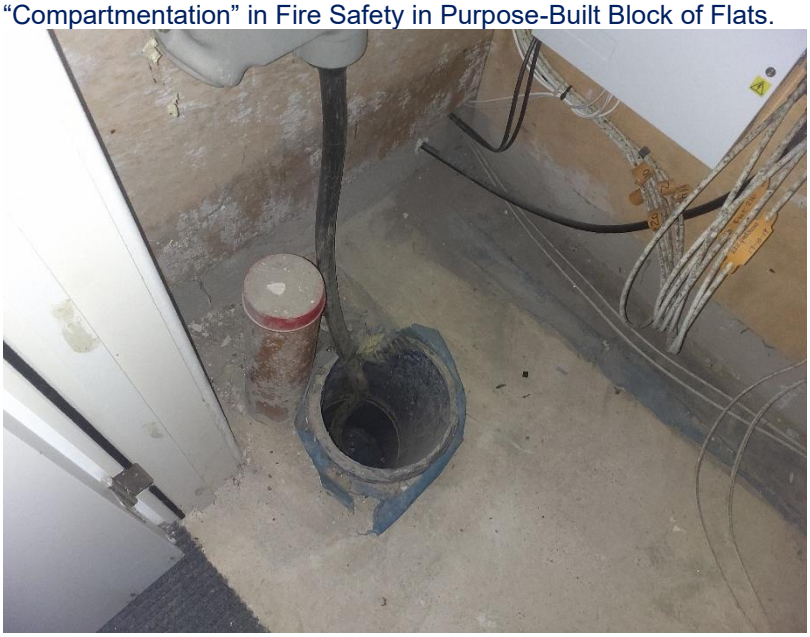
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Item	Recommendation	Priority	Timescale	
01	According to the sticker attached to the consumer unit, the fixed electrical installation was last inspected and tested in August 2022 for both blocks. All fixed electrical installations supplying the communal areas of a residential property should be inspected every five years in accordance with Electricity at Work Regulations / IEE Wiring Regulations Eighteenth Edition 2019 / British Standard 7671: 2018. It is therefore recommended that the client instruct a suitably qualified and competent electrical contractor to inspect and test the fixed electrical installation as a priority and a written Electrical Condition Report (EICR) obtained. It is recommended that the RP then create a management action to ensure the electrical installation is retested on a five yearly rolling basis.	2	B	Ongoing Action Required DH maintain central record of EICR due dates and action as required
02	Housekeeping was found to be of a poor standard at the time of this assessment within block 210-222 with the communal areas and escape routes congested with residents' possessions and storage. It is recommended that the client arrange for the communal areas to be cleared as a priority and all residents reminded of the importance of maintaining sterile communal areas and escape routes. 	3	A	Ongoing Action Required DH remind residents of sterile area policy via ticketing and notice board

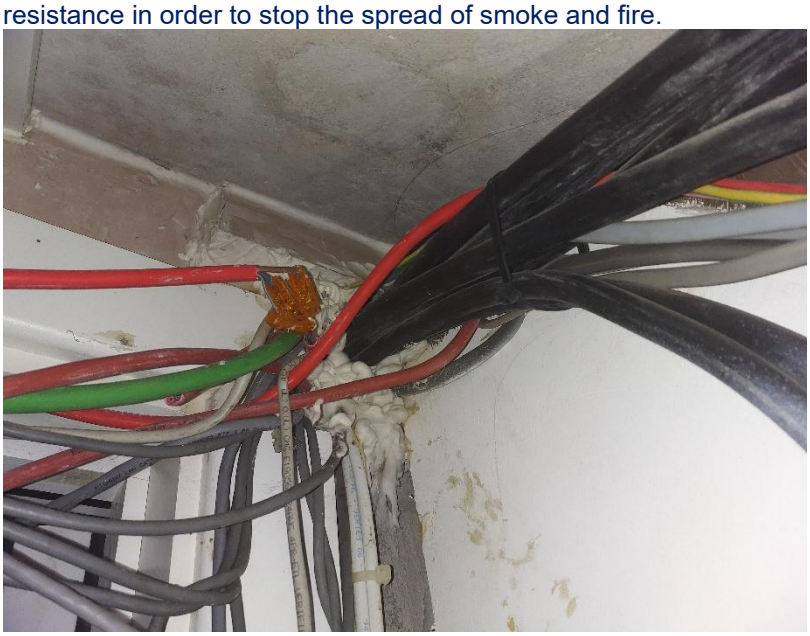
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03	It is recommended that the RP obtains a fire door survey conducted by a suitably qualified and competent contractor in order to assess the fire door suitability of all flat entrance doors within the premises. As per the guidance in **Fact sheet: Fire doors (regulation 10)** to compliment **Regulation 10 of The Fire Safety (England) Regulations 2022** - "Responsible persons for residential buildings below 11 metres in height have a duty to put in place general fire precautions in these buildings, this duty includes making sure that all fire doors – including flat entrance doors – are capable of providing adequate protection."	1	B	Ongoing action required Inspection carried out per current legislation
04	It is recommended that the RP provides the following information to all residents: • fire doors should be kept shut when not in use; • residents or their guests should not tamper with the self-closing devices; and • residents should report any faults or damages with doors immediately to the responsible person; as per the guidance in fire door fact sheet **Fact sheet: Fire doors (regulation 10)** to compliment **Regulation 10.2 of The Fire Safety (England) Regulations 2022** - "The RP is also required to provide residents in all residential buildings with two or more sets of domestic premises with information on fire doors." It is further recommended that this information must be provided to all residents of domestic premises within the building, within each period of 12 months; and to a new resident of domestic premises in the building, as soon as reasonably practicable after that resident moves into the premises. As per **Regulation 10.3 The Fire Safety (England) Regulations 2022.**	1	B	Ongoing Action Required DH provide information via email, website and notice board

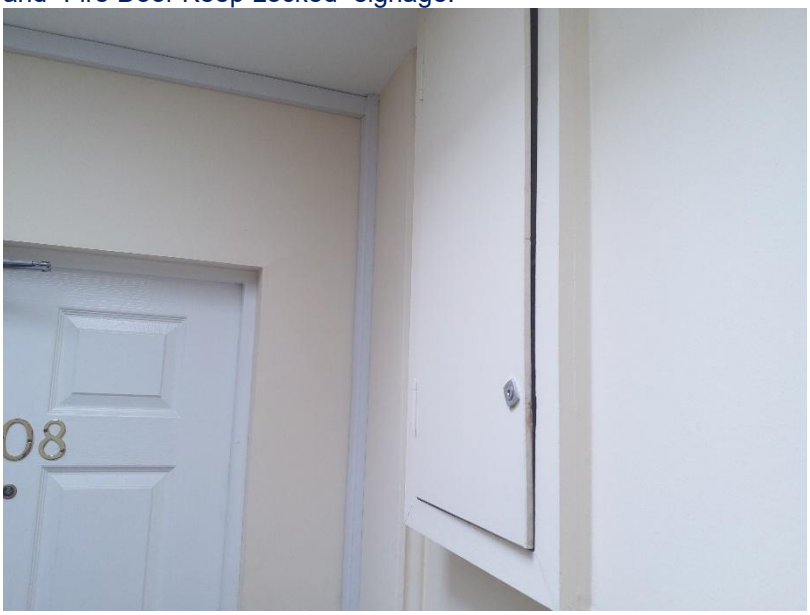
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05	It was noted during this fire risk assessment that there were breaches in the compartmentation in the following areas: • Breaches within the electrical intake cupboard of block 210-222 It is therefore recommended that the RP instructs a suitably qualified and competent contractor to repair the breaches with a suitable compound capable of providing a minimum of 30 minutes fire resistance in order to minimise the likelihood of fire spread and to protect the means of escape as per Section 17 “Compartmentation” in Fire Safety in Purpose-Built Block of Flats. 	2	B	Action Required Contractor to review

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06	It was noted during this fire risk assessment that there was an overuse of intumescent sealant within the electrical intake cupboard in both blocks. Intumescent sealant is to be used as a sealant only as its integrity cannot be verified for fire stopping breaches in compartmentation due to the changes in viscosity. It is therefore recommended that the RP instructs a suitably qualified and competent contractor to repair all breaches with a suitable compound capable of providing a minimum of 30 minutes fire resistance in order to stop the spread of smoke and fire. 	2	B	Action Required Contractor to review

COMBINED FIRE AND HEALTH & SAFETY RISK ASSESMENT.

07	It was noted during this fire risk assessment that the electrical cupboards on the 3rd floor within blocks 198-208 are encased in what appears to be non-suitable fire-resistant material. This could allow smoke and fire to spread into the means of escape which could stop/impede persons escape. It is therefore recommended RP instructs a suitably qualified and competent contractor to encase the electrics on the 3rd floor with a compound capable of providing a minimum of 30 minutes fire resistance and any hatch door installed is capable of providing a minimum of 30 minutes fire resistance complete with a combined cold smoke and intumescent seals, fire rated high temperature hinges, an FB lock mechanism and “Fire Door Keep Locked” signage. 	1	B	Action Required Contractor to review

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08	It is recommended that a representative of the RP conducts monthly visual and functionality checks of the AOVs ensuring there is no damage and all AOVs open correctly. It is further recommended that the RP instructs a suitably qualified and competent contractor to conduct an annual service of the AOVs as per BS7346-8.  	2	B	Ongoing action required Contractor inspects annually Visual inspections undertaken during routine site inspection
09	It is recommended that a suitable written record of periodic visual inspections of all access routes to the premises is implemented by the RP. This should include a record of the condition of external steps and pathways. Any defects identified should be communicated to each resident and repaired by an approved contractor as a priority.	2	C	Ongoing Action DH inspect communal areas and action as required
10	It is recommended that a suitable written record of periodic visual inspections of all other external communal areas is implemented by the RP, which should identify any potential hazards including slips or trips from major indentations or imperfections in any surface, including hard and soft landscaping. Any defects identified should be communicated to each resident and repaired by an approved contractor as a priority. Where refuse compounds are identified, an observation regarding waste management should be made as infrequent collections could result in broken glass in the vicinity of the compound leading to possible injury to playing children and a build-up of food waste, which would attract vermin such as foxes, rats or mice.	2	C	Ongoing Action DH inspect communal areas and action as required
11	As per the guidance in Fire Safety Purpose-Built Blocks of Flats section 77.1 – 77.6 it is recommended that the RP implements regular communication regarding vital safety messages, A “Resident’s Handbook” (which can be published on the RP’s website), general advice on domestic fire safety and preventing fires in the home, along with regular targeted campaigns of leafleting and other initiatives to promote fire safety to keep it fresh within the resident’s minds.	3	C	Ongoing Action Required DH provide information via email, website and notice board

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12	The surrounding areas of the premises including hard and soft landscaping and car parking areas were found to be in good visual condition with paved and Tarmacked surfaces reasonably level and free from major indentations or potholes. Landscaping & external grounds maintenance is of an acceptable standard. These areas should be periodically inspected by the RP and the results of each inspection recorded.	2	C	Ongoing Action DH inspect communal areas and action as required