



In association with



Fire Safety Management Plan

Fire Risk Assessment

Prepared for:

C. H. FLATS NO. 3 (WOOTTON BASSETT) LIMITED

The address that this document relates to:

**Flats 1 – 30
Wesley Court
Longfellow Crescent
Wootton Bassett
SN4 8JZ**

Produced By:

Peter Jolley CFPA Dip (EU)

Fire Safety Advisor

Dated: 26th September 2024

FIRE RISK ASSESSMENT

This fire risk assessment relates to the fire safety measures provided for the protection of life from the effects of fire and is designed to meet the statutory requirements of both Health and Safety legislation and the Regulatory Reform (Fire Safety) Order 2005.

Fire Safety Services Ltd have used their professional expertise and judgments in identifying the recommended actions and in the preparation of this assessment. This document records the fire safety measures in place when the Fire Safety Risk Assessment (non-destructive) was conducted, lists any inadequacies found and details the appropriate remedial action.

While the Fire Risk Assessor has taken care to ensure accuracy of the information offered, Fire Safety Services Ltd cannot accept legal liability for any loss (including loss of anticipated profits, expected future business or damage to goodwill) or claims for damages in connection with this report.

It should be borne in mind that this assessment and the recommended actions are open to individual interpretation and as such a fire officer from the local fire authority may express a different view on certain aspects. It is for this reason that Fire Safety Services Ltd cannot accept responsibility for any subsequently identified items that arise from any future detailed analysis that may be carried out.

The observations / deficiencies and recommended actions relate to those areas to which access was possible at the time of the assessment.


Failure to maintain the levels of fire protection provided, or the standards of routine fire precautions and safe working practices, may invalidate the entire risk assessment.

N.B.1. Where no emergency or evacuation procedures exist, it is not in the scope of this report that such procedures are produced. It is the responsibility of the client to establish these procedures as soon as possible together with the arrangement of suitable communication, instruction, and training.

N.B.2. The client is also responsible for arranging the ongoing regular review and monitoring of the assessment.



Telephone: 01844 355588
Email: info@firesafetyadvisor.co.uk

NAME OF FIRE ADVISOR CONDUCTING THE FIRE SAFETY RISK ASSESSMENT:	NAME OF PERSON HAVING CONTROL OF THE FIRE SAFETY MANAGEMENT PLAN:
Name (In Full): Peter Jolley CFPA Dp (EU) Signature:  Date: 26 th September 2024	Name (In Full): Richard Tydeman Signature(s): Date:

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 FIRE RISK ASSESSMENT TYPE 1

Responsible Person (RP) or person having control of the premises or area Assessed:	Director(s) of C.H. Flats No. 3 (Wotton Bassett) Limited
Address of premises:	Flats 1 – 30, Wesley Court, Longfellow Crescent, Wootton Bassett, SN4 8JZ
Person(s) consulted:	Via email, Richard from Tydemans Residential
Assessor:	Peter Jolley CFPA Dip (EU)
Date of fire risk assessment:	9 th September 2024
Date of previous fire risk assessment:	20 th July 2021
Suggested date for review ¹⁾ :	September 2026 by a competent person and at least annually by the RP.

This report is intended to assist you in compliance with Article 9 of the Regulatory Reform (Fire Safety) Order 2005 (the 'Fire Safety Order'), which requires that a risk assessment be carried out.

1.0	<i>The Premises</i>	
1.1	Number of Floors:	Three
1.2	Approximate size of property:	Footprint 990m ² . Building floor height habitual floor is approximately 8 metres.
1.3	Brief details of building:	<p>A purpose-built block of flats Circa. 1980s of thirty self-contained flats of a traditional type construction (Brick faced external walls with brick or block and stud partition internal walls and concrete floors and staircases) with residential accommodation being over three floors. There is a main entrance / exit at street level which provides access to the ground floor foyer. Within the ground floor foyer, there is access to the two ground floor corridors which provide access / egress to the ground floor flats, access to the bin store and the main staircase that provide access / egress to all upper floors and corridors. On each upper floor via two separate corridors there are 10 flats plus a storage room. This staircase is the only access / egress from the upper floors and for escape purposes it must be separated from the remainder of the building by fire resisting construction. Plus, within the ground floor there are three fire exits which lead directly to fresh air.</p> <p>Fire safety purpose group 1(a) – Flats (30 Residential Flats).</p> <p>Occupancy Characteristics - Ci Long term individual occupancy, domestic flats. Risk Profile – C2 Occupants who are likely to be asleep with a medium fire growth.</p>

2.0	The Occupants of the Premises			
2.1	Approximate maximum number of employees:	1 Cleaner		
2.2	Approximate maximum number of residents and visitors at any one time:	60 assuming two residents in each flat.		
3.0	The Occupants at Special Risk			
3.1	Sleeping Occupants:	Yes, 60 assuming two residents in each flat.		
3.2	Disabled Occupants:	The Assessor is unaware if there are any person(s) who may require assistance within their flat. If the RP is aware of such person(s) residing within this block, then they should advise the person(s) concerned to ensure that an individual Person-Centred Fire Risk Assessment is completed by a competent person and act on the findings, where necessary.		
3.3	Occupants in Remote areas:	No.		
3.4	Others:	None.		
4.0	Fire Loss Experience			
<ul style="list-style-type: none">None.				
5.0	Other Relevant Information			
<ul style="list-style-type: none">This risk assessment relates to:<ul style="list-style-type: none">Fire precautions within the common parts and other areas controlled by the client.Fire protection systems that are the client's responsibility.While the occupants of the flats are 'relevant persons', the flats, as domestic dwellings, are outside the scope of the Regulatory Reform (Fire Safety) Order 2005.The inspection was confined to the common parts, i.e. this is a Type 1 Fire Risk Assessment as defined in the Local Government Group's guide, Fire Safety in Purpose-Built Blocks of Flats. his block of flats and the common areas must be managed as per current fire safety guidance See here for guidance.				
6.0	Relevant Fire Safety Legislation			
		Yes	No	N/A
6.1	The Regulatory Reform (Fire Safety) Order 2005	✓		
6.2	The Health & Safety at Work Act 1974	✓		
6.3	The Housing Act 2004	✓		
6.4	Is there an alterations notice in force?		✓	
6.5	Others:	<ul style="list-style-type: none">The Fire Safety Act 2021		
		<ul style="list-style-type: none">Building Safety Act 2022		
		<ul style="list-style-type: none">Fire Safety (England) Regulations 2022		

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

7.0		Electrical Sources of Ignition		
		Yes	No	N/A
7.1	Reasonable measures taken to prevent fires of electrical origin?		X	
7.2	More Specifically:			
	a) Fixed Installation periodically inspected and tested?		X	
	b) Portable Appliance Testing (PAT) carried out?		X	
	c) Suitable policy regarding the use of personal electrical appliances?			✓
	d) Suitable limitation of trailing leads and adaptors?	✓		
7.3	Comments and hazard observations:			
	<ul style="list-style-type: none"> In accordance with BS 7671, common areas of flats must have the fixed electrical installations inspected / tested periodically. It is recommended that for this type of premises it is carried out every 5 years by a competent Electrical Engineer. The Assessor was informed that an inspection has been completed recently and failed but no electrical condition report was provided. If not already completed, the RP must ensure that fixed electrical installation in each common area is being inspected. Where necessary too, the RP must also ensure that any C1 & C2 identified within the engineer's report are rectified within a given timeframe. The RP should ensure that they hold a full up to date inventory of the portable electrical appliances onsite in use within the common areas, which is in the control of the RP, and ensure that they are being tested at the correct intervals. <u>Guidance can be sourced here</u>. The Assessor noted that the vacuum clear was last tested in August 2022 and will be due for retest. 			

8.0		Smoking		
		Yes	No	N/A
8.1	Reasonable measures taken to prevent fires as a result of smoking?	✓		
8.2	More Specifically:			
	a) Are "No smoking" signs provided in the common areas?	✓		
	b) Smoking prohibited in appropriate areas?	✓		
	c) Suitable arrangements for those who wish to smoke?	✓		
	d) No evidence of breaches of policy?	✓		
8.3	Comments and hazard observations:			
	<ul style="list-style-type: none"> Advisory - No smoking signs are displayed in the common area. 			

9.0	Arson	Yes	No	N/A
9.1	Does basic security against arson by outsiders appear reasonable? ¹⁾	✓		
9.2	Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders?	✓		
9.3	Comments and hazard observations: <ul style="list-style-type: none"> At the time of the Assessment the front door was secure. Plus, there is CCTV in the common areas. 			

¹⁾ Reasonable only in the context of this fire risk assessment. If specific advice on security including security against arson) is required the advice of a security specialist should be obtained.

10.0	Portable Heaters & Heating Installations & Ventilations Systems	Yes	No	N/A
10.1	Is there satisfactory control over the use of portable or wall heaters?			✓
10.2	Are fixed heating and ventilation installations subject to regular maintenance?			✓
10.3	Comments and hazard observations: <ul style="list-style-type: none"> None within the common areas. The flats are fitted with individual heating systems. 			

11.0	Cooking	Yes	No	N/A
11.1	Are reasonable measures taken to prevent fires as a result of cooking?			✓
11.2	Comments and hazard observations: <ul style="list-style-type: none"> No cooking facilities are provided in the common parts. Cooking appliances in flats have not been considered. 			

12.0	Lightning Protection System	Yes	No	N/A
12.1	Do the premises have a lightning protection system?	✓		
12.2	Comments and hazard observations: <ul style="list-style-type: none"> At one end of the building, externally there is a lightning protection system in place, which runs from ground floor and on to the roof area. 			

13.0	Housekeeping	Yes	No	N/A
13.1	Is the standard of housekeeping adequate?		X	
13.2	More Specifically:			
	a) Do combustible materials appear to be separated from ignition sources?	✓		
	b) Is unnecessary accumulation or inappropriate storage of combustible materials or waste avoided?		X	
	c) Are gas and electricity intake/meter cupboards adequately secured and kept clear of combustible materials?			✓
13.3	Comments and hazard observations:			
	<ul style="list-style-type: none"> The RP must ensure that the mattress and the petrol fuel can in the bin store are removed. And the leaseholders/residents are informed they must not store/leave such items in this area. 			

14.0	Hazards Introduced by Outside Contractors and Building Works	Yes	No	N/A
14.1	Is there satisfactory control over works carried out in the building by outside contractors.		X	
14.2	Comments and hazard observations:			
	<ul style="list-style-type: none"> No contractor's policy to review. The RP must ensure, where necessary prior to any works, that they are fully aware of all Risk Assessment Methodology Statement (RAMS) provided by the contractors and whilst on site there are adequate controls in place, where necessary e.g. hot works permits. <u>See here for guidance.</u> A policy should be produced and given to any contractors relating to fire and fire safety and control procedures whilst working onsite. 			

15.0	Dangerous Substances ²⁾	Yes	No	N/A
15.1	Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises ³⁾ ?			✓
15.2	Comments and hazard observations:			
	<ul style="list-style-type: none"> None. 			

²⁾ For the purpose of this risk assessment and the Fire Safety Order, dangerous substances are primarily explosive, highly flammable or flammable substances and oxidizing agents.

³⁾ Small quantities with negligible impact on the appropriate fire precautions need not be taken into account.

16.0	Other Significant Ignition Sources / Hazards that warrant consideration	Yes	No	N/A
16.1	Additional Ignition Sources / Hazards observed:			✓
16.2	Comments and hazard observations:			
	<ul style="list-style-type: none"> None. 			

FIRE PROTECTION MEASURES

17.0	<i>Means of Escape from Fire</i>	Yes	No	N/A
17.1	Is the design and maintenance of the means of escape considered adequate?		X	
17.2	More Specifically:			
	a) Are there reasonable distances of travel:	✓		
	- where there is escape in a single direction?	✓		
	- where there are alternative means of escape?	✓		
	b) Is there adequate provision of exits?	✓		
	c) Do fire exits open in the direction of escape, where necessary?	✓		
	d) Are the arrangements provided for securing exits satisfactory?	✓		
	e) Is the fire-resisting construction (including any glazing) protecting escape routes and staircases of a suitable standard and maintained in sound condition?		X	
	f) Is the fire resistance of doors to staircases and the common areas considered adequate, and are the doors maintained in sound condition?		X	
	g) Are suitable self-closing devices fitted to doors in the common areas?		X	
	h) Is the fire resistance of doors to meter cupboards/store rooms/plant rooms in the common areas considered adequate, and are they adequately secured and/or fitted with suitable self-closing devices?		X	
	i) Is the fire resistance of flat entrance doors considered adequate, and are doors maintained in sound condition?		X	
	j) Are suitable self-closing devices fitted to flat entrance doors and, where fitted, maintained in good working order?		?	
	k) Are there adequate smoke control provisions to protect the common escape routes, where necessary?			✓
	l) Are all escape routes clear of obstructions?	✓		
	m) Are all fire exits easily and immediately openable?	✓		
	n) Is it considered that the premises are provided with reasonable arrangements for means of escape for disabled people?			✓
17.3	Comments and hazard observations:			
	The central staircase and each corridor are the only egress from the upper floors and for escape purposes must be separated from the reminder of the building by fire resisting construction. Within the ground floor there are three fire exits which lead direct to fresh air, which are accessed either by a thumb turn lock, panic latch.			

- The Assessor noted that Flat 27 has a hasp and clasp on the outside of their door, which is for further security when they leave their flat. However, there is a risk when the flat is occupied the clasp could be closed, either by accident or on purpose by someone. Which could prevent the door being opened from the inside, especially if they are frail or vulnerable. The RP should advise the occupants of this flat to remove this hasp and clasp.
- The RP must ensure that all fire doors are fit for purpose, which open onto the means of escape. The two fire doors, which were inspected (Flats 16 & 22 entrance doors) are not fit for purpose and require attention. Plus, the Assessor noted on common area fire doors, where intumescent strips had not been installed, fire doors fall foul the floor, non-fire rated door locks in new fire doors, screws missing in hinges or large gaps between door leaf, floor or doorframe. The Assessor was advised that DSD Build installed the common area fire doors. And they should contact them and raise these issues, once all common area fire doors have had their annual inspection. The RP must ensure that each flat entrance fire doors and common area fire doors are inspected every 12 months in accordance with BS 8214:2016, manufactures instructions and Regulation 10 under the Fire Safety (England) Regulation 2022. Fire Safety Services have completed fire door inspections of Flats 16 & 22 entrance door fire doors, which both require attention. The RP must ensure that they notify all residents of the condition of the fire doors, and advise the freeholder/leaseholders that their flat entrance and common area fire doors must be inspected and be a FD30S fire door and fit for purpose. Plus, the RP and the leaseholders, where necessary, must ensure the fire door remediations works within the reports are completed within a defined timeframe, and all fire doors are fit for purpose. Which was not the case at the time of the Assessment, and some would not perform as intended.

18.0***Measures to Limit Fire Spread and Development***

		Yes	No	N/A
18.1	It is considered that there is/are:			
	a) adequate levels of compartmentation between floors and between flats and the common escape routes?		X	
	b) reasonable limitation of linings to escape routes that might promote fire spread?	✓		
	c) as far as can reasonably be ascertained, reasonable fire separation within any roof space?			✓
	d) adequately fire protected service risers and/or ducts in common areas, that will restrict the spread of fire and smoke?		X	
18.2	As far as can reasonably be ascertained, there are no materials present that may contribute to spread of fire over external walls e.g. Aluminium Composite Material (ACM) cladding, High Pressure Laminate (HPL) cladding or other potentially combustible cladding materials?	✓		
18.3	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 products of combustion in the early stages of a fire ⁴ , 5)?			✓
18.4	Comments and deficiencies observed:			
18.4	<ul style="list-style-type: none"> • Section 18.1 – See Section 17.4 ref fire doors. 			

- Section 18.2 - Please note that this Assessment was not an External Wall Survey (EWS1). The external facade for this block in certain areas is a type of uPVC type cladding, which at the time of the Assessment it could not be identified if it was a suitable installation and compliant with Building Regulations. Whilst this is low risk due to the height of this block of flats being less than 18 metres. This external surface area should still be compliant with fire barriers fitted to windows where necessary as part of the installation. The RP should ensure that this external wall cladding installation is fit for purpose and further assessment is completed by a competent person of these areas.
- At the time of the Assessment the Assessor assessed various areas to ensure that the fire compartmentation was adequate and fit for purpose. However, the Assessor noted where cables pass through a ceiling (fire resisting construction) which had not been adequately fire stopped above the main electrical intake within the storerooms. Due to the building being flats, it places greater importance on ensuring that the fire resisting construction / compartments have not been compromised and are fit for purpose. Please note that pink/yellow or blue expanding foam is not deemed fit for purpose. The RP must ensure that a competent person fire stops these areas with the correct fire rated product. Please note that when a contractor carries out any work the RP should ensure that they receive a certificate of conformity of the type of products used. Please note that the current product in use (pink expanding foam) would be deemed not fit for purpose. The RP must ensure that they receive from DSD Build, who carried out the works, the certificate of conformity stating products used, location and fire rating of materials.

⁴⁾ This fire risk assessment will not necessarily identify all minor fire stopping issues that might exist within the building. If you become aware of other fire stopping issues, or are concerned about the adequacy of fire stopping, you may wish to consider arranging for an invasive survey by a competent specialist.

⁵⁾ A full investigation of the design of heating, ventilation and air conditioning systems is outside the scope of this fire risk assessment.

19.0	Escape Lighting	Yes	No	N/A
191	Reasonable standard of escape lighting system provided? ⁶⁾	✓		
19.2	Comments and hazard observations:			
	<ul style="list-style-type: none"> • There are Emergency Escape Lighting (EEL) units which have been provided within the common parts and escape routes. 			

⁶⁾ Based on visual inspection, but no test of illuminance levels or verification of full compliance with relevant British Standard carried out.

20.0	Fire Safety Signs and Notices	Yes	No	N/A
20.1	Reasonable standard of fire safety signs and notices?	✓		
20.2	Comments and deficiencies observed:			
	<ul style="list-style-type: none"> • None. 			

21.0	Means of giving Warning in Case of Fire	Yes	No	N/A
21.1	Is a reasonable fire detection and fire alarm system provided in the common areas, where necessary ⁽⁷⁾ ?		X	
21.2	If there is a communal fire detection and fire alarm system, does it extend into the dwellings?		X	
21.3	Where appropriate, has a fire alarm zone plan been provided?		X	
21.4	Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?		X	
21.5	<p>Comments and deficiencies observed:</p> <ul style="list-style-type: none"> Advisory - When this block of flats was built, it was designed to be a stay put evacuation strategy with fire compartmentation and fire doors in place. Therefore, there would no requirement to have a fire alarm system installed. However, there is automatic fire detection plus manual call points with fire alarm panel installed within all the common areas. And as per a fire plan drawing in the logbook, it appears that this fire alarm system is an L4 and only covers the common areas. If this is the case, it would not be fit for purpose because it may not be audible within each of the flats as per BS 5839 part 1. Via email the Assessor was informed of the following " Stay put policy is in place for the building but as the alarm is already in place and loud enough to wake residents the committee wanted to keep it as an extra precaution." Whilst the Assessor can understand this, the current fire alarm system is not fit for purpose and may cause confusion. The RP must ensure that all occupants are aware of the 'stay put policy' and ensure that your fire safety and evacuation procedures state what to do if they discover a fire in their flat, and also what action to take in the common areas, if they hear the alarm. There was no fire alarm zonal map adjacent to the fire alarm panel to identify which area (zone) of the building the fire detection had actuated. The RP should ensure that there is a plan of the building, and it details where each of the devices are located within any fire zones. The RP must ensure that occupants have been trained to investigate the sounding alarm and then act on the situation they find as per your fire instruction. Under no circumstances should this fire alarm system be disabled / switched off by any untrained occupants and without investigation. And, only trained person(s) must be permitted to silence the fire alarm. Please note they should also be advised that it is a criminal offence to tamper with fire equipment on a premisses unless authorised to do so. 			

⁷⁾ Based on visual inspection, but no audibility tests or verification of full compliance with relevant British Standard carried out.

22.0	Manual Fire Extinguishing Appliances		
	Yes	No	N/A
22.1	Reasonable provision of portable fire extinguishers?		
		X	
22.2	Are all fire extinguishing appliances readily accessible?		
	✓		
22.3	Comments and deficiencies observed:		
	<ul style="list-style-type: none"> There are two 2KG CO² fire extinguishers within Landlords storerooms. If they remain, the RP should also ensure that at each fire point there are also one x 13A fire rated fire extinguisher too for Class A type fires. It is the opinion of the Assessor that these two 2KG CO² fire extinguishers should be removed. 		

23.0	Relevant Automatic Fire Extinguishing Systems ⁸⁾		
23.1	Type of System:		
	<ul style="list-style-type: none"> None. 		
23.1	Comments and hazards observed:		
	<ul style="list-style-type: none"> N/A. 		

⁸⁾ Relevant to life safety and this risk assessment (as opposed to property protection).

24.0	Other Relevant Fixed Systems & Equipment ⁹⁾		
24.1	Type of System: (E.g. Dry rising main, Automatic smoke vents, Firefighting lift)		
24.2	Comments and hazards observed:		
	<ul style="list-style-type: none"> Manual smoke vent (window). 		
	Yes	No	N/A
24.3	Are there appropriately sited facilities for electrical isolation of any photovoltaic (PV) cells, with appropriate signage, to assist the fire and rescue service?		
			✓
24.4	Comments and hazards observed:		
	<ul style="list-style-type: none"> None. 		

⁹⁾ Relevant to life safety and this risk assessment (as opposed to property protection).

MANAGEMENT OF FIRE SAFETY

25.0	Procedures and Arrangements	Yes	No	N/A
	Fire Safety assistance:			
25.1	<p>The competent person(s) appointed under Article 18 of the Fire Safety Order to assist the responsible person in undertaking the preventive and protective measures (i.e. relevant general fire precautions) is:</p> <ul style="list-style-type: none"> Richard Tydemans 			
25.2	<p>Fire safety at the premises is managed by¹⁰⁾:</p> <p>Comments:</p> <ul style="list-style-type: none"> Tydemans Residential. This block of flats and the common areas must be managed as per current fire safety guidance See here for guidance. 			
25.3	<p>Is there a suitable record of the fire safety arrangements?</p> <p>Comments:</p> <ul style="list-style-type: none"> At the time of the Assessment there were notices displayed to inform residents of who is responsible for managing fire safety within this building. 	✓		
25.4	<p>Evacuation strategy:</p> <p>Stay put</p> <p>Simultaneous evacuation</p> <p>Comments:</p> <p>The block evacuation strategy is a defend in place fire strategy e.g. stay put, unless there are signs of smoke, or requested to evacuate by the fire service. Please note that the current fire alarm system does not support a simultaneous evacuation.</p>	✓		
25.5	<p>Are procedures in the event of fire appropriate and properly documented, where appropriate ⁽¹¹⁾?</p> <p>Comments:</p> <ul style="list-style-type: none"> There was fire action notices displayed within the common areas. The RP should ensure that this fire safety notice is reviewed and updated and ensure they inform building occupants it's a stay put policy at this block. 	✓		
25.6	<p>Are routine in-house inspections of fire precautions undertaken (e.g. in the course of health and safety inspections)?</p> <p>Comments:</p> <ul style="list-style-type: none"> The Assessor was informed via email, plus some records were available onsite, that TH White carries out inspections of the fire doors and fire exits. Plus, the periodic testing of the fire equipment (Escape lighting, and fire alarm). 	✓		

¹⁰⁾ This is not intended to represent a legal interpretation of responsibility, but merely reflects the managerial arrangement in place at the time of this risk assessment.

¹¹⁾ Based on brief review of procedures at the time of this fire risk assessment. In-depth review of documentation is outside the scope of this fire risk assessment, unless otherwise stated.

26.0	Fire Brigade Provisions Onsite	Yes	No	N/A
26.1	Is there suitable vehicle access onto the site for the emergency services?	✓		
26.2	Can the fire brigade easily access the buildings?	✓		
26.3	Are fire hydrants provided and are they in suitable locations?	✓		
26.4	Are dry risers provided?			✓
26.5	Is there a suitably located premises information box for the fire?			✓
26.6	Comments and deficiencies observed: <ul style="list-style-type: none"> Advisory - The Assessor was provided with a letter dated 22 January 2024 from Neil Chamberlain from Dorset & Wiltshire Fire Brigade. The Assessor noted the following statement "Based on what I saw during the visit, I am pleased to be able to advise you that a reasonable standard of fire safety was evident at the time. You should note however that the visit was not enough to evaluate all of the fire risks which may be present on the premises. I therefore take this opportunity to remind you that fire safety is a dynamic process and the responsible person has an on-going duty to periodically review the fire risk assessment and the adequacy of the fire safety measures in place". Please note you must take the following action under 'significant findings' to either reduce or manage the risk to a satisfactory standard, which at the time of the Assessment was not the case. See fire door as an example. 			

27.0	Fire Safety Training and Evacuation Drills	Yes	No	N/A
27.1	Are all staff given adequate fire safety instruction and training? Comments: <ul style="list-style-type: none"> None. 			✓
27.2	When the employees of another employer work in the Comments: <ul style="list-style-type: none"> None. 			✓

28.0	Engagement with Residents	Yes	No	N/A
28.1	Has information on fire procedures been disseminated to residents?	✓		
28.2	Is fire safety information disseminated to residents?	✓		
28.6	<p>Comments and deficiencies observed:</p> <ul style="list-style-type: none"> The Assessor was advised by email that letters are sent to owners annually. The RP must ensure that there is communication, coordination, and cooperation with the residents, and they are aware of their action to take in the event of a fire and the building evacuation strategy e.g. stay put policy. Where necessary too, the RP must engage with building occupants regarding fire safety, e.g. not to use the common areas for storage etc or where there are fire safety issues that might impact on their safety. The provided guidance states "The above information must also be given to every resident in a comprehensible form that they can reasonably be expected to understand. This could be in a format to be posted through their door. It is a legal requirement that the above information must be provided to residents as soon as reasonably practicable after they move into the premises, and at periods of no greater than 12 months thereafter. This information should also be reviewed at least every 12 months or when there is reason to suspect that it is no longer valid". Fire Doors - Under the Fire Safety (England) Regulations 2022, all residents must be informed about the importance of maintaining fire doors in good condition. It must be stressed to them that all flat entrance doors must be kept shut when not in use and that, if they remove the self-closing device, they are breaking the law. They should also be advised not to alter doors or replace existing doors without seeking professional advice. If they replace a fire-resisting door with a non-fire-resisting door, they are breaking the law. They must also be told to report any faults or damage to flat entrance doors to their landlord or the freeholder immediately. It is a legal requirement that the above information must be provided to residents as soon as reasonably practicable after they move into their flat, and at periods of no greater than 12 months thereafter. It is also recommended that residents should be advised not to alter doors or replace existing doors without seeking professional advice. The Assessor was advised by email that letters are sent to owners annually. 			

29.0	Testing and Maintenance	Yes	No	N/A
29.1	Is there adequate maintenance of the premises?		X	
29.2	Is weekly testing and periodic servicing of the fire detection and fire alarm system undertaken? Comments and deficiencies observed:	✓		
	<ul style="list-style-type: none"> In accordance with BS 5839 part 1 the fire alarm systems must be tested by a competent person at least every six months and an audible weekly operation of the fire alarm (via a different call point on rotation) being conducted by the end user. At the time of the Assessment and advised via email it was noted that TH White carry out all tests on the fire alarm system. 			
29.3	Are monthly and annual testing routines in place for the emergency escape lighting? Comments and deficiencies observed:	✓		
	<ul style="list-style-type: none"> The RP must ensure that that a competent person is testing the Emergency Escape Lighting (EEL) system annually and that the RP ensures that the end user monthly test is being conducted in accordance with BS 5266. Via email the Assessor was informed that TH White carry this out on behalf of the RP. Plus, in the logbook there were some records. 			
29.4	Is annual maintenance of fire extinguishing appliances undertaken? Comments and deficiencies observed:		X	
	<ul style="list-style-type: none"> The two installed fire extinguishers were last serviced by Prestige Fire Protection in October 2020 and therefore outside their annual service date. If they remain, not advised, the RP must ensure that there are inspected annually by a competent person. 			
29.5	Are six-monthly inspection and annual testing of rising mains undertaken? Comments	✓		
	<ul style="list-style-type: none"> The testing the lightning protection system is being carried out by Wiltshire steeplejacks with the last being August 2024. 			
29.6	Are weekly and monthly testing, six-monthly inspection, and annual inspection and testing undertaken of lift(s) provided for use by firefighters or evacuation of disabled people (evacuation lifts)? Comments and deficiencies observed:			✓
	<ul style="list-style-type: none"> N/A. 			

29.7 Other relevant inspections or tests:

X

Comments and deficiencies observed:

- The RP must ensure that each flat entrance and common areas fire doors are fit for purpose and are being inspected every 12 months in accordance with the Fire Safety (England) Regulation 22. And are fit for purpose as per BS 8214:2016 or manufactures instruction. It is of high importance for these inspections to ensure that a good standard of fire safety is maintained within the means of escape. At the time of the Assessment Flats 16 & 22 entrance doors were fully inspected and common fire doors were assessed. The RP must ensure that they notify leaseholders/residents to have their flat entrance fire doors inspected and inform the RP of the condition of their fire doors. The RP and the leaseholders, where necessary, must ensure the fire door remediations works within the reports are completed within a defined timeframe and all fire doors are fit for purpose that open onto the common areas. At the time of the Assessment various fire doors (new and existing) would not perform as intended. Please note too, the person who is carrying out the fire doors inspections, must be aware as to what is required as part of the end user's inspection responsibilities. There are clear faults with some of the current fire doors, which should have been identified as part of this inspection.

30.0

Records

Yes No N/A

30.1 Are appropriate records kept of:

- | | | | |
|--|---|---|---|
| a) Fire alarm tests (where relevant)? | ✓ | | |
| b) Emergency escape lighting tests? | ✓ | | |
| c) Maintenance and testing of other fire protection systems and equipment? | | | ✓ |
| c) Dry Risers / Hydrants | | | ✓ |
| e) Fire Shutters | | | ✓ |
| f) Smoke Control Systems | | | ✓ |
| g) Fire doors (common areas) | ✓ | | |
| h) Fire doors (Flats) | | X | |

30.2 Comments and deficiencies observed:

- All tests and inspections carried out by a competent person and the end user should be suitably recorded. The RP should ensure that they hold suitable records so that they can be made available to a Fire Officer, Housing Officer or a Risk Assessor where necessary. Please note that RP should ensure that the fire log book is completed correctly under the correct section for the fire equipment tested / inspected.

FIRE RISK ASSESSMENT

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:

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 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 ☐

Comments:

- The RP must take the following action within this document as detailed under Significant Findings to reduce the risk to building occupants within a defined timeframe. Failing to take no action will place the occupants at risk from fire and would be a breach of Fire Legislation. The RP is advised to create a proposed Fire Action Plan which sets out how the risk will be reduced within a set timeframe. And, this Fire Risk Assessment & Action Plan must be reviewed regularly until the risk is significantly reduced.

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	There is a need for improvements that involve minor or limited cost. Risk reduction measures should be implemented within a defined time period.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Intolerable	Building (or relevant area) should not be occupied until the risk is reduced.

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

Significant findings and action plan

It is considered that the following recommendations should be implemented in order to reduce fire risk to, or maintain it at, the following level:




Trivial ☐



Tolerable ☒


Definition of Priorities			
Priority	Risk Value	Suggested Timescale	
1	HIGH	A	IMMEDIATELY
2	MEDIUM	B	SHORT TERM
3	LOW	C	MEDIUM TERM
		D	LONG TERM

An 'O' or 'Ongoing' inserted in the Priority column indicates that although there may be no specific non-compliance detected at the time of the Fire Risk Assessment and no immediate action is required, there is a need of ongoing action / attention to ensure compliance is maintained. Where it states **O-2** alongside the risk level number remedial action is required as stated soonest.


No	Significant Findings & Required Action	Priorities	Timescale	Photo
1	In accordance with BS 7671, common areas of flats must have the fixed electrical installations inspected / tested periodically. It is recommended that for this type of premises it is carried out every 5 years by a competent Electrical Engineer. The Assessor was informed that an inspection has been completed recently and failed but no electrical condition report was provided. If not already completed, the RP must ensure that fixed electrical installation in each common area is being inspected. Where necessary too, the RP must also ensure that any C1 & C2 identified within the engineer's report are rectified within a given timeframe.	O-2	A	No Photo
		Action required & Ongoing maintenance		
2	The RP should ensure that they hold a full up to date inventory of the portable electrical appliances onsite in use within the common areas, which is in the control of the RP, and ensure that they are being tested at the correct intervals. <u>Guidance can be sourced here</u> . The Assessor noted that the vacuum clear was last tested in August 2022 and will be due for retest.	O-3	C	No Photo
		Action required & Ongoing maintenance		


No	Significant Findings & Required Action	Priorities	Timescale	Photo
3	The RP must ensure that the mattress and the empty petrol fuel can in the bin store are removed. And the leaseholders/residents are informed they must not store/leave such items in this area.	3	B	
		Action required		
4	The external facade for this block in certain areas is a type of uPVC type cladding, which at the time of the Assessment it could not be identified if it was a suitable installation and compliant with Building Regulations. Whilst this is low risk due to the height of this block of flats being less than 18 metres. This external surface area should still be compliant with fire barriers fitted to windows where necessary as part of the installation. The RP should ensure that this external wall cladding installation is fit for purpose and further assessment is completed by a competent person of these areas.	3	D	
		Action required		
5	There are two 2KG CO ² fire extinguishers within Landlords storerooms. If they remain, the RP should also ensure that at each fire point there are also one x 13A fire rated fire extinguisher too for Class A type fires. It in the opinion of the Assessor that these two 2KG CO ² fire extinguishers should be removed.	3	B	
		Action required		


No	Significant Findings & Required Action	Priorities	Timescale	Photo
6	The RP must ensure that all fire doors are fit for purpose, which open onto the means of escape. The two fire doors, which were inspected (Flats 16 & 22 entrance doors) are not fit for purpose and require attention. Plus, the Assessor noted on common area fire doors, where intumescent strips had not been installed, fire doors fall foul the floor, non-fire rated door locks in new fire doors, screws missing in hinges or large gaps between door leaf, floor or doorframe. The Assessor was advised that DSD Build installed the common area fire doors. And they should contact them and raise these issues, once all common area fire doors have had their annual inspection. The RP must ensure that each flat entrance fire doors and common area fire doors are inspected every 12 months in accordance with BS 8214:2016, manufactures instructions and Regulation 10 under the Fire Safety (England) Regulation 2022. Fire Safety Services have completed fire door inspections of Flats 16 & 22 entrance door fire doors, which both require attention. The RP must ensure that they notify all residents of the condition of the fire doors, and advise the freeholder/leaseholders that their flat entrance and common area fire doors must be inspected and be a FD30S fire door and fit for purpose. Plus, the RP and the leaseholders, where necessary, must ensure the fire door remediations works within the reports are completed within a defined timeframe, and all fire doors are fit for purpose. Which was not the case at the time of the Assessment, and some would not perform as intended.	O-2	B	
		Action required & Ongoing maintenance		
7	The Assessor noted that Flat 27 has a hasp and clasp on the outside of their door, which is for further security when they leave their flat. However, there is a risk when the flat is occupied the clasp could be closed, either by accident or on purpose by someone. Which could prevent the door being opened from the inside, especially if they are frail or vulnerable. The RP should advise the occupants of this flat to remove this hasp and clasp.	3	A	
		Action required		

No	Significant Findings & Required Action	Priorities	Timescale	Photo
8	At the time of the Assessment the Assessor assessed various areas to ensure that the fire compartmentation was adequate and fit for purpose. However, the Assessor noted where cables pass through a ceiling (fire resisting construction) which had not been adequately fire stopped above the main electrical intake within the storerooms. Due to the building being flats, it places greater importance on ensuring that the fire resisting construction / compartments have not been compromised and are fit for purpose. Please note that pink/yellow or blue expanding foam is not deemed fit for purpose. The RP must ensure that a competent person fire stops these areas with the correct fire rated product. Please note that when a contractor carries out any work the RP should ensure that they receive a certificate of conformity of the type of products used. Please note that the current product in use (pink expanding foam) would be deemed not fit for purpose. The RP must ensure that they receive from DSD Build, who carried out the works, the certificate of conformity stating products used, location and fire rating of materials.	3	B	
		Action required		
9	The RP must ensure that occupants have been trained to investigate the sounding alarm and then act on the situation they find as per your fire instruction. Under no circumstances should this fire alarm system be disabled / switched off by any untrained occupants and without investigation. And, only trained person(s) must be permitted to silence the fire alarm. Please note they should also be advised that it is a criminal offence to tamper with fire equipment on a premisses unless authored to do so.	0-3	A	No Photo
		Action required & Ongoing		
10	There was no fire alarm zonal map adjacent to the fire alarm panel to identify which area (zone) of the building the fire detection had actuated. The RP should ensure that there is a plan of the building, and it details where each of the devices are located within any fire zones.	3	D	No Photo
		Action required		

No	Significant Findings & Required Action	Priorities	Timescale	Photo
11	The Assessor was advised by email that letters are sent to owners annually. The RP must ensure that there is communication, coordination, and cooperation with the residents, and they are aware of their action to take in the event of a fire and the building evacuation strategy e.g. stay put policy. Where necessary too, the RP must engage with building occupants regarding fire safety, e.g. not to use the common areas for storage etc or where there are fire safety issues that might impact on their safety. The provided guidance states "The above information must also be given to every resident in a comprehensible form that they can reasonably be expected to understand. This could be in a format to be posted through their door. It is a legal requirement that the above information must be provided to residents as soon as reasonably practicable after they move into the premises, and at periods of no greater than 12 months thereafter. This information should also be reviewed at least every 12 months or when there is reason to suspect that it is no longer valid".	O-3	Annually	No Photo
		Action required & Ongoing		
12	Fire Doors - Under the Fire Safety (England) Regulations 2022, all residents must be informed about the importance of maintaining fire doors in good condition. It must be stressed to them that all flat entrance doors must be kept shut when not in use and that, if they remove the self-closing device, they are breaking the law. They should also be advised not to alter doors or replace existing doors without seeking professional advice. If they replace a fire-resisting door with a non-fire-resisting door, they are breaking the law. They must also be told to report any faults or damage to flat entrance doors to their landlord or the freeholder immediately. It is a legal requirement that the above information must be provided to residents as soon as reasonably practicable after they move into their flat, and at periods of no greater than 12 months thereafter. It is also recommended that residents should be advised not to alter doors or replace existing doors without seeking professional advice. The Assessor was advised by email that letters are sent to owners annually.	O-2	Annually	No Photo
		Action required & Ongoing		

No	Significant Findings & Required Action	Priorities	Timescale	Photo
13	This block of flats and the common areas must be managed as per current fire safety guidance See here for guidance.	O	N/A	No Photo
		Ongoing		
14	There was fire action notices displayed within the common areas. The RP should ensure that this fire safety notice is reviewed and updated and ensure they inform building occupants it's a stay put policy at this block.	3	B	No Photo
		Action required		
15	No contractor's policy to review. The RP must ensure, where necessary prior to any works, that they are fully aware of all Risk Assessment Methodology Statement (RAMS) provided by the contractors and whilst on site there are adequate controls in place, where necessary e.g. hot works permits. See here for guidance. A policy should be produced and given to any contractors relating to fire and fire safety and control procedures whilst working onsite.	O-2	C	No Photo
		Action required & Ongoing monitoring		
16	The two installed fire extinguishers were last serviced by Prestige Fire Protection in October 2020 and therefore outside their annual service date. If they remain, not advised, the RP must ensure that there are inspected annually by a competent person.	3	C	
		Action required		

No	Significant Findings & Required Action	Priorities	Timescale	Photo
17	In accordance with BS 5839 part 1 the fire alarm systems must be tested by a competent person at least every six months and an audible weekly operation of the fire alarm (via a different call point on rotation) being conducted by the end user. At the time of the Assessment and advised via email it was noted that TH White carry out all tests on the fire alarm system.	O	Weekly & Every 6 months	No Photo
		Ongoing maintenance		
18	The RP must ensure that that a competent person is testing the Emergency Escape Lighting (EEL) system annually and that the RP ensures that the end user monthly test is being conducted in accordance with BS 5266. Via email the Assessor was informed that TH White carry this out on behalf of the RP. Plus, in the logbook there were some records.	O	Monthly & Annually	No Photo
		Ongoing maintenance		
19	The RP must ensure that each flat entrance and common areas fire doors are fit for purpose and are being inspected every 12 months in accordance with the Fire Safety (England) Regulation 22. And are fit for purpose as per BS 8214:2016 or manufactures instruction. It is of high importance for these inspections to ensure that a good standard of fire safety is maintained within the means of escape. At the time of the Assessment Flats 16 & 22 entrance doors were fully inspected and common fire doors were assessed. The RP must ensure that they notify leaseholders/residents to have their flat entrance fire doors inspected and inform the RP of the condition of their fire doors. The RP and the leaseholders, where necessary, must ensure the fire door remediations works within the reports are completed within a defined timeframe and all fire doors are fit for purpose that open onto the common areas. At the time of the Assessment various fire doors (new and existing) would not perform as intended. Please note too, the person who is carrying out the fire doors inspections, must be aware as to what is required as part of the end user's inspection responsibilities. There are clear faults with some of the current fire doors, which should have been identified as part of this inspection.	O-2	A	
		Action required & Ongoing maintenance		

No	Significant Findings & Required Action	Priorities	Timescale	Photo
20	Flat 22 is a new fire door, which has not been installed as per the manufacturer's (Premdor) instructions. The maximum this door leaf can be trimmed is 5mm off the bottom and none off the top edge. However, this door was originally 1981mm in height and has been cut down to a height of 1940mm. Therefore, this fire door would not perform as intended and is not a FD30S Premdor C380 6881A581 certified fire door because of this. Please note the Assessor has contacted Premdor the manufacturer who has confirmed this too. The RP must ensure they contact DSD Build if they installed this fire door. Or the leaseholder and ensure that this fire door is replaced with a certified FD30S fire door and being installed by a competent person in accordance with the manufacturer's instructions. Also, the RP must ensure all other fire doors which have been installed are fit for purpose, which is not the case at present with fire doors observed.	O-2	A	
		Action required & Ongoing maintenance		
21	All tests and inspections carried out by a competent person and the end user should be suitably recorded. The RP should ensure that they hold suitable records so that they can be made available to a Fire Officer, Housing Officer or a Risk Assessor where necessary. Please note that RP should ensure that the fire log book is completed correctly under the correct section for the fire equipment tested / inspected.	O	N/A	No Photo
		Ongoing monitoring		

Annex A – Fire Door Assessment

References:

- A. BS 8214:2016 Timber-based fire door assemblies. Code of practice
- B. Regulator Reform (Fire Safety) Order 2005
- C. The Fire Safety (England) Regulations 2022

Introduction

Fire doors are an important safety feature of any building in which people work, live or visit, as they offer resistance to the spread of fire and smoke limiting its effect. They are particularly important elements of fire protection on escape routes and as such, the 'Responsible Person' (RP) should carry out a regular check of the fire doors within a building and ensure monitoring of their condition for effective operation.

Reference A & B requires the safety of fire doors, devices and systems that could develop dangerous faults, are subject to a suitable system of maintenance. Reference B & C requires fire and escape doors are subject to suitable maintenance. *'Suitable' means, among other things, that the maintenance is carried out regularly, that any defect is remedied, and that records are kept.* Therefore, fire doors should be inspected annually depending on their use and foot fall and the results of the inspections recorded complete with any actions taken to repair them etc, if damaged.

Definition of a Fire Door - means a door assembly, which is designed to hold back fire and smoke for a designated period and has been tested under conditions for door assemblies described in British Standard 476: Part 22 1978 or BS EN1634-1 2000.

Maintenance

For the doors to work efficiently a programmed maintenance must be carried out to all parts of the door by 'Duty Holders' in their areas of responsibility. Work on fire doors should only be undertaken by persons experienced in this type of work. The conclusion is that the Employer / RP must ensure that fire doors and escape doors are kept in safe working order by a properly documented system of regular maintenance, carried out by competent individuals.

Further to a none-evasive fire door inspection, the following tables documents the condition of the fire door doorsets that open onto the means of escape (staircase(s)). Except for the flat entrance doors, which must also be assessed.



Where necessary, the RP must ensure that any remedial action of the fire doors is completed in accordance with Reference A or the manufactures instruction by a competent person within a defined timeframe.

Fire Doors Inspected: Flat 16 & 26 only.

Flat 16 Entrance Door Fire Door

Door Label					
Door Reference:		Flat16 Entrance Door Fire Door			
FR:		30 minutes			
Door Set Type:		Single			
Has the fire door got a third-party fire door scheme label or plug fitted?		No label or plug visible			
Door Leaf					
Enter the Height of the door leaf (mm)		1980			
Enter the Width of the door leaf (mm)		745			
Enter the Thickness of the door leaf (mm):		44			
Does the door leaf sit against the door stop and is it free from distortion?		Yes			
Is the door free from damage including dents?		Yes			
Door finish type:		Veneered			
Door Signage:		N/A			
Door Frame					
Door frame section size - Width (mm):		753			
Is the door frame firmly attached to the wall?		Yes			
Leaf To Frame Gaps					
Leaf to frame gap – Top Head (mm):		Left – Middle - Right	8	9	10
Leaf to frame gap - Closing Edge (mm):		Top – Middle – Bottom	6	6	6
Leaf to frame gap - Hinge Edge (mm):		Top – Middle - Bottom	1	2	2
Leaf to frame gap - Sill (mm):		Left – Middle - Right	1	1	1
Intumescent/Smoke/Acoustic Seals					
Are intumescent seals in place?		Yes			
Are the seals free from damage?		Yes			
Seal Type:		Intumescent & Cold smoke			
Seal Size (mm):		12			
Are the seals well attached inside the rebate of the frame or door leaf?		Door			
Are the seals continuous around the frame or door?		Yes			
Are the seals Interrupted?		Yes, hinge & lock areas			
Hinges					
Are there a minimum of 3 hinges fitted?		Yes			
Have the hinges been bedded on or bypassed with a suitable fire protection material?		No			
Hinge Type:		CE fire rated			
Are the hinges free from metal fragments and oil leakage, which are signs of wear?		Yes			
Door Closers					
Does the door have a closer?		Yes			
Open the door to 5 degrees or 75mm. Does it close and engage with the latch?		Yes			
Is the self-closer fire rated		CE fire rated			
Is the closer correctly attached to the door and frame?		Yes			
Is the closer free from damage and not leaking?		Yes			
If unlatched, does the closer hold the door in line with the frame and intumescent seal?		Yes			
Hold Open Devices					
Does the door have an electronically powered hold open device?		N/A			
Lock And Latch					
Does the door have a certified lock and/or latch?		None fire rated lock and furniture			
Is a door selector fitted?		N/A			
Glazing And Glass					
Does the door leaf contain a vision panel(s)?		No			
Is the edge protection on both sides of the glass?		N/A			
Is the intumescent continuous to the glass and bead?		N/A			
Is the beading hardwood timber?		N/A			
Is the glass free from damage and cracking?		N/A			
What is the type of glass in the vision panel?		N/A			
Is the area of the glass present within the maximum size specified by the manufacturer?		N/A			
Spy hole & Letter plates					
Is a spy hole installed?		No			
Is a letter plate installed and fire rated?		Yes & none fire rated (middle of door)			
Summary & Recommendations:					
<p>Fire Door Fails Inspection – Medium Risk – Action Required</p> <p>Replace installed door lock & latch with CE Approved BS EN 12209 fire rated door lock latch.</p> <p>Install CE fire rated letterbox and plate with BS EN 1634-1 & BS EN 13724 with intumescent lining and a cold smoke seal fitted.</p> <p>Adjust or rehang fire door so that gaps between fire door and doorframe are 2-4mm maximum.</p> <p>Install threshold dropdown intumescent strip combined smoke seal with 30-minute fire rating.</p>					

This fire door doorset must be installed, repaired and maintained in accordance with BS 8214:12016 by a competent person and or the manufacturer's instructions and once all remedial works are completed will be defined as a Notional 30-minute FD30S fire door.

Fire Door Images	Flat 16 Entrance Door Fire Door
	

Flat 22 Entrance Door Fire Door

Door Label					
Door Reference:		Flat 22 Entrance Door Fire Door			
FR:		30 minutes			
Door Set Type:		Single			
Has the fire door got a third-party fire door scheme label or plug fitted?		Premdor C380 6881A581			
Door Leaf					
Enter the Height of the door leaf (mm)		1940			
Enter the Width of the door leaf (mm)		760			
Enter the Thickness of the door leaf (mm):		44			
Does the door leaf sit against the door stop and is it free from distortion?		Yes			
Is the door free from damage including dents?		No, excessive trimmed			
Door finish type:		Veneered			
Door Signage:		N/A			
Door Frame					
Door frame section size - Width (mm):		768			
Is the door frame firmly attached to the wall?		Yes			
Leaf To Frame Gaps					
Leaf to frame gap – Top Head (mm):		Left – Middle - Right	3	3	4
Leaf to frame gap - Closing Edge (mm):		Top – Middle – Bottom	3	3	3
Leaf to frame gap - Hinge Edge (mm):		Top – Middle - Bottom	2	2	2
Leaf to frame gap - Sill (mm):		Left – Middle - Right	14	14	14
Intumescent/Smoke/Acoustic Seals					
Are intumescent seals in place?		Yes			
Are the seals free from damage?		Yes			
Seal Type:		Intumescent & Cold smoke			
Seal Size (mm):		12			
Are the seals well attached inside the rebate of the frame or door leaf?		Door			
Are the seals continuous around the frame or door?		Yes			
Are the seals Interrupted?		Yes, hinge & lock areas			
Hinges					
Are there a minimum of 3 hinges fitted?		Yes			
Have the hinges been bedded on or bypassed with a suitable fire protection material?		No			
Hinge Type:		CE fire rated			
Are the hinges free from metal fragments and oil leakage, which are signs of wear?		Yes			
Door Closers					
Does the door have a closer?		Yes			
Open the door to 5 degrees or 75mm. Does it close and engage with the latch?		Yes			
Is the self-closer fire rated		Yes			
Is the closer correctly attached to the door and frame?		Yes			
Is the closer free from damage and not leaking?		Yes			
If unlatched, does the closer hold the door in line with the frame and intumescent seal?		Yes			
Hold Open Devices					
Does the door have an electronically powered hold open device?		N/A			
Lock And Latch					
Does the door have a certified lock and/or latch?		None fire rated lock and furniture			
Is a door selector fitted?		N/A			
Glazing And Glass					
Does the door leaf contain a vision panel(s)?		No			
Is the edge protection on both sides of the glass?		N/A			
Is the intumescent continuous to the glass and bead?		N/A			
Is the beading hardwood timber?		N/A			
Is the glass free from damage and cracking?		N/A			
What is the type of glass in the vision panel?		N/A			
Is the area of the glass present within the maximum size specified by the manufacturer?		N/A			
Spy hole & Letter plates					
Is a spy hole installed?		Yes, unknown if fire rated			
Is a letter plate installed and fire rated?		No			
Summary & Recommendations:					
Fire Door Fails Inspection – Medium Risk – Action Required					
<p>Flat 22 is a new fire door, which has not been installed as per the manufacturer's (Premdor) instructions. The maximum this door leaf can be trimmed is 5mm off the bottom and none off the top edge. However, this door was originally 1981mm in height and has been cut down to a height of 1940mm. Therefore, this fire door would not perform as intended and is not a FD30S Premdor C380 6881A581 certified fire door because of this. Please note the Assessor has contacted Premdor the manufacturer who has confirmed this too. The RP must ensure they contact DSD Build if they installed this fire door. Or the leaseholder and ensure that this fire door is replaced with a certified FD30S fire door and being installed by a competent person in accordance with the manufacturer's instructions. Also, the RP must ensure all other fire doors which have been installed are fit for purpose, which is not the case at present with fire doors observed.</p>					

Fire Door Images	Flat 22 Entrance Door Fire Door
