



FRANKHAM RMS

Fire Risk Assessment

ADDRESS:

**Jenner Court,
Berkeley
Gloucestershire
GL13 9BT**

UPRN:

JENNERCTOPU

SURVEY DATE: 13-03-2024

DATE OF ISSUE: 28-03-2024



**STROUD
DISTRICT
COUNCIL**

www.stroud.gov.uk



FRANKHAM RMS

Fire Risk Assessment Report

Type of assessment	Type 1 Fire Risk Assessment – Sheltered housing
Date of assessment	13/03/2024
Strategic review frequency	Biennial
Next assessment due	13/03/2026
Name of Assessor	Mohammed Waheed NAFRAR Tier-3 MIFSM DipFD NEBOSH
Address	Jenner Court, Berkeley Gloucestershire GL13 9BT

* The periodic review is subject to the risk remaining the same as that encountered at the time of this assessment, if the risk changes then a review may be required earlier than the date given above.



Applicable Fire Safety Legislation:

The Regulatory Reform (Fire Safety) Order 2005 (RRO)

The Fire Safety (England) Regulations 2022



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Scope of Report

This Fire Risk Assessment was undertaken by Frankham Risk Management Services to assist Stroud District Council in satisfying their responsibilities under the RR(FS)O 2005.

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

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

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

This report therefore incorporates such relevant information, significant findings and recommended actions that are considered necessary to demonstrate compliance with The Regulatory Reform (Fire Safety) Order 2005.

This risk assessment only takes into account the life safety arrangements for the relevant part or parts of the building audited, and any risk or shortcoming that could affect the lives of any person or persons employed or relevant persons that may lawfully use or transgress through or by the premises.

Where areas are deemed inaccessible for safety reasons, could not be physically accessed, or were outside the visual range of our assessor, we cannot provide comment on these areas. Under these circumstances the responsibility for these areas remains solely with the duty holder.

Where fire compartments/fire dampers or ceiling voids were inaccessible on safety grounds they have not been examined, and responsibility for these areas remains with the responsible person / duty holder.

Frankham RMS accepts no responsibility to any parties whatsoever, following the issue of the survey report, for any matters arising outside the agreed scope of work.

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Building Description and Use

Building Use	
What are the premises used for?	Sheltered housing scheme for over 55's
Type of occupancy (single or multiple)	Single
Is this premises a high rise residential premises? (18 metres or at least 7 storeys)	No
Days and hours of which building is in use and any out of hours activities that take place?	24 hours a day, 7 days a week.
Approximate maximum number of occupants	Expected occupancy of 1-2 person per flat, therefore approximate 40 persons. A number of flats are expected to be single occupancy also.
Approximate maximum number of employees at any one time	Purpose built independent living scheme comprising of self-contained flats with internal community communal areas. There are no full-time employees within the building. There may be cleaning staff and maintenance operatives however their time on site is generally minimal. Maintenance staff and contractors are required to produce risk assessment method statements before commencing works on site
Approximate maximum number of members of the public at any one time	40 (occupants of flats) assuming two per flat in 20 flats. visitors are expected and can vary
Number of fire wardens / fire marshals on site	NA – No requirement in this building for wardens/marshals.
Are occupants familiar with the layout?	Yes – It can be assumed that flat occupants are familiar with the simple layout in this building.
Is the premises used by people whose mobility/hearing/cognition maybe impaired?	Yes – It could be assumed that there are persons that may have mobility/sensory issues within the building.
Are the premises used for sleeping accommodation?	Yes – Occupants of the flats will be sleeping at times.
Are young persons employed within the premises?	No
Are there any occupants working in remote areas of the workplace, or working outside normal operating hours?	NA – There will be no persons working within the common areas outside of normal office hours.
Evacuation Strategy – e.g. phased, simultaneous etc.	The site operates on a stay put evacuation strategy. Simultaneous evacuation for persons in the common parts
Responsible person or person having control of the premises.	Stroud District Council



Building Description	
Age of Building	1960s
Brief details of construction	The building appeared to be mainly of brick and block construction with a pitched tiled roof. The external façade to the communal front elevation was identified with external fascia panelling. See further commentary within this report. There are concrete floors and a plasterboard ceiling in the means of escape.
Brief details of any external wall system or specified attachments (incl balconies)?	The external wall appears to be of brick, block and masonry construction. Section of externally panelling was identified to the front elevation.
Approximate area in sqm of building footprint	>200sqm
Description of layout (include number of fire exits & stairs etc.)	<p>Detached purpose-built single storey sheltered housing scheme with balcony deck communal parts serving 20 self-contained flats and independent external bungalows.</p> <p>Access is gained from the front communal access door into a lobby serving a communal lounge, kitchen, stores and under stairs cupboard. The stairs rise to a first-floor landing serving a guest room, office and Flat 12. Externally via an independent access and egress adjacent the entrance door is the communal laundry room.</p> <p>The premises has total of three final exits one protected stair core and two stairs for the external balcony access.</p>
Number of floors ground and above	2
Number of floors below ground	0
State parts of building assessed – detail areas not assessed/visited and reason(s)	All communal areas as described. Flat 20 was inspected.
Regulation 38 fire safety information made available.	Unknown
Date of previous FRA and are all actions complete and signed off?	12-03-2020. Unknown if significant findings are remediated.



Risk Assessment Ratings


ACTIONS / RECOMMENDATIONS			
Definition of priorities (where applicable):			
Urgent	Very High (P1X)	Reserved exclusively for issues that present an immediate, clear and present danger to occupants in the premises. Item considered to be very likely to occur and to have a very high impact to a single person or people onsite if not immediately resolved. The client must be made aware of the nature of the issue whilst the assessor remains onsite. All practical means and measures should be implemented to resolve the issue with immediate effect.	Target completion 24 hours
Very Strongly Recommended	High (P1)	Immediate actions required or if it is not feasibly practical to immediately resolve the issue, it is strongly recommended that a written program be put in place for resolving the issue and remedial measures put in place to control risk in the meantime. Considerable resources should be provided to resolve this.	Target completion 3 months
Strongly recommended	Medium (P2)	It is essential that efforts are made to reduce the risk in the short/medium term. Risk reduction measures, which should take cost into account, should be implemented within a defined time period.	Target completion 12 months
Recommended	Low (P3)	Action required in the longer term, some resources allocated and a program put in place	Target completion 18 months
Advisory	Advisory (P4)	Advisory, or no immediate action necessary. However, this will be best practice, so the item should be addressed when time or resources allow.	

The above table relates to the risk to allow the responsible person a guide to determine which risks should be addressed first and the best allocation of resources. Regardless of the severity of the rating, easy actions to resolve, (i.e. closing propped open fire-resisting doors), should be done as soon as practically possible. More difficult actions to resolve that may result in alteration to building fabric etc, should be programmed in depending on their severity and difficulty to resolve. The amount of resources allocated to an action is dependent on risk.




The responsible persons may decide that the consequence, resources required and the practicality of resolving the risk, may be too high compared to their perception of the risk. These observations should be recorded. It is obviously strongly recommended that the higher risk recommendations are resolved and not just 'justified.'

Findings of the Fire Risk Assessment

Recommendations




Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
3.3	Low	No 'No smoking' signage was displayed in the communal areas. <i>No smoking signage was not displayed within this premises at the time of inspection. No Smoking' signage should be clearly displayed within the entrance to the premise. Under the Health Act 2006, the No Smoking Regulations 2007, and under Section 1.8 of the Guidance into Practice Document, smoking is prohibited under law from 1st July 2007 in all internal areas (excluding individual accommodation).</i>	19-Smoking	14-Provide signs	N/A
12.12.2	Medium	The external balcony approach adjacent Flat 18 was identified with excessive amounts of personal stored items. Additionally adjacent Flat 6 was excess plant pots. <i>Ensure all external balcony walkways are kept clear at times. Residents to be reminded to not store personal items in these areas.</i>	03-Means of escape	16-General housekeeping	






Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
14.1	Medium	<p>Plastic electrical meter boxes along the escape route could not be confirmed as fire rated and in poor condition. <i>It is recommended to replace the meter boxes within the communal areas with fire rated alternatives or alternatively install fire rated over meter boxes.</i></p> <p>Low level vents (below 1100mm) could not be confirmed as being fire rated to the external balcony areas. <i>The low-level vents to the balcony approach should be sealed with fire rated products by a competent contractor with experience in passive fire protection to restrict the passage of fire and smoke from impeding the escape routes.</i></p> <p>Compartment breach identified within the ground floor store accessed from the lounge. <i>Carry out compartmentation works to observed breaches. Instruct a competent third party accredited passive fire protection contractor to carry out associated remedial works using the correct industry standard</i></p>	02- Compartmentation	15-Provide compartmentati on	  

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
		<p><i>methods and materials. Note; expansion foam fillers should not be used.</i></p> <p>A head and shoulders inspection of the loft areas from the main building identified poor compartmentation within the loft areas where excess use of expansion foam was identified. <i>Undertake further investigations within loft areas to establish appropriate compartmentation between flats and the escape staircase. Recommended to instruct a third party accredited passive fire protection contractor to remediate the area using the industry standard methods and materials. Note; expansion foams should not be used.</i></p>			 <p>The first photograph shows a close-up of a ceiling with a square vent grille. The second photograph shows a complex arrangement of copper pipes and a pressure-reducing valve in a room. The third photograph shows a close-up of a metal structure with a thick layer of pink expansion foam applied to its edge.</p>



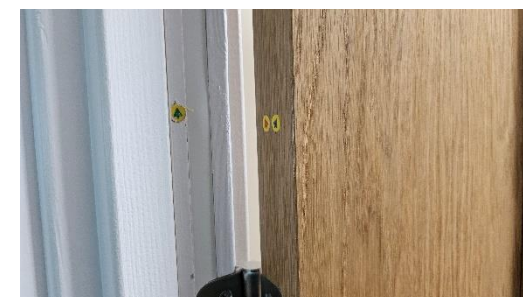
Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
15.1	Low	<p>To the front elevation of the main building is external panelling which cannot be confirmed as being of a non-combustible construction. Based on the age of the panelling with areas of wear it is expected to be of a combustible nature. Overall, the coverage is not extensive and the building is deemed low risk based on the height being overall over two floors. <i>It is recommended where the external cladding panels reach its end of product natural life, to be replaced with a non-combustible alternative to comply with Approved Document PART B (fire) for buildings with external elements which are required to be of a non-combustible construction.</i></p>	20-Building fabric	09-Upgrade	  

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
16.1	Medium	<p>Flat 20 was identified as a masterdor installation. Following doors identified as end of balcony and therefore no requirement to be fire rated:</p> <ul style="list-style-type: none"> > Flat 18 > Flat 10 > Flat 6 <p>Flat 8 was not accessed however identified with excess damaged.</p> <p>Replace Flat 8 with a self closing FD30 door set.</p> <p>Further investigation is required to identify if the flat entrance doors are adequate in providing 30 minutes fire resistance. This is following government guidance by MHCLG where such installations were identified as failing to provide the required fire resistance and advised to assume only 15 minutes of fire resistance where test evidence regarding the installation is not present.</p> <p>Confirmation required that flat entrance doors are of adequate fire resistance. Flat entry doors should be fitted with close fitting solid timber notional or FD30s fire rated doors fitted with three fire rated hinges, intumescent strips and a 'Positive' self-closing device</p> <p>Please note; end of balcony flats are not required to be fire rated as no passing risk is present.</p>	07- Dwelling doors	01-Survey and report	  



Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
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17.1	Medium	<p>Internal communal doors identified as FD30s installations. No access to the understairs store however identified with excess gaps to the perimeter exceeding 4mm.</p> <p>Remediate the gaps by a competent door contractor to the under stairs store to ensure they are within 3-4mm +/-1mm.</p>	08-Communal doors	01-Survey and report
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Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
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18.3	Low	Incorrect signage to locked store. Remove “fire door keep closed” signage to the ground floor locked store.	17-Signage	14-Provide signs
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Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
18.6	Low	Required to external face of fire exit doors apart from the main entrance. Provide "Fire Exit Keep Clear" to the rear of fire exit doors. Signage to comply with BS 5499.	17-Signage	14-Provide signs	

Note: The significant findings are considered to be the whole of this fire risk assessment, including all commentary made in the respective sections of the document. Those items that have been identified as requiring remedial action in order to reduce the risk to life or serious injury to as low as reasonably practicable, within and around the building, will be listed in the action plan above.



Identification of People at Risk

People at Risk							
1.1	Any particular user group at risk?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
1.2	Are there any employees or contractors working in remote areas of the workplace?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
1.3	Is the building used for sleeping purposes?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
1.4	Are there people whose mobility is impaired?	U/K	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
1.5	Have people been identified to assist mobility impaired people leave the site?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
1.6	Are there people who have visual / hearing or cognitive impairments?	U/K	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
1.7	Are there elderly or young children?	U/K	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
1.8	Is the building occupied by people familiar with the layout?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
1.9	Is the building occupied by manageable numbers of staff / visitors?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
1.10	Are there adequate procedures in place for the management of disabled occupants evacuating the premises? (i.e PEEPs, SIB info)	U/K	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
1.11	Has this report identified any issues which require mandatory occurrence reporting? (High-rise residential only)	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Comments:							
1.1	Over 55's premises where impairments will vary.						
1.2	No full-time on-site employees or contractors on site at the time of the assessment however housing scheme manager completes regular visits.						
1.3	As a residential building this property is used for sleeping purposes						
1.4	It could be reasonably expected that there are people within the building whose mobility is impaired.						
1.5	It is expected that residents can self-evacuate in the event of a fire or other emergency in their dwelling. It is assumed that any residents that will be unable to self-evacuate will have identified themselves to Stroud Council.						



People at Risk

- 1.6 None identified
 - 1.7 It is likely that young children or older occupants are present.
 - 1.8 It could be reasonably expected that the building is occupied by people familiar with the layout.
 - 1.9 N/A
 - 1.10 Not confirmed
 - 1.11 N/A
-



Fire Hazards and their Elimination or Control

Electrical Sources of Ignition

2.1	Reasonable measures taken to prevent fires of electrical origin?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
2.2	Suitable policy regarding the use of personal electrical appliances?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
2.3	Suitable limitation of trailing leads and adapters?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
2.4	Reasonable measures taken for electrical vehicle charging points?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
2.5	Fixed wiring installation testing up to date?	U/K	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Comments:

- 2.1 No issues identified with portable appliances subject to PAT testing (February 2024). Laundry equipment also included within the testing schedule.
- 2.2 N/A
- 2.3 No excess use of extension leads identified.
- 2.4 N/A
- 2.5 Stroud Council have stated that there is an appropriate servicing and maintenance contract in place for the mains electrical installation.

Smoking

3.1	Reasonable measures taken to prevent fires as a result of smoking?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
3.2	Is the no smoking policy enforced?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
3.3	Has 'No Smoking' signage been provided?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

Comments: By law, smoking is not allowed in the common parts of blocks of flats. There still exists the very real need to remain vigilant, not only because of people inadvertently smoking in areas where the law prohibits it, but also because of illicit and surreptitious smoking. Indeed, with regard to smoking, people's efforts to conceal their actions, can often result in increased risk. Residents need to be reminded that the law on smoking applies to the common parts. 'No smoking' signage is a statutory obligation.

- 3.1 Occupants are encouraged not to smoke within the premises.
- 3.2 The client sets out a clear policy regarding smoking within the building.
- 3.3 No 'No smoking' signage was displayed in the communal areas.

**Smoking**

No smoking signage was not displayed within this premises at the time of inspection. No Smoking' signage should be clearly displayed within the entrance to the premise. Under the Health Act 2006, the No Smoking Regulations 2007, and under Section 1.8 of the Guidance into Practice Document, smoking is prohibited under law from 1st July 2007 in all internal areas (excluding individual accommodation).

Portable Heaters and Heating Installations

4.1 Is there naked flame, portable heaters or radiant heaters in use? If yes, specify N/A Yes No

4.2 Are suitable measures taken to minimise the hazard of ignition from the use of portable heaters? N/A Yes No

Comments:

4.1 Communal areas provided with heating systems comprising of fixed electrical wall heaters. Stroud Council have stated that there is an appropriate servicing and maintenance contract in place for the heating systems.

4.2 See 4.1

Lightning Protection

5.1 Is there a lightning protection system in place? U/K Yes No

5.2 Are records available to confirm that it is routinely checked? N/A Yes No

Comments:

5.1 No lightning protection in place nor expected for these premises

5.2 See 5.1

**Cooking**

6.1	Are reasonable measures taken to prevent fires as a result of cooking?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
6.2	Are filters changed and ductwork cleaned regularly?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
6.3	Suitable extinguishing appliances available?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Comments:

- 6.1 A communal kitchen is identified which is provided with domestic grade appliances such as an electrical hob, kettle, microwave and fridge. The areas appear to be kept clear and in good condition.
- 6.2 Domestic grade filters present which were identified to be of adequate condition at time of assessment. Ensure regular cleaning in house.
- 6.3 Fire blanket is provided and newly installed.

Fire History & Arson

7.1	Has there been a history of fire incidents in the building?	U/K	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
7.2	Does basic security against arson by outsiders appear reasonable?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
7.3	Is there an absence of unnecessary fire load in close proximity to the building or available for ignition by outsiders?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Comments:

- 7.1 It was unknown if there has been a history of fire incidents in the building. There was no evidence of this on the day of the assessment.
- 7.2 The main entrance is controlled by intercom release. Each flat has general purpose locks, which are provided on the access doors. This is sufficient for the risk.
- 7.3 No issues identified.

**Housekeeping**

8.1	Is the standard of housekeeping adequate?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
8.2	Do combustible materials appear to be separated from ignition sources?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
8.3	Appropriate storage of hazardous/flammable materials?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
8.4	Avoidance of inappropriate storage of combustible materials?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
8.5	Are all escape routes clear of combustible materials?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
8.6	Is there any upholstered furniture located in the premises and if so; is there evidence to indicate that it complies with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended in 1989 and 1993)?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Comments:

8.1 See section 12.12.2. Good housekeeping is fundamental to reducing risk. Controlling the presence of combustible materials and ignition sources not only reduces the potential for accidental fires to start and develop, but it also significantly reduces the scope for deliberate fire. It also ensures that escape routes are free of obstructions that might hinder the evacuation of people from the building and access for fire-fighters.

8.2 No issues.

8.3 There was no combustible storage adjacent to potential ignition sources at the time of the assessment.

8.4 No issues identified at time of assessment.

8.5 See 8.2

8.6 Communal furniture identified with appropriate fire safety tags compliant with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended in 1989 and 1993)?.

**Hazards Introduced by Outside Contractors and Building Works**

9.1	Are fire safety conditions imposed on outside contractors?	U/K	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
9.2	Is there satisfactory control over works carried out on the premises by outside contractors (including "hot work" permits)?	U/K	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
9.3	If there are in-house maintenance personnel, are suitable precautions taken during "hot work", including use of "hot work" permits?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Comments:

- 9.1 Stroud Council have a procedure in place for fire safety conditions imposed on outside contractors.
- 9.2 See 9.1
- 9.3 Stroud Council have a procedure in place for hot works.

Dangerous Substances

10.1	Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
10.2	If so, has a specific risk assessment been carried out, as required by the Dangerous Substances and Explosive Atmospheres Regulations 2002?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Comments:

- 10.1 No dangerous substances noted.
- 10.2 See 10.1



Other Significant Fire Hazards That Warrant Consideration

11.1	Other significant fire hazards that warrant consideration including process hazards that impact on general fire precautions?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
11.2	Are processes carried out which give rise to a significant fire risk?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
11.3	Are there any activities by other commercial tenants which have a significant impact on fire safety in the residential areas? If yes, has appropriate information about risk and control been shared?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Comments:

- 11.1 There are no process hazards that impact on general fire precautions.
- 11.2 There are no processes carried out which give rise to a significant fire risk in the common areas of this building
- 11.3 There are no activities by other commercial tenants which have a significant impact on fire safety in the residential areas. There are no commercial tenants on this site.



Fire Protection Measures

Means of Escape from Fire							
12.1	It is considered that the building is provided with reasonable means of escape in case of fire.	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.2	Adequate design of escape routes?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.3	Adequate provision of exits?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.4	Exits easily and immediately openable where necessary?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.5	Fire exits open in direction of escape where necessary?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.6	Avoidance of sliding or revolving doors as fire exits where necessary?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
12.7	Satisfactory means for securing exits?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.8	Reasonable distances of travel where there is a single direction of travel?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.9	Reasonable distances of travel where there are alternative means of escape?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.10	Suitable protection of escape routes?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.11	Suitable fire precautions for all inner rooms?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
12.12.1	Internal escape routes unobstructed?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.12.2	External escape routes unobstructed?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
12.13	Is adequate ventilation provided to secure the means of escape?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.14	Are excessively long corridors appropriately sub divided with fire resisting construction?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.15	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled occupants?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
12.16	Are responsibilities clearly defined for shared areas (e.g. shared escape routes)	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Comments:							
12.1	The provision of escape routes and design of escape routes in this building is appropriate for the internal common parts. A total of three final exits identified. The balcony approach have a dedicated central core external stairs which leads to total safety.						



Means of Escape from Fire

- 12.2 See 12.1
- 12.3 The exits and widths of staircases are adequate for the numbers of people that are expected to use them.
- 12.4 The entrance points are secured by a locked entrance door for the communal parts which is accessed via a fob system and a push button exit to the internal. Entrance door override facilities were identified adjacent final exits.
- 12.5 As there is not likely to be more than 60 persons in the building, doors are not required to open in the direction of travel however a number of final exits do open outwards.
- 12.6 There are no sliding or revolving doors within this building.
- 12.7 The entrance points are secured by intercom release system. The system has a failsafe function.
- 12.8 Travel distances are measured and identified to not exceed 30m where alternative routes are provided.
- 12.9 N/A
- 12.10 There is a reasonable standard of fire protection in the staircase with all surfaces generally being of limited combustibility
- 12.11 N/A
- 12.12.1 No issues at time of assessment.
- 12.12.2 The external balcony approach adjacent Flat 18 was identified with excessive amounts of personal stored items. Additionally adjacent Flat 6 was excess plant pots. **Ensure all external balcony walkways are kept clear at times. Residents to be reminded to not store personal items in these areas.**
- 12.13 Openable windows and doors present which provide adequate manual ventilation to the communal areas.
- 12.14 N/A
- 12.15 N/A
- 12.16 N/A

Emergency Escape Lighting

- | | | | | | | | |
|------|---|-----|--------------------------|-----|-------------------------------------|----|--------------------------|
| 13.1 | Reasonable standard of emergency escape lighting system provided? | N/A | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| 13.2 | Is reasonable external emergency lighting supplied? | N/A | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |

Comments:

- 13.1 A reasonable standard of emergency escape lighting system is provided. There is a non-maintained system located within the internal and external escape routes of this building that was found to be in good order on the day of the assessment.
- 13.2 No issues

**Measures to Limit Fire Spread and Development**

14.1	Is compartmentation of a reasonable standard?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
14.2	From a visual inspection, is there adequate compartmentation between the residential areas and any commercial tenants?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
14.3	Reasonable limitation of surface linings that might promote fire spread?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
14.4	As far as can reasonably be ascertained, are fire dampers provided as necessary to protect critical means of escape against passage of fire, smoke, and combustion products in the early stages of a fire?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
14.5	From a visual inspection, do structural elements appear to be adequately protected to maintain fire resistance?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Comments: It is vital that floors and walls are in good condition and that there are no openings, whether intentional or unintentional, that would permit the uncontrolled spread of fire and smoke. The potential for fire to spread through any service ducts and risers, ventilation ducts and refuse chutes, and by means of openings around gas, electricity, water, drainage and telecommunications services, should be considered.

- 14.1 Plastic electrical meter boxes along the escape route could not be confirmed as fire rated and in poor condition. ***It is recommended to replace the meter boxes within the communal areas with fire rated alternatives or alternatively install fire rated over meter boxes.***

Low level vents (below 1100mm) could not be confirmed as being fire rated to the external balcony areas. ***The low-level vents to the balcony approach should be sealed with fire rated products by a competent contractor with experience in passive fire protection to restrict the passage of fire and smoke from impeding the escape routes.***

Compartment breach identified within the ground floor store accessed from the lounge. ***Carry out compartmentation works to observed breaches. Instruct a competent third party accredited passive fire protection contractor to carry out associated remedial works using the correct industry standard methods and materials. Note; expansion foam fillers should not be used.***

A head and shoulders inspection of the loft areas from the main building identified poor compartmentation within the loft areas where excess use of expansion foam was identified. ***Undertake further investigations within loft areas to establish appropriate compartmentation between flats and the escape staircase. Recommended to instruct a third party accredited passive fire protection contractor to remediate the area using the industry standard methods and materials. Note; expansion foams should not be used.***

**Measures to Limit Fire Spread and Development**

- 14.2 N/A
- 14.3 No issues identified.
- 14.4 N/A
- 14.5 From visual inspection structural elements appear to be adequately protected to maintain fire resistance.

External Wall System

15.1	From a visual inspection, are there any external linings such as cladding or timber balconies which may promote fire spread?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
15.2	Does the building require a FRAEW?	U/K	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
15.3	Has an EWS1 form or FRAEW been previously completed for the premises?	U/K	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
15.4	Is it considered that there are any elements of the external wall system that might promote fire spread?	U/K	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
15.5	Has a level of risk for the external wall system been identified? (High-rise residential only)	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
15.6	Have any mitigating steps been put in place in order to manage risks presented by the external wall system? (High-rise residential only)	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
15.7	Based on a visual only inspection, provide a description of the external wall system / building exterior visible in your notes below?	N/A	<input type="checkbox"/>	See Below	<input checked="" type="checkbox"/>	Not Included	<input type="checkbox"/>
15.8	Has information been provided to the local Fire and Rescue Service regarding the design and materials used in the buildings external wall system? (High-rise residential only)	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Comments:



External Wall System

- 15.1 To the front elevation of the main building is external panelling which cannot be confirmed as being of a non-combustible construction. Based on the age of the panelling with areas of wear it is expected to be of a combustible nature. Overall, the coverage is not extensive and the building is deemed low risk based on the height being overall over two floors. ***It is recommended where the external cladding panels reach its end of product natural life, to be replaced with a non-combustible alternative to comply with Approved Document PART B (fire) for buildings with external elements which are required to be of a non-combustible construction.***
- 15.2 The building does fall within the scope of PAS 9980:2022. An FREAW (Risk assessment of the external wall) is not required. This was a visual inspection only.
- 15.3 It is not known if an EWS1 form has been completed for this building. It is the opinion of the assessor that this is not a requirement in this building.
- 15.4 See 15.1
- 15.5 N/A
- 15.6 N/A
- 15.7 See 15.1
- 15.8 N/A
-



Flat entrance Doors							
16.1	Are existing flat entrance doors adequate?	U/K	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
16.2	Do flat entrance doors appear to offer a notional period of fire resistance?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
16.3	Are flat entrance doors adequately self-closing?	U/K	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
16.4	Are there any security gates/grilles fitted which present a risk? i.e they can not be opened from the inside without the use of a key / can not be breached by the fire and rescue service in under three minutes.	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
16.5	Are flat entrance doors being checked on an annual basis?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
16.6	For any flat entrance doors which have not been inspected within the last 12 months, has a record been kept of reasonable attempts at access? (residential building over 11m only)	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Comments:

16.1 Flat 20 was identified as a masterdor installation.

Following doors identified as end of balcony and therefore no requirement to be fire rated:

> Flat 18

> Flat 10

> Flat 6

Flat 8 was not accessed however identified with excess damaged.

Replace Flat 8 with a self closing FD30 door set.

Further investigation is required to identify if the flat entrance doors are adequate in providing 30 minutes fire resistance. This is following government guidance by MHCLG where such installations were identified as failing to provide the required fire resistance and advised to assume only 15 minutes of fire resistance where test evidence regarding the installation is not present.

Confirmation required that flat entrance doors are of adequate fire resistance. Flat entry doors should be fitted with close fitting solid timber notional or FD30s fire rated doors fitted with three fire rated hinges, intumescent strips and a 'Positive' self-closing device

Please note; end of balcony flats are not required to be fire rated as no passing risk is present.

16.2 See 16.1

16.3 See 16.1

16.4 None identified

16.5 Not required

16.6 It is understood that all flat entry doors under Stroud Council control where required will be replaced to meet current suitable fire resisting standards under a programme of works.

**Communal Fire Doors (Cross Corridor and Riser)**

17.1	Are existing fire doors adequate?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
17.2	Are fire resisting self-closing doors unobstructed and functioning correctly?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
17.3	Are fire doors held open by devices linked to alarm system?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
17.4	Are non-self-closing fire doors kept locked when not in use?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
17.5	Are communal fire doors being checked on a quarterly basis?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Comments:

17.1 Internal communal doors identified as FD30s installations. No access to the understairs store however identified with excess gaps to the perimeter exceeding 4mm.

Remediate the gaps by a competent door contractor to the under stairs store to ensure they are within 3-4mm +/-1mm.

17.2 No issues identified.

17.3 No issues identified.

17.4 Locked doors identified.

17.5 Not applicable



Fire Safety Signs and Notices

Fire Safety Signs and Notices							
18.1	Are suitable and sufficient exit and directional signs in place?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
18.2	Has appropriate way-finding signage been installed? The signage must be visible in low light or smoky conditions and identify flat and floor numbers in the stairwells (<i>High-rise residential only</i>)	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
18.3	Are internal fire doors and escape doors provided with appropriate fire signage?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
18.4	Is there suitable and sufficient signage to passive and active firefighting systems?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
18.5	Is there suitable signage on internal exit routes?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
18.6	Is there suitable signage on external exit routes?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
18.7	Are there any other safety notices / signs that may affect fire safety that are either missing or incorrect? (for example, electrical hazard signage, lift signage, PV signage, fire precaution signage?)	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Comments:							
18.1	Directional signage is adequate within the premises.						
18.2	N/A						
18.3	Incorrect signage to locked store. Remove "fire door keep closed" signage to the ground floor locked store						
18.4	N/A						
18.5	See 18.1						
18.6	Required to external face of fire exit doors apart from the main entrance. Provide "Fire Exit Keep Clear" to the rear of fire exit doors. Signage to comply with BS 5499.						
18.7	N/A						



Means of Giving Warning in Case of Fire

Means of Giving Warning in Case of Fire							
19.1	Reasonable manually operated electrical fire alarm system provided?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
19.2	Is automatic fire detection provided and if so, is it provided throughout the premises or part of the premises?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
19.3	Are appropriate alarm interfaces in place with other commercial tenants (e.g. retail)?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
19.4	Extent of automatic fire detection generally appropriate for the occupancy and fire risk?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
19.5	Are the lifts linked to the automatic fire detection and alarm system, and if so is the current arrangement acceptable?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
19.6	Are alarm signals remote call monitored?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
19.7	Is a zone plan displayed adjacent to the fire alarm panel and are the zones in line with compartment lines?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Comments:

19.1 Automatic fire detection provided to the premises comprising of a Grade A LD3 system which serves the escape routes, communal areas such as kitchen, lounge, laundry, electrical cupboard. The addressable panel is located adjacent the main entrance and is in full operational mode. The alarm is expected to go into flat 12 which is accessed from the common parts.

Independent Grade D detection observed within assessed flats

In all flats, early warning of fire should be provided by means of smoke alarms installed in accordance with BS 5839-6. A category LD3 system should be considered the minimum in all circumstances. This is a system where there is one or more smoke alarms solely in the circulation spaces of a flat. Flats with more than one level and those with more than one hallway or circulation space will always require more than one smoke alarm. It has been assumed that smoke detection is provided within the individual flats.

19.2 No issues identified.

19.3 N/A

19.4 The premises operates a stay put policy and a simultaneous evacuation for the common parts. Current alarm system is adequate for the use of these sheltered premises. Detection does include the flats who encouraged to stay put If the fire does not directly affect the occupants.

19.5 N/A

19.6 AFD system is linked to a monitoring external company.

19.7 N/A



Fire-Fighter Access and Fire-Fighting Equipment

Fire Fighter Access & Fire-Fighting Equipment							
20.1	Is the building provided with adequate vehicular access for fire fighter deployment?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
20.2	Is the building provided with fire brigade drop key access?	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
20.3	Is the building's drop key access functional?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
20.4	Reasonable provision of portable fire extinguishers suitable for the purpose?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
20.5	Are hose reels provided?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
20.6	Are there sprinklers or other fixed suppression systems?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
20.7	Is there any other fixed installation? e.g. dry rising mains, ventilation systems etc.	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Comments: The provision of simple fire extinguishers can be useful in restricting the development and spread of small fires in their early stages. However, unless a fire is very small, the best advice is to evacuate the building to a place of safety and call the fire and rescue service. This is because for larger fires people need training to know what type of fire an extinguisher can safely be used on, how to tackle a fire safely, and when to give up and get out. The installation of extinguishers can also lead to problems if they are not properly maintained or where equipment is discharged through malice or horseplay. For these reasons extinguishers are not recommended within communal areas of this property.

20.1 Property is accessible from the main road.

20.2 None installed

20.3 None installed

20.4 No portable fire fighting equipment identified.

20.5 Due to the height and access dry/wet risers are not a requirement.

20.6 There are no sprinklers or fixed suppression systems in this building

20.7 There are no fixed installations in the common areas of this building, and it is not deemed a requirement.



Management of Fire Safety

Procedures and Arrangements							
21.1	Competent person(s) appointed to assist in undertaking the preventive and protective measures (i.e. relevant general fire precautions)?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
21.2	Are the Fire Action notices appropriate for the procedure that is adopted within this building?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
21.3	Appropriate fire procedures in place for both core and non-working hours? `	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
21.4	Are procedures in the event of fire appropriate and properly documented?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
21.5	Are there suitable arrangements for summoning the fire and rescue service?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
21.6	Are there suitable arrangements for ensuring that the premises have been evacuated?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
21.7	Is there a suitable fire assembly point(s)?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
21.8	Are suitable systems in place for reporting and subsequent restoration of safety measures that have fallen below standard?			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Comments:

21.1 The identity of the person who has responsibility for fire safety at the premises and the identity of the competent person appointed by Stroud Council to assist them to undertake the preventative and protective measures was not provided at the time of the assessment. Additionally, no key individuals gave information as part of the assessment.

21.2 Fire action notices were displayed and prominent within the communal area.

21.3 N/A

21.4 See 21.1

21.5 It is assumed that the residents would call the fire and rescue service in the event of a fire.

21.6 N/A

21.7 N/A

21.8 Stroud Council have suitable systems in place for reporting and subsequent restoration of safety measures that have fallen below standard.

**Fire Service Information**

22.1	Is building information such as the fire emergency plan and floor plans available on site?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
22.2	Have up-to-date electronic floor plans been provided to the local Fire and Rescue Service? (High-rise residential only)	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
22.3	Has a Secure Information Box been provided?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
22.4	Does the Secure Information Box contain the name and contact details of the Responsible Person and hard copies of the building floor plans? (High-rise residential only)	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
22.5	Have up-to-date plans (hard copy), including details of key firefighting equipment been placed in a secure information box? (High-rise residential only)	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
22.6	Have up to date details of key fire fighting equipment been placed in a secure information box? (High-rise residential only)	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
22.7	Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarization visits)?	U/K	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Comments:

- 22.1 Plans of the building are not made available to the fire and rescue service and familiarisation visits are not conducted due to the simplicity of the layout of the buildings and the means of escape.
- 22.2 N/A
- 22.3 N/A
- 22.4 N/A
- 22.5 N/A
- 22.6 N/A
- 22.7 N/A

**Training and Drills**

23.1	Are fire drills carried out at appropriate intervals?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
23.2	Are all staff given adequate periodic “refresher training” at suitable intervals?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
23.3	Are staff with special responsibilities (e.g. fire wardens) given additional training?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
23.4	When the employees of another employer work in the premises: Is their employer given appropriate information (e.g. on fire risks and general fire precautions)?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
23.5	When the employees of another employer work in the premises: Is it ensured that the employees are provided with adequate instructions and information?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
23.6	Are persons nominated and trained to use fire extinguishing appliances?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Comments: This is a purpose-built block of flats and as such there are no permanent employees in the building. There may be cleaning and maintenance teams in the building at times however this is sporadic, and no formal fire related training is required for this.

23.1 N/A

23.2 N/A

23.4 N/A

23.5 N/A

23.6 N/A



Testing & Maintenance

Testing & Maintenance							
24.1	Weekly testing of fire detection and alarm system?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
24.2	Periodic servicing of fire detection and alarm system?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
24.3	Monthly and annual testing routines for emergency lighting?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
24.4	Annual maintenance of fire extinguishing appliances?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
24.5	Are both visual and structural assessments regularly carried out to any external escape staircases and gangways?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
24.6	Six-monthly inspection and annual testing of rising mains?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
24.7	Weekly and monthly testing, six-monthly inspection and annual testing of fire-fighting or evacuation lifts?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
24.8	Weekly testing and periodic inspection of sprinkler installations?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
24.9	Routine checks on Ventilation and Extraction System	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
24.10	Has a 5 year electrical installation check taken place?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
24.11	Are portable appliances PAT tested – are records / labels present?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
24.12	Have gas safety checks / boiler inspections taken place?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
24.13	If any of the life safety systems are defective, has this been reported to the local Fire and Rescue Service? (High-rise residential only)	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Comments:

24.1 Fire alarm tested weekly by Stroud council and contracts in place for 6 monthly maintenance.

24.2 N/A

24.3 It is the responsibility of Stroud Council to ensure that routine testing and maintenance for all active fire safety measures are carried out on a regular basis in accordance with the guidance set out by Annex I, BS 9999. This should include the routine servicing of any fixed electrical, emergency lighting, fire alarms present within the premises, and under the control of Stroud Council.



Testing & Maintenance

24.4	N/A
24.5	N/A
24.6	N/A
24.7	None present
24.8	N/A
24.9	N/A
24.10	N/A
24.11	PAT testing – February 2024-2025
24.12	See 24.3
24.13	N/A



Resident Engagement

Resident Engagement							
25.1	Have relevant fire safety instructions been provided to residents? i.e how to report a fire and any other instruction which sets out what a resident must do once a fire has occurred, based on the evacuation strategy for the building.	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
25.2	Have residents been provided with information relating to the importance of fire doors in fire safety?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
25.3	Are residents being made aware of the outcome of any checks to fire safety equipment? (High-rise residential only)	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
25.4	Is information provided to residents with regards to the reporting of any issues / failings within the premises?	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Comments:							
25.1	Stroud Council advised that leaflets are sent out with rent statements and information is provided on their web site.						
25.2	See 25.1						
25.3	N/A						
25.4	It is believed that Stroud Council have suitable reporting systems in place that allowed them to report any failings to residents and to enable residents to report defects if required.						



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 building 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 life safety in the event of fire would be:

Slight harm

Moderate harm

Extreme harm

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 a fire occurs).

Moderate harm: Outbreak of fire could foresee-ably 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 these premises is:

Trivial Tolerable Moderate Substantial Intolerable

Comments:

This building is considered to present a “Tolerable” risk.



A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one advocated by BS 8800 for general health and safety risks:

Risk level	Action and timescale
Trivial	No action is required and no detailed records need be kept.
Tolerable	No major additional controls required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, 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 in the following action plan. The fire risk assessment should be reviewed regularly.)



Document Control

Author	Mohammed Waheed	Qualifications	NAFRAR Tier-3, MIFSM, DipFD, NEBOSH
Signed		Date	22-03-2024
Verifier	Jacob Spencer	Qualifications	FPA Dip, BA
Signed		Date	28/03/2024
Document Version	Frankham RMS January 2023		



Life Safety Fire Risk Assessment Certificate of Conformity

This certificate is issued by the organization named in Part 1 of the schedule in respect of the fire risk assessment provided for the person(s) or organization named in Part 2 of the schedule at the premises and / or part of the premises identified in Part 3 of the schedule.

Frankham Risk Management Services

BAFE Registration Number: KENT204

Client: Stroud District Council

Address: Jenner Court, Berkeley
Gloucestershire
GL13 9BT

Applies to all common areas and sampled flats (accessible to the assessor, at the time of the assessment).

The fire risk assessment is for life safety; it is suitable & sufficient and is compliant with the BAFE SP205 scheme.

Assessment Date: 13/03/2024

Review Date: 13/03/2026

Certificate Reference Number: 804079165

We, being currently a 'Certificated Organization' in respect of fire risk assessment identified in the above schedule, certify that the fire risk assessment referred to in the above schedule complies with the specification identified in the above schedule and with all other requirements as currently laid down within the BAFE SP205 Scheme in respect of such fire risk assessment.

Signed for and on behalf of the issuing Certificated Organization



Helen Dillon MIFSM CFPA (Europe) Dip – Head of Fire Risk Management

Date of issue: 28-03-2024

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