

# Pyramid™ Risk Management System

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## Fire Risk Assessment Review



### Flat 1-27, Elizabeth Court [UPRN:CCCBLK150590A] (General Needs)

Building Category A

**Type 4 Fire Risk Assessment**

DDS Job Number: 65501

The current risk rating for this property is

**MODERATE**

Please see Section 2.7 for further details

Previous Report:

This review completed by:

This report was validated by:

Julien King (MIFSM, CertFDI, Tier 3 NAFRAR, EngTech, GFireE)

Julien King (MIFSM, Tier 3 NAFRAR, EngTech, GFireE)

Julien King (MIFSM, Tier 3 NAFRAR, EngTech, GFireE)

on 17/01/2024

on 18/09/2024

on 18/09/2024

(Next review due before: 18/09/2025)

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Further information relating to the fire safety requirements specific to these premises can be obtained from the Local Government Association document "**Fire Safety in Purpose-Built Blocks of Flats**", available at <https://pyramid-online.net/hspdfs/generic/GLPdocuments/fire-safety-in-purpose-built-blocks-of-flats-guide.pdf>

## Section 1.0 - Preface

Organisation:	Canterbury City Council	Activity:	DDS Residential Accommodation FRA Template v3.0
Location:	Flat 1-27, Elizabeth Court [UPRN:CCCBLK150590A] (General Needs)	Address:	Flat 1-27 Elizabeth Court Queen Street Herne Bay Kent CT6 5BT
Dutyholder:	Canterbury City Council	Competent person(s):	Tricia Marshall - Director for Corporate Services Alexis Jobson - Head of Facilities Management Simon Hogben - Lead Compliance and Building Safety Manager, Planning and Health
Person(s) Consulted:	None as its a general needs property.		
Review started on:	18/09/2024	Report completed by:	Julien King MIFSM, Tier 3 NAFRAR, EngTech, GFireE <i>of DDS (International) Limited</i>
Review completed on:	18/09/2024		
Review re-released on:	24/09/2024		

### PLEASE NOTE

This review has been copied/amended from an activity originally completed on 17/01/2024. All of the data from the original activity has been preserved, and can be found in the activity list for this location, from within the Pyramid™ system.

A fire risk assessment was carried out on the premises detailed above in order to assess fire safety requirements in accordance with The Regulatory Reform (Fire Safety) Order 2005, Fire Safety Act 2021, Fire Safety England Regulations 2022, and Building Safety Act 2022.

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

This fire risk assessment supersedes all previously issued fire certificates and all fire risk assessments issued prior to the date of this document.

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.

This risk assessment will be required to be kept under regular review, actions taken as identified within the assessment and reviewed by the review date indicated on the front of this report.

The FRA should be subject to review when:

- a) Material alterations to the premises take place;
- b) A significant change occurs in the matters taken into account when the FRA was carried out;
- c) A significant change in fire precautions occurs;
- d) There is any other reason to suspect that the original FRA might no longer be valid (this might include the occurrence of fire); and
- e) A defined period, which is expected to have been recorded in the original FRA has elapsed.

When the FRA is reviewed, it should be confirmed whether any work recommended in the original action plan has been carried out.

A copy of this risk assessment must be held on site for review and inspection (where it is appropriate to do so); a second copy must be held off-site.

## Section 2.0 - Executive Summary

This inspection was based on the occupancy as found at that time and is without prejudice to any subsequent inspection(s) that may be carried out by Local Fire and Rescue Authority Officers.

The fire authority that these premises will be under the jurisdiction of is **Kent Fire & Rescue Services**.

## RISK ASSESSMENT OVERVIEW

Canterbury Council has an on-going strategic programme of fire safety risk assessments and remedial works.

As part of the fire safety strategy all fire safety risk assessments have a scheduled review date which ensures that each property is revisited and inspected in full at its scheduled review date. (See Appendix 2 at the rear of this report for full details).

This fire safety risk assessment report will be updated with remedial actions as they are completed, and this property will be revisited for a further review at its scheduled review date, or sooner should circumstances dictate.

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

While the 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.

### **USE OF PREMISES**

This building is a seven storey purpose built block of flats with 27 flats..

### **FIRE RISK ASSESSMENT: TYPE 4**

See Appendix 5 contained at the rear of the full report for full definition.

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### **FLATS SAMPLED**

Flat 21 was sampled at the time of the inspection.

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## EVACUATION STRATEGY

At the time of this fire risk assessment inspection the evacuation strategy in place was observed to be:

### **STAY PUT**

See Appendix 4 contained at the rear of the full report for full definitions.

**IMPORTANT NOTE: The above evacuation strategy was observed to be in place at the time of the fire risk assessment inspection. In the event that the assessor has any concerns regarding the appropriateness, or effectiveness of this strategy then this will be documented below within the SIGNIFICANT FINDINGS, and actions noted within Section 3.0 of this report**

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## AREAS UNABLE TO BE INSPECTED

All areas were inspected.

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## SIGNIFICANT FINDINGS

All significant findings are detailed in Section 3.0 of this FRA Report below, these are PRIORITY issues and it is strongly recommended these are addressed within the recommended timescales.

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## RECOMMENDATIONS AND RECOMMENDED TIMESCALES

Important Note: As part of this fire risk assessment report the fire risk assessor may have made recommendations, and recommended timescales.

Where recommendations are stated, these have been made based on legislative guidance, guidance documents, and/or British Standards, and it is ultimately your responsibility to decide if these are to be implemented. Where recommendations require building works to be completed, it is your responsibility to ensure that these are completed by competent certified contractors/personnel.

Where recommendations require specified fire safety products, it is your responsibility to ensure that these are appropriate for the purpose intended. There are national registers of approved competent contractors as follows:

- <http://www.asfp.org.uk>
- <https://www.redbooklive.com>
- <http://www.firas-database.co.uk/registers>

Timescales indicated reflect the assessors view at the time of inspection to assist you in prioritising, and ultimately it is your responsibility to decide when and how recommendations are implemented.

## EXECUTIVE SUMMARY PHOTOS



## Section 2.1 - Building Overview

Premises use: **Purpose Built Block of Flats**      Occupancy type: **Multiple occupancy (tenants)**

Details of all other occupants:

Tenanted flats.

Approx year of construction: **Prior to 1985**

Listed building: **No**

Calculated building height based on London average build height of 3.2m per floor: **19.20m**

Ground & above approx height: **> 18m**      Total number of floors at ground level and above: **7**

Number of floors entirely below ground: **0**      Number of floors on which car parking is provided: **0**

Number of flats: **27**

Floor dimensions:

Floor	Approx Length (m)	Approx Width (m)	Approx Size (m2)
All Floors	18.50	19.10	353.35

Total number of lifts: **1**      Which includes the following where known: **Firemen's lift**

Further details of lifts:

Fireman's lift.

Total number of internal staircases: **1**      Which includes this number that are internal protected (evacuation) stairs: **1**

Total number of external staircases: **0**      Which includes this number that are external protected (evacuation) stairs: **0**

Refuge areas: **No**

## BUILDING CONSTRUCTION

Roof construction: **Flat**

Further details of roof construction:

The roof is of a flat construction and consists of a concrete slab covered by a water proof layer.

External Facade: **Masonry Construction (panels of solid brickwork, blockwork, or stonework external leaf)**

Further details of external facade:

The external walls are of a solid masonry construction covered in a rendered external wall insulation system.

FRAEW for building: Yes

Further details of FRAEW:

A subsequent FRAEW has been carried out in February 2023 and the rating that was given is Low risk.

EWS1 for building: Yes RICS category: B2 - An adequate standard of safety is not achieved, and remedial and interim measures required (documented separately).

Further details of EWS1:

An EWS 1 form was issued on 15/01/2021 however this has been superseded by an FRAEW in February 2023. Both reports are available on Pyramid.

External cladding: Rendered External Wall Insulation System Other External Construction Elements Present: Balconies, Lightning Protection, Store Room(s)  
Cladding types:

Cladding Type	No. sides of building covered	Approx % of wall surface covered
Rendered External Wall Insulation System	4	80

Further details of external cladding present:

The building has Rendered External Wall Insulation System applied to the external walls of the building from the ground to the top of the walls at roof level.

Further details of other external construction:

There are communal stacked, inset concrete balconies to the front and rear of the property at all levels.

Building frame: Brick & Block, Concrete Window Frame: UPVC

Further details of building frame:

The building is constructed of solid walls, floors and staircase.

Energy supply: Electricity (Mains), Gas

Further details of energy supply:

#### Electrical

There is an external main intake room and an electrical cupboard under the protected staircase at ground floor level.

#### Gas

There are flues in the external walls from flats indicating that there are independent gas supplies in flats.

Internal Construction: Brick & Block

Further details of internal construction:

The internal walls are of a solid construction.

Internal Doors: Communal Fire Doors (Inc Lobby and Access Doors etc), Service Cupboard and Risers, Storage Cupboards

Internal Spaces: No

During the risk assessment the following features were identified as having the potential to assist a fire to spread:

The external wall surface is a Rendered External Wall Insulation System and the insulation is flammable.

The following structural alterations were identified as having been completed within the past 12 months:

At the time of the inspection the assessor was not made aware of any changes that had taken place.

The following structural alterations were identified as been planned within the forthcoming 12 months:

At the time of the inspection the assessor was not made aware of any changes that had taken place.

## BUILDING DESCRIPTION

Description of the layout of the building/assessment area:

### Building Overview

Elizabeth Court 1 - 27 is a purpose built block of 27 flats over 7 floors. There are 3 flats on the ground floor and 4 flats on all other floors. There are two exits at ground floor level, one protected staircase and one passenger lift (Fireman's lift) serving all floors. There is an electrical intake and store cupboard on the ground floor accessed via external doors.

Upon entry via the rear door this leads directly into a entrance lobby containing 2 flats located to LHS and RHS, going through a cross corridor door leads into a central lobby area containing access to stairs and lift. Passing through another cross corridor door gives access to rear exit and 1 further flat to RHS.

All upper levels are accessed via stairs or lift into a protected lobby containing 4 flats,

#### Ground Floor

- > Flats numbers 1, 2 & 3.
- > Access to Stairs to upper floors.
- > Access to Lift.
- > Rear Exit.
- > Mains electrical intake room (accessed from outside to the LHS of the building).
- > AOV smoke control panel.
- > Main Fire alarm panel.
- > Riser cupboard. (on stairs landing)
- > Dry riser intake.
- > Electrical cupboard under the stairs.

#### First Floor

- > Flats numbers 4, 5, 6, 7.
- > Access to Stairs to upper and lower floors.
- > Access to Lift.
- > AOV smoke control panel.
- > Dry riser
- > Communal balconies to front and rear.

#### Second Floor

- > Flats numbers 8, 9, 10, 11.
- > Access to Stairs to upper and lower floors.
- > Access to Lift.
- > AOV smoke control panel.
- > Dry riser
- > Communal balconies to front and rear.

#### Third Floor

- > Flats numbers 12, 13, 14, 15.
- > Access to Stairs to upper and lower floors.
- > Access to Lift.



- > AOV smoke control panel.
- > Dry riser
- > Communal balconies to front and rear.

#### **Fourth Floor**

- > Flats numbers 16,17,18, 19.
- > Access to Stairs to upper and lower floors.
- > Access to Lift.
- > AOV smoke control panel.
- > Dry riser
- > Communal balconies to front and rear.

#### **Fifth Floor**

- > Flats numbers 20, 21, 22, 23.
- > Access to Stairs to upper and lower floors.
- > Access to Lift.
- > AOV smoke control panel.
- > Dry riser
- > Communal balconies to front and rear.

#### **Sixth Floor**

- > Flats numbers 24, 25, 26, 27.
- > Access to Stairs to upper and lower floors.
- > Access to Lift.
- > AOV smoke control panel.
- > Dry riser
- > Communal balconies to front and rear.

#### **Roof level**

- > Lift motor room
- > Access door leading to roof.
- > Lift motors and equipment.

#### **External**

- > Building stands on the corner of Kings Rd and Beech Street with paved areas on three sides and a shared garden area to the right side containing resident stores, door to main intake room and grassed seating areas.
- > There are small grassed areas on all sides of the building enclosed by a low hedge.
- > There appears to be an emergency generator to the Beech Street side of the building in a timber enclosure which is locked and cannot be accessed.
- > Residents storage cupboards to the Queens Street side of the building by the entrance. There is a door to the right side of the front entrance area that opens into a area where there are residents sheds.

#### **Roof Voids**

- > There is no loft hatch access within the communal area as flat roof construction.
- > The roof can be accessed through the lift motor room.

## **BUILDING INFORMATION**

Information available during the course of this assessment:

Details of all active fire safety measures, including isolating valves and control equipment, smoke control systems design, mode of operation and control systems.

Details of all passive fire safety measures (including compartmentation, cavity barriers, fire doors, self closers and duct dampers).

Details of the fire alarm and detection systems, emergency lighting, emergency signage, access controls and door hold open devices.

Details of the fire mains and fire hydrants.

Fire Strategy Report

Previous Fire Safety Risk Assessment

Other (See further details below)

FRAEW report.

## **BUILDING OVERVIEW PHOTOS**



## Section 2.2 - Fire Protection

Fire authority: **Kent Fire & Rescue Services.**

During the course of this risk assessment, the following history of previous fires was noted:

No information provided at the time of the inspection.

During the course of this risk assessment, the following history of previous false alarms was noted:

No information provided at the time of the inspection.

Communal area automatic fire alarm system **Yes; Addressable system**  
present:

Communal area fire alarm system: **Hard Wired (into Fire Panel) Detection, Manual Call points, Sounders present, Visual aid devices (beacons)** Commissioning certificate: **Yes**

Further details of communal area fire alarm system:

Some of the detectors in the communal areas are fitted with both sounder bases and light bases.

There is a combined sounder and strobe fitted on the roof to warn anyone working on the roof of a fire inside of the building.

Communal area fire alarm system category: **Unable to establish at the time of inspection and no details provided on commissioning certificate**

Pictorial Zone Plan displayed adjacent to the fire panel: **Yes**

Further details of automatic fire alarm system:

There is hard-wired addressable fire alarm system (Advanced MxPro) installed within the property covering the communal areas consisting of -  
>Main panel located by the Queens Street entrance door.  
>Smoke detectors.  
>Manual call points.  
>Sounder bases and beacon light bases.

The detection within the flats that was linked to the communal fire alarm system and has been removed or disconnected to allow the evacuation strategy to revert to stay put. An email confirming what has been done is attached to the report as an appendices.

Further details of communal area fire alarm system Pictorial Zone Plan:

Zone map located below the main fire panel in the entrance lobby.

Resident accommodation fire detection & sounders: **Mains Wired Domestic Detection, Sounders present** Commissioning certificate: **Yes**

Resident accommodation system category: **Category LD2 : a system incorporating detectors in all circulation areas that form part of the escape routes from the premises, and in all specified rooms or areas that present a high fire risk to occupants, including any kitchen and the principal habitable room**

Detection connected to the communal area system: **No**

Further details of resident accommodation fire detection & sounders:

Flat 21 was found to be fitted with a mains wired smoke detector in the hallway and living room and a mains wired smoke detector in the kitchen.

Lightning protection present: **Yes**

Fire service drop key fitted?: **No**

Any other fire protection systems in place: **No**

Passive Smoke Control Present: **No**

Active Smoke Control System Present: **Yes**

Further details of automatic smoke control system:

AOVs located on all levels from the 1st floor to the 6th floor that vent from the flat lobbies into the communal balcony areas. There are also 2 x AOV's provided at the head of the staircase.

Any other fire engineered solutions: **No**

Emergency lighting present: **Maintained "On all of the time"** Commissioning certificate: **No**

Fire fighting facilities: **Dry Risers**

Fire extinguishers: **CO2 Fire Extinguishers**

Sprinkler system coverage: **None**

Hydrant locations known: **Yes** Distance - Nearest hydrant to building (approx): **<10m**

Further details of hydrant locations:

Hydrant located on the junction of Beach Street and Kings Road. There is a fire hydrant on the footpath to the Kings Road entrance to the building.

Security provision: **Yes** Security provision types: **Access Control Systems**

Secure Information Box present: **Yes** Key safe present: **Yes**

Further details of Secure Information Box:

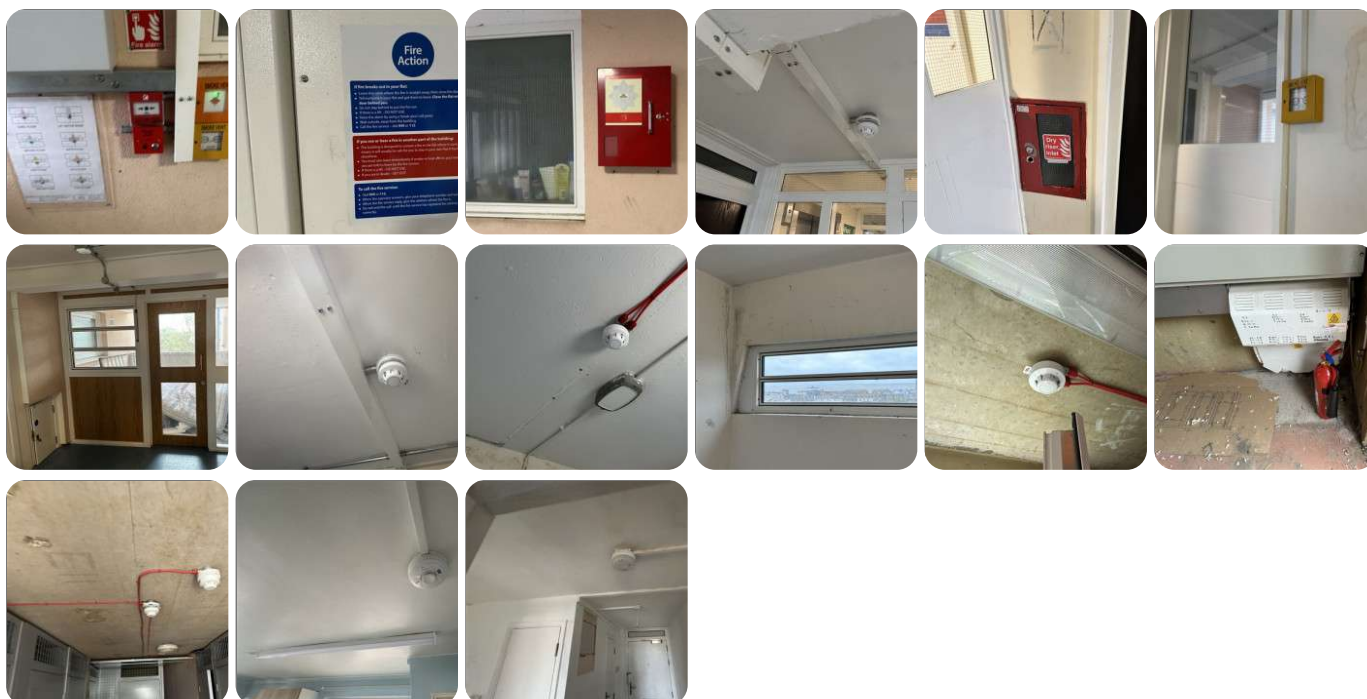
Located in the front entrance lobby on the left hand wall next to fire panels.

Further details of key safe:

Key safes located on the left external wall at the main front entrance one for emergency services and one for contractors. The emergency services key safe code is 2468. The contractor key safe code is 40296.

## FIRE PROTECTION PHOTOS





## Section 2.3 - Fire Hazards

Sources of Ignition	Sources of Fuel	Sources of Oxygen
<b>High Rise - Flats Hazards</b> Electricity Cooking Malicious Smoking in unauthorised areas Lightning Plant Rooms	<b>High Rise - Flats Fuel Sources</b> Furniture and furnishings Combustibles in communal areas Refuse bins Plants and vegetation - external Gas	Natural

### HAZARDS TO FIRE FIGHTERS

Are there any structures, hazardous work processes, substances, highly flammable materials or, explosives that could be hazardous to fire fighters in this building/assessment area (include yards/car parks etc)?:

No

### NEIGHBOURING PREMISES - THIS BUILDING

Are there any work processes, substances or materials, which if subject to a fire could have a serious impact on Neighbouring Premises?:

No

### NEIGHBOURING PREMISES - NEIGHBOURS

Do the neighbouring premises have any work processes, substances or materials, which if subject to a fire could have a serious impact on this building?:

No

### LOCAL COMMUNITY

Are there any work processes, substances or materials, which if subject to a fire could have a serious impact on the Local Community?:

No

### DSEAR

Are there any work processes, dangerous substances, or products used or stored that are controlled under the Dangerous Substances and Explosive Atmospheres Regulations "DSEAR"?:

No

The following additional information about fire hazards was also noted as being relevant to this risk assessment:

#### No Smoking Policy

All common areas are 'No Smoking' in accordance with the Health Act 2006.

#### Lightning Protection

There is lightning protection fitted to this building.

## FIRE HAZARDS PHOTOS



### Section 2.4 - People at Risk

People identified as at risk, if there was a fire: **Contractors, Guests, Residents, Tenants, Visitors**

Other consideration has been given to the following: **Sleeping risk**

Person centred risk assessments in place: **Unknown**

Personal emergency evacuation plans (PEEP) in place: **Unknown**

Generic emergency evacuation plans (GEEP) in place: **No**

### Section 2.5 - Building Occupancy

Total number of employees: **0** Average number of people on the premises: **54**

During the risk assessment consideration was also given to times the building was most occupied as follows (chart showing estimated maximum number of people on the premises, per time slot):

	00:00 to 06:00	06:00 to 12:00	12:00 to 18:00	18:00 to 00:00
Sunday	54	54	54	54
Monday	54	54	54	54
Tuesday	54	54	54	54
Wednesday	54	54	54	54
Thursday	54	54	54	54
Friday	54	54	54	54
Saturday	54	54	54	54
Bank Holidays	54	54	54	54

The following additional information about building occupancy was also noted as being relevant to this risk assessment:

The occupancy level is based on an anticipated occupancy of 2 persons per flat.

These figures can go up or down dependent on occupancy levels and guests.

### Section 2.6 - Means of Escape

The following additional information about means of escape was also noted as being relevant to this risk assessment:

Means of Escape Description

This building has a main protected staircase, which is the single means of escape from all floors, leading to exits at the front and rear of the building, at ground floor level.

All flats open directly into protected lobby and have direct access to protected stairwell

Lobby doors width: 790mm

Assembly point details:

#### Assembly Point

Residents can assemble on the street with further egress available if required.

The following escape routes were identified during the assessment and consideration given with regards to travel distances and minimum exit widths as follows (travel distances to the nearest final exit/door to protected staircase or corridor):

Location	Width (mm)	Travel Distance (m)	Maximum Persons*
Flat 1 to front entrance	1,000	2.80	100
Flat 14 to stairwell	790	3.00	60
Flat 2 to rear entrance	1,000	2.60	100
Flat 26 to stairwell	790	3.00	60

\* Maximum persons calculated upon exit widths and a summary assessment of overall risk of: **Normal**

Final Exits to Fresh Air:

Location	Width (mm)
Front entrance/exit	1000
Rear entrance/exit	1000

Stair widths:

Location	Width (mm)
Stair width	950

Dead end conditions: **Yes**

Further details of dead end conditions:

Only single escape routes from upper floors.

Excessive travel distances: **No**

Further details of excessive travel distances:

All travel distances are within guidance.

## Section 2.7 - Overall Risk Summary

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:

### 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.

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

### Tolerable

No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.

(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.)



ACTION REQUIRED WITHIN 1 MONTH (BY 18/10/24)

F

Question 84 (Section: Neighbourhood Officer/Third Party Management)

SECURE INFORMATION BOX (SIB) : Do the contents of the SIB appear present and current? (as per COP) (Based on visual check only, not through audit completed) **No**

Risk Rating:

Potential consequences of fire	Impact (For indication purposes ONLY)	Likelihood of fire
<b>Moderate harm</b>  Some major injuries, many major injuries, loss to working time, significant damage to property and environment	<b>N/A</b>  Not applicable	<b>Medium</b>  The chances are that non-compliance with the question will probably lead to a problem

Persons at Risk:

All building users.

Comments:

There was no resident list within the SIB box to confirm if there were any residents that required help with evacuation.

The contents of the SIB were last checked on 13/09/2024.

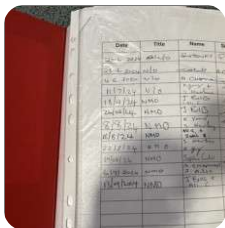
Recommendations:

CCC are to ensure there is a residents list present in the SIB that identifies flats that have residents which need help in event of a evacuation.

All problems identified now resolved:

No

QUESTION 84 PHOTOS



**Question 23 (Section: Inspection (Internal))**

HOUSEKEEPING : Is the general standard of housekeeping acceptable within the premises? (Is the zero tolerance/managed use policy being adhered to)? **No**

**Risk Rating:**

Potential consequences of fire	Impact (For indication purposes ONLY)	Likelihood of fire
<b>Slight harm</b>  No loss to working time, some minor injuries, environmental or property damage low	<b>N/A</b>  Not applicable	<b>Medium</b>  The chances are that non-compliance with the question will probably lead to a problem

**Persons at Risk:**

All building users.

**Comments:**

Canterbury City Council operate a Zero Tolerance Policy in the communal areas.

At the time of inspection The following issues were identified:

1. There is waste and a potted plant outside flat 24 on the 6th floor.
2. There is a bike outside flat 20 on the 5th floor.
3. There is furniture in the communal areas outside flats 16 & 19 on the 4th floor.
4. There was waste in the water meter cupboard of flat 17 on the 4th floor.
5. There was waste in the water meter cupboard of flat 14 on the 3rd floor.
6. There is waste outside flat 8 on the 2nd floor.
7. There is furniture outside flat 7 on the 1st floor.

These issues raise the fire risk in the communal areas.

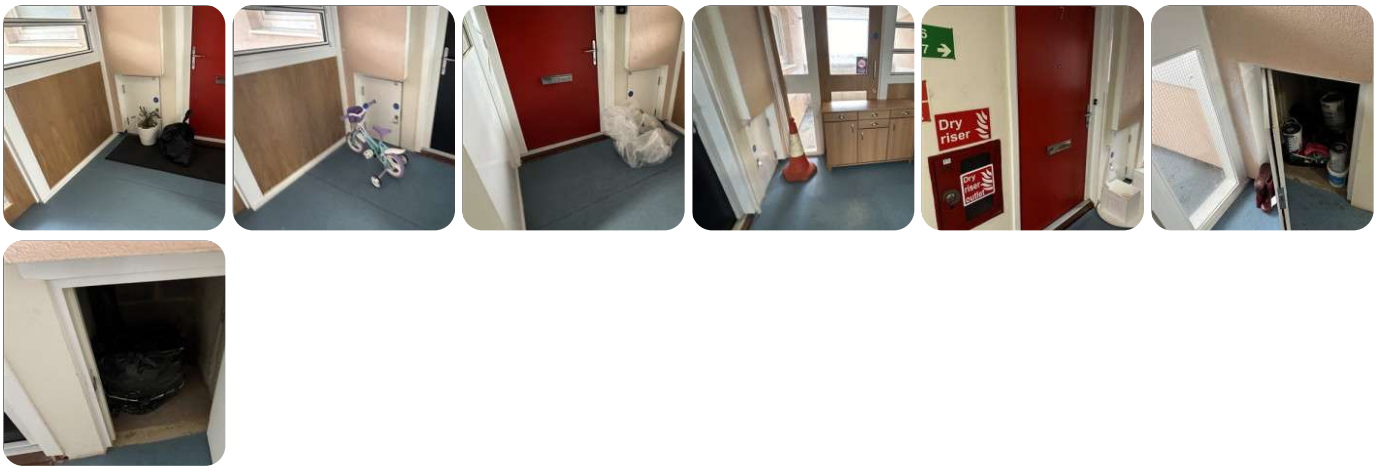
**Recommendations:**

1-7. Canterbury City Council are to remove all waste and storage from the communal areas and inform residents of the zero tolerance policy including the requirement to keep all communal areas clear at all times.

**All problems identified now resolved:**

No

[QUESTION 23 PHOTOS](#)



## ACTION REQUIRED WITHIN 3 MONTHS (BY 18/12/24)

F

### Question 81 (Section: Neighbourhood Officer/Third Party Management)

MONTHLY LIFT & FIRE FIGHTING EQUIPMENT CHECK: Where required has the monthly lift and fire fighting equipment check been carried out and recorded (as per Regulation 7)? **No**

#### Risk Rating:

Potential consequences of fire	Impact (For indication purposes ONLY)	Likelihood of fire
<b>Slight harm</b>  No loss to working time, some minor injuries, environmental or property damage low	<b>N/A</b>  Not applicable	<b>Medium</b>  The chances are that non-compliance with the question will probably lead to a problem

#### Persons at Risk:

All building users.

#### Comments:

There were no records of monthly checks of the lift and fire fighting equipment having been completed in this building.

#### Recommendations:

CCC are to ensure that the monthly checks of the lift and fire fighting equipment take place and are documented.

#### All problems identified now resolved:

No

**Question 4 (Section: Inspection (External))**

BALCONIES : Where present are balconies free from combustible materials that may present an increased risk of external fire spread? **No**

**Risk Rating:**

Potential consequences of fire	Impact (For indication purposes ONLY)	Likelihood of fire
<b>Moderate harm</b>  Some major injuries, many major injuries, loss to working time, significant damage to property and environment	<b>N/A</b>  Not applicable	<b>Low</b>  Non-compliance with the question could cause a problem

**Persons at Risk:**

All building users.

**Comments:**

There was a discarded bed and mattress on the 2nd floor balcony by flats 9 & 10  
  
 This increases the risk of fire spread up the external walls of the building.

**Recommendations:**

CCC are to ensure the bed and mattress is removed and residents are reminded not to store combustibles or waste on the balconies.

**All problems identified now resolved:**

No

**QUESTION 4 PHOTOS**

**Question 12 (Section: Inspection (External))**SMOKING : Is the area immediately outside the building free from evidence of smokers? **No****Risk Rating:**

Potential consequences of fire	Impact (For indication purposes ONLY)	Likelihood of fire
<b>Moderate harm</b>  Some major injuries, many major injuries, loss to working time, significant damage to property and environment	<b>N/A</b>  Not applicable	<b>Low</b>  Non-compliance with the question could cause a problem

**Persons at Risk:**

All building users.

**Comments:**

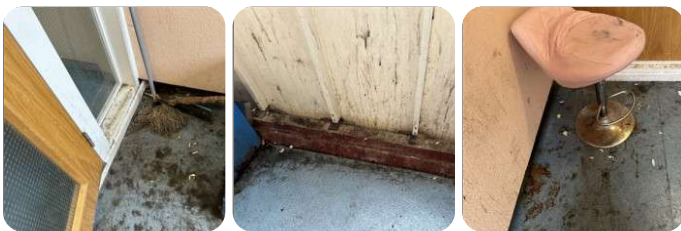
On the 2nd floor balcony by flats 8 & 11 there is a lot of discarded smoking materials.  
Carelessly disposed of smoking materials can lead to a fire.

**Recommendations:**

CCC are to remind residents smoking from the balconies is prohibited and they CCC need to remove the discarded smoking materials.

**All problems identified now resolved:**

No

**QUESTION 12 PHOTOS**

## Question 35 (Section: Inspection (Internal))

INTERNAL FIRE DOORS : Do internal fire doors close to completion (Including automatic release system tested) No

## Risk Rating:

Potential consequences of fire	Impact (For indication purposes ONLY)	Likelihood of fire
<b>Moderate harm</b>  Some major injuries, many major injuries, loss to working time, significant damage to property and environment	<b>N/A</b>  Not applicable	<b>Low</b>  Non-compliance with the question could cause a problem

## Persons at Risk:

All building users.

## Comments:

The two lobby doors on the ground floor do not close to completion. This could allow the spread of smoke and fire.

## Recommendations:

CCC are to adjust the two doors so they close to completion.

## All problems identified now resolved:

No

[QUESTION 35 PHOTOS](#)

**Question 36 (Section: Inspection (Internal))**

SERVICE CUPBOARDS/RISERS : Doors of fire resisting construction, kept locked and locks free from faults (based on visual inspection only)? No

**Risk Rating:**

Potential consequences of fire	Impact (For indication purposes ONLY)	Likelihood of fire
<b>Moderate harm</b>  Some major injuries, many major injuries, loss to working time, significant damage to property and environment	<b>N/A</b>  Not applicable	<b>Low</b>  Non-compliance with the question could cause a problem

**Persons at Risk:**

All building users.

**Comments:**

1. The right hand riser cupboard door in the staircase on the 1st floor is missing the lock so cannot be secured. This allows unauthorised access.

**Recommendations:**

1. CCC are to replace the missing lock so the door can be secured.

**All problems identified now resolved:**

No

**QUESTION 36 PHOTOS**

**Question 41 (Section: Inspection (Internal))**

FRONT DOORS : Do residents front doors appear to be of fire resisting construction and fitted with fire resisting furniture (Based on external visual inspection)? **No**

**Risk Rating:**

Potential consequences of fire	Impact (For indication purposes ONLY)	Likelihood of fire
<b>Moderate harm</b>  Some major injuries, many major injuries, loss to working time, significant damage to property and environment	<b>N/A</b>  Not applicable	<b>Low</b>  Non-compliance with the question could cause a problem

**Persons at Risk:**

All building users.

**Comments:**

1. The front door to flat 16 has a smashed glass panel, which has been covered over with a sheet of timber board and the door is cracked where it has been hit with a blunt instrument. This damage undermines the fire resistance of the door.
2. The front door to flat 19 is missing the front letterbox flap. This undermines the fire resistance of the door.

**Recommendations:**

1. CCC are to replace the door with a new FD30s fire door set.
2. CCC are to replace the letterbox with a new fire rated letterbox.

**All problems identified now resolved:**

No

**QUESTION 41 PHOTOS**



**Question 62 (Section: Inspection (Internal))**

INTERNAL : Have all issues specifically in relation to this section of the assessment been identified? No

**Risk Rating:**

Potential consequences of fire	Impact (For indication purposes ONLY)	Likelihood of fire
<b>Moderate harm</b>  Some major injuries, many major injuries, loss to working time, significant damage to property and environment	<b>N/A</b>  Not applicable	<b>Low</b>  Non-compliance with the question could cause a problem

**Persons at Risk:**

All building users.

**Comments:**

At the time of the inspection it was noted that there was a small section of rendered wall above the meter cupboards of each flat on floors 1 - 6. The rendered area when tapped sounds hollow behind. This leads the assessor to believe that there maybe insulation behind the rendered wall.

**Assessors Note**

This issue was also identified on the Structural Survey dated June 2024.

**Recommendations:**

CCC are to arrange for the rendered areas above the meter cupboards to be investigated to confirm if there is insulation behind the rendered areas. If insulation is present then the type of insulation must be confirmed and if it does not comply with the requirements of ADB then it must be removed.

**All problems identified now resolved:**

No

**QUESTION 62 PHOTOS**

**Question 72 (Section: Inspection (Compartmentation))**

**COMMON AREAS & ESCAPE ROUTES** : Is the standard of compartmentation, fire resistance and surface finishing (including wall linings and behind suspended ceilings) in the building common areas and escape routes, and service risers and ducts satisfactory? This includes fire-resisting construction (including any glazing) protecting escape routes and stairs. Are service runs, cabling or pipework adequately fire stopped? **No**

**Risk Rating:**

Potential consequences of fire	Impact (For indication purposes ONLY)	Likelihood of fire
<b>Moderate harm</b>  Some major injuries, many major injuries, loss to working time, significant damage to property and environment	<b>N/A</b>  Not applicable	<b>Low</b>  Non-compliance with the question could cause a problem

**Persons at Risk:**

All building users.

**Comments:**

1. In the water meter cupboard by flat 18 there is a cable passing through the wall into flat 18 without fire stopping being in place.
  2. There is a gap in the wall in the 3rd floor staircase right hand riser cupboard which appears to go through to the flat.
  3. In the main intake room there appears to be cables passing through the compartment wall without fire stopping being in place.
- These issues could allow the spread of fire and smoke.

**Recommendations:**

- 1 & 3. CCC are to arrange for the cables to be fire stopped with a suitable fire stopping material to restore 60 minutes fire resistance.
2. CCC are to arrange for the gap to be filled with a suitable fire stopping material that will restore 60 minutes fire resistance.

**All problems identified now resolved:**

No

**QUESTION 72 PHOTOS**

**Question 50 (Section: Inspection (Internal))**

EMERGENCY LIGHTING : Does the emergency lighting installed appear to provide adequate cover, appear to be operating correctly, no faults (Visual inspection of LEDs)? **No**

**Risk Rating:**

Potential consequences of fire	Impact (For indication purposes ONLY)	Likelihood of fire
<b>Slight harm</b>  No loss to working time, some minor injuries, environmental or property damage low	<b>N/A</b>  Not applicable	<b>Low</b>  Non-compliance with the question could cause a problem

**Persons at Risk:**

All building users.

**Comments:**

There was no visible emergency lighting installed within the residents storage area accessed to the front right of the property.

**Recommendations:**

CCC are to install emergency lighting in the residents storage area.

**All problems identified now resolved:**

No

**QUESTION 50 PHOTOS**

**Question 52 (Section: Inspection (Internal))**

**AUTOMATIC DETECTION** : Is the automatic fire detection installed generally appropriate for the occupancy and fire risk and appear to be free from obvious faults or damage? **No**

**Risk Rating:**

Potential consequences of fire	Impact (For indication purposes ONLY)	Likelihood of fire
<b>Slight harm</b>  No loss to working time, some minor injuries, environmental or property damage low	<b>N/A</b>  Not applicable	<b>Low</b>  Non-compliance with the question could cause a problem

**Persons at Risk:**

All building users.

**Comments:**

1. There are sounders within the communal areas. It could not be confirmed at the time of the inspection if the Db omitted by the sounders has been turned down to below 65Db to ensure they do not cause the flats to evacuate.
2. There are manual call points in the communal areas if these are still live and connected to the fire alarm system these could be activated causing the fire alarm to activate.

**Assessors Notes**

The sounders in the residents storage area, intake room and lift motor room do not need to be turned down.

The manual call points in the main intake room and lift motor room are to remain.

**Recommendations:**

1. CCC need to confirm that the Db of the sounders in the communal areas has been turned down so that they will not lead to the flats evacuating in event of the sounders sounding.
2. CCC are to ensure the manual call points are not connected to the fire alarm system and that they are either removed or plated over.

**All problems identified now resolved:**

No

**QUESTION 52 PHOTOS**

**Question 60 (Section: Inspection (Internal))**

LIFT MOTOR ROOM : Is the Lift Motor Room (and any trap door opening into the communal area) secure, and are of a fire resisting construction? **No**

**Risk Rating:**

Potential consequences of fire	Impact (For indication purposes ONLY)	Likelihood of fire
<b>Slight harm</b>  No loss to working time, some minor injuries, environmental or property damage low	<b>N/A</b>  Not applicable	<b>Low</b>  Non-compliance with the question could cause a problem

**Persons at Risk:**

All building users.

**Comments:**

The door to the lift motor room is missing a piece of cold smoke seal at the top of the frame on the hinge side. This may allow the spread of smoke.

**Assessors Note**

The trap door is of a solid timber construction and the lift motor room is on the roof.

**Recommendations:**

CCC are to replace the missing cold smoke seal.

**All problems identified now resolved:**

No

**QUESTION 60 PHOTOS**

**Question 61 (Section: Inspection (Internal))**LIFT MOTOR ROOM : Is the lift motor rooms kept clear of storage and combustible materials? **No****Risk Rating:**

Potential consequences of fire	Impact (For indication purposes ONLY)	Likelihood of fire
<b>Slight harm</b> No loss to working time, some minor injuries, environmental or property damage low	<b>N/A</b> Not applicable	<b>Low</b> Non-compliance with the question could cause a problem

**Persons at Risk:**

All building users.

**Comments:**

There was scattered paper in the lift motor room from.

**Recommendations:**

CCC are to remove the waste and ensure contractors are reminded to remove their waste on completion of work.

**All problems identified now resolved:**

No

**QUESTION 61 PHOTOS****Question 69 (Section: Inspection ( Resident Flat))**RESIDENT FLAT : Where appropriate do internal hazard rooms appear to be of fire resisting construction (Based on external visual inspection)? **No****Risk Rating:**

Potential consequences of fire	Impact (For indication purposes ONLY)	Likelihood of fire
<b>Slight harm</b> No loss to working time, some minor injuries, environmental or property damage low	<b>N/A</b> Not applicable	<b>Low</b> Non-compliance with the question could cause a problem

**Persons at Risk:**

All building users.

**Comments:**

**FLATS SAMPLED**

Flat 21 was sampled at the time of the inspection.

The internal doors within the flat are solid timber doors with three hinges however they are not fitted with intumescent strips.

**Recommendations:**

CCC are to either fit intumescent strips to the doors or replace the doors with new FD30 fire doors.

**All problems identified now resolved:**

No

[QUESTION 69 PHOTOS](#)



## Section 3.1 - Risk Assessment Detail, Compliant Findings

### NO ACTION REQUIRED

#### Question 1 (Section: Inspection (External))

COMBUSTIBLES: Is the outside of the building clean and tidy and free from build up of combustible materials? **Yes**

#### Comments:

The outside of the building was noted to be clean and tidy, and free from build up of rubbish, other combustible materials, and hazardous waste, at the time of the assessment.

### QUESTION 1 PHOTOS



### NO ACTION REQUIRED

#### Question 2 (Section: Inspection (External))

COMBUSTIBLES: Is the outside of the building free from build up of excessive vegetation? **Yes**

#### Comments:

The outside of the building was noted to be clean and tidy and free from build up of vegetation.

### QUESTION 2 PHOTOS



### NO ACTION REQUIRED

#### Question 3 (Section: Inspection (External))

EXTERNAL WALLS: Where there are materials on external walls that are likely to ignite and support fire development and fire spread, is there evidence that the risk is being managed to ensure life safety and prevent the risk of external fire spread to adjacent buildings? **Yes**

#### Comments:

See the FRAEW dated February 2023 which has rated the external wall surfaces as 'Low' risk. The FRAEW is uploaded to this report as an appendices.



## NO ACTION REQUIRED

### Question 5 (Section: Inspection (External))

BALCONIES : Where present are balconies of fire resisting construction and free from increased risk of external fire spread? **Yes**

#### Comments:

The balconies are of a solid construction with concrete floors and inset and stacked up the building to the front and rear elevations.

## QUESTION 5 PHOTOS



## NO ACTION REQUIRED

### Question 6 (Section: Inspection (External))

WINDOW FRAMES: Are window frames free from any construction related issues that may present an increased risk of external fire spread? **Yes**

#### Comments:

Window frames are UPVC in construction and no additional risks were identified.

## QUESTION 6 PHOTOS



## NO ACTION REQUIRED

### Question 7 (Section: Inspection (External))

OTHER CONSTRUCTION ELEMENTS: Is the building free from any other construction elements that may present an increased risk of external fire spread? **Not Applicable**

#### Comments:

See Q3 for issue with EWS.

## NO ACTION REQUIRED

### Question 8 (Section: Inspection (External))

WASTE BINS/BIN STORE: Are the waste bins/ is the bin store appropriately located? **Not Applicable**

Comments:

No waste bin store present.

## NO ACTION REQUIRED

### Question 9 (Section: Inspection (External))

WASTE BIN STORE: Is the bin store secure and of fire resisting construction (where appropriate) **Not Applicable**

Comments:

No waste bin store present.

## NO ACTION REQUIRED

### Question 10 (Section: Inspection (External))

Waste Bin Store - Is the bottom of the waste chute fitted with a fusible linked fire damper to prevent fire spread within the chute? Is the damper in the correct position? (i.e. Open) **Not Applicable**

Comments:

No waste chute present.

## NO ACTION REQUIRED

### Question 11 (Section: Inspection (External))

Waste Bin Store - Are the waste bins provided within the waste store of metal construction? **Not Applicable**

Comments:

No waste chute present.

## NO ACTION REQUIRED

### Question 13 (Section: Inspection (External))

BBQ/BONFIRES : Are the Communal grounds free from evidence of bonfires/disposable BBQs? **Yes**

Comments:

No bonfires or BBQ's seen at the time of the inspection.



#### NO ACTION REQUIRED

##### Question 14 (Section: Inspection (External))

ARSON : Does the immediate vicinity of the building appear to be free from arson related concerns or vandalism? **Yes**

##### Comments:

No issues in regards to arson or vandalism.

##### Assessors Note

Boarded up window seen in flat 2 this window has been boarded up since the FRA in 2023.

#### [QUESTION 14 PHOTOS](#)



#### NO ACTION REQUIRED

##### Question 15 (Section: Inspection (External))

FRS ACCESS : Is there sufficient access provision for the fire and rescue service? **Yes**

##### Comments:

No issues found at the time of the inspection plenty of room for FRS to the front and rear of the building.

#### [QUESTION 15 PHOTOS](#)



#### NO ACTION REQUIRED

##### Question 16 (Section: Inspection (External))

PLANT ROOMS : External plant rooms, and stores locked shut (where possible) when not in use? **Not Applicable**

Comments:

None present.

#### NO ACTION REQUIRED

##### Question 17 (Section: Inspection (External))

PLANT ROOMS : External plant rooms and store locks free from faults? **Not Applicable**

Comments:

None present.

#### NO ACTION REQUIRED

##### Question 18 (Section: Inspection (External))

PLANT ROOMS : External plant rooms kept clear of storage and combustible materials? **Not Applicable**

Comments:

None present.

#### NO ACTION REQUIRED

##### Question 19 (Section: Inspection (External))

EXTERNAL : Have all issues specifically in relation to this section of the assessment been identified? **Yes**

Comments:

No further issues to add.

#### NO ACTION REQUIRED

##### Question 20 (Section: Inspection (Internal))

SECURE INFORMATION BOX: Where required is the SIB visible and easy to locate? **Yes**

Comments:

There is a Secure Information Box near the fire alarm panel on the ground floor and it is easy to locate.

#### QUESTION 20 PHOTOS



## NO ACTION REQUIRED

### Question 21 (Section: Inspection (Internal))

WAYFINDING SIGNAGE : Where required is Wayfinding signage present and appear correct? **Yes**

#### Comments:

Wayfinding signage is provided throughout the communal areas.

### QUESTION 21 PHOTOS



## NO ACTION REQUIRED

### Question 22 (Section: Inspection (Internal))

SECURITY : Are main front and rear doors locked shut when not in use, and locking mechanisms operating correctly? **Yes**

#### Comments:

The entrance doors to the building were secure on arrival and the intercom locking systems are working correctly.

### QUESTION 22 PHOTOS



## NO ACTION REQUIRED

### Question 24 (Section: Inspection (Internal))

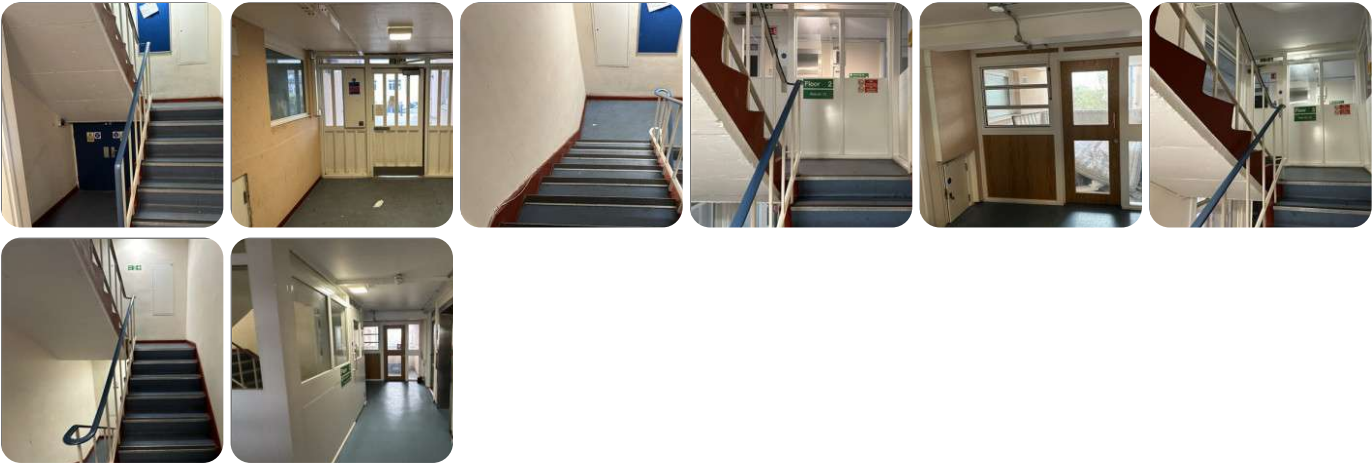
ESCAPE ROUTES : Are the escape routes, and stairs and steps forming part of the escape route in good condition, free from tripping and slipping hazards, and unobstructed? **Yes**

#### Comments:

No issues found at the time of the inspection. Escape routes were clear and free from obstructions at the time of the assessment.

See Q23 for house keeping issues.

QUESTION 24 PHOTOS



NO ACTION REQUIRED

Question 25 (Section: Inspection (Internal))

Are travel distances within acceptable limits? **Yes**

Comments:

See means of escape section.

NO ACTION REQUIRED

Question 26 (Section: Inspection (Internal))

EXITS : Adequate provision of Exits and Exits easily and immediately openable where necessary? **Yes**

Comments:

Exits checked at the time of the assessment and opened with no issue.

**Assessors Note**  
CCC have decided not to fit over rides to the doors as they are connected to the fire alarm system and fail safe, there are two doors so one will always operate and that they are worried that the over rides will be abused / damaged by residents.

QUESTION 26 PHOTOS



NO ACTION REQUIRED

Question 27 (Section: Inspection (Internal))

EXTINGUISHERS : Are all fire extinguishing appliances, and call points unobstructed and readily accessible? **Yes**

Comments:

There is a CO2 fire extinguisher provided in the lift motor room and main intake room.

**Assessors Note**

CCC have decided not to mount the extinguisher on a hook or stand as they are not in communal areas.

**QUESTION 27 PHOTOS**



**NO ACTION REQUIRED**

**Question 28 (Section: Inspection (Internal))**

IGNITION SOURCES : Are combustible items stored safely well away from ignition sources? **Not Applicable**

**Comments:**

There were no combustibles identified in close proximity of ignition sources within the communal areas.

**NO ACTION REQUIRED**

**Question 29 (Section: Inspection (Internal))**

ELECTRICAL : Are electrical sockets used correctly and not overloaded? Are flexes run in a safe place where they cannot be damaged? **Not Applicable**

**Comments:**

No electrical sockets seen within the communal areas.

**NO ACTION REQUIRED**

**Question 30 (Section: Inspection (Internal))**

ELECTRICAL : Are electrical plugs and sockets in a good state of repair? Are all electrical appliances free from signs of loose wiring, faulty plugs or socket? **Not Applicable**

**Comments:**

No electrical sockets seen within the communal areas.

**NO ACTION REQUIRED**

**Question 31 (Section: Inspection (Internal))**

PORTABLE HEATERS : Are any portable heaters present located safely and maintained? **Not Applicable**

**Comments:**

No portable heaters seen in use at the time of the inspection.

#### NO ACTION REQUIRED

##### Question 32 (Section: Inspection (Internal))

FURNISHINGS : Furniture, and furnishing (e.g. Curtains) in good condition and fire resisting covering; where fitted, not damaged? **Not Applicable**

Comments:

No furnishings seen in the communal areas.

#### NO ACTION REQUIRED

##### Question 33 (Section: Inspection (Internal))

INTERNAL FIRE DOORS : Are internal doors of fire resisting construction (Based on external visual inspection)? **Yes**

Comments:

The internal fire doors within the property appear to be of a fire resisting construction.

#### QUESTION 33 PHOTOS



#### NO ACTION REQUIRED

##### Question 34 (Section: Inspection (Internal))

INTERNAL FIRE DOORS : Checked and not wedged open? **Yes**

Comments:

All internal fire doors checked and were found to be free from obstructions.

#### QUESTION 34 PHOTOS





## NO ACTION REQUIRED

### Question 37 (Section: Inspection (Internal))

SERVICE CUPBOARDS/RISERS : Are service cupboards/risers free from storage? **Yes**

#### Comments:

No issues found at the time of the inspection. All riser cupboards and the main intake room were inspected to ensure they were free of waste and storage.

## QUESTION 37 PHOTOS



## NO ACTION REQUIRED

### Question 38 (Section: Inspection (Internal))

STORAGE CUPBOARDS : Doors of fire resisting construction, kept locked and locks free from faults (based on visual inspection only)? **Yes**

#### Comments:

The cupboard doors by the front entrance door appear to be of a fire resistant construction and all were secure at the time of the inspection.

The external cupboards to the right side of the building were all secure at the time of the inspection.

The resident cupboards accessed by the door to the right side of the main entrance area have doors of a metal construction with vents above each cupboard door. The assessor does not consider this to be an issue as all of the cupboards are contained within the same compartment, there is a fire alarm system fitted and no ignition sources were identified. All doors were secured with padlocks at the time of the inspection.

## QUESTION 38 PHOTOS



## NO ACTION REQUIRED

### Question 39 (Section: Inspection (Internal))

STORAGE CUPBOARDS : Are cupboards free from storage related issues (where inspected)? **Not Applicable**

#### Comments:

All storage cupboards were locked shut at the time of the inspection.

## NO ACTION REQUIRED

### Question 40 (Section: Inspection (Internal))

FRONT DOORS : Are residents front doors closed and not left or wedged open? **Yes**

#### Comments:

At the time of the assessment all flat front doors were closed.

## QUESTION 40 PHOTOS



## NO ACTION REQUIRED

### Question 42 (Section: Inspection (Internal))

LOFT HATCH : Is the loft hatch locked shut and free of storage (where present)? **Not Applicable**

#### Comments:

No internal roof void access.

## NO ACTION REQUIRED

### Question 43 (Section: Inspection (Internal))

LOFT HATCH :Is the loft hatch of fire resisting construction? **Not Applicable**

#### Comments:

No internal roof void access.

## NO ACTION REQUIRED

### Question 44 (Section: Inspection (Internal))

SIGNAGE : Is General fire information signage displayed correctly in the communal area? **Yes**

#### Comments:

No issues identified at the time of inspection. Correct Stay Put Fire Action Notice displayed.

## QUESTION 44 PHOTOS



## NO ACTION REQUIRED

### Question 45 (Section: Inspection (Internal))

SIGNAGE : Is fire alarm zone information / plans displayed correctly in the communal area? **Yes**

Comments:

See fire protection section.

## NO ACTION REQUIRED

### Question 46 (Section: Inspection (Internal))

ESCAPE SIGNAGE : Are escape routes and final exits clearly signed? **Yes**

Comments:

No issues identified, the the escape route was clearly sign posted.

## QUESTION 46 PHOTOS



## NO ACTION REQUIRED

### Question 47 (Section: Inspection (Internal))

NO SMOKING SIGNAGE : Is No Smoking Signage displayed correctly in the communal area? **Yes**

Comments:

No Smoking signage was correctly displayed within the communal areas.

## QUESTION 47 PHOTOS



## NO ACTION REQUIRED

### Question 48 (Section: Inspection (Internal))

GUEST INFORMATION : Guest/Visitor fire safety information displayed in Guest Room? **Not Applicable**

#### Comments:

No guest rooms as this is a general needs property.

## NO ACTION REQUIRED

### Question 49 (Section: Inspection (Internal))

EMERGENCY LIGHTING : Is there emergency lighting installed? **Yes**

#### Comments:

No issues found at the time of the inspection. Emergency lights are provided within the communal areas.

## QUESTION 49 PHOTOS



## NO ACTION REQUIRED

### Question 51 (Section: Inspection (Internal))

AUTOMATIC DETECTION : Is there automatic fire detection installed throughout the communal areas? **Yes**

#### Comments:

See 'Fire Protection' section of this report.

## NO ACTION REQUIRED

### Question 53 (Section: Inspection (Internal))

FIRE EXTINGUISHERS : Reasonable provision of portable fire extinguishers? **Yes**

#### Comments:

CO2 fire extinguisher provided in the lift motor room and main intake room.

#### NO ACTION REQUIRED

##### Question 54 (Section: Inspection (Internal))

COSHH: Are the general fire precautions adequate to address the hazards associated with COSHH used or stored within the premises? **Not Applicable**

Comments:

No COSHH materials kept in the communal areas.

#### NO ACTION REQUIRED

##### Question 55 (Section: Inspection (Internal))

COOKING : Are reasonable measures taken to prevent fires as a result of cooking? **Not Applicable**

Comments:

No communal kitchen.

#### NO ACTION REQUIRED

##### Question 56 (Section: Inspection (Internal))

LAUNDRY : Are reasonable measures taken to prevent a fire within the laundry area? (e.g. No storage, clean, tidy and free from build up of rubbish, other combustible materials, tumble dryer filters etc) **Not Applicable**

Comments:

No communal laundry.

#### NO ACTION REQUIRED

##### Question 57 (Section: Inspection (Internal))

MOTABILITY SCOOTERS : Are reasonable measures taken to prevent fires arising from Buggies? (e.g. No storage, clean, tidy and free from build up of rubbish, other combustible materials, or charging in communal areas, PAT Testing complete, charging controls / restrictions etc) **Not Applicable**

Comments:

None seen on site during the inspection.

#### NO ACTION REQUIRED

##### Question 58 (Section: Inspection (Internal))

WASTE CHUTE ROOMS : Do the waste chute room doors appear to be of fire resisting construction? including self closing device and smoke strips and seals? **Not Applicable**

Comments:

No waste chute room.

#### NO ACTION REQUIRED

##### Question 59 (Section: Inspection (Internal))

WASTE CHUTE ROOMS : Is the waste chute hopper in place correctly, close to completion and is it free from obvious defects? **Not Applicable**

Comments:

No waste chute room.

#### NO ACTION REQUIRED

##### Question 63 (Section: Inspection ( Resident Flat))

RESIDENT FLAT : Does the front door appear to be of fire resisting construction? (Based on external visual inspection) **Yes**

Comments:

##### FLATS SAMPLED

Flat 21 was sampled at the time of the inspection.

The door appeared to be of a fire rated construction.

#### [QUESTION 63 PHOTOS](#)



#### NO ACTION REQUIRED

##### Question 64 (Section: Inspection ( Resident Flat))

RESIDENT FLAT : Does the front door glazing and letterbox appear to be of fire resisting construction? (Based on external visual inspection) **Yes**

Comments:

##### FLATS SAMPLED

Flat 21 was sampled at the time of the inspection.

There is no glazing fitted in the flat front door and the flat front door is fitted with a fire rated letterbox.

#### [QUESTION 64 PHOTOS](#)



## NO ACTION REQUIRED

### Question 65 (Section: Inspection ( Resident Flat))

RESIDENT FLAT : Is the front door fitted with suitable self closing device? **Yes**

#### Comments:

##### FLATS SAMPLED

Flat 21 was sampled at the time of the inspection.

The flat front door is fitted with a suitable self closer and closes to completion.

## QUESTION 65 PHOTOS



## NO ACTION REQUIRED

### Question 66 (Section: Inspection ( Resident Flat))

RESIDENT FLAT : Is the front door fitted with smoke strips and seals? **Yes**

#### Comments:

##### FLATS SAMPLED

Flat 21 was sampled at the time of the inspection.

Flat sampled are fitted with cold smoke seals and intumescent strips.

## QUESTION 66 PHOTOS



## NO ACTION REQUIRED

### Question 67 (Section: Inspection ( Resident Flat))

AUTOMATIC DETECTION (Resident Flat) : Extent of automatic fire detection generally appropriate for the occupancy and fire risk, and free from obvious faults or damage? (Tunstall/Lifeline alarm for vulnerable where appropriate) **Yes**

#### Comments:

#### FLATS SAMPLED

Flat 21 was sampled at the time of the inspection.

The flat has a mains wired heat detector fitted in the kitchen and mains wired smoke detectors in the hallway and living rooms.

## QUESTION 67 PHOTOS



## NO ACTION REQUIRED

### Question 68 (Section: Inspection ( Resident Flat))

RESIDENT FLAT : Has the resident tested the smoke detection(Tunstall alarm) recently? **Yes**

#### Comments:

It is the residents responsibility to test the fire detection within their flat regularly.

## NO ACTION REQUIRED

### Question 70 (Section: Inspection ( Resident Flat))

RESIDENT FLAT : If the residents flat has internal loft access, is it free from combustibles and storage? **Not Applicable**

#### Comments:

No loft void access due to flat roof.

## NO ACTION REQUIRED

### Question 71 (Section: Inspection ( Resident Flat))

RESIDENT FLAT: Have all issues specifically in relation to this section of the assessment been identified? **Yes**

#### Comments:

All flats have an approximate 11m travel distance from the furthest point in the living room to the front door.



## NO ACTION REQUIRED

### Question 73 (Section: Inspection (Compartmentation))

ROOF VOID : Is the standard of compartmentation, fire resistance and surface finishing in the Roof Void satisfactory? This includes checking to confirm that walls of the corridors and stairwells continue to roof level in the loft, to separate the means of escape routes from the flats. Also the separation of individual flats from each other, this too has to be confirmed in the loft. Are service runs, cabling or pipework adequately fire stopped? **Not Applicable**

#### Comments:

No roof void present as flat roofed building.

## NO ACTION REQUIRED

### Question 74 (Section: Inspection (Compartmentation))

SAMPLE FLAT (S) : If the residents flat has internal loft access, where relevant is the standard of compartmentation, fire resistance and surface finishing in the roof void satisfactory? Are service runs, cabling or pipework adequately fire stopped? **Not Applicable**

#### Comments:

No loft void access due to flat roof.

## NO ACTION REQUIRED

### Question 75 (Section: Inspection (Compartmentation))

COMPARTMENTATION : Have all issues specifically in relation to this section of the assessment been identified? **Yes**

#### Comments:

#### Type 4 Inspection

The assessor inspected the following areas within flat 21 to determine the level of fire resistance between the flats and the other areas of the building:

1. The soil pipe and water supply pipes where they passed through compartment walls.
2. Flat entrance door
3. Compartment walls between flat 21 and the communal areas and protected staircase.
4. Compartment floor and ceiling within flat 21.

#### [1. Waste and Water Pipes](#)

##### Observations

There is an external sewage pipe running up the building which waste water from flat 21 empties into and the water pipes pass through compartment walls without any gap around the pipes.

#### [2.Flat Entrance door](#)

The flat front doors are of a fire rated design as confirmed by the onsite inspection. The doors were complete with intumescent strips, cold smoke seals, 3 fire rated hinges, a working self-closer and a fire rated letterbox. There was no architrave around the door as the frames sit directly on the wall.

#### [3 & 4. Compartment Walls, Ceilings and Floors](#)

The compartment walls between flat 21 and the communal areas and protected staircase are of a solid masonry construction.

The compartment floors and ceilings within flat 21 are of a solid masonry construction.

## QUESTION 75 PHOTOS



### NO ACTION REQUIRED

#### Question 76 (Section: Neighbourhood Officer/Third Party Management)

TRAINING : Has the Officer/ Management received training/refresher training? **Not Applicable**

#### Comments:

No staff employed on these premises.

### NO ACTION REQUIRED

#### Question 77 (Section: Neighbourhood Officer/Third Party Management)

DRILLS : Are fire drills carried out at appropriate intervals? **Not Applicable**

#### Comments:

Stay Put Evacuation policy in place.

### NO ACTION REQUIRED

#### Question 78 (Section: Neighbourhood Officer/Third Party Management)

TESTING : Weekly testing and periodic servicing of fire detection and alarm system? **Yes**

#### Comments:

PJC Ltd carry out the fire alarm servicing annually and also carry out the weekly tests. Records not available at the time of inspection, however, it was confirmed by Canterbury City Council that these records are available and in date.

All records are held on an online database and are managed under Canterbury City Council Compliance Team.

All weekly test dates are noted on communal area noticeboards.

## NO ACTION REQUIRED

### Question 79 (Section: Neighbourhood Officer/Third Party Management)

QUARTERLY FIRE DOOR CHECKS : Where required have all quarterly fire door checks been completed and recorded? **Yes**

Comments:

Quarterly fire door checks are completed by CCC and recorded on Photobook.

## NO ACTION REQUIRED

### Question 80 (Section: Neighbourhood Officer/Third Party Management)

ANNUAL FLAT FIRE DOOR CHECKS : Where required have all Resident Flat Front Doors been subject to an annual inspection and recorded? **Yes**

Comments:

Annual flat front door fire door checks are completed by CCC and recorded on Photobook.

## NO ACTION REQUIRED

### Question 82 (Section: Neighbourhood Officer/Third Party Management)

INSPECTION : Periodic inspection of external escape staircases and gangways? **Not Applicable**

Comments:

None present at this location.

## NO ACTION REQUIRED

### Question 83 (Section: Neighbourhood Officer/Third Party Management)

INSPECTION : Routine checks of final exit doors and/or security fastenings? **Yes**

Comments:

No staff employed in this building.

All exits checked as part of this assessment, no issues found.

## NO ACTION REQUIRED

### Question 86 (Section: Neighbourhood Officer/Third Party Management)

NO / 3rd PARTY MGMT : Have all issues specifically in relation to this section of the assessment been identified? **Yes**

Comments:

No further issues to add.

## NO ACTION REQUIRED

### Question 87 (Section: Property Services)

ELECTRICAL : Fixed installation periodically inspected and tested (NIC) ? **Yes**

#### Comments:

Electrical installation testing is carried out every 5 years on a rolling programme.  
Records not available prior or post inspection, however, it was confirmed by Canterbury Council that these records are available and in date.  
All records are held on an online database and are managed by Canterbury Council Compliance Team.

Sticker seen on site dated 25/07/2023.

## NO ACTION REQUIRED

### Question 88 (Section: Property Services)

ELECTRICAL : Portable Appliances periodically inspected and tested (PAT) ? **Not Applicable**

#### Comments:

No electrical equipment in use within the communal areas.

## NO ACTION REQUIRED

### Question 89 (Section: Property Services)

GAS : Gas Supply (Tightness test) periodically inspected and tested ? **Not Applicable**

#### Comments:

No communal gas supply.

## NO ACTION REQUIRED

### Question 90 (Section: Property Services)

GAS : Gas Supply (Boiler and Appliances) periodically inspected and tested ? **Not Applicable**

#### Comments:

No communal gas supply.

## NO ACTION REQUIRED

### Question 91 (Section: Property Services)

EMERGENCY LIGHTING : Monthly and annual testing routines for emergency escape lighting? **Yes**

#### Comments:

PJC Ltd carry out the emergency lighting servicing annually and periodically (functional tests). Records not available at the time of inspection, however, it was confirmed by Canterbury City Council that these records are available and in date.

All records are held on an online database and are managed under Canterbury City Council Compliance Team.

## NO ACTION REQUIRED

### Question 92 (Section: Property Services)

LIGHTNING PROTECTION : Where fitted is the lightening protection subject to annual maintenance? **Yes**

#### Comments:

Lightning protection system fitted. (Believed to be in accordance with BS 6651, but visual inspection only be assessor; installation certification not seen). Lighting protection systems are serviced and tested on an annual basis. All records are held by the Canterbury City Council Compliance Team.

## NO ACTION REQUIRED

### Question 93 (Section: Property Services)

CHIMNEYS, FLUES & EXTRACTS (Including Bathroom Extractor Fans) : Cleaned and subject to regular maintenance? **Not Applicable**

#### Comments:

No ventilation systems within the communal areas.

## NO ACTION REQUIRED

### Question 94 (Section: Property Services)

FIRE ALARM SYSTEM: Periodic testing, servicing and maintenance? **Yes**

#### Comments:

PJC Ltd carry out the fire alarm servicing annually and also carry out the weekly tests. Records not available at the time of inspection, however, it was confirmed by Canterbury City Council that these records are available and in date.

All records are held on an online database and are managed under Canterbury City Council Compliance Team.

## NO ACTION REQUIRED

### Question 95 (Section: Property Services)

SPRINKLER SYSTEM: Periodic testing and servicing of the sprinkler system (Inc Waste Chute Rooms)? **Not Applicable**

#### Comments:

No sprinkler system present.

## NO ACTION REQUIRED

### Question 96 (Section: Property Services)

AOV: Periodic testing and servicing of the automatic opening ventilation? **Yes**

#### Comments:

The AOV system within the building is periodically tested and serviced. These records are held and managed by the Canterbury City Council compliance team.

## NO ACTION REQUIRED

### Question 97 (Section: Property Services)

WASTE CHUTE: Periodic testing and servicing of the Waste Chute & Damper **Not Applicable**

#### Comments:

No waste chute room.

## NO ACTION REQUIRED

### Question 98 (Section: Property Services)

FIRE FIGHTING EQUIPMENT (Risers, Extinguishers etc) : Periodic testing, servicing and maintenance? **Yes**

#### Comments:

#### Dry Risers

Canterbury City Council use appointed contractors to carry out the servicing and periodically checks of the Dry Riser system. Records not available at the time of inspection, however, it was confirmed by Canterbury City Council that these records are available and in date. All records are held on an online database and are managed under Canterbury City Council Compliance Team.

## NO ACTION REQUIRED

### Question 99 (Section: Property Services)

MAINTENANCE: Adequate maintenance of premises, including any designated fire fighters lifts (where present)? **Yes**

#### Comments:

Canterbury City Council management team report any maintenance issues and arrange for contractor visits.

## NO ACTION REQUIRED

### Question 100 (Section: Property Services)

CONTRACTORS : Are fire safety conditions imposed on outside contractors? **Yes**

#### Comments:

Contractors are managed by Canterbury City Council management team and are issued with a contractors instruction document and fire safety bulletin on commencement of the contract and every 6 months thereafter.

Cardo are the primary contractor and carry out an induction to any new sub-contractor.

## NO ACTION REQUIRED

### Question 102 (Section: Property Services)

PROPERTY SERVICES : Have all issues specifically in relation to this section of the assessment been identified? **Yes**

#### Comments:

No further issues to add.

## NO ACTION REQUIRED

### Question 103 (Section: Central Policy)

FIRE POLICY : Is there a suitable record of the fire safety arrangements? **Yes**

#### Comments:

There is a central Fire Policy held centrally and updated by Canterbury City Council, but was not seen by the Assessor at the time of inspection.

## NO ACTION REQUIRED

### Question 104 (Section: Central Policy)

MANAGED USE/ZERO TOLERANCE POLICY : Appropriate fire procedures in place? **Yes**

#### Comments:

Zero tolerance policy in place.

Canterbury City Council management operate a zero tolerance policy on storage within the communal areas. Any issues with storage are raised by Canterbury City Council management to the Canterbury City Council housing department. However no documentary evidence is currently available.

Please refer to Q23 for compliance with this policy during the inspection.

## NO ACTION REQUIRED

### Question 105 (Section: Central Policy)

EMERGENCY PROCEDURES : Are procedures in the event of fire appropriate and properly documented? **Yes**

#### Comments:

#### STAY PUT POLICY

See Appendix 4 contained at the rear of the full report for full definitions.

Based on consideration of the following questions within this fire risk assessment report, the assessor considers that the evacuation strategy IS appropriate:

Examples:

Q3, 4 & 5 - External envelope of the building

Q24 - Escape routes

Q33, 34 & 35 Internal Fire Doors

Q40 & 41 - Residents front doors

Q36 - Internal service cupboard

Q72 - Communal area compartmentation

**IMPORTANT NOTE:** There may be issues identified within the above questions, however the assessor does not consider these to be sufficient enough to warrant a change (either temporary or permanent) to the Evacuation Strategy.

## NO ACTION REQUIRED

### Question 106 (Section: Central Policy)

RESIDENT INFORMATION : Are residents provided with fire safety information and is this reviewed regularly? **Yes**

#### Comments:

#### Residents

Are provided with fire safety information including signage.

Fire action notices are displayed within communal area.

## NO ACTION REQUIRED

### Question 107 (Section: Central Policy)

FRA REVIEW PROGRAMME : Is the fire safety risk assessment up to date, reviewed regularly and significant findings communicated where appropriate? **Yes**

#### Comments:

Fire safety risk assessments carried out by DDS are accessed via Pyramid.

Any significant findings are raised to Canterbury City Council management.

## NO ACTION REQUIRED

### Question 108 (Section: Central Policy)

FRA REVIEW FREQUENCY: Is the next review date within an acceptable period? **Yes**

#### Comments:

The assessor feels the review date is acceptable based on the findings found within this fire risk assessment.

## NO ACTION REQUIRED

### Question 109 (Section: Central Policy)

FIRE SERVICE ENGAGEMENT : Appropriate liaison with the Fire and Rescue Service? **Yes**

#### Comments:

Canterbury City Council are in regular liaison with Kent Fire and Rescue Service.

Kent Fire and Rescue service regularly request copies of fire risk assessments.

Where any structural changes are carried out, the fire service are notified and are invited to visit to carry out an inspection once works are completed.

## NO ACTION REQUIRED

### Question 110 (Section: Central Policy)

CENTRAL POLICY : Have all issues specifically in relation to this section of the assessment been identified? **Yes**

#### Comments:

No further issues to add.



## Section 3.2 - Risk Assessment Detail, Questions Not Reviewed

### NOT REVIEWED

#### Question 85 (Section: Neighbourhood Officer/Third Party Management)

SIB BOX RESIDENT SAFETY : It is considered that evacuation arrangements are adequate for the residents? (Based on information available within the resident risk assessment/register where present within the SIB at the time of inspection). **Not Reviewed**

#### Comments:

See Q84 for issue.

### NOT REVIEWED

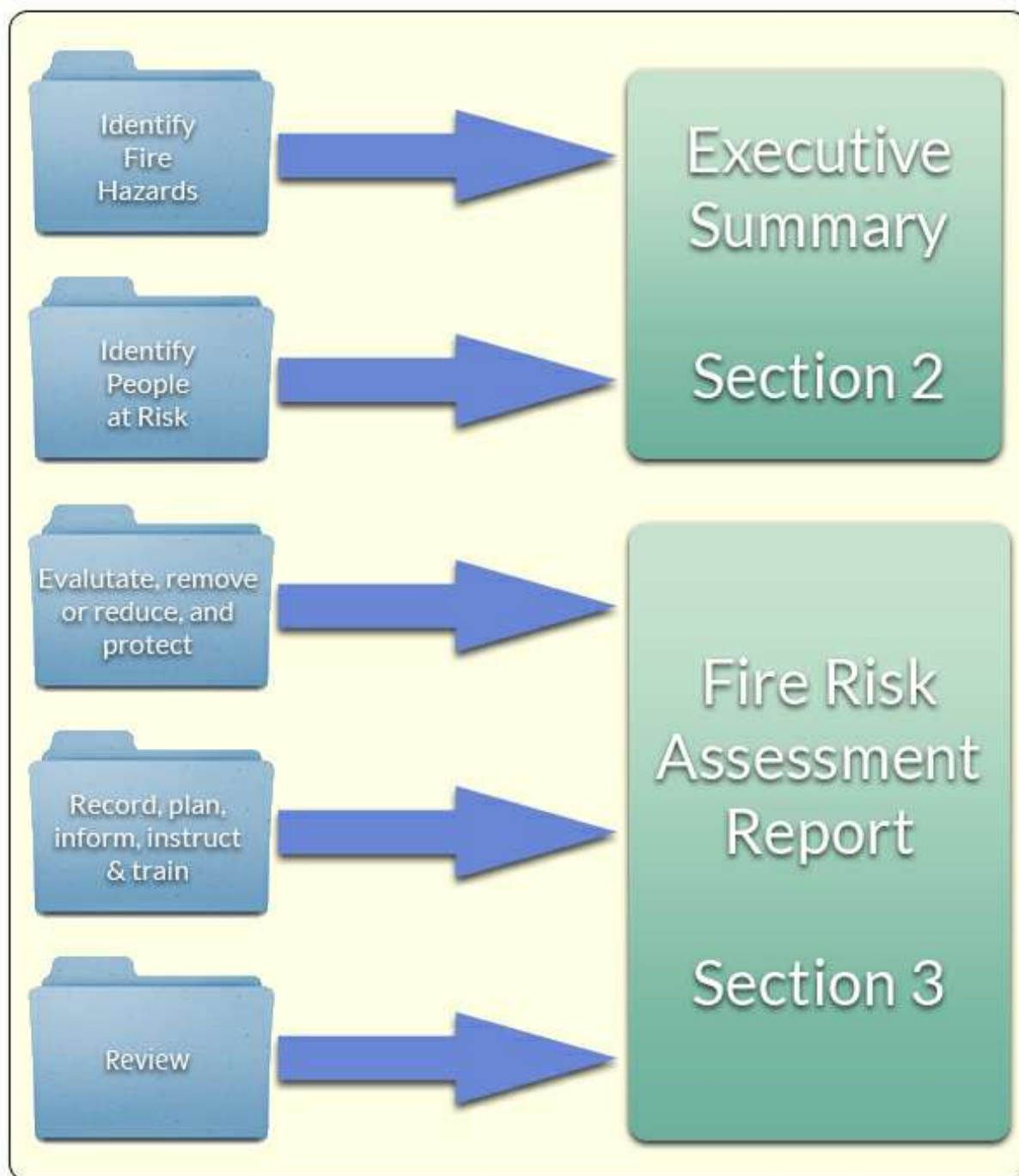
#### Question 101 (Section: Property Services)

CONTRACTORS: Is there satisfactory control over works carried out in the building by outside contractors (including "hot work" permits)? **Not Reviewed**

#### Comments:

No contractors observed working on site at the time of the inspection.

In accordance with best practice guidelines detailed within the Communities and Local Government guidance, the following 5 step approach is applied during the fire risk assessment process, with the findings of the risk assessment captured as follows in this report:



## Section 4.1 - Appendix 2, Overall Risk Rating Definitions

(Source PAS79:2020 Fire Risk Assessment - Guidance and Recommended Methodology)

The categories for classification of fire risk are derived from those used to determine the likelihood and likely consequences of fire. Whereas it is normally sufficient to classify likelihood of fire, or likely consequences of fire, into one of three predetermined categories, a greater number of categories of fire risk is normally appropriate in order to cater for the range of levels of fire risk that can occur. Thus, a minimum of five predetermined categories of fire risk is normally appropriate. The category of fire risk for any premises can be determined by combination of the likelihood of fire and the likely consequences of fire, using a matrix; this is a method of risk assessment commonly adopted in the field of health and safety.

Table below shows the classification of fire risk matrix, which is adopted as part of the fire risk assessment process within PYRAMID™, to provide:

- a. An overall risk rating for the premises
- b. A risk rating for individual issues identified

Likelihood of fire	Likely Consequences 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

Full definitions of each category are defined below:

### Likelihood of Fire

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
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 proper 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.

### Likely Consequences 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
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.

### Overall Risk

Based on consideration of the Likelihood of fire, and likely consequences of fire the risk to life from fire is:

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.

### Risk Categories

Premises that are subject to a fire safety risk assessment, may be categorised and review frequencies set as follows:

- **High Risk** - Annual Review
- **Medium Risk** - Bi Annual Review
- **Low Risk** - Review every 3 years

Details of the category and review frequency (where set) will be communicated on the front of the fire risk assessment report.

Notes:

- Where risk categories are not established, then PYRAMID will recommend an annual review.
- Where client requirements differ from the above criteria then this will be communicated on the front of the fire risk assessment report.

How is the risk calculated?

$$\text{RISK RATING} = \text{POTENTIAL CONSEQUENCES OF FIRE} \times \text{LIKELIHOOD OF FIRE} \times \text{IMPACT}$$

Potential consequences of fire		
Negligible	1	No injury, environmental or property loss
Slight harm	2	No loss to working time, some minor injuries, environmental or property damage low
Moderate harm	5	Some major injuries, many major injuries, loss to working time, significant damage to property and environment
Extreme harm	10	Injuries, potential loss of life, high loss to environment, property and working time

Likelihood of fire		
Unlikely	0.5	An extremely low chance of non-compliance with the question causing a problem
Low	1	Non-compliance with the question could cause a problem
Medium	5	The chances are that non-compliance with the question will probably lead to a problem
High	10	Non-compliance with the question will, without doubt, cause a problem

IMPACT (For indication purposes ONLY)		
N/A	1	Not applicable
Slight	2	Property or equipment damage, or temporary closure of the premises for less than 24 hours
Moderate	3	Temporary closure of the premises for more than 24 hours
Severe	4	Closure of the premises for more than 1 week, or where non-compliance could affect other premises

Once the **potential consequences of fire**, **likelihood of fire** and **impact** ratings have been decided, the Pyramid™ system automatically calculates the risk rating as follows:

RISK RATING	
Risk rating less than 10	Trivial (Non-Compliance)
Risk rating between 10 and 19	Tolerable (Non-Compliance)
Risk rating between 20 and 49	Moderate (Non-Compliance)
Risk rating between 50 and 99	Substantial (Significant Finding)
Risk rating 100 or greater	Intolerable Risk (Significant Finding)

*(Source LGA Fire Safety in Purpose Built Flats 2012)*

### TYPES OF FIRE RISK ASSESSMENT

The scope of a fire risk assessment needs to be relevant to the nature of the premises and the amount known in respect of the structural protection. There are, in principle, four different types of fire risk assessment that can be carried out for a purpose-built block of flats. They differ in the extent to which the building is inspected.

#### **Type 1 - Common parts only (non-destructive)**

A Type 1 fire risk assessment is the basic fire risk assessment required for the purpose of satisfying the Fire Safety Order (FSO). The inspection of the building is non-destructive. But, as well as considering the arrangements for means of escape and so forth, the fire risk assessment includes examination of at least a sample of flat entrance doors. It also considers, so far as reasonably practicable, the separating construction between the flats and the common parts without any opening up of construction. However, in this Type of fire risk assessment, entry to flats beyond the area of the flat entrance door, is not involved. Where there are demountable false ceilings in the common parts, it may be appropriate to lift a sample of readily accessible false ceiling tiles. In addition, it will normally be appropriate to open a sample of service risers, provided access is practicable at the time of inspection. Unless there is reason to expect serious deficiencies in structural fire protection - such as inadequate compartmentation, or poor fire stopping - a Type 1 inspection will normally be sufficient for most blocks of purpose-built flats. Where doubt exists in relation to these matters, the action plan of a Type 1 fire risk assessment may recommend that one of the other types of fire risk assessment be carried out or that further investigation be carried out by specialists. (However, this should not be a generic recommendation of all Type 1 fire risk assessments; the recommendation should be based on identification of issues that justify reason for doubt.)

#### **Type 2 - Common parts only (destructive)**

The scope and objectives of a Type 2 fire risk assessment are generally similar to those of a Type 1 fire risk assessment, except that there is a degree of destructive inspection, carried out on a sampling basis. This will usually necessitate the presence of a contractor for the purpose of opening up construction and making good after the inspection. In order to check the integrity of separating construction, the areas in which destructive inspection is carried out might sometimes include a sample of flats. However, because of the nature of the work, this can often only be carried out in vacant flats. A Type 2 fire risk assessment is usually a one-off exercise, which is carried out only if there is good reason to suspect serious structural deficiencies that could lead to spread of fire beyond the flat of fire origin. The age of the block alone is not generally sufficient to warrant a Type 2 inspection. The need for a Type 2 fire risk assessment may sometimes be identified in a Type 1 fire risk assessment but should not simply be recommended as a matter of course.

#### **Type 3 - Common parts and flats (non-destructive)**

A Type 3 fire risk assessment includes the work involved in a Type 1 fire risk assessment but goes beyond the scope of the FSO (though not the scope of the Housing Act). This risk assessment considers the arrangements for means of escape and fire detection (i.e. smoke alarms) within at least a sample of the flats. Within the flats, the inspection is non-destructive, but the fire resistance of doors to rooms is considered. Measures to prevent fire are not considered unless (e.g. in the case of maintenance of the electrical and heating installations) the measures are within the control of, for example, the landlord. A Type 3 fire risk assessment may sometimes be appropriate for rented flats if there is reason to suspect serious risk to residents in the event of a fire in their flats. (This might be, for example, because of the age of the block or reason for suspicion of widespread, unauthorised material alterations). This type of fire risk assessment will not be possible in the case of long leasehold flats, as there is normally no right of access for freeholders

#### **Type 4 - Common parts and flats (destructive)**

A Type 4 fire risk assessment has the same scope of work as a Type 3 fire risk assessment, except that there is a degree of destructive inspection, in both the common parts and the flats, carried out on a sampling basis. This will usually necessitate the presence of a contractor for the purpose of opening up construction and making good after the inspection. However, the nature of the work is such that, often, destructive inspection within flats can only be carried out in those that are vacant. This is the most comprehensive fire risk assessment but will only be appropriate in limited circumstances - such as when a new landlord takes over a block of flats in which the history of works carried out is unknown and there is reason to suspect serious risk to residents from both a fire in their own flats and a fire in neighbours' flats. Note: Before destructive inspection is to be carried out, the risk of disturbing asbestos should be considered (e.g. by examination of the asbestos register)

## Section 4.4 - Appendix 5, Fire Risk Assessment Evacuation Strategy Definitions

*(Source BS9999-2017PAS 911:2007 Fire safety in the design, management and use of buildings - code of practice)*

The primary objective of an evacuation strategy is to ensure that in the event of a fire, the occupants of a building can reach a place of ultimate safety outside the building. The evacuation procedures are an essential part of the overall fire strategy. There are two basic categories of evacuation procedure:

1. **Total evacuation** of the occupants to a place of ultimate safety, by either simultaneous or phased procedures.
2. **Progressive evacuation** of the occupants, initially to a place of relative safety within the building where they can remain or, if necessary, complete the evacuation to ultimate safety as part of a managed system.

### 1. TOTAL EVACUATION

#### Simultaneous evacuation

Simultaneous evacuation should be the default approach where it is unreasonable to expect the occupants to remain in the building for a prolonged time when there is a fire.

**NOTE** This takes into account not only the physical effects of the fire, but the psychological response of occupants confronted by an outbreak of fire. An appropriate alarm arrangement should be selected in accordance with BS 5839-1:2013

#### Phased evacuation

Phased evacuation is a common approach adopted in high-rise premises where the floors are separated by fire-resisting construction, or in certain atrium buildings. In a phased evacuation the first people to be evacuated are all those on the storey most immediately affected by the fire, and those on other floors with impaired ability to evacuate, unless their PEEP has determined otherwise. The remaining floors are then evacuated, usually two floors at a time, at phased intervals.

Such an approach provides for significant economies in the plan area occupied by the protected stairways but demands the provision and maintenance of a range of additional passive and active fire protection measures, together with supportive management arrangements.

### 2. PROGRESSIVE EVACUATION

There are two categories of progressive evacuation:

#### Progressive horizontal evacuation

Progressive horizontal evacuation is the process of evacuating people into an adjoining fire compartment on the same level, from which they can later evacuate to a place of ultimate safety.

#### Zoned evacuation

Zoned evacuation is a common approach adopted in large retail developments, where an operational loss could be created by evacuating a large building for a relatively small fire. The zoned evacuation is achieved by moving the occupants away from the affected zone to an adjacent zone.

### FURTHER RELEVANT DEFINITIONS RESIDENTIAL ACCOMMODATION

*(Source LGA Fire Safety in Purpose Built Flats 2012)*

#### 'Stay Put' Policy

A 'stay put' policy involves the following approach:

- When a fire occurs within a flat, the occupants alert others in the flat, make their way out of the building and summon the fire and rescue service.
- If a fire starts in the common parts, anyone in these areas makes their way out of the building and summons the fire and rescue service.
- All other residents not directly affected by the fire would be expected to 'stay put' and remain in their flat unless directed to leave by the fire and rescue service.
- It is not implied that those not directly involved who wish to leave the building should be prevented from doing so. Nor does this preclude those evacuating a flat that is on fire from alerting their neighbours so that they can also escape if they feel threatened.
- The alternative to a 'stay put' policy is one involving simultaneous evacuation.

#### Simultaneous Evacuation

- Involves evacuating the residents of a number of flats together. It requires a means to alert all of these residents to the need to evacuate, i.e. a fire detection and alarm system. Purpose-built blocks of flats are not normally provided with such systems.
- Simultaneous evacuation is sometimes applied to buildings converted into blocks of flats, but usually only where it has not been possible to achieve the level of compartmentation required for a 'stay put' policy. In purpose-built blocks of flats, experience has shown that most residents do not need to leave their flats when there is a fire elsewhere. Indeed, in some circumstances, they might place themselves at greater risk when they do so.
- Some enforcing authorities and fire risk assessors have been adopting a precautionary approach whereby, unless it can be proven that the standard of construction is adequate for 'stay put', the assumption should be that it is not. As a consequence, simultaneous evacuation has sometimes been adopted, and fire alarm systems fitted retrospectively, in blocks of flats designed to support a 'stay put' strategy.

## Section 4.5 - Appendix 6, Applicable Legislation

Full Name	Abbreviation	Content
Fire Safety Act 2021	FSA	<a href="https://www.legislation.gov.uk/ukpga/2021/24/introduction/enacted">https://www.legislation.gov.uk/ukpga/2021/24/introduction/enacted</a>
Fire Safety (England) Regulations 2022	FSE	<a href="https://www.gov.uk/government/publications/fire-safety-england-regulations-2022">https://www.gov.uk/government/publications/fire-safety-england-regulations-2022</a>
Regulatory Reform (Fire Safety) Order 2005, England and Wales	RRO 2005	<a href="http://www.legislation.gov.uk/uksi/2005/1541/contents/made">http://www.legislation.gov.uk/uksi/2005/1541/contents/made</a>
Fire Safety (Employees' Capabilities) (England) Regulations 2010		<a href="http://www.legislation.gov.uk/uksi/2010/471/contents/made">http://www.legislation.gov.uk/uksi/2010/471/contents/made</a>
The Building Safety Act 2022	BSA	<a href="https://www.gov.uk/guidance/the-building-safety-act">https://www.gov.uk/guidance/the-building-safety-act</a>
Health and Safety at Work etc Act 1974	HSWA	<a href="http://www.legislation.gov.uk/ukpga/1974/37/contents">http://www.legislation.gov.uk/ukpga/1974/37/contents</a>
Management of Health and Safety at Work Regulations 1999	MHSWR, HSG65	<a href="http://www.legislation.gov.uk/uksi/1999/3242/contents">http://www.legislation.gov.uk/uksi/1999/3242/contents</a>
Construction (Design and Management) Regulations 2015	CDM 2015	<a href="http://www.legislation.gov.uk/uksi/2015/51/contents/made">http://www.legislation.gov.uk/uksi/2015/51/contents/made</a>
Control of Substances Hazardous to Health Regulations (COSHH) 2002	COSHH	<a href="http://www.legislation.gov.uk/uksi/2002/2677/contents/made">http://www.legislation.gov.uk/uksi/2002/2677/contents/made</a>
Dangerous Substances and Explosive Atmospheres Regulations 2002	DSEAR	<a href="http://www.legislation.gov.uk/uksi/2002/2776/contents/made">http://www.legislation.gov.uk/uksi/2002/2776/contents/made</a>

## RELEVANT GUIDANCE

The relevant guidance document used in the completion of this fire risk assessment report is specified on Page 2 of this report.

Other guidance that may be referred to in this report:

Source	Document	Link
HM Government	June 2022 amendments to Approved Document B, volume 1 and volume 2	<a href="https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1080214/ADB_amendment_booklet_June_2022.pdf">https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1080214/ADB_amendment_booklet_June_2022.pdf</a>
HM Government	Approved Document B (fire safety) volume 1: Dwellings, 2019 edition incorporating 2020 amendments	<a href="https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/937931/ADB_Vol1_Dwellings_2019_edition_inc_2020_amendments.pdf">https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/937931/ADB_Vol1_Dwellings_2019_edition_inc_2020_amendments.pdf</a>
HM Government	Approved Document B (fire safety) volume 2: Buildings other than dwellings, 2019 edition incorporating 2020 amendments	<a href="https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/937932/ADB_Vol2_Buildings_other_than_dwellings_2019_edition_inc_2020_amendments.pdf">https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/937932/ADB_Vol2_Buildings_other_than_dwellings_2019_edition_inc_2020_amendments.pdf</a>
HM Government	Building (Amendment) Regulations 2018	<a href="https://www.legislation.gov.uk/uksi/2018/1230/regulation/2/made">https://www.legislation.gov.uk/uksi/2018/1230/regulation/2/made</a>
HM Government	Regulation 38 and Appendix G of the Building Regulations	<a href="https://www.legislation.gov.uk/uksi/2010/2214/regulation/38/made">https://www.legislation.gov.uk/uksi/2010/2214/regulation/38/made</a>
HM Government	Advice for Building Owners of Multi-Storey, Multi-Occupied Residential Buildings	<a href="https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/869532/Building_safety_advice_for_building_owners_including_fire_doors_January_2020.pdf">https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/869532/Building_safety_advice_for_building_owners_including_fire_doors_January_2020.pdf</a>
HM Government	Building Safety Programme; Advice Note	<a href="https://www.gov.uk/guidance/building-safety-programme">https://www.gov.uk/guidance/building-safety-programme</a>
Insulated Render and Cladding Association	INCA Technical Guide 01 - Fire Protection Requirements for EW1 Systems	<a href="https://www.inca-ltd.org.uk/wp-content/uploads/2016/09/INCA-Technical-Guide-01-Fire-PR-for-EW1-Systems.pdf">https://www.inca-ltd.org.uk/wp-content/uploads/2016/09/INCA-Technical-Guide-01-Fire-PR-for-EW1-Systems.pdf</a>

British Standards Institute (BSI)	BS9991:2015 Fire Safety in the Design, management and use of Residential Buildings	<a href="https://shop.bsigroup.com/ProductDetail?pid=0000000030351309">https://shop.bsigroup.com/ProductDetail?pid=0000000030351309</a>
British Standards Institute (BSI)	BS 1703 Refuse Chute Standards	<a href="https://shop.bsigroup.com/ProductDetail?pid=0000000030085946">https://shop.bsigroup.com/ProductDetail?pid=0000000030085946</a>
British Standards Institute (BSI)	BS 476:Part 22 1987 Fire tests on building materials and structures	<a href="https://shop.bsigroup.com/ProductDetail?pid=0000000030296646">https://shop.bsigroup.com/ProductDetail?pid=0000000030296646</a>
British Standards Institute (BSI)	BS 5266-1:2016 Emergency Lighting Part 1	<a href="https://shop.bsigroup.com/ProductDetail?pid=0000000030390691">https://shop.bsigroup.com/ProductDetail?pid=0000000030390691</a>
British Standards Institute (BSI)	BS 5306-3:2017 Fire extinguishing installations and equipment on premises Part 3	<a href="https://shop.bsigroup.com/ProductDetail?pid=0000000030390692">https://shop.bsigroup.com/ProductDetail?pid=0000000030390692</a>
British Standards Institute (BSI)	BS 5306-8:2012 Fire extinguishing installations and equipment on premises Part 8	<a href="https://shop.bsigroup.com/ProductDetail?pid=0000000030152566">https://shop.bsigroup.com/ProductDetail?pid=0000000030152566</a>
British Standards Institute (BSI)	BS 5306-9:2015 Fire extinguishing installations and equipment on premises - Part 9	<a href="https://shop.bsigroup.com/ProductDetail?pid=0000000030295811">https://shop.bsigroup.com/ProductDetail?pid=0000000030295811</a>
British Standards Institute (BSI)	BS 5499-4:2013 Safety signs Part 4	<a href="https://shop.bsigroup.com/ProductDetail?pid=0000000030393661">https://shop.bsigroup.com/ProductDetail?pid=0000000030393661</a>
British Standards Institute (BSI)	BS 5839-1:2017 Fire detection and fire alarm systems for buildings Part 1	<a href="https://shop.bsigroup.com/ProductDetail?pid=0000000030373864">https://shop.bsigroup.com/ProductDetail?pid=0000000030373864</a>
British Standards Institute (BSI)	BS 5839-6:2019 Fire detection and fire alarm systems for buildings - Part 6	<a href="https://knowledge.bsigroup.com/products/fire-detection-and-fire-alarm-systems-for-buildings-code-of-practice-for-the-design-installation-commissioning-and-maintenance-of-fire-detection-and-fire-alarm-systems-in-domestic-premises-1/standard">https://knowledge.bsigroup.com/products/fire-detection-and-fire-alarm-systems-for-buildings-code-of-practice-for-the-design-installation-commissioning-and-maintenance-of-fire-detection-and-fire-alarm-systems-in-domestic-premises-1/standard</a>
British Standards Institute (BSI)	BS 5839-8:2013 Fire detection and fire alarm systems for buildings - Part 8	<a href="https://shop.bsigroup.com/ProductDetail?pid=0000000030258719">https://shop.bsigroup.com/ProductDetail?pid=0000000030258719</a>
British Standards Institute (BSI)	BS 5839-9:2021 Fire detection and fire alarm systems for buildings Part 9	<a href="https://shop.bsigroup.com/ProductDetail?pid=0000000030187282">https://shop.bsigroup.com/ProductDetail?pid=0000000030187282</a>
British Standards Institute (BSI)	BS 6266:2011 Fire protection for electronic equipment installations	<a href="https://shop.bsigroup.com/ProductDetail?pid=0000000030189448">https://shop.bsigroup.com/ProductDetail?pid=0000000030189448</a>
British Standards Institute (BSI)	BS 7273-4 Code of practice for the operation of fire protection measures - Part 4	<a href="https://knowledge.bsigroup.com/products/code-of-practice-for-the-operation-of-fire-protection-measures-actuation-of-release-mechanisms-for-doors-1/standard">https://knowledge.bsigroup.com/products/code-of-practice-for-the-operation-of-fire-protection-measures-actuation-of-release-mechanisms-for-doors-1/standard</a>
British Standards Institute (BSI)	BS 7273-6:2019 Code of practice for the operation of fire protection measures - Part 6	<a href="https://shop.bsigroup.com/ProductDetail?pid=0000000030372524">https://shop.bsigroup.com/ProductDetail?pid=0000000030372524</a>
British Standards Institute (BSI)	BS 7858:2019 Screening of individuals working in a secure environment - Code of practice	<a href="https://knowledge.bsigroup.com/products/screening-of-individuals-working-in-a-secure-environment-code-of-practice-1/standard">https://knowledge.bsigroup.com/products/screening-of-individuals-working-in-a-secure-environment-code-of-practice-1/standard</a>
British Standards Institute (BSI)	BS 8473:2018 Intruder and hold-up alarm systems - Management of false alarms - Code of practice	<a href="https://shop.bsigroup.com/ProductDetail?pid=0000000030377657">https://shop.bsigroup.com/ProductDetail?pid=0000000030377657</a>
British Standards Institute (BSI)	BS 8484:2016 Provision of lone worker services	<a href="https://shop.bsigroup.com/ProductDetail?pid=0000000030322702">https://shop.bsigroup.com/ProductDetail?pid=0000000030322702</a>
British Standards Institute (BSI)	BS 8591:2014 Remote centres receiving signals from alarm systems	<a href="https://shop.bsigroup.com/ProductDetail?pid=0000000030286750">https://shop.bsigroup.com/ProductDetail?pid=0000000030286750</a>
British Standards Institute (BSI)	BS 9999:2017 Fire safety in the design, management and use of buildings	<a href="https://shop.bsigroup.com/ProductDetail?pid=0000000030357099">https://shop.bsigroup.com/ProductDetail?pid=0000000030357099</a>
British Standards Institute (BSI)	BS EN 15004-10:2017 Fixed firefighting systems - Gas extinguishing systems	<a href="https://shop.bsigroup.com/ProductDetail?pid=0000000030339880">https://shop.bsigroup.com/ProductDetail?pid=0000000030339880</a>



British Standards Institute (BSI)	BS EN 15004-1:2019 Fixed firefighting systems - Gas extinguishing systems - Part 1	<a href="https://shop.bsigroup.com/ProductDetail?pid=00000000030339865">https://shop.bsigroup.com/ProductDetail?pid=00000000030339865</a>
British Standards Institute (BSI)	BS EN 50131-8:2019 Alarm systems - Intrusion and hold-up systems - Part 8	<a href="https://shop.bsigroup.com/ProductDetail?pid=00000000030350086">https://shop.bsigroup.com/ProductDetail?pid=00000000030350086</a>
British Standards Institute (BSI)	BS ISO 45001:2018 Occupational health and safety management systems - Requirements with guidance for use	<a href="https://shop.bsigroup.com/ProductDetail?pid=00000000030299985">https://shop.bsigroup.com/ProductDetail?pid=00000000030299985</a>
British Standards Institute (BSI)	PAS 79:2020 Fire Risk Assessment. Guidance and a recommended methodology	<a href="https://shop.bsigroup.com/ProductDetail?pid=00000000030251919">https://shop.bsigroup.com/ProductDetail?pid=00000000030251919</a>
British Standards Institute (BSI)	PAS 9980:2022 Fire risk appraisal of external wall construction and cladding of existing block of flats - Code of Practice	<a href="https://knowledge.bsigroup.com/products/fire-risk-appraisal-of-external-wall-construction-and-cladding-of-existing-blocks-of-flats-code-of-practice/standard">https://knowledge.bsigroup.com/products/fire-risk-appraisal-of-external-wall-construction-and-cladding-of-existing-blocks-of-flats-code-of-practice/standard</a>

## CONFIDENTIALITY STATEMENT

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## DISCLAIMER STATEMENT

### Principles and Scope of Fire Risk Assessments \*

The FRA is a systematic and structured assessment of the fire risk in the premises for the purpose of expressing its current level, determining the adequacy of existing fire precautions and determining the need for, and nature of, any additional fire precautions. Any such additional fire precautions required are set out in the action plan which forms part of the documented FRA. The objective of the action plan is to set out measures that will ensure that the fire risk is reduced to, or maintained at, a tolerable level.

The FRA is not any of the following:

- a. a full audit of areas of the building that are not readily accessible or visually obvious (e.g. roof voids and service risers), though a sample inspection of such areas is normally appropriate;
- b. a means for verifying compliance with current building regulations;
- c. a disabled access audit;
- d. a means for identifying latent defects in construction or compartmentation;
- e. a means for verifying that the fire resistance of structural elements of the building is adequate;
- f. an examination of the potential for structural collapse of the building in the event of fire;
- g. a fire strategy report;
- h. a pre-occupation fire safety assessment (unless specifically stated on the front of this report);
- i. a means for snagging of new construction;
- j. a guide to legislation for the responsible person; or
- k. a fire risk appraisal and assessment of external wall construction and cladding. *Note : BSI PAS 9980:2022 Fire risk appraisal of external wall construction and cladding of existing blocks of flats; Code of practice, provides a methodology for the fire risk appraisal of external wall construction and cladding of existing multistorey and multi-occupied residential buildings.*

(\*Further detail can be found in the following document PAS79:2020; Clause 5 Page 12)

This document has been prepared for specifically as a Fire Risk Assessment Report, following an inspection survey of the building. The inspection survey has made a number of sample\*\* inspections to various areas of the building, as such where evidence is provided within this report it is intended to confirm the key findings of sampling\*\* taken place. The samples taken are deemed to be sufficient for the purpose of this report, but do not constitute (in whole or part) a full construction survey of the building. Where recommendations are made based on sample evidence, these are made based on the assumption of the findings from the samples made.

(\*\*Further detail on Sampling can be found in the following document PAS79:2020)

For the purpose of this report, its findings and any conclusions and recommendations made, this has been carried out with the care and experience of a fully qualified and competent fire risk assessor, but the reader must understand that there may be limitations to the findings as the only true way to fully backwardly understand the construction of the building would be to dismantle and then reconstruct whole parts, which is neither reasonable nor practicable. This report therefore attempts to provide the reader with a sound basis for realistic and practical decisions to be made.

### Recommendations and Recommended Timescales

As part of this fire risk assessment report the fire risk assessor may have made recommendations, and recommended timescales.

Where recommendations are stated, these have been made based on legislative guidance, guidance documents, and/or British Standards, and it is ultimately your responsibility to decide if these are to be implemented.

Where recommendations require building works or other material changes to be completed, these do not constitute in any way a design or specification. It is your responsibility to ensure that any recommendations made are correctly specified and completed by competent certified contractors/personnel.

Where recommendations require specified fire safety products, it is your responsibility to ensure that these are appropriate for the purpose intended.

There are national registers of approved competent contractors as follows:

<https://www.asfp.org.uk>  
<https://www.redbooklive.com>  
<http://www.firas-database.co.uk/registers>

Timescales indicated reflect the assessors view at the time of inspection to assist you in prioritising, and ultimately it is your responsibility to decide when and how recommendations are implemented.

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External Building Photo (Photo 1)



External Building Photo (Photo 2)



External Building Photo (Photo 3)



External Building Photo (Photo 4)



External Building Photo (Photo 5)



External Building Photo (Photo 6)





External Building Photo (Photo 7)



External Building Photo (Photo 8)



External Building Photo (Photo 9)



External Building Photo (Photo 10)



Building Overview (Photo 1)



Building Overview (Photo 2)



Building Overview (Photo 3)



Building Overview (Photo 4)



Building Overview (Photo 5)



Building Overview (Photo 6)



Building Overview (Photo 7)



Building Overview (Photo 8)





Building Overview (Photo 9)



Building Overview (Photo 10)



Building Overview (Photo 11)



Building Overview (Photo 12)



Building Overview (Photo 13)



Building Overview (Photo 14)



Building Overview (Photo 15)



Fire Protection (Photo 1)



Fire Protection (Photo 2)



Fire Protection (Photo 3)



Fire Protection (Photo 4)



Fire Protection (Photo 5)





Fire Protection (Photo 6)



Fire Protection (Photo 7)



Fire Protection (Photo 8)



Fire Protection (Photo 9)



Fire Protection (Photo 10)



Fire Protection (Photo 11)



Fire Protection (Photo 12)



Fire Protection (Photo 13)



Fire Protection (Photo 14)



Fire Protection (Photo 15)



Fire Protection (Photo 16)



Fire Protection (Photo 17)



Fire Protection (Photo 18)



Fire Protection (Photo 19)



Fire Protection (Photo 20)



Fire Protection (Photo 21)



Fire Hazards (Photo 1)



Fire Hazards (Photo 2)





Fire Hazards (Photo 3)



Question 1 (Photo 1)



Question 1 (Photo 2)



Question 2 (Photo 1)



Question 2 (Photo 2)



Question 2 (Photo 3)





Question 4 (Photo 1)



Question 5 (Photo 1)



Question 6 (Photo 1)



Question 12 (Photo 1)



Question 12 (Photo 2)



Question 12 (Photo 3)



Question 13 (Photo 1)



Question 14 (Photo 1)



Question 15 (Photo 1)



Question 15 (Photo 2)



Question 20 (Photo 1)



Question 21 (Photo 1)





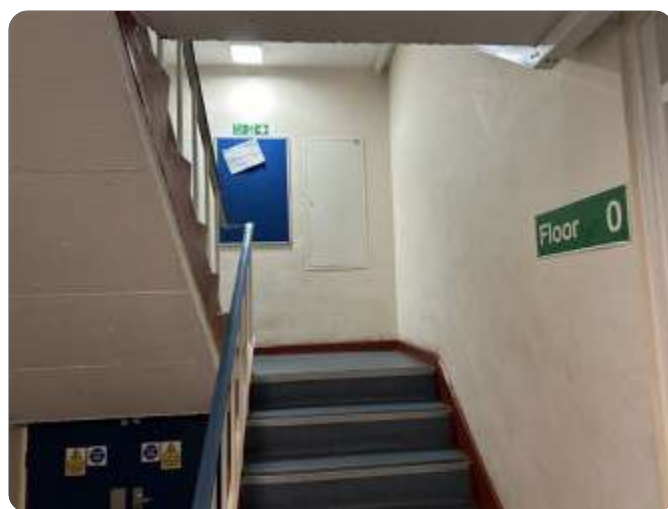
Question 21 (Photo 2)



Question 21 (Photo 3)



Question 21 (Photo 4)



Question 21 (Photo 5)



Question 21 (Photo 6)



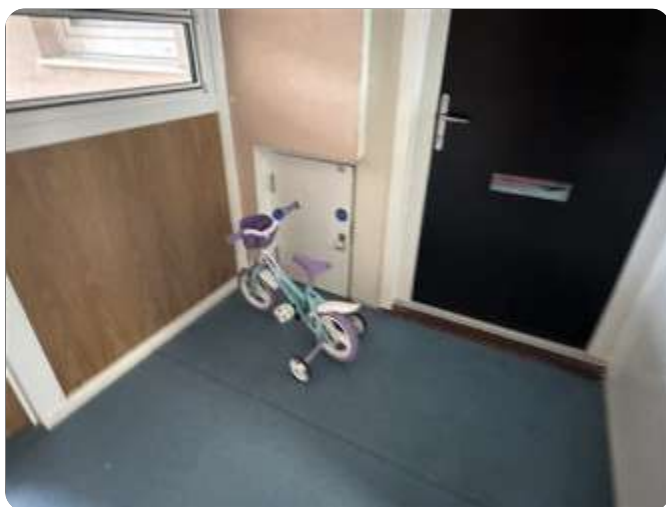
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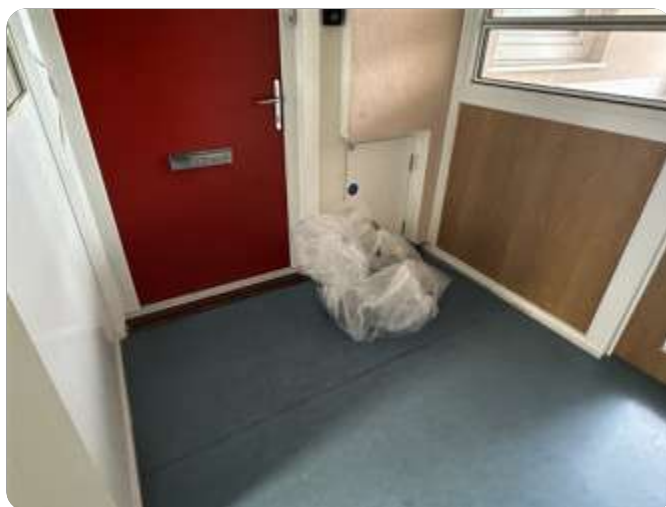
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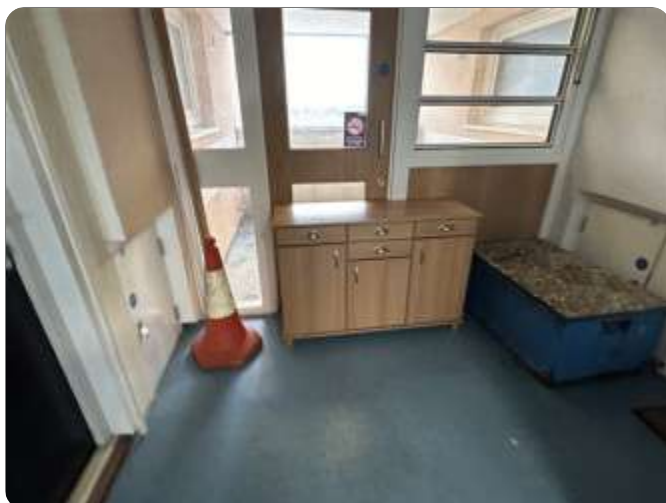
Question 23 (Photo 1)



Question 23 (Photo 2)



Question 23 (Photo 3)



Question 23 (Photo 4)



Question 23 (Photo 5)





Question 23 (Photo 6)



Question 23 (Photo 7)



Question 24 (Photo 1)



Question 24 (Photo 2)



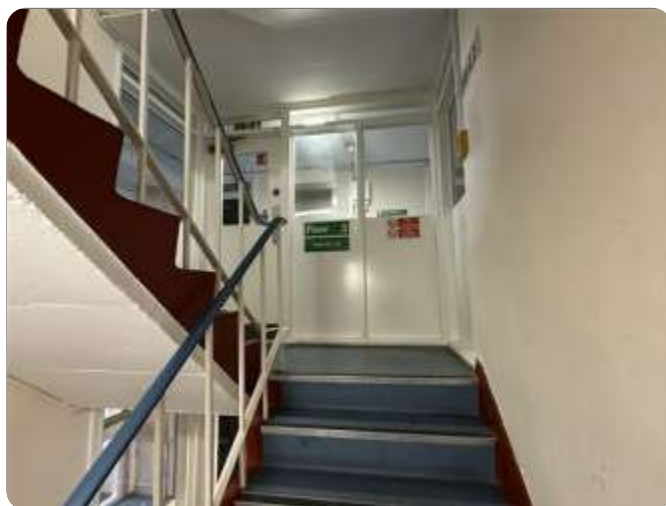
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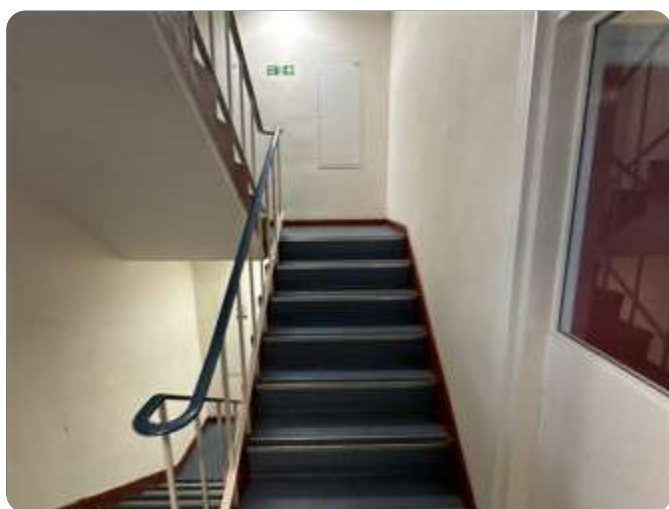
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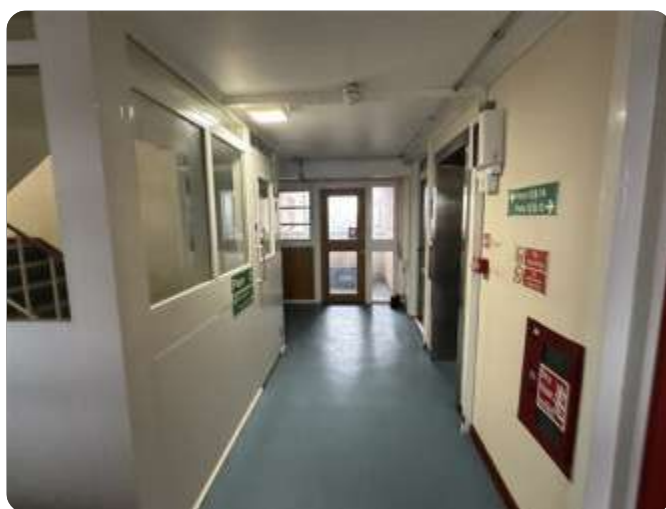
Question 24 (Photo 5)



Question 24 (Photo 6)



Question 24 (Photo 7)



Question 24 (Photo 8)



Question 26 (Photo 1)



Question 26 (Photo 2)





Question 27 (Photo 1)



Question 27 (Photo 2)



Question 33 (Photo 1)



Question 33 (Photo 2)



Question 33 (Photo 3)



Question 33 (Photo 4)



Question 33 (Photo 5)



Question 34 (Photo 1)



Question 35 (Photo 1)



Question 35 (Photo 2)



Question 35 (Photo 3)



Question 35 (Photo 4)



Question 36 (Photo 1)



Question 37 (Photo 1)



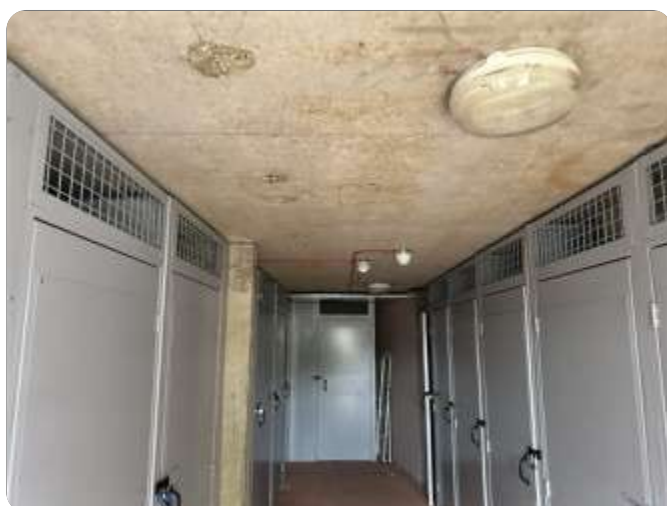
Question 38 (Photo 1)



Question 38 (Photo 2)



Question 38 (Photo 3)



Question 38 (Photo 4)





Question 38 (Photo 5)



Question 40 (Photo 1)



Question 40 (Photo 2)



Question 40 (Photo 3)



Question 40 (Photo 4)



Question 40 (Photo 5)



Question 41 (Photo 1)



Question 41 (Photo 2)



Question 41 (Photo 3)



Question 41 (Photo 4)



Question 44 (Photo 1)



Question 46 (Photo 1)



Question 46 (Photo 2)



Question 46 (Photo 3)



Question 46 (Photo 4)



Question 46 (Photo 5)



Question 47 (Photo 1)

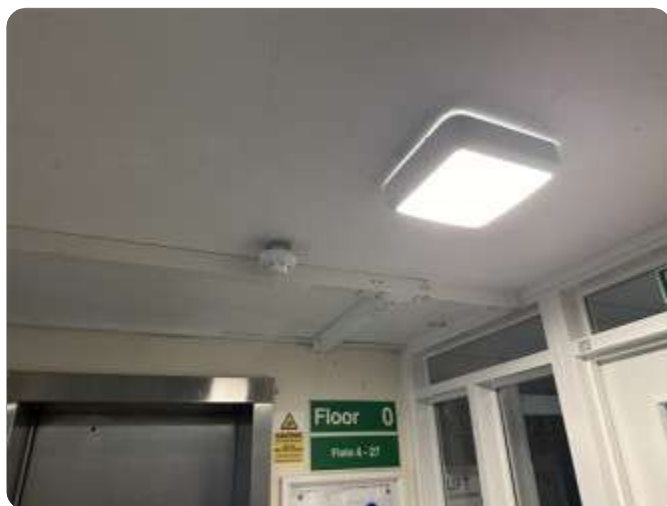


Question 47 (Photo 2)





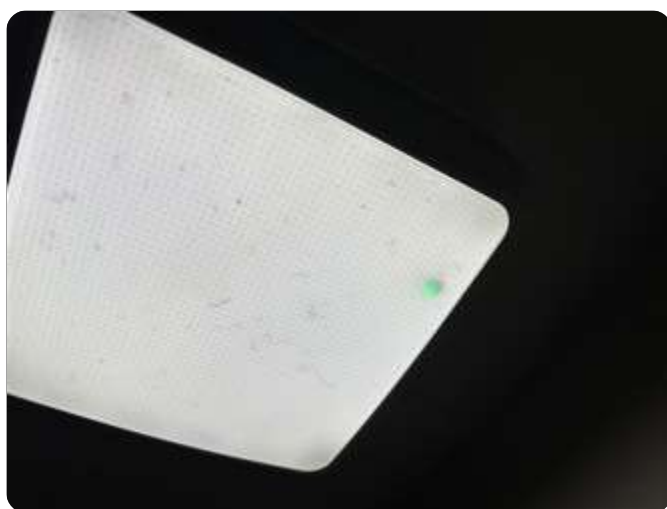
Question 47 (Photo 3)



Question 49 (Photo 1)



Question 49 (Photo 2)



Question 49 (Photo 3)



Question 50 (Photo 1)



Question 52 (Photo 1)



Question 52 (Photo 2)



Question 52 (Photo 3)



Question 52 (Photo 4)



Question 60 (Photo 1)



Question 60 (Photo 2)



Question 60 (Photo 3)



Question 60 (Photo 4)



Question 61 (Photo 1)



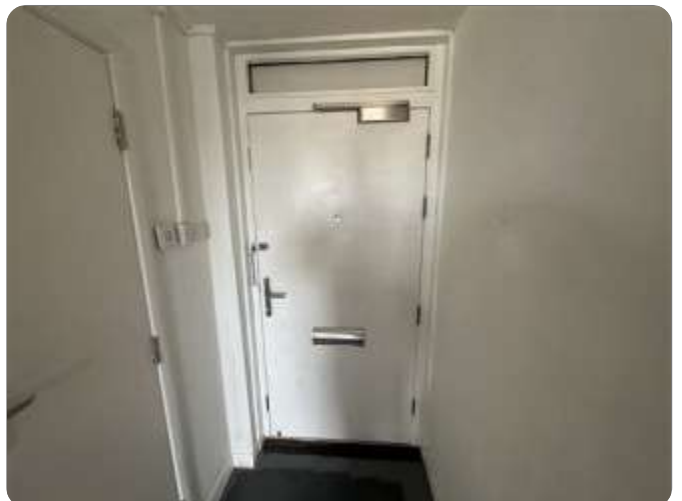
Question 62 (Photo 1)



Question 62 (Photo 2)



Question 63 (Photo 1)



Question 64 (Photo 1)

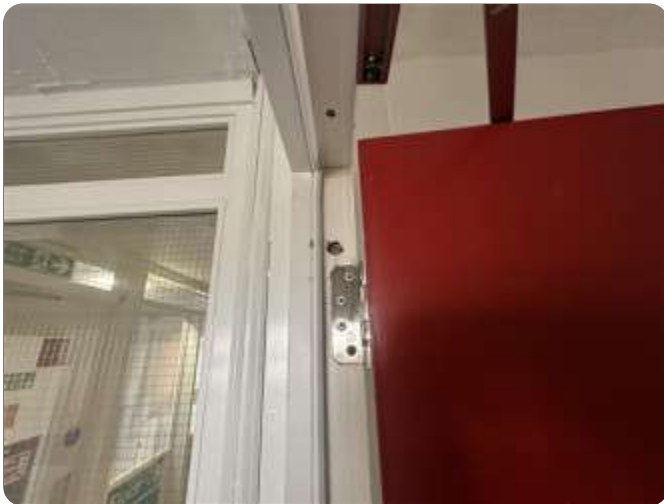




Question 65 (Photo 1)



Question 65 (Photo 2)



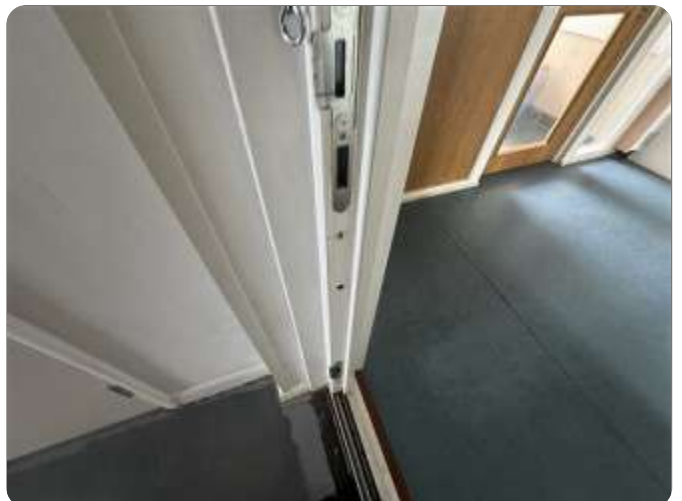
Question 66 (Photo 1)



Question 66 (Photo 2)



Question 66 (Photo 3)



Question 66 (Photo 4)



Question 67 (Photo 1)



Question 67 (Photo 2)



Question 67 (Photo 3)



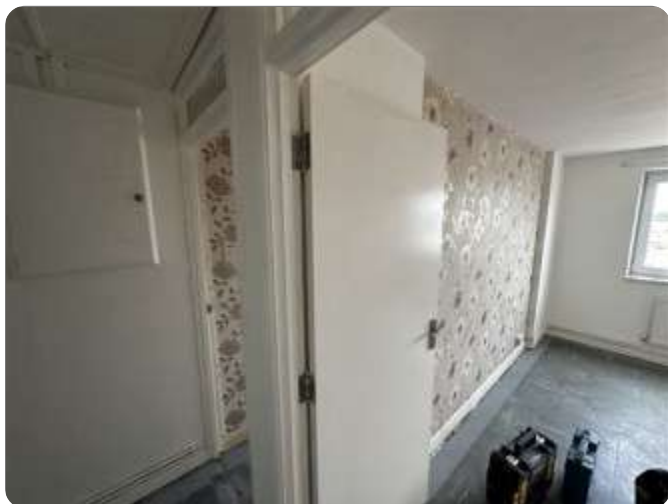
Question 69 (Photo 1)



Question 69 (Photo 2)



Question 69 (Photo 3)



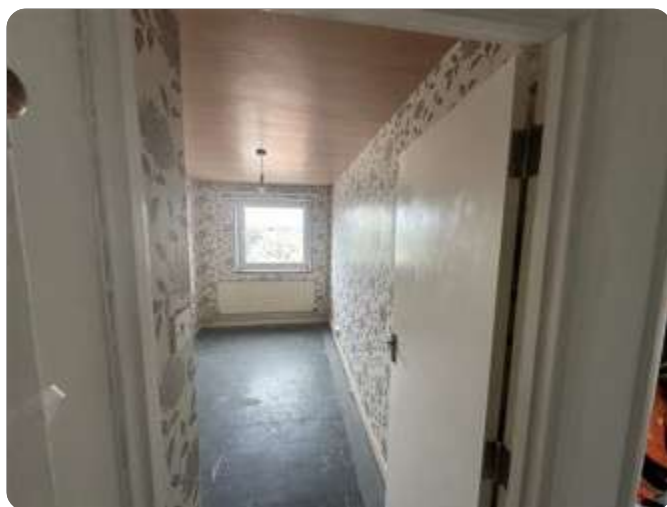
Question 69 (Photo 4)



Question 69 (Photo 5)



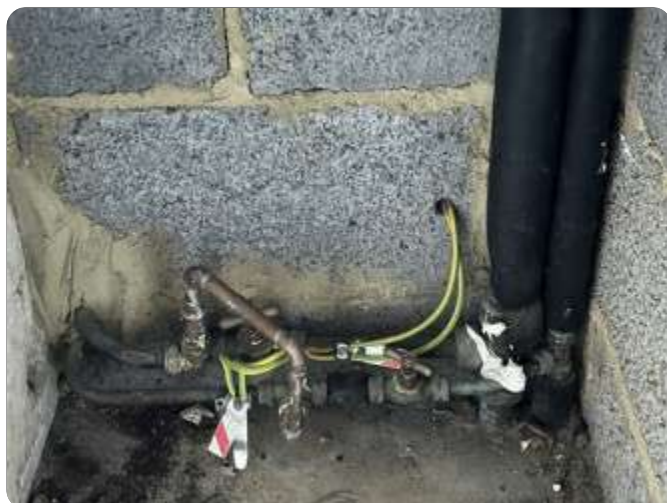
Question 69 (Photo 6)



Question 69 (Photo 7)



Question 69 (Photo 8)



Question 72 (Photo 1)





Question 72 (Photo 2)



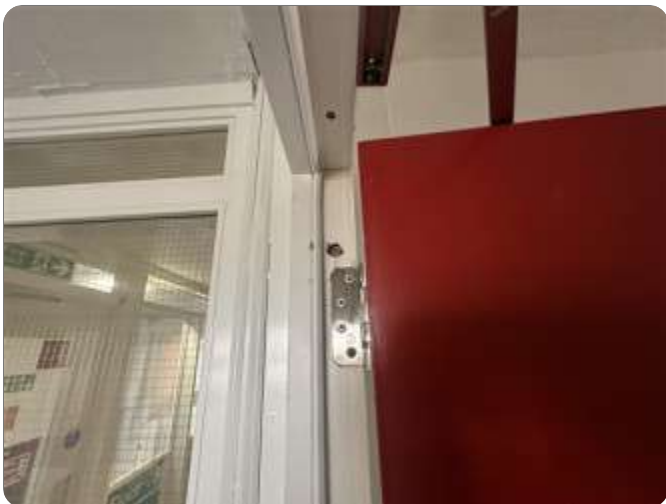
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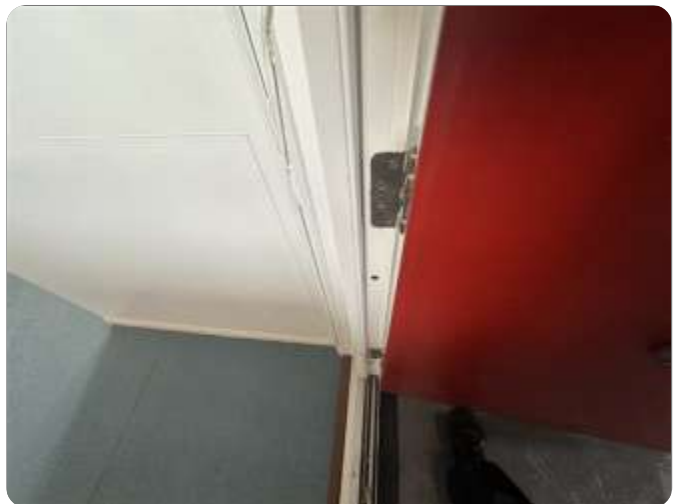
Question 75 (Photo 1)



Question 75 (Photo 2)



Question 75 (Photo 3)



Question 75 (Photo 4)



Question 75 (Photo 5)



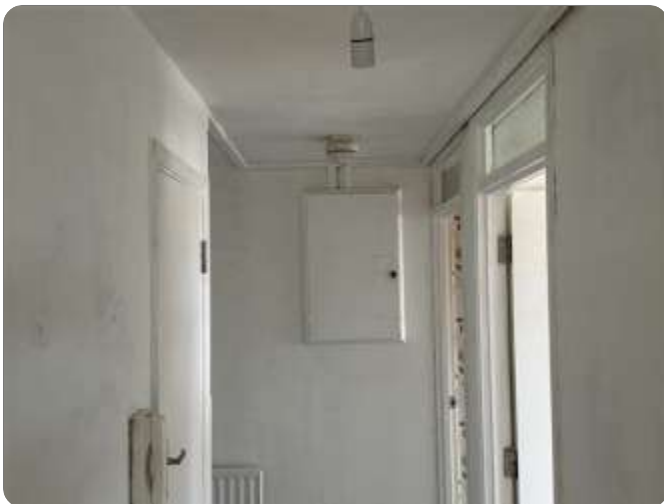
Question 75 (Photo 6)



Question 75 (Photo 7)



Question 75 (Photo 8)



Question 75 (Photo 9)



Question 75 (Photo 10)





**Question 75** (Photo 11)



**Question 75** (Photo 12)

Date	Title	Name	Signature
12-1-2024	AMC	Dr. [illegible]	[illegible]
23-1-2024	NMO	Dr. [illegible]	[illegible]
16-2-2024	NMO	Dr. [illegible]	[illegible]
11-7-24	NMO	Dr. [illegible]	[illegible]
11-11-24	NMO	Dr. [illegible]	[illegible]
24-11-24	NMO	Dr. [illegible]	[illegible]
2-12-24	NMO	Dr. [illegible]	[illegible]
11-12-24	NMO	Dr. [illegible]	[illegible]
11-12-24	NMO	Dr. [illegible]	[illegible]
22-12-24	NMO	Dr. [illegible]	[illegible]
11-1-25	NMO	Dr. [illegible]	[illegible]
11-1-25	NMO	Dr. [illegible]	[illegible]
11-1-25	NMO	Dr. [illegible]	[illegible]

**Question 84** (Photo 1)