

Fire Risk Assessment



Church Street

Stratton, Swindon, Wiltshire,
SN3 4NB

Assessed By	Andrew Wilkinson
Assessed On	29/09/2026
Approved By	Andrew Wilkinson
Approved On	04/10/2026
Assessment Ref.	RB-K1XUJI
Recommended Review Date	29/09/2027
Version	1



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Introduction

Overview

A **fire risk assessment** is an organised and methodical examination of your premises, the activities carried on there and the likelihood that a fire could start and cause harm.

The Regulatory Reform (Fire Safety) Order 2005, which came into effect on 1st October 2006, applies to the majority of non-domestic premises. The legislation places certain obligations on the 'Responsible Person or Duty Holder' for the premises, that includes carrying out a suitable and sufficient fire risk assessment by a competent person. The assessment set out in this document is intended to satisfy this requirement.

The 'responsible person or duty holder' is typically the employer and any other person who may have control of any part of the premises, e.g. occupier, owner, or manager.

Enforcement

Your local fire and rescue authority enforces this legislation. They have the power to inspect your premises to check that you are complying with your duties under the Order. They will look for evidence that you have carried out a suitable fire risk assessment and acted upon the significant findings of that assessment.

Assessment Review

The fire risk in any building may be subject to change. Under the Order, part of the duties of the 'responsible person' is to review this assessment periodically and in the event of:

- A fire or near miss occurs
- Failure of fire safety systems (e.g. fire detection or emergency lighting)
- Changes to work processes undertaken in the building
- Alterations to the internal layout of the building
- Introduction, change of use or increase in the storage of hazardous substances
- Significant changes to the type and quantity and / or method of storage of combustible materials
- Significant changes in the number or type of people (e.g. young persons, those with disability)

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 quickly, effectively and safely or that if a fire does occur and grow, to ensure that everyone in your premises are able to escape to a place of total safety easily and quickly.

Significant Findings

The Significant Findings section contains actions that should be addressed based on their priority scores. Continue to implement control measures and monitor them for effectiveness.

Assessment Risk Scoring & Methodology

The building risk score is a subjective calculation based on how likely the assessor believes a fire is to occur and how severe the consequences (severity of injury or death) might be if that fire were to happen.

The type of people that occupy a building, the risk of arson, and the ignition sources present are common examples of what affects the likelihood of fire. However, fairly simple steps can often be taken to reduce the possibility of fire.

The other objective is to mitigate the severity of a fire, its intensity and the smoke it produces. Occupants' mobility and their ability to escape are primary considerations, along with how quickly the fire would spread and how many people it might affect.

The matrix below explains how the assessor determines the building risk score. Carrying out the assessment's action recommendations should reduce the risk score.

Severity ▸ ▼ Likelihood	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial	Tolerable	Moderate
Medium	Tolerable	Moderate	Substantial
High	Moderate	Substantial	Intolerable

Trivial	Rating	Limited action is required, review FRA as recommended; existing controls are generally satisfactory.
Tolerable	Rating	No major additional controls required. However, there might be a need for some improvements.
Moderate	Rating	Essential action must be made to reduce the risk. Risk reduction measures should be implemented within a defined time period.
Substantial	Rating	Considerable resources might have to be allocated to reduce the risk. Improvements should be undertaken urgently.
Intolerable	Rating	Imminent risk of significant harm. Immediate action required.

Action Timescales and Severities

All remedial actions are given a **timescale**. Ideally, this is the time to resolution, but where work takes longer (for example, because it is a large or more complicated piece of work), it must have at least been initiated within this timescale.

Long Term	Medium Term	Short Term	Immediate	Planned Works
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All remedial actions are also given a **severity** which distinguishes between matters that constitute breaches of legislation and those that do not. Under the relevant fire safety legislation, breach of the requirements of the legislation in respect of fire precautions constitutes a criminal offence only if the breach results in the risk of serious injury or death of one or more persons who are lawfully on the premises, or in the immediate vicinity of the premises, in the event of fire.

Low Severity	Medium Severity	High Severity
Matters that need to be addressed as good practice, but that do not constitute a significant threat to occupants	Matters that breach legislation but are not considered to constitute a serious threat to life safety	Serious breach of legislation, having the potential for serious injury to occupants

Summary

Fire Risk Assessment

Assessment and Certificate Reference

RB-K1XUJI

Assessed On, By

29/09/2026, Andrew Wilkinson L4DipFRA - Technical
Member of the Institute of Fire Protection Officers
(TMIFPO)

Approved / Validated On, By

04/10/2026, Andrew Wilkinson L4DipFRA - Technical
Member of the Institute of Fire Protection Officers
(TMIFPO)

Recommended Review Date

29/09/2027

Findings

● 33 control measures

Produced For

20 Church Street Stratton St Margaret Management Co
Ltd

Responsible Person

20 Church Street Stratton St Margaret Management Co
Ltd Directors

Specification Conforms To

The Regulatory Reform (Fire Safety) Order 2005

Assessment Scope

The agreed scope was to complete a type 1 fire risk
assessment of the premises.

Assessment Scope Change

No changes to the agreed scope was required.

Assessed Property

Property Name

Church Street

Address

Stratton
Swindon
Wiltshire
SN3 4NB

Property Reference

RB-SC1HFK

Fire Risk Rating

Likelihood Medium

Normal fire hazards for this type
of occupancy, with fire hazards
generally subject to appropriate
controls (other than minor
shortcomings).

Severity Slight Harm

Outbreaks 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). Typically high level of
compartmentation.

Risk Tolerable

No major additional controls
required. However, there might be
a need for some improvements.

Assessing Organisation

Secure Safety Solutions Ltd
37 Chicory Close, Swindon, SN2 2QA
07734923798 — www.securesafetysolutions.co.uk

Assessor Remarks

The fire risk assessment undertaken at Church Street, Stratton, Swindon identified that the premises currently presents a Tolerable Fire Risk, with a Medium Likelihood of fire occurrence and Slight Harm anticipated should a fire occur. The assessment identified 33 compliant control measures and no remedial actions, indicating that the fire safety arrangements within the building are operating to a good standard and that no significant deficiencies requiring corrective action were identified during the inspection. The property comprises five self-contained residential flats within a converted three-storey building, with a combination of individual and shared means of escape, supported by a building-wide fire alarm system, emergency lighting, fire safety signage, satisfactory housekeeping arrangements and appropriate management controls.

A particularly significant positive finding relates to the external escape staircase serving the upper-floor flats. The assessment notes that, since the previous fire risk assessment, the escape route has been reconfigured to ensure occupants are no longer required to travel past non-fire-resisting windows during evacuation. Windows previously situated adjacent to the external stair enclosure have been replaced with fire-rated sealed units, and the roof area which forms part of the escape route had previously been confirmed as providing appropriate fire resistance. These alterations have substantially improved the protection afforded to occupants using the external means of escape and bring the arrangement into line with the principles contained within Approved Document B (Volume 1) regarding external escape stairs, protected escape routes and the prevention of fire spread affecting occupants during evacuation. This work represents a notable improvement in the overall life safety provisions of the building since the previous assessment.

The means of escape arrangements were found to be satisfactory throughout. Escape routes were unobstructed, travel distances were acceptable, final exits were readily available, fire doors were fitted with self-closing devices, and electrical services situated on escape routes were appropriately enclosed within fire-resisting construction. The inspected fire-resisting doors to electrical cupboards were found to be compliant, supporting the overall compartmentation strategy. These measures reflect the requirements of Article 14 (Emergency Routes and Exits) of the Regulatory Reform (Fire Safety) Order 2005 and are consistent with the recommendations contained within BS 9999:2017 and BS 8214:2016 relating to protected escape routes and fire door performance.

Fire detection and warning arrangements were also considered suitable. A panelled fire alarm system extends throughout the building and into the individual residential units due to the simultaneous evacuation strategy adopted at the property. The fire alarm control panel was operational with no faults present at the time of assessment, manual call points were unobstructed, detection devices were appropriately positioned, and a colour-coded zone plan was displayed adjacent to the control panel. These arrangements align with the recommendations of BS 5839-1:2017 and support compliance with Article 13 (Fire-Fighting and Fire Detection) and Article 17 (Maintenance) of the RRFSo.

The assessment further confirmed that emergency lighting provision was satisfactory, with an appropriate quantity of luminaires installed throughout the escape routes and suitable testing and maintenance arrangements in place, including annual three-hour discharge testing. Good standards of housekeeping, arson prevention, smoking controls, resident engagement and contractor management were also observed. Records demonstrated that weekly fire alarm testing, emergency lighting inspections, fire door inspections and maintenance activities were being completed and documented appropriately. These findings support compliance with Articles 11 and 17 of the RRFSo and follow the recommendations contained within BS 5266-1:2016 for emergency lighting systems.

Overall, the assessment concludes that the premises benefits from a robust fire safety management system, satisfactory passive and active fire protection measures, suitable evacuation arrangements and good resident communication processes. Whilst compartmentation between flats could not be fully verified due to the limitations of a Type 1 Fire Risk Assessment, the compartmentation observed within inspected areas was considered acceptable and no significant concerns were identified. The building is therefore considered capable of maintaining compliance with the Regulatory Reform (Fire Safety) Order 2005, PAS 79-1:2020, Approved Document B, BS 5839-1:2017, BS 5266-1:2016, BS 8214:2016, and BS 9999:2017, with the fire safety arrangements currently achieving an acceptable standard of life safety for residents and visitors.

Property / Asset Information

Guidance and Methodologies

Design Guidance

Design Guidance

Approved Document Part B (2019 with 2020,5,9 Amendments)

FRA Methodology

FRA Methodology

PAS 79-1: 2020

RELEVANT FIRE SAFETY LEGISLATION AND GUIDANCE

Regulatory Reform (Fire Safety) Order 2005 / DCLG Publication – Relevant Fire Safety Risk Assessment guidance document/ Fire Safety Act 2021, Approved Document B of the Building Regulations, Electricity at Work Regulations / IET Wiring Regulations 18th Edition 2018 / British Standard 7671, Health and Safety Executive. HSG 107. Maintaining portable and transportable electrical equipment. Issue 3 – 2013, Equality Act 2010, The Smoke-free (Premises and Enforcement) Regulations 2006, COSHH Regulations 2002 – Control of Substances Hazardous to Health Regulations 2002, BS 5839 part 1 : 2017 Fire detection and alarm systems for buildings, BS 5266 Part 1: 2016 Emergency Lighting code of practice for the emergency escape lighting for premises, BS 5499 : part 1 2002 and BS ISO 3864 – 1 :2011 Safety Signs, BS 8214:2008 – Code of practice for fire door assemblies, BS 9999 :2008 Code of Practice for fire safety in the design, management and use of buildings, A Guide to Making Your Small Block of Flats Safe from Fire (2024)

Responsibility

Client Name

20 Church Street Stratton St Margaret Management Co Ltd

Responsible Person

20 Church Street Stratton St Margaret Management Co Ltd Directors

General Fire Precautions

Fire Alarm System

Panelled fire alarm system installed

FD&A description

Panelled fire alarm system in place which extends into each dwelling.

Smoke Control

NO smoke control

Emergency Lighting

Emergency lighting installed in all escape routes.

Fire Fighting Facilities

NO riser installed

Suppression Systems

NO suppression system installed

Housekeeping

Good standard. Means of escape clear. Refuse stored appropriately

Signage

Appropriate signage installed throughout premises

Building

Property Type

Residential

Building Height

Under 11m

Number of Storeys Above Ground

3

Construction (Details)

An end terraced house, which has been converted into five residential self-contained flats of a traditional construction (brick, block, wood, stud partition with plaster finish with either rendered brick or building stone faced external walls with a pitched tiled roof). Flat 2 has its own entrance to the front of the building. Flat 1 has its own ground floor entrance to the rear of the building. And flats 3, 4 (first floor) & 5 (second floor) are accessed to the rear of the building via an external staircase, which provide access to the first floor, and a second staircase off the roof provide access to the second floor flat (5). Flat 5 is accessed direct off the staircase. Flats 3 & 4 share a common area which includes the foyer, the two flat front doors, plus the landlord's electrical cupboard.

Exterior Cladding

No Exterior Cladding

Electronic Entrance System

No

Carpark

External/Outdoor Carpark

Number of flats

5

Occupancy

Employees

None

Residents

Yes

Approx number of Residents

10

Residents (Extended)

Assumed 2 per flat

Means Of Escape

Escapes & Exits

3 flats directly exit onto the outside with 2 flats sharing a communal lobby area.

External Means Of Escape

External Escape Stairs

Types Of Lifts Installed

None

Refuge Points Present

No

Evacuation Chairs Installed

No

Stairwells Protected / Lobbied

Yes

Findings

33

33 controls describe existing measures
Identified in this assessment

Prevention

13 Controls

Electrical

- ✓ Fixed installations are periodically inspected and tested
- ✓ Portable appliance testing is carried out
- ✓ There is suitable control over the use of personal electrical appliances
- ✓ There is suitable limitation of trailing leads and adapters
- ✓ All other measures have been taken to prevent fires of electrical origin

A valid electrical wiring test certificate compliant with BS 7671 was available on site and categorised the system as satisfactory for the communal area.

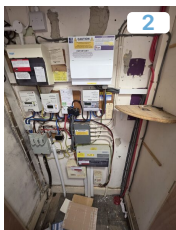


At the time of inspection there was no portable appliances used within the communal areas of the building. There were no personal items used or stored within the communal areas.

Housekeeping

- ✓ Unnecessary accumulation or inappropriate storage of combustible materials or waste is avoided
- ✓ Gas and electricity intake/meter cupboards are adequately secured and kept clear of combustible materials
- ✓ A responsible person monitors housekeeping standards
- ✓ The overall standard of housekeeping is adequate

Gas and electricity intake/meter cupboard doors are secure and clear of combustible materials. A responsible person performs an inspection and any necessary maintenance.



Housekeeping within the communal areas was to a high standard.

Control Continues...

...Control Continued



Arson

- ✓ Basic security against arson by outsiders appears reasonable
- ✓ Refuse bins are secured
- ✓ Instances of antisocial behaviour are monitored

Bins were well managed and stored at a suitable distance from the building.



Heating & Ventilation

- ✓ There is satisfactory control over the use of portable heaters
- ✓ Fixed heating and ventilation installations are subject to regular maintenance

At the time of the visit there were no portable heaters in use within the communal areas of the building.

Cooking

- ✓ Filters are cleaned or changed
- ✓ Ductwork is cleaned regularly
- ✓ All other reasonable measures have been taken to prevent fires as a result of cooking

There are no cooking facilities installed within the communal areas of the building.

Smoking

- ✓ Smoking is prohibited in appropriate areas
- ✓ There are suitable arrangements for smokers
- ✓ The smoking policy appears to be observed
- ✓ 'No Smoking' signs are displayed in the common areas
- ✓ All other reasonable measures have been taken to prevent fires as a result of smoking

The property has a smoking policy that prohibits smoking in all indoor common areas and in close proximity to the outside of the building and hazardous or waste materials.

There is no evidence of smoking in prohibited areas.

There is at least one 'No Smoking' sign in each of the common parts of the building and outdoor areas. Designated outdoor smoking areas are signposted.



Contractors & Works

- ✓ There is satisfactory control over works carried out in the building
- ✓ Where appropriate, fire safety conditions are imposed on outside contractors
- ✓ Where appropriate, a permit to work system is used (e.g. for hot work)
- ✓ Suitable precautions are taken by in-house maintenance personnel who carry out works

There is a policy, including guidelines for all works carried out in the building. Health and safety has been considered

There is a process for approving works in the building which includes applying for permits and halting work until valid permits are secured.

Fire Safety Signs & Notices

- ✓ There is a reasonable standard of fire safety signs and notices

Fire action notices are present by all manual call points.



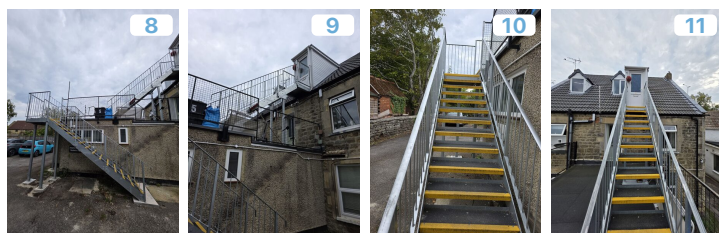
Protection

12 Controls

Means of Escape - Residential

- ✓ The construction and glazing on escape routes appear to be suitably fire resisting and in good condition
- ✓ Safe travel distances are maintained.
- ✓ There are enough fire escapes to support the number of people in the building
- ✓ There are no notable obstructions or trip hazards on escape routes
- ✓ Fire doors on escape routes only open in the direction of travel
- ✓ Fire doors provide suitable protection from fire and smoke
- ✓ Fire doors are fitted with self-closers
- ✓ Final exits are not obstructed externally and can be opened easily without needing a key
- ✓ There is suitable provision to support the expected numbers of disabled occupants
- ✓ Cable routing on escape routes are not considered a hazard to escaping occupants or fire service who may enter the building.
- ✓ Any electrical or heating systems located on the escape routes are located in fire protected housing

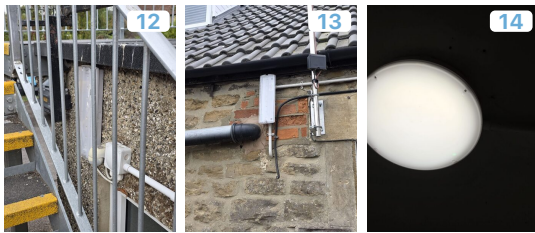
The main escape from the upper flats which share a communal space is via an external staircase. Since the last inspection this has been altered to ensure that it no longer takes occupants past non fire rated windows. Windows that were in situ have been replaced with fire rated sealed ones. The roof used for access and which forms part of the escape route has been confirmed previously as being fire rated.



Emergency Escape Lighting

- ✓ A reasonable standard of emergency escape lighting has been provided

There is an appropriate quantity of emergency escape lights.



Giving Warning - residential

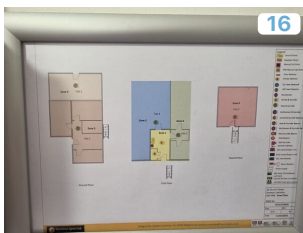
- ✓ A reasonable fire detection and fire alarm system is provided in the common areas, where necessary
- ✓ If there is a communal fire detection and fire alarm system, it extend into the dwellings
- ✓ Where appropriate, a fire alarm zone plan has been provided
- ✓ Where appropriate, there are adequate arrangements for silencing and resetting an alarm condition
- ✓ The means of giving warning in case of fire are adequate

There is a building wide fire alarm system which has been installed due to the potential lack of full compartmentation between flats. This is further supported by the simultaneous evacuation strategy.

The fire panel is located in the entrance foyer on the 1st floor and was showing power and no faults at the time of inspection.



A colour coded floor plan is present adjacent to the fire alarm panel.



Call points are unobstructed and available.



Visible detection heads are unobstructed.

Control Continues...

...Control Continued

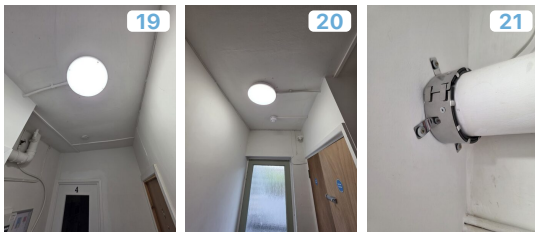


Spread of Fire - residential

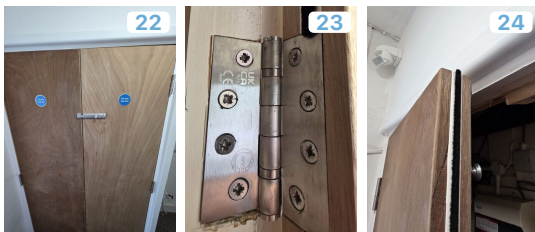
- ✓ There are adequate levels of compartmentation between floors and between flats and the common escape routes
- ✓ There is reasonable limitation of linings that may promote fire spread
- ✓ As far as can reasonably be ascertained, fire dampers are provided as necessary to protect critical means of escape against the passage of fire, smoke and combustion products in the early stages of a fire
- ✓ Service risers and/or ducts in common areas are adequately fire-protected to restrict the spread of fire and smoke
- ✓ Compartmentation is of a reasonable standard

Between flats compartmentation couldn't not be confirmed as part of this assessment.

The level of compartmentation within the building was considered to be acceptable based on the limitations of a type 1 fire risk assessment.



The fire doors installed on the electrical cupboards are compliant.



Manual Fire Fighting - residential

- ✓ There is a reasonable provision of manual fire extinguishing appliances
- ✓ All fire extinguishing appliances are readily accessible

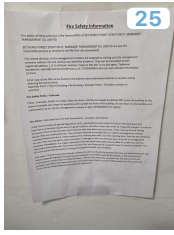
In line with current guidance for a building of this type, no portable fire fighting equipment has been installed in communal areas.

Resident fire safety information

- ✓ Does the responsible person provide fire safety information to all residents prior to occupation?
- ✓ Is this information updated periodically and redistributed to tenants?

Suitable fire safety information is provided to the tenants prior to occupying the premises with further guidance displayed.

Control Continues...



Management

8 Controls

Procedures

- ✓ There are adequate procedures for investigating fire alarm signals
- ✓ There are suitable arrangements for summoning the fire and rescue service
- ✓ There are suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to fire-fighters?
- ✓ There are suitable arrangements for ensuring that the premises have been evacuated
- ✓ There is a suitable fire assembly point

Resident Engagement

- ✓ Information on fire procedures has been disseminated to residents
- ✓ Fire safety information is disseminated to new residents

Residents can access FRAs, Regular Checks and Surveys which are published online.

Fire safety information displayed.



Fire Safety Management

- ✓ There are suitable records of the fire safety arrangements
- ✓ Procedures in the event of fire are appropriately and properly documented, where appropriate
- ✓ Routine in-house inspections of fire precautions are undertaken
- ✓ Is there a suitable designated fire assembly point.?

A suitable fire assembly point has been designated and is suitable for the expected occupancy.

All residents have received information on the buildings fire safety policy/procedure/strategy.

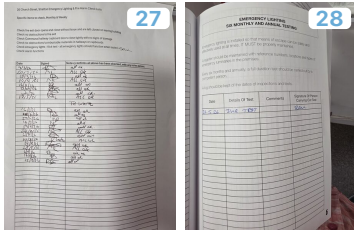
Maintenance & Testing

- ✓ Weekly testing and periodic servicing of the fire detection and fire alarm system is undertaken
- ✓ Monthly and annual testing routines are in place for the emergency escape lighting

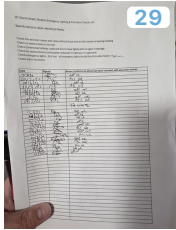
Emergency lighting test conducted weekly with a 3 hr drain test conducted annually.

Control Continues...

...Control Continued



Weekly alarm tests completed with TH White conducting annual servicing of alarm system.



Records

- ✓ Fire alarm tests
- ✓ Appropriate record of false alarms
- ✓ Emergency escape lighting tests
- ✓ Fire doors, exits and locking/closing devices are regularly checked for damage that would affect operation or performance

Information Boxes

- ✓ There is a suitably located premises information box for the fire and rescue service
- ✓ Arrangements are in place to keep the emergency information up to date and relevant.

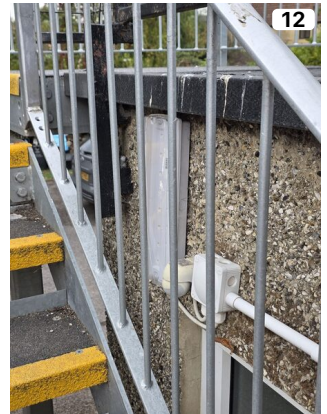
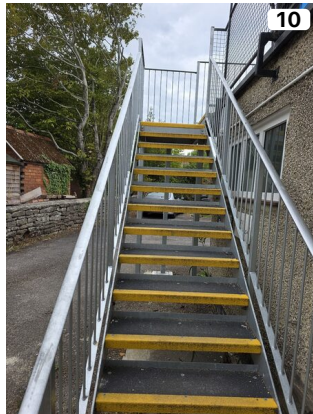
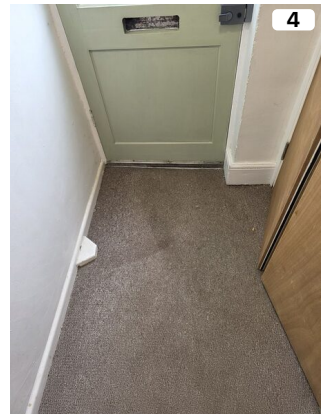
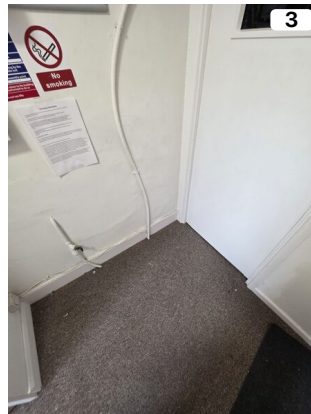
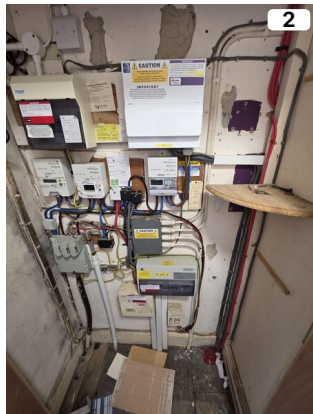
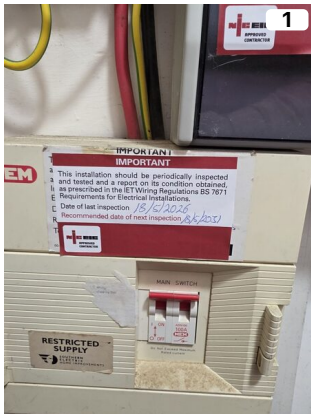
There is a premises information box available with the relevant documents inside.

Fire Safety Evacuation Strategy

- ✓ The current evacuation strategy is suitable for site and occupants

The current fire evacuation strategy is deemed as suitable due to the current level of passive fire protection.

Photos



Photos Continued...

