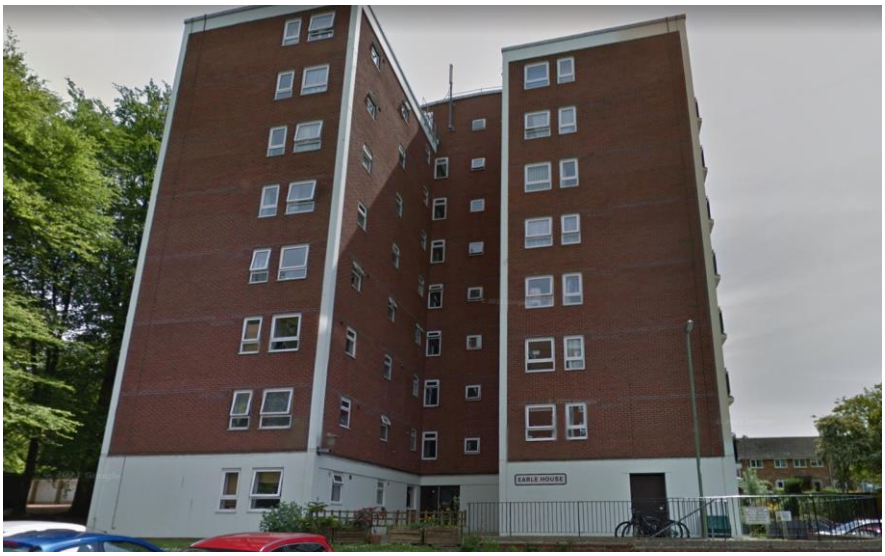
REGULATORY REFORM (FIRE SAFETY) ORDER 2005

HOUSING FIRE RISK ASSESSMENT



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

Company Name: Winchester City Council

Address: Earle House, Winnall Manor Road, Winchester SO23 0NA

Assessment date: 23 September 2021.
This fire risk assessment should be reviewed by a competent person annually or at such a time as there is reason to suspect that it is no longer valid, or if there has been a significant change in the matters to which it relates, or if a fire occurs.

Assessor:
Name: Ron Hedger, TecFire Ltd
On behalf of Winchester City Council, Property Services
Telephone number: (01962) 848076.

1. Conditions

This Fire Risk assessment has been prepared and written for Winchester City Council using reasonable care and skill and, as far as reasonably possible, in accordance with generally accepted industry standards by a professional and competent Fire Risk Assessor. Fire protection measures are assessed on the assumption of a single, maximal fire development, irrespective of the likelihood of such a fire.

The report is limited as follows:

It may be that certain conditions or situations were either not noted, not informed or not being performed during the visit and, therefore, non-inclusion of such conditions or situations in this report does not equate to legislative compliance.

Date: 2 October 2021

Executive Summary

No.	Issue which requires actioning	Risk Level	Completion Timescale	Responsible Officer	Actions taken & date completed.
A2	Actions to adequately protect the single stair and single directions escape routes identified in the previous FRA should be completed as soon as practicable.	Medium			
B1	The fixing of cable in the plastic conduiting on each common access corridor, should be confirmed as meeting the requirements of the BS7671 Wiring Regs for fire resisting supports.	Medium			
E6	The smoke lobbies at each floor level require the provision of smoke ventilation to ensure they remain smoke free in a fire.	Medium			
E8	The stair enclosure requires the installation of an AOV at high level to ensure the stair remains smoke free in a fire.	Medium			
E15	All doors protecting the stair and smoke lobbies, identified as warped or ill-fitting should be repaired, rehung or replaced to ensure that they can adequately resist the passage of smoke and heat.	Medium			

2. Risk Assessment Information

Managing Fire Safety

Good management of fire safety is essential to ensure:

- That fires are unlikely to occur;
- That if they do occur they are likely to be controlled or contained quickly, effectively and safely;
- That if a fire does occur and grow everyone in your premises is able to escape to a place of total safety easily and quickly.

This Fire Risk Assessment is central to good management practice in fire safety. It will help you ensure that your fire safety procedures, fire prevention measures, and fire precautions (plans, systems and equipment) are all in place and working properly, and it identifies issues that need attention.

The aims of the assessment are:

- To identify the fire hazards;
- To reduce the risk of those hazards causing harm to as low as reasonably practicable;
- To decide what physical fire precautions and management arrangements are necessary to ensure the safety of people in your premises if a fire does start.

The assessment is an organised and methodical look at your premises, the activities carried out there, and the likelihood that a fire could start and cause harm to those in and around the premises.

The **Significant Findings and Recommendations** section provides the basis for a plan to secure the necessary improvements.

Scope of the Fire Risk Assessment:

This assessment has been carried out in accordance with the Regulatory Reform (Fire Safety) Order 2005, and the appropriate National Guidance.

High

Where highly flammable or explosive materials are stored or used (other than in small quantities).

Where unsatisfactory structural features are present such as:-

- A lack of fire resisting separation;
- Vertical or horizontal openings through which fire, heat and smoke could spread;
- Long and complex escape routes created by extensive subdivision of large floor areas by partitions, or the distribution of display units in shops or machinery in factories;
- Large areas of flammable/combustible or smoke producing surfaces on walls or ceilings.

Where permanent or temporary work activities are carried out which have the potential for fire to start and spread such as :-

- Workshops in which highly flammable materials are used, e.g. paint spraying;
- Areas where the processes involve the use of naked flame, or produce excessive heat;
- Large kitchens in works canteens or restaurants;
- Refuse chambers or waste disposal areas;
- Areas where foamed plastics or upholstered furniture are stored.

Where there is a significant risk to life in case of fire, such as where :-

- Sleeping accommodation is provided for staff, the public or other visitors in significant numbers; treatment or care is provided where the occupants have to rely upon the actions of limited numbers of staff for their safe evacuation;
- There is a high proportion of elderly or infirm people, or people with temporary or permanent physical or mental disabilities, who need assistance to escape;
- Groups of people are working in isolated parts of the premises such as basements, roof spaces, cable ducts and service tunnels etc;
- Large numbers of people are present relative to the size of the premises (e.g. sales at department stores) or in other circumstances where only a low level of assistance may be available in an emergency (e.g. places of entertainment).

Medium
Where any outbreak of fire is likely to remain confined or only spread slowly, allowing people to escape to a place of safety. Where the number of people present is small and the layout of the workplace means they are likely to be able to escape to a place of safety without assistance. Where the workplace has an effective automatic warning system, or an effective automatic fire-extinguishing, suppression or containment system, which may reduce the risk classification from high risk.
Low
Where there is minimal risk to peoples lives and where the risk of fire occurring is low, or the potential for fire, heat and smoke spread is negligible.

2. Risk Assessment Information: Calculation

The following simple risk level estimator is based on a more general health and safety risk level estimator of the type contained in BS 8800, and based on PAS79.

Likelihood of fire	Potential consequences 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 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 these premises is:

Trivial	
Tolerable	✓
Moderate	
Substantial	
Intolerable	

3. Premises Information		
Person/company managing the premises	Winchester City Council.	
Nominated responsible person	Amber Russell, Tenancy Services Manager, and Andrew Kingston, Property Services Manager Winchester CC.	
Persons met on site	Assessor was un-accompanied on site.	
Mix of residential and commercial (Y/N)	No. Residential and ancillary only.	
Alterations notice in force (Y/N)	No	
OCCUPANTS		
Total number of flats	39	
Number of tenanted flats	Exact figure unknown, but most probably between 85% and 90%.	
Number of leaseholder flats	Unknown	
Are any of the residents classed as **vulnerable** due to age, or group (Y/N) State group/s	No. The accommodation is 'General Needs' residential. The prevalence of disabilities and vulnerabilities is likely to be similar to that of the general population.	
BUILDING		
Main use	Private residential dwellings.	
Approximate age	58 years	
Approximate footprint area (m2)	410m^2 measured from the Siteline Ltd floor plans, dated 2014.	
Type of construction	The building is constructed with concrete cavity walls, concrete floors and light concrete block internal partitions. A small proportion of the external elevation is made up of vertically aligned glazing with composite spandrel panels below windows. The building has a flat roof consisting of a concrete substructure with waterproof membrane covering, possibly composed of GRP.	
Description of the Premises	Earle House is a high rise tower block built in 1963 consisting of residential flats on the ground and seven upper floors, with an eighth floor containing a lift motor room and providing access to the flat roof where a 'cabin' is located housing the control equipment for a telecommunication mast. The main superstructure is concrete, with all construction separating the individual flats from the common access corridor being solid masonry, as are the majority of the internal partitions. Gas central heating was installed in 2016, for tenants and leaseholders who requested it, with gas supply pipework and boiler flues on the outside of the building. A refuse bin store is located on the ground floor with a refuse chute within a vertical shaft, above. A refuse hopper provides access to the waste chute from the common access corridor at	

3. Premises Information	
	each floor level, however, these hoppers are currently fixed shut to prevent use. Each flat has a designated storage shed on the ground floor within the same compartment as the bin store. The refuse bin store is separated from the adjacent storage at ground floor level by a one hour fire shutter linked to a heat detector within the bin store. In addition, a bespoke fire suppression system (Autoquench AQ2000) is installed, activated by a second heat detector within the bin store. The Housing Estates Team manage the building and carry out daily visits, which include testing the sprinkler system once a week. The refuse bins are emptied once a week, currently Thursdays. Recycling bins are stored externally, next to the railings, to the rear of the property. A central lift provides access to floors from ground to seven with the lift motor room located on the eighth floor. The lift motor room is enclosed within fire resisting construction within the area of the eighth floor, which is maintained as a fire sterile area, and separated from the single stair by a glazed fire resisting partition and door. The landings at each floor level have an electrical service enclosure (holding electrical meters), a dry riser enclosure and a store, which originally housed the old incinerator cupboards but from which the incinerators and associated equipment have been removed. The service enclosures are all constructed from fire resisting materials, with fire resisting doors kept locked, other than a number of the doors to the stores which are not fire resisting (see the main body of the report below for details). At each floor level, the stairwell is reached through a fire resisting smoke lobby, consisting of two glazed partitions and two, single self-closing fire resisting doors. At the base of the stair, a door provides a final exit from the staircase direct to open air. A second fire resisting door and partition provides access from the ground floor corridor to the stair enclosure, while a third door and partition provides access to the lift lobby and main entrance to the building. This third set of doors are not fire resisting. Front door is secure and has an electronic door entry system which communicates directly to the individual flats. There is a caretaker store located on the ground floor, within the compartment occupied by the bin store and individual 'shed' stores. This is secured and used only by the Estates Team. Each individual flat has a 30 minute fire resisting self-closing front door, which gives access to a traditional protected entrance hall. Within each tenanted flat, and some leaseholder flats (details of which ones are currently not available), a fire detection and alarm system has been installed, providing a mains powered smoke detector with battery back-up, in the ceiling of the protected

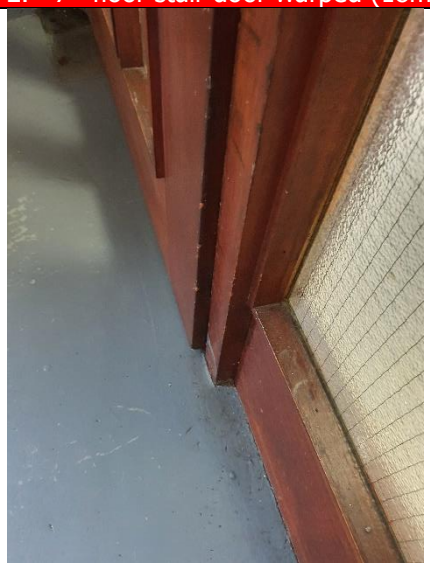
3. Premises Information	
	entrance hall. Each flat has a small balcony which has a concrete floor and steel balustrade. Alterations to the building in the early 1990s replaced the original living room windows and spandrel panels with UPVC windows, and composite spandrel panels.
Location of above premises within building	Whole building.
Any external cladding?	No external cladding is present on the building, however there are several areas of vertically aligned composite spandrel panels of unknown composition. (see comments below).
Balcony assessment & solar shading installations (materials):	The balconies have concrete floors and steel balustrades. The walls separating the balconies form the respective flats are constructed from brick, other than the elevation formed by the UPVC window/spandrel panels.
Common areas only, please state	**Ground floor**: Refuse room, shed store area, caretaker store, entrance lobby, corridor and stairwell. **Each habitable floor level**: Stair landing, smoke lobby, access corridor, Service enclosures (dry riser, electrical services & old incinerator/store). **Eighth floor**: Stair landing, tank room, lift motor room, roof area and telecommunication cabin (on roof).
Do conditions support the Evacuation Strategy?	Yes
Is there a Premise Information Box (Gerda) onsite?	Yes, but unable to access during the site survey to confirm contents.
Areas excluded from report (if any)	Individual flats
Type of survey completed:	Type One (non-destructive) – common parts only.
General condition of common areas.	Satisfactory, however a number of fire doors protecting the single stair require significant improvement or replacement. Also, some minor issues, as reported below.
Any recent history of fires in the building?	No.
Risk of external fire spread across building, or to other buildings?	Generally, the external walls of the building are of non-combustible materials, however, the vertically aligned composite spandrel panels are of an unknown composition and might enable vertical spread of fire, should a fire in a flat vent through the windows below such a panel. Their composition should be investigated to quantify this risk. The risk of fire spread to adjacent building is insignificant due to the significant separation distances involved.

3. Premises Information	
Evacuation Plan:	Stay Put/ Delayed Evacuation for flat residents. Assembly points provided at either end of the car park should residents choose to evacuate, or the Fire & Rescue Service decide a full evacuation is required during firefighting operations.
FLOORS	
Number of floors, including ground and basement.	Nine: ground; first; second; through to seventh with eighth floor holding the lift motor room.
STAIRS	
Number of protected stairs	One
Number of unprotected stairs	None
Number of external stairs	None
Number of lifts provided	One
BS9999: 2008 - Risk Profile	
Occupancy characteristic	Ci (BS9999:2017) – Long term individual residential occupancy
Potential fire growth rate	2 (Medium) – Resident shed storage represents the highest fire risk in the common parts, as the bin store has been provided with both containment (Fire Shutter) and suppression (AQ2000 system).
Risk profile for this occupancy	Ci2
SURVEY	
Assessment carried out by	Ron Hedger
Company	TecFire Ltd
Telephone number	0808 123 1702
Communal Electrical Wiring & Cabling (are 18th Edition standards being met?)	
Communal wiring/ cabling feedback:	The fixed electrical wiring system has been inspected in accordance with the recommendations of the IEE Wiring Regulations. The last inspection was carried out in 2017 by Wessex Response Ltd. Their recommended time frame for re-testing is 5 yearly.

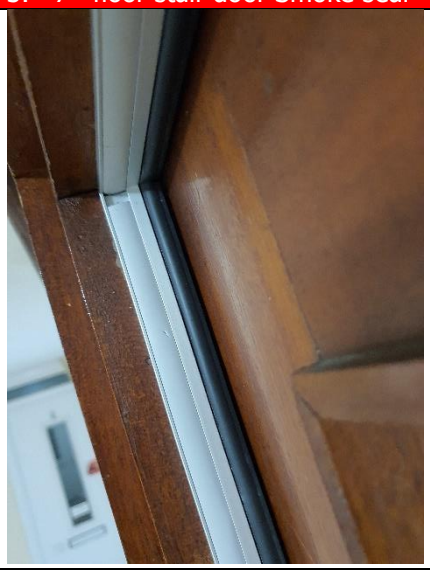
4. Photographic evidence

1. 8th floor tank room - storage

2. 7th floor stair door warped (18mm)



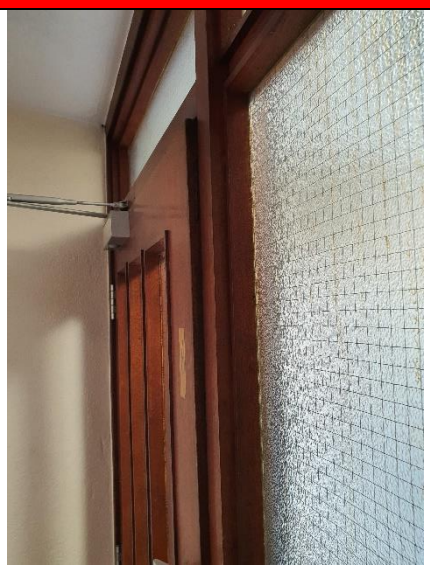
3. 7th floor stair door Smoke seal



4. Example of cables in plastic trunking

5. Example of signs – No smoking/FS information/FD keep closed.

6. 6th floor stair door warped (15mm)



7. 5th floor – Fire stopping coming apart in elect. enclosure.

8. 5th floor stair door 10mm gaps

9. 5th floor corridor door – large gaps (9mm)

10. 3rd floor corridor door – 10mm overhang and 10mm gaps

11. 3rd Flat 15 – wall damaged

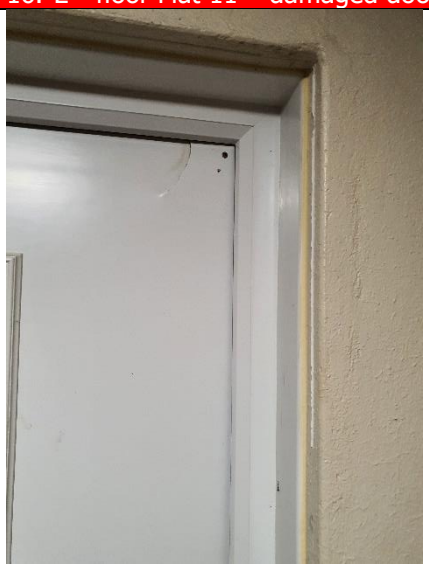
12. 3rd floor – trolley full of rubbish

13. 3rd floor – joystick remnants seen in Service door frames

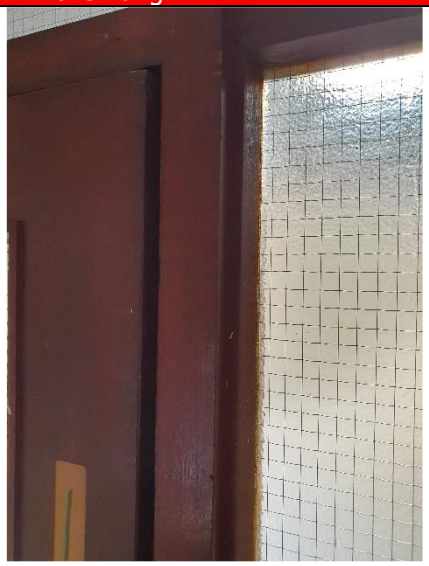
14. 2nd floor stair door – 9mm gaps, 10mm overhang

15. 2nd floor Flat 11 – damaged door frame

16. 2nd floor Flat 11 – damaged door



17. 1st floor stair door, 10mm gaps, 12mm overhang



18. Balconies and spandrel panels

19. Lightning conductor

20. Roof mounted telecommunication equipment

5: Compliance questions and remedial action plan

A: General					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
A1	Is there an existing fire risk assessment?	**Yes.**	Dated 16/02/2021	**Low**	
A2	Where there is an existing fire risk assessment, have all remedial actions been implemented?	**No**	Some low risk issues and some medium risk issues have been addressed, however, the doors protecting the stairs and smoke lobby, reported as being in need of attention are unchanged from the previous survey (See E15 below). Some progress has been made towards completion of the medium risk issues which involve alterations to the layout and provision of fire protection for the stair and ground floor corridor. Further work to complete remedial actions to adequately protect the single stair escape route is due to be completed by the end of October 2021.	**Medium**	
A3	Are visitors and contractors informed of actions to take in case of fire?	**No**	Although fire safety information are provided on the notice boards of each common corridor, no fire safety information is provided on the communal notice board in the main entrance lobby. Visitors are likely to see the instructions in the corridors, but contractors working on the 8th floor and telecom cabin may not. **Fire Safety instructions should be included on the main notice board in the entrance lobby.**	**Low**	

A: General					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
A4	Are fire safety conditions imposed on contractors?	**Yes**	Maintenance Team Contractors have suitable policies and procedures in place. The quality of fire stopping of new cable works appears to be significantly improved since the previous assessment, indicating better control of work procedures, although there are a small number of new issues associated with this.	**Low**	
A5	Have fire prevention measures been brought to the attention of residents?	**Yes**	Fire safety information leaflet and instruction provided on the communal noticeboards. Example shown in image 5.	**Low**	
A6	Is there adequate vehicular access to the premises for the fire service?	**Yes**	FRS designated parking is within 24m of the dry riser inlet. This exceeds the recommended 18m, but distance is within a single hose length.	**Low**	
A7	Is there an existing fire safety policy?	**Yes**	Stay put / delayed evacuation policy	**Low**	

B: Hazard Identification - Source of Ignition					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
B1	Have all common area electrical systems been inspected and tested periodically: ***Note:*** *Ensure fixed installation is inspected at intervals specified in BS 7671:2008. IEE Wiring Regulations 17th Edition.*	**No**	The last inspection was carried out in July 2017 by Wessex Response Ltd. Their recommended time frame for re-testing is 5 yearly. **However,** additional communication cables have been installed on each floor level, in plastic conduiting. No evidence of steel fixings was seen on the tails of cables as they exited the conduiting. **As all such cables are on escape routes, they should be secured using steel fixings to prevent them from dropping and causing an obstruction during a fire. Opening up of the conduiting was outside the scope of this assessment. The provision of such fixings should be confirmed. (Image 4 shows a typical section of conduit and cables).**	**Medium**	
B2	Are portable electrical devices and flexes in the common areas tested and free from physical damage?	**N/A**	No portable electrical equipment seen during the survey	**Low**	

B: Hazard Identification - Source of Ignition					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
B3	Are electrical, and service, intakes and distribution managed and controlled effectively? ***Note:*** *fire doors (e.g. to electrical cupboards, service ducts, boiler rooms etc) need not be self closing where they are kept locked and labelled with 'Fire Door - Keep locked shut' (blue mandatory safety sign). It is good practice to provide signage to indicate location of service 'shut offs'*	**Yes**		**Low**	
B4	Is lighting / heat producing equipment stored or located away from combustibles?	**N/A**	No heating provided in the common parts of the building. All lighting equipment is fixed in place.	**Low**	
B5	If fitted are lightning conductors periodically tested?	**Yes**	Last service carried out by Cuttings Lightning Protection and Earthing Engineers, dated 30/11/2020	**Low**	
B6	Has all gas equipment supplied by the landlord been subject to inspection and testing in accordance with The Gas Safety (Installation and Use) Regulations 1998 by a Gas Safe Registered technician? Are gas meter cupboards secure and any safety measures in an operable condition?	**N/A**	No gas equipment seen associated with the common parts of the premises.	**Low**	

B: Hazard Identification - Source of Ignition					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
B7	Are there reasonable measures taken to manage smoking? ***Note:*** *Demarcated, safe smoking areas for public and service users. Ensure prohibition on smoking in other locations.*	**Yes**	No smoking signs seen in all common access corridors and in the entrance lobby. Example shown in image 5.	**Low**	
B8	Do the local statistics indicate a low fire raising problem for this area?	**Yes**		**Low**	
B9	Does basic security against arson appear reasonable?	**Yes**	All doors providing access into the building are secure.	**Low**	

B: Hazard Identification - Source of Fuel					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
B10	Are escape routes kept free of combustible materials?	**No**	A supermarket trolley was seen in the 3rd floor common corridor, filled with plastic bags full of rubbish (image 12). In the same section of corridor, 2 joss stick stubs were found, stuck between the door and frame of the Dry riser door and the electrical service riser door (image 13). This places a fuel load and ignition source in close proximity, within the only escape route for the floor. **As soon as practicable, the residents on this floor should be approached directly and informed that this represents an unacceptable risk to the residents on this floor**.	**High**	
B11	Is the standard of housekeeping satisfactory?	**No**	A small amount of rubbish/redundant construction materials were seen on the floor of the 8th floor, which is required to be maintained as a fire sterile environment to protect the single stair escape route. Although the materials seen do not themselves represent a significant risk, their presence may cause accumulation of further materials which may pose a higher risk. **All stored materials and rubbish on the 8th floor should be removed.**	**Low**	
B12	Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders?	**Yes**		**Low**	

B: Hazard Identification - Source of Fuel					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
B13	Are the arrangements for disposal of waste adequate to prevent build-up - is secure storage provided to prevent unauthorised access to combustible materials?	**Yes**	Escape routes and areas accessible to residents were clear of accumulation of combustible materials. While the doors to some landing stores are not fire resisting, no significant storage was seen within any of these stores. This applies to the stores on 2nd floor. The waste bin store is adequately protected by fire suppression and fire shutter to separate from the adjacent storage.	**Low**	
B14	Are the walls, floors and ceiling coverings free from combustible products?	**Yes**		**Low**	
B15	Where furniture and furnishing are provided in common areas and means of escape routes, are they fire retardant in accordance with the Furniture and Furnishings (Fire) (Safety) Amendment Regulations 1989?	**N/A**	No furnishings or furniture provide in the common parts of the building.		
B16	Where natural mains fed gas is supplied to the building are appropriate management systems implemented?	**Yes**	Gas supply pipes are external.	**Low**	
B17	Where compressed gas cylinders e.g. oxygen, air, acetylene, stored or in use on the premises and they managed appropriately?	**N/A**			

B: Hazard Identification - Source of Oxygen					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
B18	Where oxygen supplies, cylinder/s or piped systems are evident are they managed appropriately?	**N/A**			
B19	Air handling systems **do not** have the potential to spread a fire?	**N/A**			
B18	Where oxygen supplies, cylinder/s or piped systems are evident are they managed appropriately?	**N/A**			

C: People at risk					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
C1	Are people familiar with the premises?	**Yes**		**Low**	
C2	Where young persons are known to live in the premises is there adequate protection provided?	**Yes**		**Low**	
C3	Where vulnerable persons (alcohol, drugs or receiving treatment) are known to live in the premises is there adequate protection provided?	**Yes**	No information has been provided to suggest that any residents have presented as particularly vulnerable. However, the current standard of fire protection is such that occupants other than those of the flat of origin of fire will be adequately protected from a fire.	**Low**	

C: People at risk					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
C4	Where disabled residents are known to live in the premises is there adequate protection provided?	**N/A**	The accommodation is 'General Needs'. As such, although there is a likelihood of elderly and other residents with reduced mobility accommodated, it is considered that occupants who are able to access the accommodation will be able to safely evacuate from the accommodation.	**Low**	
C5	Are there procedures in place to protect anyone who could be working in enclosed, isolated parts of the building, i.e. contractors in plant room or on the roof?	**No**	Contractors work activities are controlled with risk assessments required covering any activities outside of that expected of a resident. However, the telecommunication cabin on the roof represents an inner room to the roof space, which is itself an inner room to the 8th floor. The fire risk within the 8th floor space is very low, with the only real fire risk being the lift motor room, which is contained within fire resisting construction. No form of warning of fire is present, however, as the risk of the escape route becoming compromised is low, this is considered to be acceptable. **However, if a common area fire detection system is to be installed to activate an automatic opening vent at the head of the stair, consideration should be given to the inclusion of a heat detector in the lift motor room, with a single sounder capable of being heard within the rooftop cabin, either as part of this system, or as a stand alone system specific to the occupants of the cabin.**	**Low**	

D: Means for Giving Warning					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
D1	Does the building have an adequate means for giving warning in case of fire? Manual or Mechanical.	**Yes**	The general evacuation policy is one of 'stay put' for residents other than those of the flat of origin of fire. As such, no communal fire alarm is required.	**Low**	
D2	Are individual flats/apartments provided with standalone fire detection systems? Where known.	**Yes**	All tenanted flats have mains powered smoke alarms with battery back-up. It is not known whether all lease hold flats also have this level of fire detection and alarm, however, the assessment of this provision is outside the scope of this assessment.	**Low**	
D3	Is the fire alarm system serviced/maintained in accordance with BS 5839? **Note**: *Ensure a competent engineer services fire alarm system and carries out back up supply checks in accordance with current standards*.	**N/A**	There are two heat detectors installed in the waste bin store on the ground floor, associated with the fire shutter and fire suppression system installed in the bin store..	**Low**	
D4	Is the fire alarm systems checked by the occupier? **Note:** *Occupier to ensure operation of a different call point (or detector) weekly (different zone each week). Ensure record of test made in fire logbook.*	**N/A**			
D5	There is no evidence of false alarms or abuse of the common area system?	**N/A**			

E: Means of Escape					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
E1	Are there sufficient exits for the number of people present that lead to a place of ultimate safety?	**Yes**		**Low**	
E2	Are all gangways and escape routes free from obstruction and free from combustibles? ***Note:*** *Escape routes should be free from obstructions such as portable heaters of any type, cooking appliances, upholstered furniture, coat racks, temporarily stored items, waste bins, electrical equipment (other than security and emergency systems) etc*	**No**	A small amount of rubbish has been left in the 8th floor tank room area, which must be maintained as a fire sterile area to protect the single escape stair. (Image 1)	**Low**	
			A trolley filled with plastic bags of rubbish was seen in the protected access corridor on the 3rd floor which would cause an obstruction of the escape route, and of firefighters during fire service operations. (Image 12)	**Medium**	
			All combustible storage and obstructions should be removed from the common areas of the building. Residents should be informed that no items should be left in the common escape routes, as part of the routine fire safety information to residents.		
E3	Are floor surfaces in escape routes free from tripping, slipping and fire hazards?	**Yes**		**Low**	
E4	Is compartmentation of a reasonable standard?	**Yes**		**Low**	

E: Means of Escape					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
E5	Are all vents and service ducts etc suitably protected, where appropriate, to prevent the spread of fire and smoke?	**No**	The fire stopping of the hole through the floor of the 6th floor electrical service enclosure appears to be coming away from the structure of the floor, possibly rendering the firestopping ineffective (image 7). **The quality of the fire stopping should be investigated and made good if required.**	**Low**	
E6	Are travel distances acceptable? ***Note:*** *Escape routes should be short enough to enable all people in the building to get to a place of safety, outside the building, in about two to three minutes. (In certain buildings e.g. Older Person's Residential Units progressive/lateral evacuation should be adopted to reduce need for evacuation to outside areas.)*	**No**	The maximum travel distance from a flat front door to the stair lobby entrance on each upper floor is approximately 6m, while the maximum recommended distance in current guidance is for this to be limited to 4.5m for an unventilated corridor. The LGA Fire Safety in Purpose Built Blocks of Flats document describes a very similar situation to that found at Earle House and recommends that the additional travel distance can be accepted, provided that the stair is adequately ventilated. See E8 below for further details.	**Medium**	
E7	Are internal protected staircase/s well maintained and free from combustibles and/or ignition sources.	**Yes**		**Low**	

E: Means of Escape					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
E8	Are internal protected staircase/s provided with suitable ventilation systems to ensure smoke is removed efficiently?	**No**	The current requirement for single stair ventilation is for stair to have a $1m^2$ automatic opening vent at high level, operated by smoke detection in the common parts of the escape route, and for the lobby adjacent to the stair to have a $1.5m^2$ smoke vent to outside. Both the stair and smoke lobbies are provided with openable windows, but these require manual opening and will not clear smoke to allow residents to access the stair safely unless opened. Adequate ventilation of the stair and lobby is also a compensatory measure for the excess travel distance within the common access corridor at each floor level. **An automatic opening vent and associated automatic smoke detection system should be installed to ensure that the stair enclosure is adequately ventilated in a fire.** **In addition, the opening section of window in each lobby should be replaced with a permanently open vent to ensure that the smoke lobby associated with each floor level is kept clear of smoke.** Although these windows are not $1.5m^2$ in area, it is considered that the volume of the smoke lobbies is sufficiently small that permanent ventilation of the space would ensure that the atmosphere within remains sufficiently clear of smoke for occupants to safely reach the stair.	**Medium**	

E: Means of Escape					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
E9	Are external stairways weather protected, regularly maintained to avoid slipping hazards such as algae, moss, leaves or ice?	**N/A**			
E10	Are escape windows used if **YES** is this appropriate?	N/A		**Low**	
E11	What is the condition of final fire exit doors? ***Note:*** *Final fire exit doors should open in the direction of travel. And should be free from obstructions (inside and outside). Where there is a risk of obstruction final fire exit doors should be labelled 'Fire Door - Keep Clear. Appropriate notices on how to open doors should be posted on the door - E.g. 'Push Bar to Open'.*	**Good**	Both the main front door and the final exit from the base of the stair are easily opened by a single action form the escape side.	**Low**	
E12	Are there sufficient exits of suitable size to allow safe egress for all residents? ***Note:*** *Doorways should be at least 750mm wide when up to 40 people per minute are expected to use the exit route. No less than 1 metre wide when up to 80 are expected. Increase of 75mm for additional groups of 15 people. Where doors are likely to be used by wheelchair users the doorway should be at least 800mm wide.*	**Yes**		**Low**	

E: Means of Escape					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
E13	Are corridors wide enough? ***Note:*** *Corridors should generally be a minimum of 1 metre wide. Areas used by wheelchair users require a minimum wide of 1.2 metres. In large buildings corridor width may be greater*.	**Yes**		**Low**	
E14	Can all exits be immediately opened in the direction of escape and without the use of a key?	**Yes**		**Low**	

E: Means of Escape					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
E15	Are all internal fire doors in good condition, fitted with appropriate devices and in working order? In accordance with BS8214: 2008. Fire Doors on escape routes should be fitted with self-closing devices and labelled 'Fire Door - Keep Shut' (blue 'mandatory' safety sign). ***Note:*** *The fire resistance of a door assembly is determined by subjecting a full-size construction to test in accordance with the procedures laid down in the appropriate fire resistance testing standard, i.e. BS 476-22 or BS EN 1634-1. The test standard requires the tested construction to be fully representative of the assembly to be used in practice in terms of materials and methods of construction, size, number of leaves and mode of operation including all glazed openings. Automatic fire doors must be labelled 'Automatic Fire Door - Keep Clear' (blue 'mandatory' safety sign)*	**No**	The following doors were found to be sufficiently warped or twisted that they no longer fitted adequately into their frames and cannot therefore be relied upon to provide adequate fire protection to the stair: • 7th floor stair door (image 2) • 7th floor corridor door (image 3) • 6th floor stair door (image 6) • 5th floor stair door (image 8) • 5th floor corridor door (image 9) • 4th floor corridor door (no image) • 3rd floor corridor door (image 10) • 2nd floor stair door (image 14) • 2nd floor corridor door (no image) • 1st floor stair door (image 17) • 1st floor corridor door (no image) **These doors should be serviced, re-hung or replaced to ensure that they fit fully into their frames and are able to adequately protect the stair from smoke and heat from a fire. Priority should be given to those doors where both the stair and corridor doors are deficient to ensure that at least one of the doors is brought up to a good quality fit to protect the stair from heat and smoke ingress.**	**Medium**	

E: Means of Escape					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
			The wall to which the door and frame of flat 15 is fixed was seen to be damaged, such that the structure of the wall moved when pushed gently. It is therefore unlikely that the door and frame will provide adequate fire protection to the common escape corridor (image 11). **The wall and associated door and frame of flat 15 should be repaired as soon as practicable to ensure adequate fire protection of the common corridor from a fire in flat 15.**	**Medium**	
			Both the frame and top edge of the door to flat 11 were seen to be damaged (images 15 & 16). **The door and frame of flat 11 should be repaired as soon as practicable to ensure adequate fire protection of the common corridor from a fire in flat 11.**	**Medium**	
			All fire doors protecting the common escape routes from the building should be provided with mandatory fire door signs on both sides.	**Low**	
E16	Is the use of non specific door opening devices managed appropriately? i.e. doors wedges open .	**No**	None found during the survey.	**Low**	

E: Means of Escape					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
E17	Is there a reasonable standard of fire safety signs and notices?	**No**	Additional exit signage is required in the residents' storage area to indicate the two alternative exit routes to the Lift Lobby area from both ends of the store area. The fire doors from the stair to the smoke lobby at each floor level requires fire door signage on both sides. The fire doors from the smoke lobby to the common corridor at each level should have the existing fire door signs replaced with modern signs, and additional fire door signs placed on the lobby side of the door.	**Low** **Low** **Low**	

E: Means of Escape – Escape Lighting					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
E18	Are all escape routes (internal & external) adequately illuminated? ***Note:*** *All escape routes should be sufficiently lit for people to see their way out safely. Emergency escape lighting may be needed if walkways are without natural daylight or are used at night.*	**Yes**	Emergency lighting is provided in the common access corridors, stairs and ground floor generally, including outside both final exits.	**Low**	
E19	Does existing artificial lighting appear satisfactory?	**Yes**		**Low**	

E: Means of Escape – Escape Lighting					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
E20	Is the lighting provided in case of a lighting failure adequate to ensure safe escape in case of a fire?	**Yes**		**Low**	
E21	Do emergency lighting units appear to be charging?	**Yes**	Green LEDs seen in multiple luminaires during the survey, indicating units charging.	**Low**	
E22	Is emergency lighting maintained and tested according to BS5266?	**Yes**	Annual service carried out on 11/3/21. Monthly flash test carried out on 22/09/21, both by Premiere Fire and Security Ltd	**Low**	

F: Portable Firefighting Equipment					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
F1	Is portable firefighting equipment provided in the common areas? ***Note:*** *Ensure extinguishers are appropriate to the local risk and are fixed near exit doors and at appropriate heights (Handle of large extinguishers - approx. 1 metre from the floor. Handle of small hand held extinguishers approximately 1.5 metres from the floor).*	**Yes**	No portable firefighting equipment is provided in the stairs or common access corridors, which is considered to be suitable. A CO_2 extinguisher is provided it the Lift motor room, a foam extinguisher inside the 8th floor stair door and a 2nd foam extinguisher is provided inside the Dry Riser inlet enclosure on the ground floor.	**Low**	
F2	Are they suitable for the purpose & of sufficient capacity?	**Yes**		**Low**	

F: Portable Firefighting Equipment					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
F3	Are the quantity and types of extinguishers adequate for the risk? ***Note:*** *Is there at least one extinguisher for each 200 metres of floor space? (minimum of 2 per floor, unless it is an upper floor of less than 100m²).*	**Yes**		**Low**	
F4	Are extinguishers correctly sited? ***Note:*** *approx. 1 metre from the floor. Handle of small hand held extinguishers approximately 1.5 metres from the floor).*	**Yes**	The provision of the extinguisher in the dry riser inlet enclosure on the ground floor means that this is very unlikely to be available for immediate use, other than by the Fire Service during firefighting operations.	**Low**	
F5	Are extinguishers clearly visible with signage if concealed? ***Note:*** *Where full body colour extinguishers (BS 5423) are still in use, firefighting equipment safety signs should be posted above the extinguisher (see guidance and information sheets)*	**Yes**		**Low**	
F6	Are extinguishers unobstructed?	**Yes**	Other than the foam extinguisher in the dry riser enclosure.	**Low**	
F7	Are maintenance inspections of extinguishers carried out and recorded in the log book in line with current standards?	**Yes**	The portable firefighting equipment was last service on 11/3/221 by premiere Fire and Security Ltd.	**Low**	

F: Portable Firefighting Equipment					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
F8	Are tenants advised to purchase a fire blanket and multipurpose extinguisher?	**N/A**			
F9	Are staff trained in fire safety awareness?	**N/A**			

G: Fixed Installations					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
G1	Is the building provided with a sprinkler system?	**Yes**	Covers the ground floor bin store only	**Low**	
G2	Is the building provided with a dry/wet riser?	**Yes**		**Low**	
G3	Is the building provided with a smoke control system?	**No**	See E6 and E8 above	**Medium**	

G4	Are fixed installations tested to current BS standards?	**Yes**	• Fire shutter serviced by Armashield Ltd on 01/02/21 • Suppression system serviced by Autoquench Ltd on 20/02/21 • Lift serviced by Temple Lifts Ltd on 31/08/21 • Dry riser serviced by Southern Dry Risers Ltd on 11/9/20 • Lightning conductor serviced by Cuttings Lighting Protection and Earthing Engineers on 30/11/20 • Emergency lighting serviced by Premier Fire and Security Ltd on 11/3/21 • Fire extinguishers serviced by Premier Fire and Security Ltd on 11/3/21	**Low**	
G5	Are all protection systems provided with appropriate signage?	**Yes**		**Low**	
G6	Are all protection systems provided with appropriate alarms?	**Yes**		**Low**	
G7	Are hose reels provided?	**No**			
G8	Is the building provided with any other fixed installations?	**Yes**	60 minute fire shutter to the entrance of the ground floor bin store.	**Low**	

H: Arson

Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
H1	There was **no** physical evidence or local statistical evidence of arson.	**Yes**		**Low**	
H2	Are the premises reasonably secure during hours of darkness?	**Yes**		**Low**	
H3	Is there a reasonable standard of external lighting?	**Yes**		**Low**	
H4	Is external rubbish/ waste managed appropriately?	**Yes**	External bins seen to be well managed away from the building with no build-up of rubbish seen.	**Low**	
H5	Are wheelie bins lockable?	**No**		**Low**	
H6	Are wheelie bins remote from the building?	**Yes**		**Low**	
H7	Is CCTV provided?	**No**		**Low**	

I: Emergency Action Plan					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
I1	Is there an emergency plan in place? ***Note:*** *Ensure there is a plan for raising the alarm, calling the Fire and Rescue Service and assembly point locations.*	**Yes**		**Low**	
I2	Are fire action notices in place and up to date. ***Note:*** *In general, fire action notices should be posted next to all fire alarm call points.*	**Yes**	Fire action notices seen on each common access corridor notice board	**Low**	
I3	Have the needs and abilities of disabled, sensory impaired and less able bodied persons been considered? ***Note:*** *Planning should take account of the needs of all occupants. It is essential to identify the abilities and needs of disabled people and make proper arrangements for their assistance.*	**Not known**	As the accommodation is 'General Needs' no specific measures appear to be in place to deal with disabilities outside those expected in the general population.	**Low**	
I4	Are visitors, contractors and members of the public (if applicable) considered as part of the plan.	**Yes**		**Low**	
I5	Are staff informed, instructed in the operation of the alarm system, fire safety awareness?	**N/A**		**Low**	
I6	Are fire drills undertaken at least twice a year?	**N/A**		**Low**	

J: Health and Safety					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
J1	Were any non-Fire Safety issues found during the inspection?	**No**		**Low**	

6: Plan

There is no common area fire alarm system installed, therefore no zone plan is available