



## Hawker Court

5 Bolinder Way London E3 3UH

DATE  
ASSESSED: 01/09/2022

SURVEYED BY: SHG - David Aston

VALIDATED BY: shgroup\jonathan.simic

ASSESSMENT  
NOTES: It's recommended that this type 1 FRA is reviewed in 1 year (high rise block) unless there is a material change to the building, occupant characteristics, or there is a fire in the building, review of the FRA would then be required. Date of assessment – 1st September 2022

# SECTION ONE

## ASSESSMENT SUMMARY

### INTRODUCTION

#### 1.1 Safety policy

It is the policy of Southern Housing Group to protect all persons including employees, customers, contractors, and members of the public from potential injury and damage to their health which might arise from work activities.

The Company will provide and maintain safe working conditions, equipment, and systems of work for all employees and to provide such information training and supervision as they need for this purpose.

The company will give a high level of commitment to health and safety and will comply with all statutory requirements.

#### 1.2 Fire Risk Assessment Report Guidance

This Risk Assessment is only effective once all the Actions have been carried out and provided that no alterations to the layout of the premises or its processes have taken place since the assessment.

#### 1.3 Fire Risk Assessors

Southern Housing Group employs its own team of fire risk assessors, they are appointed following satisfactory demonstration of the qualifications below:

- A member of the Institution of Fire Engineers or equivalent membership to a professional body
- Can evidence continuing professional development
- Able to demonstrate competency as an assessor by belonging to a Body Registration scheme or Certification by a Certification Body that is UKAS accredited

## 1.4 Review

This fire risk assessment should be reviewed by a competent person by the date indicated or at such earlier time as there is reason to suspect that it is no longer valid, or if there has been a significant change in the matters to which it relates, or if a fire occurs or if required to following enforcement action from a fire safety enforcing authority.

## 1.5 Action Plan Ratings

The following recommendations made in the report will be assigned a priority rating and timescale for completion according to the below table. Priorities are determined by the assessor and when deciding a balance will be struck between the benefit provided to life safety and the time/resources it takes to complete a task.

Actions: Definition of Priorities	
Critical Risk	Action must be taken immediately
High Risk	Action must be taken within 1 month
Medium Risk	Action must be taken within 3 months
Low Risk	Action must be taken within 12 months or by the end of the financial year
No Risk	Advisory note only

## 1.6 Risk Matrix for Building

Separately from the actions, the building is given an overall risk rating. 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.

Severity	1 Low	2 Moderate	3 Significant
Likelihood			
1 Unlikely	Trivial Risk	Tolerable Risk	Moderate Risk
2 Likely	Tolerable Risk	Moderate Risk	Substantial Risk
3 Very Likely	Moderate Risk	Substantial Risk	Intolerable Risk

Accordingly, the risk to life at these premises, given in Section 12. of the question and answers section of this report, is defined in the below table.

Risk level (hazard X harm)	Action and Timescale
Trivial Risk	No action is required, and no detailed records need be kept.
Tolerable Risk	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.
Moderate Risk	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 Risk	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 Risk	Building (or relevant area) should not be occupied until the risk is reduced.

# SECTION TWO

## ACTION PLAN

The significant findings of a fire risk assessment are the actions that have been or will be taken by the responsible person pursuant to the Regulatory Reform (Fire Safety) Order 2005 (RRO). This will detail the preventative and protective measures that have been or will be taken to secure the safety of relevant persons as defined in article 2 of the RRO.

The preventative and protective measures consist of:

- Measures to reduce the risk of fire on the premises and the risk of the spread of fire on the premises,
- Measures in relation to the means of escape from the premises,
- Measures for securing that, at all material times, the means of escape can be safely and effectively used,
- Measures in relation to the means for fighting fires on the premises,
- Measures in relation to the means for detecting fire on the premises and giving warning in case of fire on the premises
- Measures in relation to the arrangements for action to be taken in the event of fire on the premises, including:
  - (i) measures relating to the instruction and training of employees; and
  - (ii) measures to mitigate the effects of the fire.

## Action Details

**Testing and maintenance records for fire dampers should be provided.**

Risk	Medium (6)	Risk Due	01/12/2022
Relationship	Owning (New)	Completed date	

## Actions Notes

Action

Confirmation is required for the maintenance of the dampers.

## Documents

## Action Details

Confirm that all residents are provided with information on the fire procedures for the premises.			
Risk	Medium (6)	Risk Due	01/12/2022
Relationship	Owning (New)	Completed date	

## Actions Notes

### Action

It has been noted that fire safety advice is not included in the welcome packs currently being given to tenants/homeowners. The fire safety manager has been made aware of this for remedy. Fire action notices are displayed as a minimum standard.

## Documents





## SECTION THREE RISK ASSESSMENT

Risk Category	Question	Answer	Narrative	Notes
01. Buildings	01. Who is the Responsible Person?	CEO - SHG	CEO - SHG	
01. Buildings	02. Person Consulted on Site?	BSM - Ben Toghill was consulted before and after visit by telephone & email.	BSM - Ben Toghill was consulted before and after visit by telephone & email.	
01. Buildings	03. Building Description.	A purpose-built 9 storey mixed-use block with an office on part ground/1st floors, 2 maisonettes on part ground/1st/2nd floors and 18 self-contained flats from the 3rd to 8th floors. The block adjoins other residential blocks as part of the Bow River Village complex. The	A purpose-built 9 storey mixed-use block with an office on part ground/1st floors, 2 maisonettes on part ground/1st/2nd floors and 18 self-contained flats from the 3rd to 8th floors. The block adjoins other residential blocks as part of the Bow River Village complex. The office, occupied by SHG, has had a separate FRA carried	

		<p>office, occupied by SHG, has had a separate FRA carried out. The maisonettes have separate entrances and are not included within this assessment. The flats are served by a single protected staircase and two passenger lifts. The flats are accessed from the staircase by protected lobbies. There is a single final exit door from the ground floor main entrance lobby. The electrical intake cupboard is located on the ground floor and there are service riser cupboards on all floors.</p>	<p>out. The maisonettes have separate entrances and are not included within this assessment. The flats are served by a single protected staircase and two passenger lifts. The flats are accessed from the staircase by protected lobbies. There is a single final exit door from the ground floor main entrance lobby. The electrical intake cupboard is located on the ground floor and there are service riser cupboards on all floors.</p>	
01. Buildings	04. Approximate Age and Construction.	<p>Built in 2016. Of traditional brick and concrete walls and floors, with a flat roof designed to encourage plant growth. There are glazed fascia panels on the ground and 1st</p>	<p>Built in 2016. Of traditional brick and concrete walls and floors, with a flat roof designed to encourage plant growth. There are glazed fascia panels on the ground and 1st floors in the area of the office only, stacked balconies</p>	

### SECTION THREE – RISK ASSESSMENT

		floors in the area of the office only, stacked balconies integrated into the construction.	integrated into the construction.	
01. Buildings	05. What is the evacuation strategy for the building?	Stay Put	Stay Put	
01. Buildings	06. Is the building easily accessible to fire appliances and firefighters?	Yes	Yes	Access can be made directly from the street; a fire drop key is installed and was serviceable at the time of FRA.
01. Buildings	07. Type of assessment.	Type 1 FRA	Type 1 FRA	
01. Buildings	08. Number of staircases	1	1	
01. Buildings	09. Number of floors at ground level and above	9	9	
01. Buildings	10. Number of floors below ground level	0	0	

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01. Buildings	11. Fire loss experience	None noted during assessment or advised by SHG prior to assessment	None noted during assessment or advised by SHG prior to assessment	
01. Buildings	12. Where applicable, is a fire strategy available?	Yes	Records are held centrally by SHG and is available on request.	The fire strategy is available on request from SHG
01. Buildings	13. Approximate expected number of residents and visitors at any one time.	36 residents if all 1 bed flats + potential visitors - 72 residents if all 2 bed flats + potential visitors	36 residents if all 1 bed flats + potential visitors - 72 residents if all 2 bed flats + potential visitors	
01. Buildings	14. Approximate m <sup>2</sup> area of property.	5000m2	5000m2	
01. Buildings	15. Another action or repair was identified.	None	None	
02. Occupants	01. Are there any vulnerable residents who may be considered at risk?	No	No	None noted during assessment or advised by SHG prior to assessment. No PEEPS were in fire documents box at the time of assessment.

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02. Occupants	02. Have individual person centred fire risk assessments been completed for appropriate residents?	N/A	Person centred fire risk assessments are not required at this current time.	
02. Occupants	03. Are there any known hoarders?	No	No hoarders have been identified to the fire risk assessor	
02. Occupants	04. Is there provision for making the occupant and premises information available to the Fire Service on arrival?	Yes	Suitable information is available.	Emergency procedures, building plans, riser keys & service logs are stowed in the PIB box in entrance foyer.
02. Occupants	05. Is there a formal Management procedure to control the activities of Contractors?	Yes	Only approved contractors carry out works on the premises.	
02. Occupants	06. Is there adequate alarm provision for people with	N/A	No people with sensory impairments identified.	

### SECTION THREE – RISK ASSESSMENT

	sensory impairment?			
02. Occupants	07. Are there any PEEP's provided for vulnerable residents, or disabled staff if a workplace?	N/A	No vulnerable residents, or disabled staff, identified.	
02. Occupants	08. Are refuges provided for persons with mobility impairments?	No1	Disabled refuges are not considered to be required at the time of this assessment.	
02. Occupants	09. Another action or repair was identified.	None	None	
03. Sources of Ignition	01. Is there evidence of smoking in the communal areas?	No	There was no evidence of smoking in the communal areas of the building.	
03. Sources of Ignition	02. Are periodic mains electrical inspections carried out?	Yes	Periodic mains electrical inspections are carried out in accordance with current regulations. Records are held centrally by SHG.	It was confirmed by SHG that the fixed electrics in the common areas are being maintained in accordance with BS 7671 in 04/2018 and was satisfactory.

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03. Sources of Ignition	03. Are combustible materials kept separate from electrical equipment?	Yes	Combustible materials are appropriately stored.	Electric risers were sterile at the time of the fra
03. Sources of Ignition	04. Are portable electrical appliances subject to regular PAT testing?	N/A	No portable electrical appliances present.	
03. Sources of Ignition	05. Is there a lightning conductor to earth?	Yes	Lightning protection is installed.	Last test was 07/2022 Euro safe solutions, system passed.
03. Sources of Ignition	06. Is the building at risk of arson due to poor security?	No	Adequate measures are in place to prevent arson.	Intercom access for visitors and fob access for tenants.
03. Sources of Ignition	07. Another action or repair was identified.	None	None	
04. Sources of Fuel and Oxygen	01. Is general housekeeping satisfactory?	Yes	General housekeeping is of a good standard.	

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04. Sources of Fuel and Oxygen	02. Are there are wall/ceiling hangings present or flammable surfaces?	Yes	Linings within the building appeared to be of a low rate of surface spread and would not add to the fire risk.	
04. Sources of Fuel and Oxygen	03. If combustible materials are in evidence are they stored appropriately and away from escape routes?	Yes	Combustible materials are appropriately stored.	Escape routes were sterile at the time of the FRA
04. Sources of Fuel and Oxygen	04. Are waste materials placed in designated containers outside and away from the building?	Yes	Suitable facilities are provided for the storage of refuse.	Suitable facilities are provided for the storage of refuse away from the building.
04. Sources of Fuel and Oxygen	05. Is the gas equipment serviced and maintained by a competent engineer?	N/A	No gas equipment was noted at the property.	MVHR units are in plant room BRV
04. Sources of Fuel and Oxygen	06. Are there procedures in place to inform the Fire Service of oxygen cylinders on site?	Yes	A suitable Management procedure is in place.	A suitable Management procedure is in place for tenants identified as using medical gases in their flats, labels would be displayed on the flat entrance door



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04. Sources of Fuel and Oxygen	08. Are mobility scooters/e-scooters/e-bikes stored within the communal area?	No	No mobility scooters, e-bikes, electric scooters, or bikes were identified in communal areas.	It's recommended that letters are circulated to tenants or information displayed on the notice board stating the importance of storing & charging electric bikes/scooters/mobility scooters safely. The correct associated charging equipment should be used in accordance with the manufacturer's instructions. Mobility scooters must be charged where possible in dedicated storage with charging facilities or alternative advise should be sought from SHG fire team.
04. Sources of Fuel and Oxygen	09. Is there any fuel stored near the building?	No	There is no fuel stored near the building.	
04. Sources of Fuel and Oxygen	10. Furniture fittings and fixtures are fire retardant where required?	N/A	No furniture or furnishings were noted.	
04. Sources of Fuel and Oxygen	11. Cooking equipment is suitable and satisfactory?	N/A	No cooking equipment in premises or it is only present in the private dwellings and not the responsibility of SHG.	
04. Sources of Fuel and Oxygen	12. Are there any high risk rooms?	No	No	

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04. Sources of Fuel and Oxygen	13. Are HVAC systems adequately controlled?	Yes	Yes	MVHR units, plant room in BRV car park
04. Sources of Fuel and Oxygen	14. Another action or repair was identified.	None	None	
05. Structural Features	01. Structural features that will allow the rapid spread of fire and smoke have appropriate controls?	Yes	Appropriate measures appeared to be in place in the areas accessed.	
05. Structural Features	02. Are fire escape routes adequately protected?	Yes	Suitable protection is provided.	
05. Structural Features	03. Is fire stopping between compartments satisfactory?	Yes	Suitable fire stopping is in place in the areas inspected.	
05. Structural Features	04. Is compartmentation in the loft space satisfactory?	N/A1	Premises has a flat roof.	

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05. Structural Features	05. Has there been appropriate Building Control approval for any recent building alterations?	N/A	The assessor was not made aware of any recent building alterations.	Original design
05. Structural Features	06. Are balconies present on the exterior?	Yes	Balconies are present and appear to be made of a suitable material.	Balconies are present and made of a suitable material, refer to EWS1 for further info, can be requested from the BSM.
05. Structural Features	07. Is cladding or other external wall system present on the exterior of the building?	No	No cladding or external wall system is present on the exterior of the building.	Brick external walls
05. Structural Features	08. If dampers are present, are they suitably maintained?	No	Records to indicate fire dampers are being suitably maintained were not available at the time of the assessment.	
05. Structural Features	09. Another action or repair was identified.	None	None	
06. Means of Escape	01. Are travel distances considered to be acceptable?	Yes	Travel distances are within accepted guidelines or suitable mitigation is in place.	

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06. Means of Escape	02. Are all internal and external escape routes and fire exits suitable and free from obstruction?	Yes	Escape routes and fire exits were clear and available at the time of inspection.	
06. Means of Escape	03. Are floor and stair surfaces in good condition and free from trip and slip hazards?	Yes	Floor and stair surfaces were in good condition.	
06. Means of Escape	04. Are there sufficient fire exits to enable people to evacuate safely?	Yes	Sufficient fire exits are available at ground floor level	
06. Means of Escape	05. Are all communal fire resisting doors in good condition?	No	Fire doors require repair - see action plan.	Refer to BSM report for information regarding issues with communal doors. BSM confirmed jobs have been raised for the repairs.
06. Means of Escape	06. Are flat entrance doors compliant with BS476-22?	Yes	All flat entrance doors appear to be FD30s fire doors in compliance with BS476-22:1987.	Flats 803 - 702 - 602 - 403 entrance doors were inspected, all have FD30s fire doors with self-closing devices operating as designed.
06. Means of Escape	07. Are any security grilles fitted to flat front doors?	No	No	

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06. Means of Escape	09. Are all final exits and intermediate doors easily openable from the inside without the use of a key or code?	Yes	Yes	Electric push button installed with manual override.
06. Means of Escape	10. Do all final exits lead to a place of safety?	Yes	All final exit points from the building lead to open air and a place of safety at ground floor level	
06. Means of Escape	11. Are external escape staircases and escape balconies inspected on a regular basis?	N/A	No external staircases or escape balconies were noted.	
06. Means of Escape	12. Are all cupboards, storerooms and loft hatches locked shut at all times when not in use?	Yes	Cupboards, storerooms and loft hatches were locked shut at the time of assessment.	
06. Means of Escape	13. Are cables situated in the escape routes secured in accordance with electrical wiring	N/A	No cables were noted in the escape routes as far as could be identified in this non-intrusive type 1 survey.	

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	regulations?			
06. Means of Escape	14. Another action or repair was identified.	None	None	
07. Lighting	01. Are all escape routes provided with adequate artificial lighting?	Yes	Suitable artificial lighting is provided.	
07. Lighting	02. Is sufficient emergency lighting provided in the premises?	Yes	An emergency lighting system which appears to comply with BS5266 is installed in the building.	
07. Lighting	03. Is the emergency lighting system tested and maintained in accordance with BS5266?	Yes	The emergency lighting system is tested and maintained in accordance with BS5266. Records are held centrally by SHG.	It was confirmed by SHG that the emergency lighting system is being maintained, annual 3 discharge test (04/2022) and 3 monthly flick were booked in for late August, BSM to update service tracker in September.
07. Lighting	04. Were there any defects identified in relation to communal or emergency lighting?	No	Defects were not identified to the communal or emergency lighting.	

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07. Lighting	05. Another action or repair was identified.	None	None	
08. Signs and Notices	01. Are there sufficient fire exit signs identifying the escape routes and exits from the building?	Yes	Suitable and sufficient fire exit signage is displayed in the premises.	
08. Signs and Notices	02. Are fire doors provided with appropriate signs?	Yes	All fire doors display appropriate signage.	
08. Signs and Notices	03. Are instructions for opening final exit doors clear and adequate?	Yes	Appropriate signs are displayed.	
08. Signs and Notices	04. Are general fire action notices displayed and reflect the evacuation strategy for the building?	Yes	Appropriate fire action notices are displayed in prominent positions in the communal areas.	

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08. Signs and Notices	05. Are "do not use lift in the event of fire" signs displayed adjacent to all lift doors?	Yes	Appropriate signs are displayed.	
08. Signs and Notices	06. Is there "No Smoking" signage provided?	Yes	No smoking signs are displayed at the entrance points to the building.	
08. Signs and Notices	07. Is the scheme notice board enclosed and fire resistant?	Yes	The scheme notice board is enclosed and fire resistant	Metal electronic notice/information board
08. Signs and Notices	08. Another action or repair was identified.	None	None	
09. Fire Alarms and Detection	01. Is a suitable fire alarm and detection system fitted to cover the premises use?	No	A fire alarm and detection system is not installed and is not considered necessary.	Purpose built general need block with stay put evacuation policy.
09. Fire Alarms and Detection	02. Is the fire alarm system tested and maintained in accordance with BS5839?	N/A	No fire alarm system present.	



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09. Fire Alarms and Detection	03. Are all fire alarm call points unobstructed, clearly visible and signed?	N/A	No fire alarm call points present.	
09. Fire Alarms and Detection	04. Are sufficient sounders provided to give adequate warning?	N/A	No alarm system present.	
09. Fire Alarms and Detection	05. Is there only one sound for the fire alarm system?	N/A	N/A	
09. Fire Alarms and Detection	06. Is the fire alarm panel conveniently located for Fire Service access?	N/A	No fire alarm panel present.	
09. Fire Alarms and Detection	07. Are tenant's properties fitted with mains-operated smoke detectors?	Yes	Properties are fitted with mains-operated smoke detectors.	BS 5839 Part 6 systems minimum LD3 noted in flats 803 - 702 - 602 - 403. Same systems are understood to be installed within all flats.
09. Fire Alarms and Detection	08. Is the fire alarm linked to adjacent premises or other areas where necessary?	N/A	No fire alarm system is installed.	

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09. Fire Alarms and Detection	09. Is the fire alarm connected to a 24 hour receiving station?	N/A	No fire alarm is installed.	
09. Fire Alarms and Detection	10. Is the fire alarm interfaced with other fire protection equipment, security locks, AOV, lifts, etc?	N/A	No fire alarm system is installed.	
09. Fire Alarms and Detection	11. Is a compliant zone plan provided or suitable indication of zones given on the panel?	N/A	No fire alarm and detection system is installed.	
09. Fire Alarms and Detection	12. Another action or repair was identified.	None	None	
10. Fire Fighting Equipment	01. Are suitable fire extinguishers provided?	No	Fire extinguishers are not provided and are not considered necessary.	
10. Fire Fighting Equipment	02. Are the provisions for smoke ventilation adequate for the	Yes	Smoke ventilation is provided by manual opening windows in staircase & automatic opening vents.	AOVs in lift /flat lobbies, AOV at head of staircase operated by local smoke detection, manual override units are installed for fire service use. AOV panel

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	building?			located in entrance foyer.
10. Fire Fighting Equipment	03. Are sprinklers or other fire suppression systems installed in the building?	No	No	
10. Fire Fighting Equipment	04. Should a sprinkler installation be considered for this building?	No	N/A	Installation of a sprinkler system not installed as part of the original fire strategy.
10. Fire Fighting Equipment	05. When a dry rising main is installed are outlet valves strapped or adequately secured?	Yes	The dry rising main is in good condition and secure.	
10. Fire Fighting Equipment	06. Are fire hydrants clearly marked and accessible by the Fire Service?	Yes	Fire hydrants are clearly marked and freely accessible.	Hydrant location is identified on the large scale maps located around Bow river village.
10. Fire Fighting Equipment	07. All fire fighting equipment and installations are	Yes	All fire fighting equipment and installations are regularly tested and maintained by competent engineers. Records	AOV are being tested 6 monthly, last service 07/2022. Monthly testing is also recommended in the Purpose-Built Block Guidance. Firefighting lifts and passenger

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	regularly tested and maintained?		are held centrally by SHG.	lifts are tested monthly, last inspection 07/2022 and serviced 6 monthly, last service was 05/2022. Dry riser 6 monthly visual inspection 08/2022, annual pressure test 04/2022.
10. Fire Fighting Equipment	08. Should a fire evacuation system be considered for this building?	No1	A fire evacuation system is not considered necessary for this building.	
10. Fire Fighting Equipment	09. Is a firefighting lift installed in the building?	Yes	A firefighting lift is provided.	
10. Fire Fighting Equipment	10. Another action or repair was identified.	None	None	
11. Management of Fire Safety	01. Is a suitable emergency fire plan in place for the premises?	Yes	A suitable emergency fire plan is in place for the premises.	Fire action notices displayed
11. Management of Fire Safety	02. Are occupants aware of the fire procedure for the premises?	No	Occupants are unaware of the fire procedure for the premises – see action plan.	

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11. Management of Fire Safety	03. Are regular in house fire safety inspections carried out by staff and recorded?	Yes	Regular in house fire safety inspections are carried out by SHG staff.	Monthly inspection are carried out and recorded by the BSM.
11. Management of Fire Safety	04. Are fire evacuation assembly areas in safe locations?	N/A	A fire assembly area does not need to be designated for this type of premises.	A designated assembly point is not deemed necessary in buildings adopting a stay put evacuation strategy. Any persons that have evacuated the building in a fire situation should call 999 and not re-enter the building until the fire service has confirmed that it is safe to do so.
11. Management of Fire Safety	05. Are there any 3rd party organisations with the building?	No	There are no 3rd party organisations within the building.	
11. Management of Fire Safety	06. Have all staff been trained in basic fire awareness?	Yes	All members of staff receive fire training on induction and and further regular refresher training.	
11. Management of Fire Safety	07. Have relevant staff been trained as Fire Warden/Marshal?	N/A	No staff are routinely present at the premises.	
11. Management of Fire Safety	08. Are sufficient fire wardens available at all times?	N/A	No staff are routinely present at the premises.	

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11. Management of Fire Safety	09. Are written records available detailing the scope of fire training?	Yes	All staff training records are held centrally by SHG and are available on request	
11. Management of Fire Safety	10. Are regular fire drills carried out and recorded?	N/A	Fire drills are not expected to be done at the premises.	Fire drills are not required to be done at the premises by SHG staff, general need purpose-built block with a stay put evacuation policy
11. Management of Fire Safety	11. Have contingency plans been provided to re-locate residents to a safe location if necessary?	N/A	There is no requirement to have a contingency plan at the premises.	
11. Management of Fire Safety	12. Is a fire log book provided to record checks, tests and maintenance of fire related systems and procedures?	N/A	There is no requirement to have a fire log book at the premises.	All Fire safety records are held centrally by SHG and are available on request
11. Management of Fire Safety	13. Another action or repair was identified.	None	None	

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12. Building Risk	01. What is the overall risk rating for the building?	Tolerable	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.	
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# SECTION FOUR

## REFERENCES & GLOSSARY

### Relevant Fire Safety Legislation / Guides Referred To

- The following standards are referred to in this document (list not exhaustive). HSE Approved Code of Practice (ACOP) document L137 “Safe maintenance, repair and cleaning procedures”.
- Regulatory Reform (Fire Safety) Order 2005
- British Standard BS5839 Part 1 (2017) “Fire Detection and Alarm Systems for Buildings”.
- British Standard BS5266 Part 1 (2016) “Code of Practice for the Emergency Lighting of premises”.
- British Standard BS5306 Part 3 (2017) “Fire extinguishing installations and equipment on premises – Commissioning and maintenance of portable fire extinguishers”
- In this report the term *fire resistant* means walls, screens, partitions, doors and other materials which, when tested in accordance with BS476: Parts 20-23 (1987) achieve a minimum 30 minutes standard of fire-resistance, unless otherwise stated.
- Where reference is made to “Notices and Signs”, they should be installed in accordance with the recommendations contained in BS5499: Part 1 (2002), Graphical symbols and signs. Safety signs, including fire safety signs. Specification for geometric shapes, colours and layout, or a similar equivalent standard.
- MHCLG report Advice for Building Owners of Multi-Storey, Multi-Occupied Residential Buildings published January 2020 & subsequent updates.
- PAS 9980 (2022) “Fire Risk Appraisal and Assessment of External Wall Construction and Cladding of Existing Blocks of Flats. Code of Practice”
- Department for Communities and Local Government Guidance Fire Risk Assessment –
  - Offices and shops
  - Sleeping accommodation
  - Residential care premises
  - Small and medium places of assembly (holding 300 people or less)



## Common Terms

- “FRA” – Fire Risk Assessment
- “RR0” – Regulatory Reform (Fire Safety) Order 2005
- “AOV” – Automatic Operating Vent.
- “MHCLG” – Ministry of Housing, Communities and Local Government.
- “Type 1 Fire Risk Assessment” – A non-intrusive inspection of the common parts of a building.
- “Type 2 Fire Risk Assessment” – An intrusive inspection of the common parts of a building.
- “Type 3 Fire Risk Assessment” – A non-intrusive inspection of the common parts of a building and of the inside of the flats.
- “Type 4 Fire Risk Assessment” – An intrusive inspection of the common parts of a building and of the inside of flats.
- “FD30s” – A specification for a fire door. FD – fire door, 30 – the number of minutes fire resistance afforded (interchangeable, 20 or 60 for example), S – smoke seal is fitted to prevent the passage of smoke.
- “PAT” – Portable Appliance Testing, a test carried out on electrical goods to ensure they are safe to use.
- “Cladding” – Components that are attached to the primary structure of a building to form non-structural, external surfaces.
- “HPL” – High Pressure Laminate, a type of cladding identified by the MHCLG as being of particular concern.
- “MCM” – Metal Composite Material. A term to denote several different types of cladding where the facing is a metal such as zinc, copper, and stainless steel.
- “ACM” – Aluminium Composite Material, the type of cladding used in the Grenfell tragedy.
- “P0, P1, P2, P3, P4” – Priority rating given to a task, from P0 being the most critical to P4 being the least critical.
- “EICR” – Electrical Installation Condition Report