COMBINED FIRE AND HEALTH & SAFETY RISK ASSESMENT.

AGO Fire & Rescue
PREVENT • PROTECT • RESPOND

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Address of premises:	1-11 Savernake Court Savernake Street Swindon SN1 3XL
Responsible Person:	Savernake Court Management Company Limited
Duty Holder:	Block Management 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:	23rd October 2024/ Reviewed October 2025
Date of previous fire risk assessment:	N/K
Suggested date for review:	October 2025

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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:	Three
	Number of floors entirely below ground floor level:	N/A
	Floors on which car parking is provided:	One
1.2	Approximate floor area:	430m2 approx
1.3	Details of construction and layout:	The premises is of traditional brick and block construction with c rendered elevations and a pitched, tiled roof. The main entrance leads to a lobby protected timber staircase which accesses the units on the upper floors. The units are located at 1 on the ground floor and 5 on the first and second floors. The means of escape are lit by a combination of conventional and emergency lighting and are ventilated by automatic opening vents.
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:	22 approx.
3.0	**OCCUPANTS ESPECIALLY AT RISK FROM FIRE**	
3.1	Sleeping occupants:	22 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 rendered brick and therefore the risk of surface flame spread can be considered as low. It was noted during this fire risk assessment that there was an EV charge cable in the enclosed ground floor carpark. It is recommended that the RP consult Guidance Document RC59: Recommendations for fire safety when charging electric vehicles and compliance with all sections should be sought. This may require some intrusive passive fire surveys and some alterations to the fire alarm system, together with remote electrical isolation. Specialist advice therefore may be required from qualified contractors.
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?	NO
	More Specifically:	
7.2	• Fixed installation periodically inspected and tested?	NO
	• 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:	
	It could not be established when the fixed electrical installation was last inspected. 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.	

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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 appropriate lock mechanism and electronic entry system. 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?	NO
	• 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?	NO
	Relevant information (including description of arrangements and deficiencies observed):	
Housekeeping was found to be of a poor standard at the time of this assessment with the communal areas, riser cupboards and escape routes congested with residents' possessions and storage. It is recommended that the client arrange for the communal areas and riser cupboards to be cleared as a priority and all residents reminded of the importance of maintaining sterile communal areas, riser cupboards and escape routes. Waste is well managed with the bin store located within the carpark.		
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?	N/A
	• 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?		NO
	• Are suitable self-closing devices fitted to doors in the common areas?		YES
	• 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?		NO
	• Is the fire resistance of flat entrance doors considered adequate, and are doors maintained in a sound condition?		NO
	• 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 this property comprises of a single lobby protected staircase from the second to the first floor lobby which leads to an additional lobby protected staircase leading to a single width inwardly opening front exit and a single width outwardly opening side exit to the carpark.

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 lobby doors and flat front doors.

It was noted during this fire risk assessment that multiple vents on the riser doors and intake doors on all floors and within the carpark did not appear to be intumescent vents. This could allow smoke and fire to easily pass into the means of escape which could stop/impede persons escape. It is therefore recommended that the RP instructs a suitably qualified and competent contractor to inspect all the vents to ensure they are intumescent vents. Any deficiencies found should be replaced as a priority in order to protect the means of escape as per Home Office Fire Safety (England) Regulations 2022 – Fire Door Guidance Section 6.12.

It was noted during this fire risk assessment that the lobby doors on all riser doors on all floors had painted seals and no cold smoke seals and no smoke seals installed within the gas and electrical intake cupboard door located in the carpark. This could affect the integrity of the smoke seal/doorset which could allow smoke to spread into the means of escape. It is therefore recommended that the RP instructs a suitably qualified and competent contractor to replace the smoke seals with new combined cold smoke and intumescent seals as per Home Office Fire Safety (England) Regulations 2022 – Fire Door Guidance Section 6.7F.

It was noted during this fire risk assessment that the lobby doors to flats 8-11, flat 7, flats 3-6 and flat 1 had gaps larger than 4mm or less than 2mm causing the door to not fully self-close. This could allow smoke and fire to spread into the means of escape. It is therefore recommended that the RP instructs a suitably qualified and competent contractor to rehang the door to achieve gaps which are no less than 2mm and no more than 4mm. If this cannot be achieved it is further recommended that the RP instructs the contractor to replace the doors with new FD30s fire doors complete with three grade 13 hinges, a combined cold smoke and intumescent seal, an overhead closer and “Fire Door Keep Shut” signage as per Home Office Fire Safety (England) Regulations 2022: Fire Door Guidance Section 6.7C.

It was noted during this fire risk assessment that the electrical and gas intake cupboard doors in the carpark had non-fire rated hinges which could cause the door to fall from its leaf in the event of a high temperature fire. It is therefore recommended that the RP instructs a suitably qualified and competent contractor to rehang each lobby door on three grade 13 hinges in order to maintain the integrity of the doorset and protect the means of escape.

As per section 33.2 of Fire Safety in Purpose-Built Block of Flats a type 1 fire risk assessment requires us to conduct a fire door survey on a sample of flat front doors. The door to flat 10 was surveyed during this sample which confirmation of the fire resistance could not be confirmed due to no certification sticker being present.
It is essential that each flat entrance door is a suitable fire door, providing a minimum of thirty minutes fire resistance, hung on three grade 13 hinges and having a functioning self-closing device fitted that positively closes the door on the latch, together with smoke and intumescent seals. It is recommended therefore that the RP instruct a suitably qualified and competent contractor to conduct a fire door inspection to all flat entrance doors and communal area doors providing advice on suitability. Any shortcomings identified by this inspection should be addressed as a priority by upgrading or replacing the door.
Flat entrance doors, communal area doors, the seals and the self-closing devices should then be subjected to an annual inspection and maintenance schedule.

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?	NO
	• 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 was an overuse of intumescent sealant within the electrical intake cupboard within the carpark. Intumescent sealant is used to seal other fire-resistant materials and should not be used as the main fire resisting compound due to the inconsistent viscosity causing the integrity to fail at different time frames within a fire. It is therefore recommended that the RP instructs a suitably qualified and competent contractor to replace this overuse of sealant with a compound capable of providing a consistent minimum of 30 minutes fire resistance (like pink plasterboard) in order to protect the means of escape from smoke and fire.

It was noted during this fire risk assessment that there were breaches in the compartmentation adjacent to flat 5 and the gas and electrical intake cupboard located in the carpark. This could allow smoke and fire to spread into the means of escape or undetected throughout the premises which could contradict the stay put policy and/or impede persons escape from the building. 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 protect the means of escape.

It was noted during this fire risk assessment that within the electrical intake cupboard located in the carpark there were large gaps around the frame and the metal beam had light shining through from the intake cupboard. This could allow smoke and fire to spread into the means of escape as the integrity of the fire resistance cannot be verified. It is therefore recommended that the RP instructs a suitably qualified and competent contractor to fully compartment the electrical intake cupboard along with replacing the metal beam with a suitable compound capable of providing a minimum of 30 minutes fire resistance.

(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?	NO
	Relevant information (including description of arrangements and deficiencies observed):	
A Fire action notice is installed by each exit door and is completed in full. There was no directional signage present within this premises. It is recommended that the RP instructs a suitably qualified and competent contractor to conduct a safety signs survey to install directional signage within the appropriate locations. All signage should conform to safety signs and signals: the health and safety regulations 1996.		

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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):	

It was noted during this fire risk assessment that hard wired smoke detectors were installed within the premises. This could be considered as an overprovision for this purpose-built block of flats implementing a stay put evacuation policy. Consideration could be given by the RP as to their removal. This is in line with current fire safety guidance for purpose-built flats.

Each flat is responsible for their own fire precautions and it is recommended that the RP advise each resident of the importance of installing smoke detectors within their flat. One battery operated smoke detector in the lobby of each flat would be the minimum provision, however mains powered smoke detectors, each with a battery backup, installed within the escape route of each flat, in all rooms that communicate with the escape route and a heat detector within the kitchen, interlinked to form a BS5839-6: 2019 Grade D detection system with LD2 coverage would be the preferred and safest option for each occupant.

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. It is recommended that the client encourage all residents to install a fire blanket within their kitchens.		
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):	
There is an AOV installed within the premises/each block. These are serviced by an approved contractor appointed by the client.		
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.		

COMBINED FIRE AND HEALTH & SAFETY RISK ASSESMENT.

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 client advises that records are held centrally.		
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 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):	
Records made available for inspection.		
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?	NO
	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.		

COMBINED FIRE AND HEALTH & SAFETY RISK ASSESMENT.

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 ☐

COMBINED FIRE AND HEALTH & SAFETY RISK ASSESMENT.

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.

COMBINED FIRE AND HEALTH & SAFETY RISK ASSESMENT.

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.**

COMBINED FIRE AND HEALTH & SAFETY RISK ASSESMENT.

Item	Recommendation	Priority	Timescale	
01	It was noted during this fire risk assessment that there was an EV charge cable in the enclosed ground floor carpark. It is recommended that the RP consult Guidance Document RC59: Recommendations for fire safety when charging electric vehicles and compliance with all sections should be sought. This may require some intrusive passive fire surveys and some alterations to the fire alarm system, together with remote electrical isolation. Specialist advice therefore may be required from qualified contractors. 	1	B	Action required This action is not permitted. DH have informed owners this action is not permitted.
02	It could not be established when the fixed electrical installation was last inspected. 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.	1	B	Ongoing action required DH maintain central record of EICR due date and action as required

COMBINED FIRE AND HEALTH & SAFETY RISK ASSESMENT.

03	Housekeeping was found to be of a poor standard at the time of this assessment with the communal areas, riser cupboards and escape routes congested with residents' possessions and storage. It is recommended that the client arrange for the communal areas and riser cupboards to be cleared as a priority and all residents reminded of the importance of maintaining sterile communal areas, riser cupboards and escape routes. 	2	B	Ongoing action required DH inspect communal area and ticket items for removal. Residents are reminded of sterile area policy via notice board
04	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.	3	C	Ongoing action required DH action as required

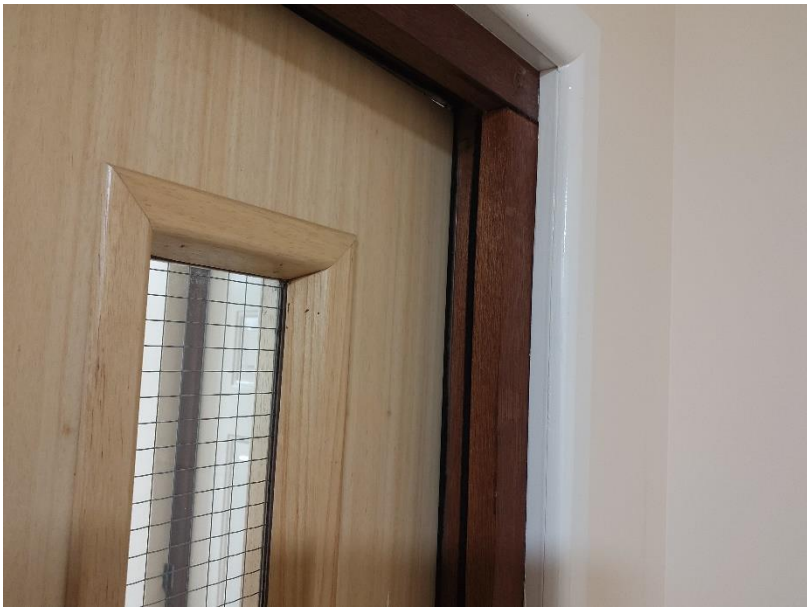
COMBINED FIRE AND HEALTH & SAFETY RISK ASSESMENT.

05	It was noted during this fire risk assessment that multiple vents on the riser doors and intake doors on all floors and within the carpark did not appear to be intumescent vents. This could allow smoke and fire to easily pass into the means of escape which could stop/impede persons escape. It is therefore recommended that the RP instructs a suitably qualified and competent contractor to inspect all the vents to ensure they are intumescent vents. Any deficiencies found should be replaced as a priority in order to protect the means of escape as per Home Office Fire Safety (England) Regulations 2022 – Fire Door Guidance Section 6.12. 	1	B	Action Complete

COMBINED FIRE AND HEALTH & SAFETY RISK ASSESMENT.

06	It was noted during this fire risk assessment that the lobby doors on all riser doors on all floors had painted seals and no cold smoke seals and no smoke seals installed within the gas and electrical intake cupboard door located in the carpark. This could affect the integrity of the smoke seal/doorset which could allow smoke to spread into the means of escape. It is therefore recommended that the RP instructs a suitably qualified and competent contractor to replace the smoke seals with new combined cold smoke and intumescent seals as per Home Office Fire Safety (England) Regulations 2022 – Fire Door Guidance Section 6.7F. 	2	B	Action complete

COMBINED FIRE AND HEALTH & SAFETY RISK ASSESMENT.

07	It was noted during this fire risk assessment that the lobby doors to flats 8-11, flat 7, flats 3-6 and flat 1 had gaps larger than 4mm or less than 2mm causing the door to not fully self-close. This could allow smoke and fire to spread into the means of escape. It is therefore recommended that the RP instructs a suitably qualified and competent contractor to rehang the door to achieve gaps which are no less than 2mm and no more than 4mm. If this cannot be achieved it is further recommended that the RP instructs the contractor to replace the doors with new FD30s fire doors complete with three grade 13 hinges, a combined cold smoke and intumescent seal, an overhead closer and “Fire Door Keep Shut” signage as per Home Office Fire Safety (England) Regulations 2022: Fire Door Guidance Section 6.7C.  	2	B	Action complete To be monitored

COMBINED FIRE AND HEALTH & SAFETY RISK ASSESMENT.

08	It was noted during this fire risk assessment that the electrical and gas intake cupboard doors in the carpark had non-fire rated hinges which could cause the door to fall from its leaf in the event of a high temperature fire. It is therefore recommended that the RP instructs a suitably qualified and competent contractor to rehang each lobby door on three grade 13 hinges in order to maintain the integrity of the doorset and protect the means of escape. 	3	B	Action complete
09	As per section 33.2 of Fire Safety in Purpose-Built Block of Flats a type 1 fire risk assessment requires us to conduct a fire door survey on a sample of flat front doors. The door to flat 10 was surveyed during this sample which confirmation of the fire resistance could not be confirmed due to no certification sticker being present. It is essential that each flat entrance door is a suitable fire door, providing a minimum of thirty minutes fire resistance, hung on three grade 13 hinges and having a functioning self-closing device fitted that positively closes the door on the latch, together with smoke and intumescent seals. It is recommended therefore that the RP instruct a suitably qualified and competent contractor to conduct a fire door inspection to all flat entrance doors and communal area doors providing advice on suitability. Any shortcomings identified by this inspection should be addressed as a priority by upgrading or replacing the door. Flat entrance doors, communal area doors, the seals and the self-closing devices should then be subjected to an annual inspection and maintenance schedule.	1	B	Ongoing Action required Flat entrance doors inspected May 2025 Inspection scheduled in accordance with current legislation. DH provide safety notice and via website
10	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.	3	C	Ongoing action required DH action as required

COMBINED FIRE AND HEALTH & SAFETY RISK ASSESMENT.

11	It was noted during this fire risk assessment that there was an overuse of intumescent sealant within the electrical intake cupboard within the carpark. Intumescent sealant is used to seal other fire-resistant materials and should not be used as the main fire resisting compound due to the inconsistent viscosity causing the integrity to fail at different time frames within a fire. It is therefore recommended that the RP instructs a suitably qualified and competent contractor to replace this overuse of sealant with a compound capable of providing a consistent minimum of 30 minutes fire resistance (like pink plasterboard) in order to protect the means of escape from smoke and fire. 	2	C	Action complete

COMBINED FIRE AND HEALTH & SAFETY RISK ASSESMENT.

12	It was noted during this fire risk assessment that there were breaches in the compartmentation adjacent to flat 5 and the gas and electrical intake cupboard located in the carpark. This could allow smoke and fire to spread into the means of escape or undetected throughout the premises which could contradict the stay put policy and/or impede persons escape from the building. 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 protect the means of escape. 	2	B	Action complete

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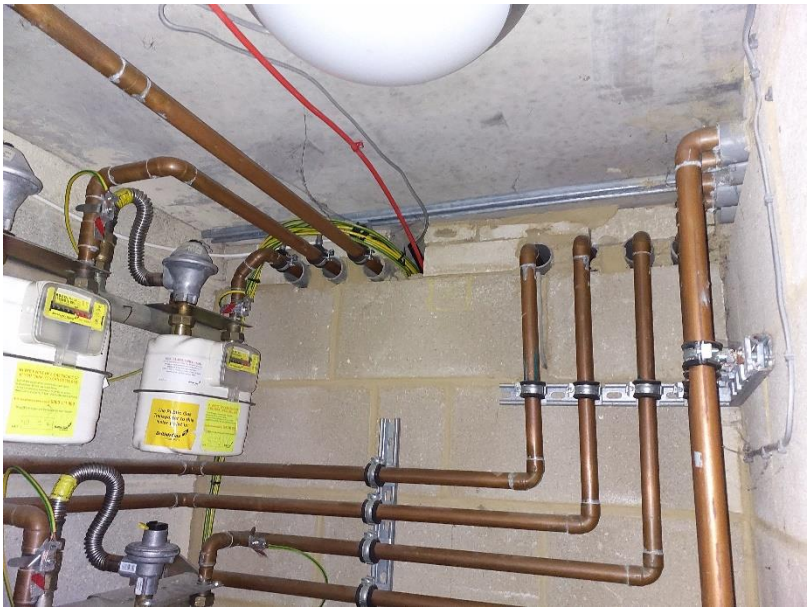
13	It was noted during this fire risk assessment that within the electrical intake cupboard located in the carpark there were large gaps around the frame and the metal beam had light shining through from the intake cupboard. This could allow smoke and fire to spread into the means of escape as the integrity of the fire resistance cannot be verified. It is therefore recommended that the RP instructs a suitably qualified and competent contractor to fully compartment the electrical intake cupboard along with replacing the metal beam with a suitable compound capable of providing a minimum of 30 minutes fire resistance.  	2	B	Action required DH to obtain further advice and action as appropriate

COMBINED FIRE AND HEALTH & SAFETY RISK ASSESMENT.

14	There was no directional signage present within this premises. It is recommended that the RP instructs a suitably qualified and competent contractor to conduct a safety signs survey to install directional signage within the appropriate locations. All signage should conform to safety signs and signals: the health and safety regulations 1996.	3	B	Action required DH to take further advice
15	It was noted during this fire risk assessment that hard wired smoke detectors were installed within the premises. This could be considered as an overprovision for this purpose-built block of flats implementing a stay put evacuation policy. Consideration could be given by the RP as to their removal. This is in line with current fire safety guidance for purpose-built flats.	3	B	Action required RP to consider removal
16	Each flat is responsible for their own fire precautions and it is recommended that the RP advise each resident of the importance of installing smoke detectors within their flat. One battery operated smoke detector in the lobby of each flat would be the minimum provision, however mains powered smoke detectors, each with a battery backup, installed within the escape route of each flat, in all rooms that communicate with the escape route and a heat detector within the kitchen, interlinked to form a BS5839-6: 2019 Grade D detection system with LD2 coverage would be the preferred and safest option for each occupant.	3	C	Ongoing action required DH provide safety notice and via website
17	It is recommended that the client encourage all residents to install a fire blanket within their kitchens.	3	C	As above
18	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.	3	C	Ongoing action required DH inspect communal areas
19	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.	3	C	Ongoing action required DH inspect communal areas and action as required

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20	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 safety notice and via website
21	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.	3	C	Ongoing action required DH inspect communal areas and action as required