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Fire Risk Assessment of:	SULIVAN COURT 372-443
Author of Assessment:	John Hubbard Assessor
Quality Assured by:	Andy Whiting LBHF Fire Risk Assessor
Responsible Person:	Named person within the organisation, Richard Buckley
Risk Assessment Valid From:	21/11/2019
Risk Assessment Valid To:	21/11/2021

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Building Features

Approximate Square Area of the Building:	25
Number of Dwellings:	24
Number of Internal Communal Stairs:	1
Number of External Escape Stairs:	0
Number of Final Exits:	1
Number of Stair Lifts:	
Number of Storeys	9
Uninhabited Roof Void?	no
Roof Void Accessible from Communal Area?	no
Basement Present?	no
Basement Use?	
Gas Installed to Building?	yes
Solar Panels Installed on Building?	no
Number of Occupants:	72
Current Evacuation Policy:	Stay Put Procedure
Recommended Evacuation Policy:	Stay Put Procedure
Last LFB Inspection:	

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Survey Findings:

Building Construction & Layout:	This FRA relates to Block 372-395. A 1960's medium rise end terraced block of flats, constructed of concrete, brick and block under a flat roof. It is of open deck layout with solid walls to communal areas. This block forms part of the terrace of 3 individual access blocks; 372-395, 396-419 and 420-443. Purpose built, open deck 9 storey block of residential flats; 3 flats per floor to the 7th floor with an assumed plant/lift room enclosed on the 8th floor on the roof. A single semi enclosed stair with deck approach to all flats with 1 final exit. There is one lift to all floors. An integral bin store located on the ground floor and accessed externally with chutes located on the half landing of each floor to all upper floors. There is an Electrical intake cupboard under the stair. The building has level access with 2 of the 3 ground floor flats being independently accessed direct from the pavement. There are 2 spiral stairs to the top 3 floors which appear to have been de-commissioned which are assumed to have provided an alternative route from the roof.

Executive Summary	372-395 Sulivan Court The survey found the main entrance door was fitted with a coded door entry system and an over-ride switch. Stairwells were clear and unobstructed. A number of other areas for improvement were identified during the survey and these have been raised in this report. Flats require FD60s (as per LBHF door policy) installed as they are in dead end conditions. There is no emergency lighting throughout the building. No indication on the certification of the lightning protection. The flats should be inspected to ensure they have a fire detection system on accordance with LBHF policy.

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Guidance

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Scope of Assessment:

This FRA has been carried out on behalf of the 'Responsible Person' in accordance with Article 9 of the requirements of the Regulatory Reform (Fire Safety) Order 2005 (FSO). The purpose of this report is to provide an assessment of the risk to life from fire in this premise and where appropriate, to identify significant findings to ensure compliance with fire safety legislation as obliged observing current best practice, providing a minimum fire safety standard.

This report reflects the fire safety standards identified during inspection and does not address the risk fire may pose to property or business continuity.

In order to carry out this fire risk assessment the assessor has used their professional expertise, judgement and guidance contained in the British Standards Institute's publicly available specification (PAS 79: 2012), the Department for Communities & Local Government guidance, 'Fire Safety Risk Assessment - Sleeping Accommodation', Local Authorities Coordinators of Regulatory Services (LACORS) 'Housing Fire Safety' guidance and NFCC guidance 'Fire Safety in Specialised Housing'.
Which provides best practice guidance on fire safety provisions in England for certain types of existing housing; as well as the Local Government Association (LGA) Guidance 'Fire safety in purpose-built blocks of flats'.

The aim of the fire risk assessment process is not necessarily to bring an existing building up to the standard expected for a new building, constructed under current legislation. Rather, the intention is to identify measures which are practicable to implement in order to provide a reasonable level of safety for people in and around the premises. Information for the completion of this assessment was obtained by a physical type 1 survey, in compliance with LBHF policy and for the purpose of satisfying the FSO. The inspection of the building is non-destructive. The fire risk assessment will consider the arrangements for means of escape and so forth that will include examination of at least a sample of flat entrance doors. It also considers, so far as reasonably practicable, the separating construction between the flats and the common parts without any opening up of construction; however, in this type of survey, entry to flats beyond the area of the flat entrance door, is not involved as there is normally no automatic right of access for freeholders.

If your premises have been designed and built in line with modern building regulations (and are being used in line with those regulations), your structural fire precautions should be acceptable. While every effort is made to inspect fire compartmentation & fire separating elements of buildings, dependant on accessibility, including roof spaces, voids and service risers, to assess the integrity, comments reflect reasonable assumption. Unless there is reason to expect serious deficiencies in structural fire protection – such as inadequate compartmentation, or poor fire stopping – a type 1 inspection will normally be sufficient. Where doubt exists in relation to these matters, the action plan may recommend that one of the other types of fire risk assessment be carried out or that further investigation be carried out by specialists. (Any such recommendation would be based on identification of issues that justify reason for doubt.)

The FRA includes an Action Plan that sets out measures to enable the Responsible Person to achieve this benchmark risk mitigation level, satisfy the requirements of the FSO and to protect Relevant Persons (as defined in Article 2 of the FSO), from the risks of fire.

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Compartmentation and Building Features	
From a Type 1 inspection perspective, were there breaches identified effecting compartmentation along the escape route?	No
From a Type 1 inspection perspective, are there ineffective or inappropriate materials used to create compartmentation?	No
Does the building have a roof void?	No
Was a survey of the roof void carried out as part of this inspection?	N/A
Are there other concerns identified with the roof void?	N/A
Are lifts installed?	Yes
Does each lift have a fire service over-ride switch?	Yes
Are there any fire-fighting lifts?	No
Is there a lift motor room?	Yes
Did you get access to survey the lift motor room?	No
Are there any other concerns with Lifts or the Lift Motor Room?	Unable to confirm
Are there utility cupboards within the communal area?	Yes
Are there any vertical or horizontal breaches in compartmentation?	Yes
Do utility cupboard doors appear to be FD30s standard?	No
Is there evidence to confirm FD30s doors are certified?	N/A
Is there damage to any part of the door or frame affecting its performance as a 30 minute fire and smoke resistant door?	No
Were there personal items or rubbish in any inspected utility or riser cupboard?	Yes
Are there CO2 extinguishers installed inside each electrical riser?	Yes
Are CO2 extinguishers compliant?	No
Are there other concerns identified with the utility cupboards and vertical risers?	No
Is external cladding fitted to the building?	No

Are the internal escape route walls and ceilings to Class 0 standard?	Yes
Are there other concerns identified with flammable materials?	N/A

Means of Escape

Is the stated emergency evacuation strategy suitable?	Yes
Are fire action notices displayed at the entrances, fire exits and each level as required?	Yes
Are travel distances appropriate for the building design?	Yes
Are the internal escape route corridors free of trip hazards?	Yes
Are stairs free of all trip hazards?	Yes
Are there personal items or rubbish along the escape routes to be removed?	No
Do final exits open in the direction of flow where required?	N/A
Are cable and wire fixings to external walls/ceilings to current standards to limit the likelihood of wire entanglement?	Yes
Are there suitable door opening devices such as thumb turns, push pad/bar?	Yes
Is directional and exit signage necessary in this building?	Yes
Are directional and exit signage displayed appropriately?	Yes
Where lifts are installed, are suitable fire safety signs displayed at each level?	Yes
Does the building have an external escape route?	No
Are there other concerns identified with the evacuation of the building?	No
Does the standard lighting provide suitable illumination?	Yes
Is the standard lighting in good working order?	N/A
Is emergency lighting installed?	No
Does the building require the installation of an emergency lighting system?	Yes
Is there a need to increase the emergency lighting provision?	N/A

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Are there other concerns identified with the emergency lighting?	N/A
Does the building have suitable means to naturally ventilate the escape routes?	Yes
Is there a smoke ventilation system installed?	N/A
Are there any concerns identified with ventilation of the internal escape route?	No

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Doors	
Is the main entrance door suitable as part of the evacuation strategy for the building?	Yes
Is security to the property suitable to restrict access to the property by uninvited persons during 'out of hour' times?	Yes
Are there a sufficient number of fire exits?	Yes
Are there any defects (glazing, furniture, frames, door) requiring repair or maintenance works?	No
Do any fire exits lead to areas that could put persons at further risk?	No
Do all fire exits have suitable signage?	Yes
Are there other concerns identified with the main entrance and fire exit doors?	No
Are there any compartment fire doors installed in this building?	No
Are there locations where compartment fire doors should be installed?	No
Are there other concerns identified with the compartment fire doors?	No
Are there any flat entrance doors not conforming to FD60s standard?	Yes
Where FD60s doors have been installed, do any inspected doors not have a certification marking or certificate onsite ?	N/A
For open deck buildings, are there flat entrance doors not at a suitable fire and security standard?	N/A
Are positive action self-closers fitted and to the front face of the doors?	N/A
From the sample inspection taken, do the flat entrance doors freely self close into the frame?	Yes
Are there any defective flat entrance doors (glazing, furniture, frames, door) requiring repair or maintenance works?	No
Are there other concerns identified with the flat entrance doors?	No

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Fire Hazards	
Are "No Smoking" signs displayed at each entrance?	Yes
Is a no smoking policy being observed in the communal areas?	Yes
Any there other concerns identified with smoking?	No
Are there suitable locations provided for storage of refuse?	Yes
Is the refuse area appropriately clear and well managed?	Yes
Are vertical refuse chutes are fitted to the building?	Yes
Are the hoppers in good condition and fitted with smoke seals?	Yes
Is there a working pull plate at the base of the chute?	Yes
Does the refuse system appear to be free of physical defects?	Yes
Are there other concerns identified with refuse?	No
Has fixed electrical wiring been subject to a safety inspection within the past five years?	Yes
Is there a lighting protection system installed?	Yes
Is there a valid maintenance certificate available for the lightning protection?	No
Is the lightning protection free from defects and secured sufficiently?	Unable to Confirm
If there's a wheelchair or stair lift, is there a valid test certificate?	N/A
Are there electrical or charged items in the communal area (fridges, tumble dryers, mobility scooters etc)?	No
Any there other concerns identified with ignition sources?	No

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Fire Detection	
From the sample flats accessed, is early warning fire detection appropriate?	No

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Fire Safety Management

How far from the main entrance is the nearest mains water hydrant?	30m – 100m
Are there notable restrictions for the positioning of fire appliances within 20 metres of the building?	No
Is a Premises Information Box installed?	No
Are there complexities or unique features to the building to warrant the installation of a Premises Information Box?	Yes
Is there a dry/wet riser installed?	Yes
Are there outlets on each level above the 6th storey?	No
Is there evidence to confirm risers are serviced?	No
Is tall riser signage displayed appropriately?	Yes
Are there any observable defects to inlets or outlets and their casings?	No
Are there other concerns identified for fire service operations?	No
Did you encounter any potential or actual hoarding risks?	No
LBHF have a medical register of 02 users, did you encounter a resident declaring they were using 02 but not registered?	No
Is there a suppression system installed within any part of the building?	No
Did you encounter any potential hazards due to negligent contractor work at the property and its grounds?	No
Are there other concerns identified to do with fire safety management?	No
Does the building contain commercial outlets and residential dwellings?	No
Any there other concerns identified with control of shared means of escape?	N/A

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Safety Management	
Are there staff or site managers based at and working in the building?	No
Are staff trained to support an evacuation of the building during a fire emergency?	N/A
Any there other concerns identified with on-site staff and their training?	N/A
Are fire safety records accessible in a suitable physical or digital format for fire inspection audits?	N/A
Are staff able to be contacted in the event of an emergency while off site?	N/A
Any there other concerns identified with the management of information?	No
Are in-house checks of the Emergency Lighting being carried out and recorded?	N/A
Are in-house checks of Fire exits and Escape routes being carried out and recorded?	No

Actions Arising from the Survey:

	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

Risk Scores:	
Risk Score at the time of the Assessment	Moderate Risk
Risk Score if all actions are implemented:	Tolerable Risk