

Last updated 04.09.2026

New FRA has been reviewed and the below information relates to this one (FRA dated 25/06/2025). All the below points can be review along with the FRA and action points from page 15 onwards in the report.

Fire Risk Assessment Management Plan – Park Apartments, William Street, Swindon

The below notes are to be used as general guidance only. Richard Tydeman, Tydemans Residential takes no responsibility for any inaccuracies in the below notes. These notes are taken from the FRA and the directors use them along with the actual FRA to plan actions to mitigate risks. As the responsible persons for the fire safety of the building, the directors and members of the management company, Park Apartments must read the FRA fully and understand the requirements so they can make an informed decision about how to progress. The assessor is also happy to take a call to discuss any issues if required.

All leaseholders, who are members of the management company have been asked to assist in managing the project

EICR

Outcome: Update 13.11.25 – Cantillon Limited carried out an inspection of all fixed wiring relating to the communal areas. These areas only feed the lighting circuits. A minor works cert has been issued along with an EICR.

Voids where the cables ran through walls have been suitably fire stopped and sealed by the same company in November 2025.

Housekeeping – Combustible Materials

Outcome: Update 01.08.25 – All items left outside in the carpark, garden, cupboards and corridors have been removed and disposed of. Site now clear from fire hazard from combustible materials.

Arson – Rear Door

Outcome: Update 01.08.25 – Contractor has attended site and thumb lock operating as intended. Opens and closes and safe to operate.

Arson – Waste Bin Area

Outcome: Update 01.08.25 – All items left outside in the carpark, garden, cupboards and corridors have been removed and disposed of. Site now clear from fire hazard from combustible materials.

Means of Escape – Residential – Flat Doors

The FRA states “All flat front doors require assessment and any corrective action taken.”

Suggested Action: It is suggested that an assessor reviews all doors and provides a door report advising of what remedial action to take to make flat doors compliant. Cost would be £40+VAT PLUS £10 per door reviewed. Directors and owners to approve at a zoom call asap.

Action Taken:

Outcome:

Means of Escape – Residential – Cupboard Doors

Outcome: Update December 2025. Works were brought forward and completed earlier than anticipated. Doors signed off as compliant with report provided as evidence.

Emergency Escape Lighting – Annual Tests

Outcome: Update 13.11.2025 – Emergency lighting has been installed and report provided which has been uploaded to website. Monthly click tests and recording of these tests are to commence

Emergency Escape Lighting – Monthly Tests

Outcome: Update 13.11.2025 – Emergency lighting has been installed and report provided which has been uploaded to website. Monthly click tests and recording of these tests are to commence.

Spread of Fire – residential - Roof Void

Outcome: Roof void requires fire stopping – pink fireboard has been discussed and to be budgeted for and booked in

Spread of Fire – residential – Breaches in cupboards/stairwell

Outcome: Update 21.11.25 - Electrical cupboards have been suitable fire stopped and sealed by Cantillon when they carried out the EICR.

Update March 2026 – Corridor breaches have been filled with plaster where they were knocked by furniture.

Resident Engagement – Fire Policy

Outcome: Update 01.08.25 – Policy added to walls within building along with stay put policy/no smoking/electrical hazard signage.

Fire Safety Management – Flat Doors

Outcome: All owners to make sure they have their entrance flat doors inspected annually. They must meet all regs and must not be damaged or changed in anyway. Please refer to FRA for full details. All owners aware.

Maintenance & Testing – Emergency Lighting Drain Down

Outcome: Update 21.11.25 – Emergency light system fully replaced and new test points added. Drain downs to occur every year as part of maintenance. Rear lighting is fed into flat B with everyones approval.

Maintenance & Testing – Monthly Flick Tests

Outcome: Update 13.11.2025 – Emergency lighting has been installed and report provided which has been uploaded to website. Monthly click tests and recording of these tests are to commence. Item is now deemed complete.

Records – Emergency Lighting Test Records

Outcome: Update 13.11.2025 – Emergency lighting has been installed and report provided which has been uploaded to website. Monthly click tests and recording of these tests are to commence. Item is now deemed complete. Printout on site and in rear lobby cupboard

Records – Final Exit Doors

Outcome: Update 13.11.2025 – Emergency lighting has been installed and report provided which has been uploaded to website. Monthly click tests and recording of these tests are to commence. Item is now deemed complete. Printout on site and in rear lobby cupboard

Records – Fire Door Checks - Communal

Outcome: Update 13.11.2025 – Emergency lighting has been installed and report provided which has been uploaded to website. Monthly click tests and recording of these tests are to commence. Item is now deemed complete. Printout on site and in rear lobby cupboard
