Pyramid™ Risk Management System

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Fire Risk Assessment Review

Margaret Court, Kings Road [UPRN:CCCBLK150450A] (Semi-Independent Living)

Building Category A

Type 1 Fire Risk Assessment

DDS Job Number: **65496**

The current risk rating for this property is

MODERATE

Please see Section 2.7 for further details

Previous Report:	Julien King (MIFSM, CertFDI,Tier 3 NAFRAR, EngTech, GIFireE)	on 25/01/2024
This review completed by:	Julien King (MIFSM,Tier 3 NAFRAR, EngTech, GIFireE)	on 20/01/2025
This report was validated by:	Paul Smith (MBA, FCMI, FinstLM, FIFSM, Tier 3 NAFRAR)	on 25/01/2025

(Next review due before: 20/01/2026)

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Further information relating to the fire safety requirements specific to these premises can be obtained from the document **"Fire Safety in Specialised Housing"**, available at https://www.nationalfirechiefs.org.uk/write/MediaUploads/NFCC%20Guidance%20publications/NFCC_Specialised_Housing_Guidance_-_Copy.pdf

Section 1.0 - Preface

Organisation:	**Canterbury City Council**	Activity:	**DDS Residential Accommodation FRA Template v3.0**
Location:	**Margaret Court, Kings Road [UPRN:CCCBLK150450A] (Semi-Independent Living)**	Address:	**Margaret Court Kings Road Herne Bay Kent CT6 5XA**
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 Rachel Hughes - Compliance Office**
Person(s) Consulted:	**No persons consulted as this is a general needs property.**		
Review started on:	**20/01/2025**	Report completed by:	**Julien King MIFSM,Tier 3 NAFRAR, EngTech, GIFireE** ***of DDS (International) Limited***
Review completed on:	**20/01/2025**		
Review re-released on:	**28/01/2025**		

PLEASE NOTE

This review has been copied/amended from an activity originally completed on 25/01/2024. 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 occurence 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 and Rescue Service**.

NSI BAFE LIFE SAFETY FIRE RISK ASSESSMENT SILVER Certificate of Conformity

This fire safety risk assessment has been issued with an NSI BAFE LIFE SAFETY FIRE RISK ASSESSMENT SILVER Certificate of Conformity (copy attached).

This means that this assessment has been validated and verified by a person with the competence of a fire risk assessor and responsibility for verifying the adequacy of the documented fire risk assessment and named by DDS (International) Limited with the authority to sign-off this assessment.

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.

USE OF PREMISES
This building is a nine storey, purpose built block of flats with 36 flats currently in use as a semi independent living scheme for the over 55's.

FIRE RISK ASSESSMENT: TYPE 1

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

FLATS SAMPLED
Flats 4, 29, 32 & 33 were sampled at the time of the inspection.

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

AREAS UNABLE TO BE INSPECTED

All areas inspected.

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.

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:	**Independent Living**	Occupancy type:	**Multiple occupancy (tenants)**
Approx year of construction:	**Prior to 1985**		

Further details of year of construction:

1968

Listed building:	**No**		
Calculated building height based on London average build height of 3.2m per floor:	**25.60m**		
Ground & above approx height:	**> 18m**	Total number of floors at ground level and above:	**9**
Number of floors entirely below ground:	**1**	Number of floors on which car parking is provided:	**0**
Number of flats:	**36**		

Floor dimensions:

Floor	Approx Length (m)	Approx Width (m)	Approx Size (m2)
All floors	20.00	20.00	400.00

Details on use of floors below ground:

The basement area is a split area consisting of an externally accessed tank room and an internally accessed main intake room.

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

Further details of lifts:

Fireman's lift serves all floors and has a control switch located on the wall to the right side of the lift on the ground floor.

Total number of internal staircases:	**1**	Which includes this number that are internal protected (evacuation) stairs:	**1**
Total number of external staircases:	**1**	Which includes this number that are external protected (evacuation) stairs:	**0**

Further details of protected stair cores:

Protected staircase located centrally to the property. Protected on each floor by lobby fire doors and POV's located on each level of the staircase.

Further details of external staircases:

Staircase from ground level down to the externally accessed tank room at basement level.

Refuge areas:	**No**

BUILDING CONSTRUCTION

Roof construction: **Flat**

Further details of roof construction:

The roof is of a flat construction.

External Facade: **Traditional Cavity Wall Construction**

Further details of external facade:

The external wall appears to be of a double masonry wall construction.

FRAEW for building: **Yes**

Further details of FRAEW:

FRAEW carried out by Buildtech Consultancy Ltd that has rated the external wall risk as low and that there is no requirement for remedial action.

EWS1 for building: **N/A**

External cladding: **Other (See further details below)**

Other External Construction Elements Present: **Balconies, Lightning Protection, Plant Room(s), Vents & Grilles, Waste Bin Store**

Cladding types:

Cladding Type	No. sides of building covered	Approx % of wall surface covered
130mm phenolic, PIR-modified expanded polystyrene (EPS)	4	80

Further details of external cladding present:

"Buildtech conducted investigations to Margret Court on the 6th of December 2022 and found the following:

- Generally, the construction of the building appears to be of structural concrete with an existing double masonry wall construction.

- The existing external wall system has been overclad with an insulated render system. The render is a concrete based product applied directly to expanded polystyrene insulation. The insulation is installed directly to the existing double masonry external wall system with a small irregular void 0 and 10mm deep between the insulation and the masonry.

- Fire breaks were observed regularly to the compartment floor levels and party wall junctions. The breaks were a mineral wool product, held in place by mechanical fixings and dot and dab adhesive.

- Buildtech did not observe any cavity barriers, fire breaks or fire barriers to the perimeter of windows or vent penetrations." The Build tech Report concludes "The resulting fire risk appraisal of external walls concludes residual risk of the as built external wall system is low.

Therefore, the following recommendations relate to ensuring adequate maintenance of the external wall system to ensure continued protection for the occupants.

- It is recommended that all elevations of the building are monitored to identify any potential damage to the external render finish. Should any damage be identified exposing the insulation material behind, and immediate repair should be conducted using a non-combustible product"

Further details of other external construction:

There are externally stacked balconies to the front, rear and right side of the property. From external inspection they appear to be constructed from concrete bases and brick walls. The concrete bases appear to extend from the floor slab on each floor.

Building frame:	**Concrete**	Window Frame:	**UPVC**

Further details of building frame:

The building frame appears to be of a structural concrete construction.

Energy supply: **Electricity (Mains)**

Further details of energy supply:

Electrical
Main intake room in the basement.

Gas
No communal gas supply or independent gas supplies in this building.

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: **Mobility Scooter Store**

Further details of construction that may be relevant to this assessment:

The staircase, walls and floors within the building are of a solid construction.

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

See notes above reference External Wall surfaces.

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 were planned

BUILDING DESCRIPTION

Description of the layout of the building/assessment area:

Building Overview

The property is a nine-storey, purpose-built block of flats, located on King's Road in Herne Bay. It has a central staircase and lift that provides access to all floors of the building. The building is currently used as 'Semi Independent Living' Accommodation.

Basement Level
Water tank room accessed externally from Left side of the building.
Dry riser inlet located eternally on steps down to water tank room.
Mains electrical intake room accessed via ground floor internal door.

Ground Floor

On entering the building through the intercom-controlled front door, you enter a lobby containing – flat 1 & 4, Manual Call Point, fire door opening into the lift/staircase lobby with protected staircase, fireman's lift, Riser cupboard with door entry system panels, Fire Alarm Panel, zone maps and fire information box. Fire door opening into the rear lobby containing – flats 2 & 3, Cupboard door opening onto steps leading down to the electrical room, smoke vent control panel, smoke vent control, Manual Call Point and the rear exit door. Throughout the floor there is automatic fire detection and non-maintained emergency lighting.

1st Floor
Half-landing with vents through the external wall. Main landing with smoke vent control and fire door opening into the flat lobby, containing – flats 6, 7, 8 & 5, lift, dry riser outlet, smoke vent panel, Manual Call Point and AOV.

2nd Floor
Half-landing with vents through the external wall. Main landing with smoke vent control and fire door opening into the flat lobby, containing – flats 10, 11, 12 & 9, lift, dry riser outlet, smoke vent panel, Manual Call Point and AOV.

3rd Floor
Half-landing with vents through the external wall. Main landing with smoke vent control and fire door opening into the flat lobby, containing – flats 14, 15, 16 & 13, lift, dry riser outlet, smoke vent panel, Manual Call Point and AOV.

4th Floor
Half-landing with vents through the external wall. Main landing with smoke vent control and fire door opening into the flat lobby, containing – flats 18, 19, 20 & 17, lift, dry riser outlet, smoke vent panel, Manual Call Point and AOV.

5th Floor
Half-landing with vents through the external wall. Main landing with smoke vent control and fire door opening into the flat lobby, containing – flats 22, 23, 24 & 21, lift, dry riser outlet, smoke vent panel, Manual Call Point and AOV.

6th Floor
Half-landing with vents through the external wall. Main landing with smoke vent control and fire door opening into the flat lobby, containing – flats 26, 27, 28 & 25, lift, dry riser outlet, smoke vent panel, Manual Call Point and AOV.

7th Floor
Half-landing with vents through the external wall. Main landing with smoke vent control and fire door opening into the flat lobby, containing – flats 30, 31, 32 & 29, lift, dry riser outlet, smoke vent panel, Manual Call Point and AOV.

8th Floor
Half-landing with vents through the external wall. Main landing with smoke vent control and fire door opening into the flat lobby, containing – Cupboard door opening onto a ladder that gives access to the roof lift motor room and the roof, flats 34, 35, 36 & 32, lift, dry riser outlet, smoke vent panel, Manual Call Point, AOV and Lift access hatch padlocked shut.

Roof
Lift motor room with door onto roof, with dry riser outlet.

External
In front of the building is the residents car park and a mobility scooter shed.

At the front of the building there is the main entrance door, with intercom and emergency light.

To the left side there is the dry riser inlet and steps down to the tank room.

To the right side of the building there are communal gardens.

To the rear of the building is the rear entrance door, with intercom and emergency light.

The upper-floor flats have brick and concrete balconies on the front, right and rear elevations of the building.

Roof Void
No roof void as flat roof.

BUILDING INFORMATION

Information available during the course of this assessment:

As built plans for the building.

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

Previous Fire Safety Risk Assessment

Other (See further details below)

External Wall Survey, Cause & Effect Report, ASET/RSET

BUILDING OVERVIEW PHOTOS

Section 2.2 - Fire Protection

Fire authority: **Kent Fire and Rescue Service**

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 present: **Yes; Addressable system**

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

Commissioning certificate: **No**

Further details of communal area fire alarm system:

The assessor notes that as part of the remedial works following the Cause and Effect and External Wall survey's the detection within the property has been upgraded to what appears to be a L1 system with detection in all areas / rooms. However at the time of the assessment no commissioning certificate was seen.

Communal area fire alarm system category: **Category L1 : system installed throughout all areas of the building**

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

Further details of automatic fire alarm system:

Fire alarm panel located on ground floor in lift lobby.

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

This is displayed on the wall to the left of the fire alarm panel on the ground floor.

Resident accommodation fire detection & sounders: **Mains Wired Domestic Detection**

Commissioning certificate: **No**

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:

The detection within flats 4, 29, 32 & 33 appears to be of a LD2 standard. With mains wired detection in the living room, hallway and kitchen of each flat inspected.

Lightning protection present: **Yes**

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

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

Passive Smoke Control Present: **Yes**

Further details of POVs:

POV,'s located within staircase on each floor.

Active Smoke Control System Present: **Yes**

Further details of automatic smoke control system:

AOV's located on each floor within the flat lobby.

Any other fire engineered solutions: **No**

Emergency lighting present: **Mixed (Maintained and Non Maintained)**

Commissioning certificate: **No**

Further details of emergency lighting:

There is both maintained and non-maintained emergency lighting installed internally and externally.

Fire fighting facilities: **Dry Risers**

Fire extinguishers: **CO2 Fire Extinguishers**

Sprinkler system coverage: **None**

Hydrant locations known: **Yes**

Distance - Nearest hydrant to building (approx): **21m - 30m**

Further details of hydrant locations:

Hydrant located on the corner of William Street / Kings Road junction and outside 2 Gordon Road on the pavement.

Security provision: **Yes**

Security provision types: **Access Control Systems**

Further details of Security Provision:

Intercom systems fitted to both the front and rear entrance doors.

Secure Information Box present: **Yes**

Key safe present: **Yes**

Further details of Secure Information Box:

Located by fire alarm panel.

Further details of key safe:

Located at rear entrance - Code 40286.

FIRE PROTECTION PHOTOS

Section 2.3 - Fire Hazards

Sources of Ignition	Sources of Fuel	Sources of Oxygen
High Rise - Flats Sources of Ignition Hazards Electricity Cooking Malicious Smoking in unauthorised areas Lightning Plant Rooms Mobile Scooters being charged in un-authorised areas	**High Rise - Flats Fuel Sources** Furniture and furnishings Combustibles in communal areas Refuse bins Plants and vegetation - external	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, Residents, Visitors**
Other consideration has been given to the following:	**Cognitive disability, Elderly persons, Hearing impairment, Lone workers, Mobility impairment, Sleeping risk, Vision impairment, Vulnerable person/s**
Person centred risk assessments in place:	**Unknown**
Personal emergency evacuation plans (PEEP) in place	**Unknown**

Further details of personal emergency evacuation plans (PEEP):

There is a resident risk register in the SIB last reviewed on 16/01/2025.

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: **72**

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	72	72	72	72
Monday	72	72	72	72
Tuesday	72	72	72	72
Wednesday	72	72	72	72
Thursday	72	72	72	72
Friday	72	72	72	72
Saturday	72	72	72	72
Bank Holidays	72	72	72	72

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
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 staircase.

Flat lobby door widths - 758mm

Assembly point details:

Assembly Point
Car park to front of the property.

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*
6th floor Flat 28 to stairwell	758	3.20	60
7th floor Flat 32 to lobby door	758	3.20	60
8th floor Flat 36 to lobby door	758	3.20	60
Base of staircase to front door	940	7.50	100
Base of staircase to rear door	940	7.50	100
Flat 1 to front entrance	940	2.30	100

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

Final Exits to Fresh Air:

Location	Width (mm)
Front door width	940
Rear door width	940

Stair widths:

Location	Width (mm)
Protected staircase	1064

Dead end conditions: **Yes**

Further details of dead end conditions:

Single direction travel is only possible on floors 1 - 8 due to the the single protected staircase.

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.)

Section 3.0 - Risk Assessment Detail, Non-Compliant Findings

ACTION REQUIRED WITHIN 1 MONTH (BY 20/02/25) 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
Moderate harm Some major injuries, many major injuries, loss to working time, significant damage to property and environment	**N/A** Not applicable	**Medium** 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 lift and fire fighting equipment checks take place and are documented.

All problems identified now resolved:

No

ACTION REQUIRED WITHIN 1 MONTH (BY 20/02/25) F

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). **No**

Risk Rating:

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

Persons at Risk:

Residents marked as Red on tenant register.

Comments:

The assessor is concerned that that there are 18 residents marked as RED on the resident list who cannot evacuate their flat without full assistance. This means if there is a fire within the flat then these 18 residents cannot leave their flat and will come to harm.

Recommendations:

CCC are to look into the circumstance of each person showing as Red on the tenants list to confirm if they cannot leave their flat in event of a fire. If this is so then consideration must be given to moving the resident to more suitable accommodation or the fitting of a self contained mist / sprinkler system within the flats affected. CCC must also engage with the Local FRS to let them know of the residents that cannot self evacuate form the flats.

All problems identified now resolved:

No

ACTION REQUIRED WITHIN 3 MONTHS (BY 20/04/25) F

Question 65 (Section: Inspection (Resident Flat))

RESIDENT FLAT : Is the front door fitted with suitable self closing device? **No**

Risk Rating:

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

Persons at Risk:

All building users.

Comments:

FLATS SAMPLED
Flats 4, 29, 32 & 33 were sampled at the time of the inspection.

1. Flat 4 does not have a self closer fitted to the front door as it has been removed.

2. The front door to flat 33 does not close to completion.

The above issues could allow the spread of fire and smoke.

Recommendations:

1. CCC are to arrange for a self closer to be fitted to the front door of flat 4.

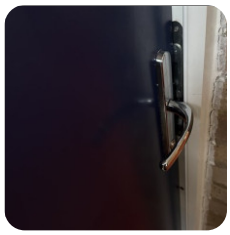
2. CCC are to arrange for the self closer and door to be adjusted so the door closes to completion.

All problems identified now resolved:

No

QUESTION 65 PHOTOS



ACTION REQUIRED WITHIN 1 MONTH (BY 20/02/25) (H)

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
Moderate harm Some major injuries, many major injuries, loss to working time, significant damage to property and environment	**N/A** Not applicable	**Low** Non-compliance with the question could cause a problem

Persons at Risk:

All building users.

Comments:

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

1. There was waste outside of flat 35 at the time of the inspection.

2. There is a large parcel outside of flat 26 at the time of the inspection.

The above issues raise the fire loading in the communal areas.

Recommendations:

1 & 2. CCC are to ensure the waste and parcel are removed and residents are reminded of the zero tolerance policy.

All problems identified now resolved:

No

QUESTION 23 PHOTOS


ACTION REQUIRED WITHIN 6 MONTHS (BY 20/07/25) F

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
Moderate harm Some major injuries, many major injuries, loss to working time, significant damage to property and environment	**N/A** Not applicable	**Low** Non-compliance with the question could cause a problem

Persons at Risk:

All building users.

Comments:

There is no sounder / strobe light provided on the roof of the building to give people working on the roof warning of a fire inside the building.

This could mean people could be trapped on the roof in event of a fire.

Recommendations:

CCC are to provide a sounder / strobe light on the roof which is connected to the communal fire alarm system.

All problems identified now resolved:

No

QUESTION 52 PHOTOS


ACTION REQUIRED WITHIN 6 MONTHS (BY 20/07/25) F

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) **No**

Risk Rating:

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

Persons at Risk:

Users of the mobility scooter store.

Comments:

The mobility scooter chargers have not been PAT tested.

This increases the risk of fire.

Assessors Note
The mobility scooter store is located to the front right of the property by the car park. Residents with mobility scooters are given fobs so they can park and charge their mobility scooters in there.

The store was clear of waste and storage at the time of the inspection.

Recommendations:

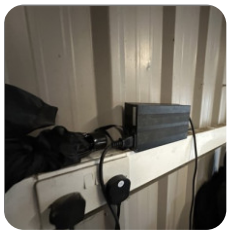
CCC are to ensure the mobility scooter chargers are PAT tested.

All problems identified now resolved:

No

QUESTION 57 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 'Building Overview' section of this report.

See FRAEW uploaded to Pyramid dated February 2023 which has rated the external walls as a low risk.

NO ACTION REQUIRED

Question 4 (Section: Inspection (External))

BALCONIES : Where present are balconies free from combustible materials that may present an increased risk of external fire spread? **Yes**

Comments:

Each flat has its own balcony on floors 1 - 8. There were no combustibles seen on the balconies at the time of the inspection.

QUESTION 4 PHOTOS


NO ACTION REQUIRED

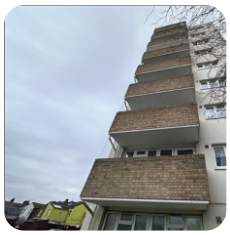
Question 5 (Section: Inspection (External))

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

Comments:

Each flat has its own balcony on floors 1 - 8. They are externally stacked, have brick walls and concrete bases. The assessor does not feel that the balconies increase the risk of external fire spread.

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 of a UPVC construction and the assessor does not feel they will contribute to external fire spread.

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? **Yes**

Comments:

No increased risk from construction materials or elements.

NO ACTION REQUIRED

Question 8 (Section: Inspection (External))

WASTE BINS/BIN STORE: Are the waste bins/ is the bin store appropriately located? **Yes**

Comments:

The waste bin store is of a timber construction and located to the front of the building.

QUESTION 8 PHOTOS

NO ACTION REQUIRED

Question 9 (Section: Inspection (External))

WASTE BIN STORE: Is the bin store secure and of fire resisting construction (where appropriate) **Yes**

Comments:

The bin store is away from the building so is not required to be fire resistant.

QUESTION 9 PHOTOS

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 12 (Section: Inspection (External))

SMOKING : Is the area immediately outside the building free from evidence of smokers? **Yes**

Comments:

No discarded smoking materials seen at the time of the inspection.

QUESTION 12 PHOTOS

NO ACTION REQUIRED

Question 13 (Section: Inspection (External))

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

Comments:

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

QUESTION 13 PHOTOS


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 at the time of the assessment in regards to arson or vandalism.

NO ACTION REQUIRED

Question 15 (Section: Inspection (External))

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

Comments:

There is sufficient FRS access to the building from Kings Road.

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? **Yes**

Comments:

External tank room door is locked shut and the keys are available from the key safe at the rear entrance (Code 40286).

QUESTION 16 PHOTOS

NO ACTION REQUIRED

Question 17 (Section: Inspection (External))

PLANT ROOMS : External plant rooms and store locks free from faults? **Yes**

Comments:

The tank room locked worked correctly.

NO ACTION REQUIRED

Question 18 (Section: Inspection (External))

PLANT ROOMS : External plant rooms kept clear of storage and combustible materials? **Yes**

Comments:

The tank room was clear of storage and waste.

QUESTION 18 PHOTOS

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 found at the time of the inspection.

NO ACTION REQUIRED

Question 20 (Section: Inspection (Internal))

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

Comments:

SIB is in the staircase lobby on the ground floor mounted on the wall below the fire alarm panel.

QUESTION 20 PHOTOS

NO ACTION REQUIRED

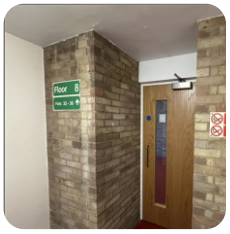
Question 21 (Section: Inspection (Internal))

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

Comments:

Wayfinding signage is correctly displayed within the communal areas displaying floor levels and the direction of flats.

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 front and rear entrances were secure at the time of the inspection.

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.

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:

All doors were opened at the time of the inspection and found to be easily opened.

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:

Extinguisher in main intake room and lift motor room were easily accessed.

Manual call points are easily accessed.

QUESTION 27 PHOTOS



NO ACTION REQUIRED

Question 28 (Section: Inspection (Internal))

IGNITION SOURCES : Are combustible items stored safely well away from ignition sources? **Yes**

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 within the communal areas at this time.

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 35 (Section: Inspection (Internal))

INTERNAL FIRE DOORS : Do internal fire doors close to completion (Including automatic release system tested) **Not Applicable**

Comments:

All internal fire doors closed to completion.

QUESTION 35 PHOTOS




NO ACTION REQUIRED

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)? **Yes**

Comments:

At the time of inspection, the internal service cupboard was locked with a Canterbury City Council provided key. The door appears to be of a fire resistant construction.

QUESTION 36 PHOTOS



NO ACTION REQUIRED

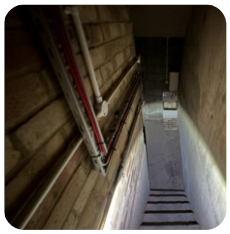
Question 37 (Section: Inspection (Internal))

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

Comments:

At the time of inspection, the internal service cupboard was free of 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 8th floor storage cupboard door is a solid timber door, however it is not fitted with intumescent strips or cold smoke seals. Due to the fact that there is no ignition sources, storage and there is a automatic fire detector in the cupboard the assessor does not consider this to be an issue.

QUESTION 38 PHOTOS

NO ACTION REQUIRED

Question 39 (Section: Inspection (Internal))

STORAGE CUPBOARDS : Are cupboards free from storage related issues (where inspected)? **Yes**

Comments:

No storage present in 8th floor storage cupboard.

QUESTION 39 PHOTOS

NO ACTION REQUIRED

Question 40 (Section: Inspection (Internal))

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

Comments:

All flat front doors were closed at the time of the inspection.

QUESTION 40 PHOTOS

NO ACTION REQUIRED

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)? **Yes**

Comments:

The flat front doors appeared to be of a fire resisting construction.

The door furniture appears to be of a fire rated construction.

QUESTION 41 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 in the communal area of the building.

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.

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 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)? **Yes**

Comments:

Emergency lighting appears to provide adequate coverage of the communal areas. Emergency lights are displaying LEDs to indicate charging of the units.

QUESTION 50 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

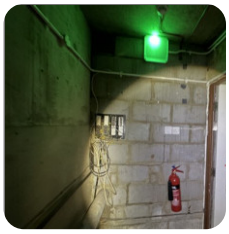
Question 53 (Section: Inspection (Internal))

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

Comments:

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

QUESTION 53 PHOTOS



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 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

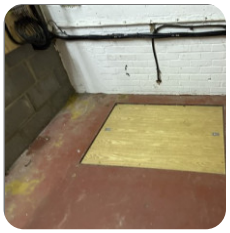
Question 60 (Section: Inspection (Internal))

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? **Yes**

Comments:

The lift motor room is on the roof of the building and constructed from block. The trap door is of a fire rated design.

QUESTION 60 PHOTOS


NO ACTION REQUIRED

Question 61 (Section: Inspection (Internal))

LIFT MOTOR ROOM : Is the lift motor rooms kept clear of storage and combustible materials? **Yes**

Comments:

The lift motor room was free from storage and combustible materials.

QUESTION 61 PHOTOS

NO ACTION REQUIRED

Question 62 (Section: Inspection (Internal))

INTERNAL : 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 63 (Section: Inspection (Resident Flat))

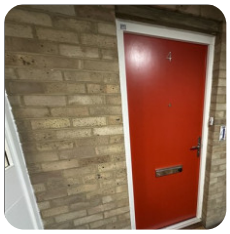
RESIDENT FLAT : Does the front door appear to be of fire resisting construction? (Based on external visual inspection) **Yes**

Comments:

FLATS SAMPLED
Flats 4, 29, 32 & 33 were sampled at the time of the inspection.

All doors appear to be of a fire rated construction from an external inspection.

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
Flats 4, 29, 32 & 33 were sampled at the time of the inspection.

All flats sampled had fire rated letterboxes.

QUESTION 64 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
Flats 4, 29, 32 & 33 were sampled at the time of the inspection.

All flat front doors were fitted with intumescent strips and cold smoke seals.

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
Flats 4, 29, 32 & 33 were sampled at the time of the inspection.

The flats were fitted with mains wired smoke detectors in the hallway and living room and a mains wired heat detector in the hallway.

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:

FLATS SAMPLED
Flats 4, 29, 32 & 33 were sampled at the time of the inspection.

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

NO ACTION REQUIRED

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)? **Not Applicable**

Comments:

This is a Type 1 FRA only.

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:

This is a Type 1 FRA only.

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? **Not Applicable**

Comments:

No further issues to add.

NO ACTION REQUIRED

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? **Yes**

Comments:

No issues identified at time of the assessment. Compartmentation appeared to be of good standard within the building.

QUESTION 72 PHOTOS




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 as flat roof.

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:

This is a Type 1 FRA only.

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:

No further issues to add.

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:

Not required in this property. No staff employed on these premises.

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 property.

NO ACTION REQUIRED

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

INSPECTION : Routine checks of final exit doors and/or security fastenings? **Not Applicable**

Comments:

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

QUESTION 83 PHOTOS


NO ACTION REQUIRED

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) **Yes**

Comments:

The resident list was last checked on 16/01/2025.

The Emergency Response pack was present in the SIB at the time of the inspection and appears to be complete.

QUESTION 84 PHOTOS

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 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 88 (Section: Property Services)

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

Comments:

No portable appliances seen at this time.

NO ACTION REQUIRED

Question 89 (Section: Property Services)

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

Comments:

No gas supply in this building.

NO ACTION REQUIRED

Question 90 (Section: Property Services)

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

Comments:

No gas supply in this building.

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. These documents were not seen by the assessor at the time of the inspection.

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. All weekly test dates are noted on communal area noticeboards.

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.
These documents were not seen by the assessor at the time of the inspection.

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.

Portable Extinguishers
The portable fire extinguishers were last serviced on 06/2024.

QUESTION 98 PHOTOS

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 use appointed contractors to carry out the servicing and periodically checks of the fireman's lift. 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.

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 comments.

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.

See Q44 for any issues.

QUESTION 106 PHOTOS

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 assessment carried out by DDS and all 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 101 (Section: Property Services)

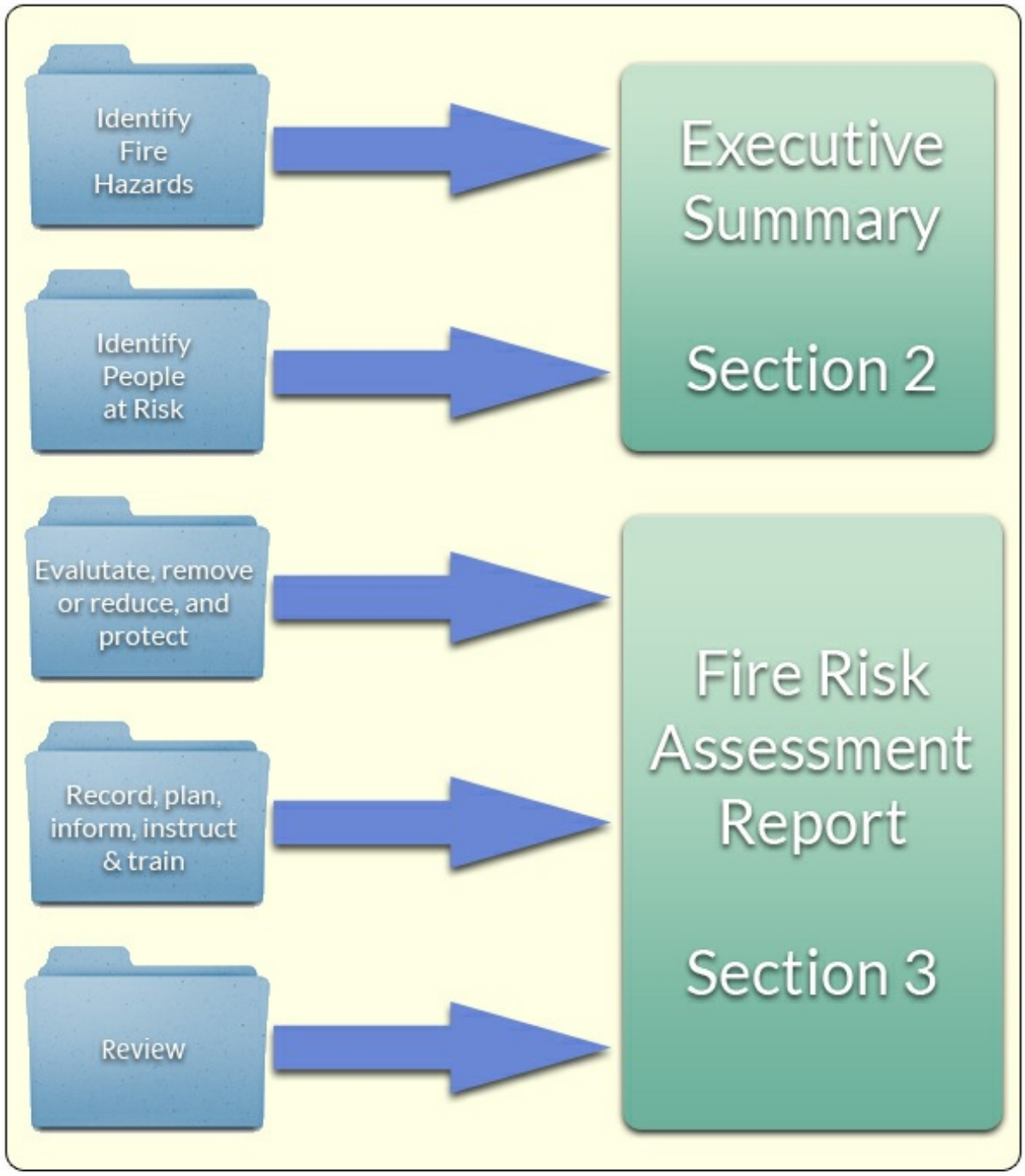
CONTRACTORS: Is there satisfactory control over works carried out in the building by outside contractors (including "hot work" permits)? **Not Reviewed**

Comments:

No contractors seen working in the building at the time of the inspection.

Section 4.0 - Appendix 1, Methodology

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

	Likely Consequences of fire		
Likelihood of fire	**Slight Harm**	**Moderate Harm**	**Extreme Harm**
Low	Trivial Risk	Tolerable Risk	Moderate Risk
Medium	Tolerable Risk	Moderate Risk	Substantial Risk
High	Moderate Risk	Substantial Risk	Intolerable Risk

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.

Section 4.2 - Appendix 3, Risk Calculation

How is the risk calculated?

RISK RATING = POTENTIAL CONSEQUENCES OF FIRE × LIKELIHOOD OF FIRE × 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)

Section 4.3 - Appendix 4, Fire Risk Assessment TYPE Definitions

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

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

British Standards Institute (BSI)	BS9991:2015 Fire Safety in the Design, management and use of Residential Buildings	https://shop.bsigroup.com/ProductDetail?pid=000000000030351309
British Standards Institute (BSI)	BS 1703 Refuse Chute Standards	https://shop.bsigroup.com/ProductDetail?pid=000000000030085946
British Standards Institute (BSI)	BS 476:Part 22 1987 Fire tests on building materials and structures	https://shop.bsigroup.com/ProductDetail?pid=000000000030296646
British Standards Institute (BSI)	BS 5266-1:2016 Emergency Lighting Part 1	https://shop.bsigroup.com/ProductDetail?pid=000000000030390691
British Standards Institute (BSI)	BS 5306-3:2017 Fire extinguishing installations and equipment on premises Part 3	https://shop.bsigroup.com/ProductDetail?pid=000000000030390692
British Standards Institute (BSI)	BS 5306-8:2012 Fire extinguishing installations and equipment on premises Part 8	https://shop.bsigroup.com/ProductDetail?pid=000000000030152566
British Standards Institute (BSI)	BS 5306-9:2015 Fire extinguishing installations and equipment on premises - Part 9	https://shop.bsigroup.com/ProductDetail?pid=000000000030295811
British Standards Institute (BSI)	BS 5499-4:2013 Safety signs Part 4	https://shop.bsigroup.com/ProductDetail?pid=000000000030393661
British Standards Institute (BSI)	BS 5839-1:2017 Fire detection and fire alarm systems for buildings Part 1	https://shop.bsigroup.com/ProductDetail?pid=000000000030373864
British Standards Institute (BSI)	BS 5839-6:2019 Fire detection and fire alarm systems for buildings - Part 6	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
British Standards Institute (BSI)	BS 5839-8:2013 Fire detection and fire alarm systems for buildings - Part 8	https://shop.bsigroup.com/ProductDetail?pid=000000000030258719
British Standards Institute (BSI)	BS 5839-9:2021 Fire detection and fire alarm systems for buildings Part 9	https://shop.bsigroup.com/ProductDetail?pid=000000000030187282
British Standards Institute (BSI)	BS 6266:2011 Fire protection for electronic equipment installations	https://shop.bsigroup.com/ProductDetail?pid=000000000030189448
British Standards Institute (BSI)	BS 7273-4 Code of practice for the operation of fire protection measures - Part 4	https://knowledge.bsigroup.com/products/code-of-practice-for-the-operation-of-fire-protection-measures-actuation-of-release-mechanisms-for-doors-1/standard
British Standards Institute (BSI)	BS 7273-6:2019 Code of practice for the operation of fire protection measures - Part 6	https://shop.bsigroup.com/ProductDetail?pid=000000000030372524
British Standards Institute (BSI)	BS 7858:2019 Screening of individuals working in a secure environment - Code of practice	https://knowledge.bsigroup.com/products/screening-of-individuals-working-in-a-secure-environment-code-of-practice-1/standard
British Standards Institute (BSI)	BS 8473:2018 Intruder and hold-up alarm systems - Management of false alarms - Code of practice	https://shop.bsigroup.com/ProductDetail?pid=000000000030377657
British Standards Institute (BSI)	BS 8484:2016 Provision of lone worker services	https://shop.bsigroup.com/ProductDetail?pid=000000000030322702
British Standards Institute (BSI)	BS 8591:2014 Remote centres receiving signals from alarm systems	https://shop.bsigroup.com/ProductDetail?pid=000000000030286750
British Standards Institute (BSI)	BS 9999:2017 Fire safety in the design, management and use of buildings	https://shop.bsigroup.com/ProductDetail?pid=000000000030357099
British Standards Institute (BSI)	BS EN 15004-10:2017 Fixed firefighting systems - Gas extinguishing systems	https://shop.bsigroup.com/ProductDetail?pid=000000000030339880

British Standards Institute (BSI)	BS EN 15004-1:2019 Fixed firefighting systems - Gas extinguishing systems - Part 1	https://shop.bsigroup.com/ProductDetail?pid=000000000030339865
British Standards Institute (BSI)	BS EN 50131-8:2019 Alarm systems - Intrusion and hold-up systems - Part 8	https://shop.bsigroup.com/ProductDetail?pid=000000000030350086
British Standards Institute (BSI)	BS ISO 45001:2018 Occupational health and safety management systems - Requirements with guidance for use	https://shop.bsigroup.com/ProductDetail?pid=000000000030299985
British Standards Institute (BSI)	PAS 79:2020 Fire Risk Assessment. Guidance and a recommended methodology	https://shop.bsigroup.com/ProductDetail?pid=000000000030251919
British Standards Institute (BSI)	PAS 9980:2022 Fire risk appraisal of external wall construction and cladding of existing block of flats - Code of Practice	https://knowledge.bsigroup.com/products/fire-risk-appraisal-of-external-wall-construction-and-cladding-of-existing-blocks-of-flats-code-of-practice/standard

Section 4.6 - Appendix 7, Confidentiality, Disclaimer, and Copyright Statements

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.

Photo Addendum

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)

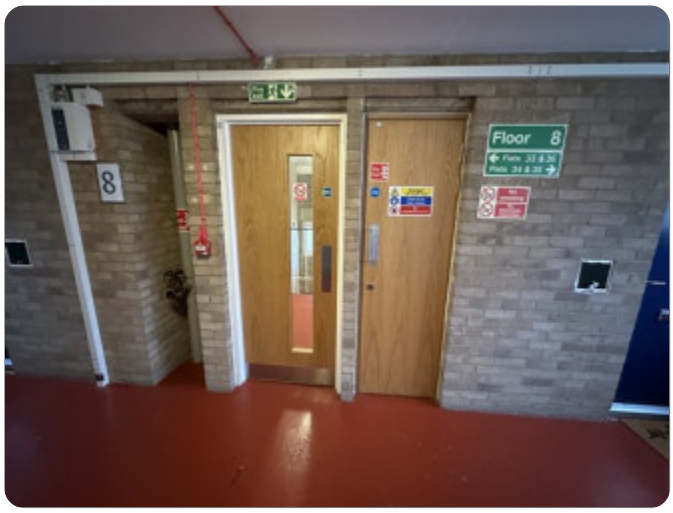
External Building Photo (Photo 6)

Photo Addendum

Building Overview (Photo 1)

Building Overview (Photo 2)

Building Overview (Photo 3)



Building Overview (Photo 4)

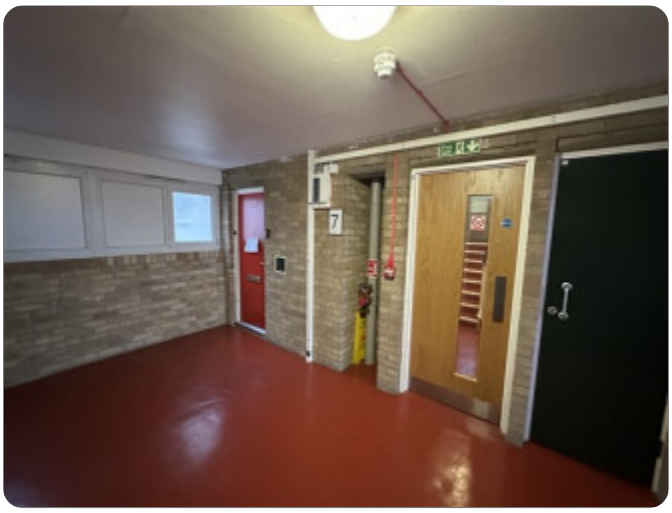
Building Overview (Photo 5)

Building Overview (Photo 6)

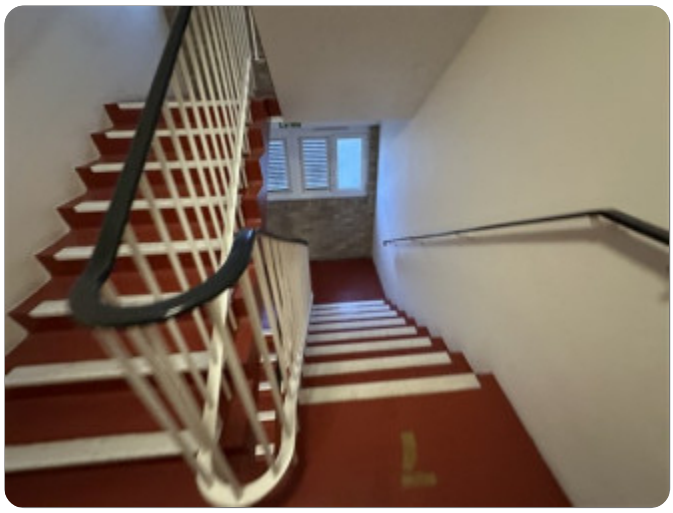
Photo Addendum

Building Overview (Photo 7)

Building Overview (Photo 8)

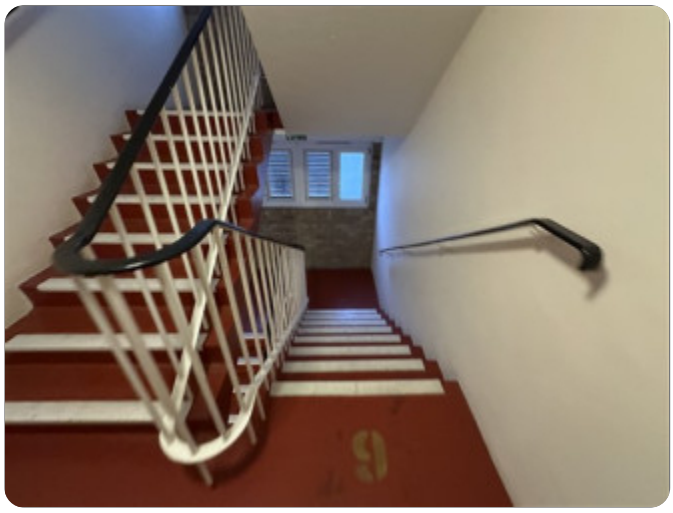


Building Overview (Photo 9)



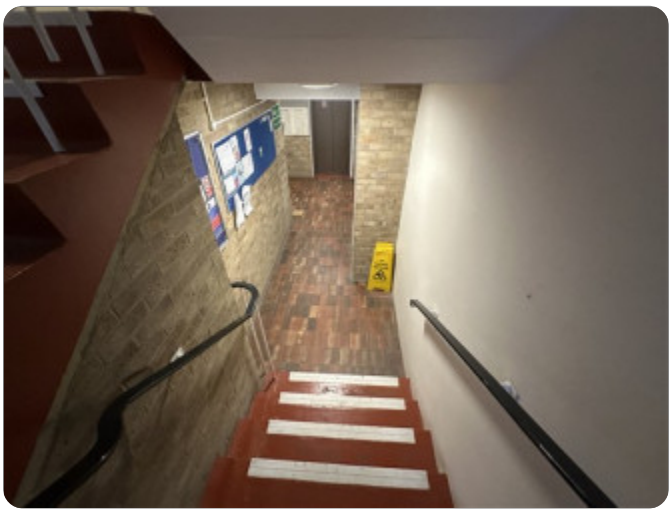
Building Overview (Photo 10)

Building Overview (Photo 11)



Building Overview (Photo 12)

Photo Addendum



Building Overview (Photo 13)

Building Overview (Photo 14)

Building Overview (Photo 15)

Building Overview (Photo 16)

Building Overview (Photo 17)

Building Overview (Photo 18)

Photo Addendum

Building Overview (Photo 19)

Building Overview (Photo 20)

Building Overview (Photo 21)

Building Overview (Photo 22)

Building Overview (Photo 23)

Fire Protection (Photo 1)

Photo Addendum

Fire Protection (Photo 2)

Fire Protection (Photo 3)

Fire Protection (Photo 4)

Fire Protection (Photo 5)

Fire Protection (Photo 6)

Fire Protection (Photo 7)

Photo Addendum

Fire Protection (Photo 8)

Fire Protection (Photo 9)

Fire Protection (Photo 10)

Fire Protection (Photo 11)

Fire Protection (Photo 12)

Fire Protection (Photo 13)

Photo Addendum

Fire Protection (Photo 14)

Fire Protection (Photo 15)

Fire Protection (Photo 16)

Fire Protection (Photo 17)

Fire Protection (Photo 18)

Fire Protection (Photo 19)

Photo Addendum

Fire Protection (Photo 20)

Fire Protection (Photo 21)

Fire Hazards (Photo 1)

Fire Hazards (Photo 2)

Fire Hazards (Photo 3)

Question 1 (Photo 1)

Photo Addendum

Question 2 (Photo 1)

Question 2 (Photo 2)

Question 4 (Photo 1)

Question 4 (Photo 2)

Question 5 (Photo 1)

Question 5 (Photo 2)

Photo Addendum

Question 6 (Photo 1)

Question 8 (Photo 1)

Question 9 (Photo 1)

Question 12 (Photo 1)

Question 12 (Photo 2)

Question 13 (Photo 1)

Photo Addendum

Question 13 (Photo 2)

Question 15 (Photo 1)

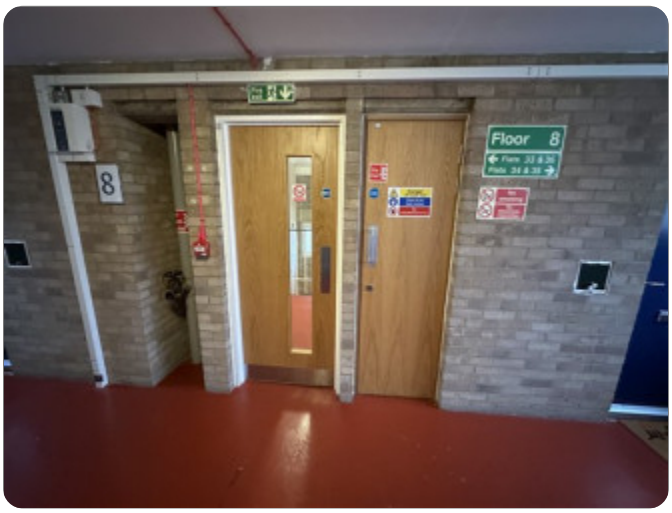
Question 15 (Photo 2)

Question 16 (Photo 1)

Question 18 (Photo 1)

Question 20 (Photo 1)

Photo Addendum



Question 21 (Photo 1)

Question 21 (Photo 2)

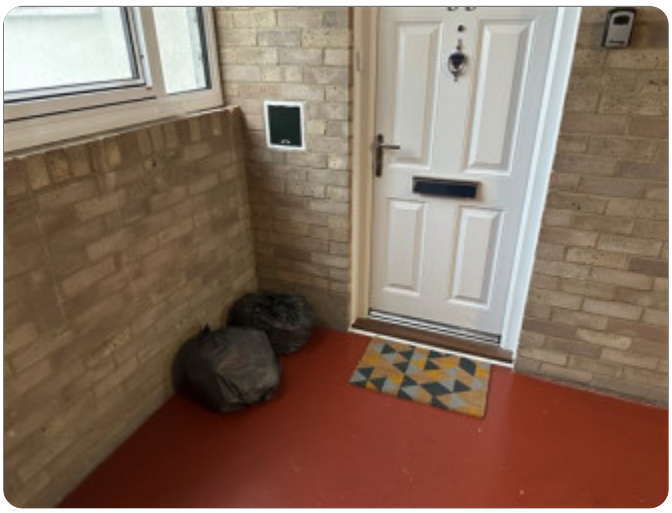
Question 21 (Photo 3)

Question 21 (Photo 4)

Question 22 (Photo 1)

Question 22 (Photo 2)

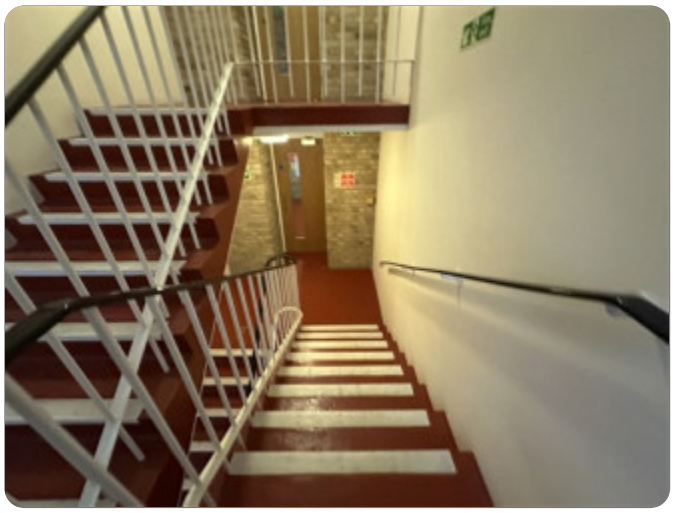
Photo Addendum



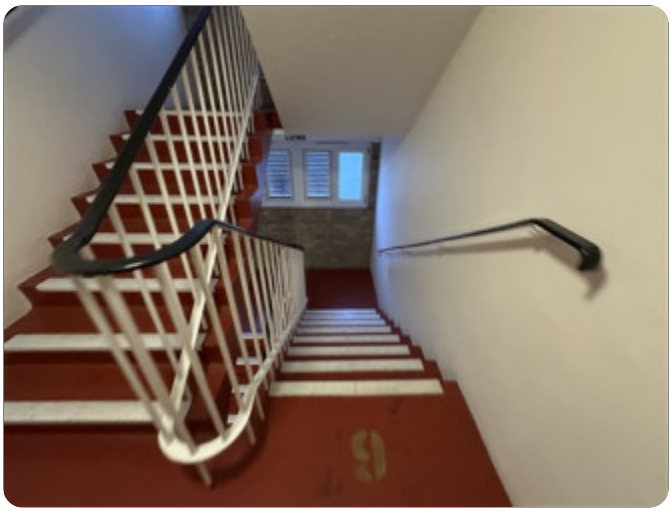
Question 23 (Photo 1)

Question 23 (Photo 2)

Question 24 (Photo 1)



Question 24 (Photo 2)



Question 24 (Photo 3)

Question 24 (Photo 4)

Photo Addendum

Question 24 (Photo 5)

Question 24 (Photo 6)

Question 24 (Photo 7)

Question 26 (Photo 1)

Question 26 (Photo 2)

Question 27 (Photo 1)

Photo Addendum

Question 27 (Photo 2)

Question 27 (Photo 3)

Question 33 (Photo 1)

Question 33 (Photo 2)

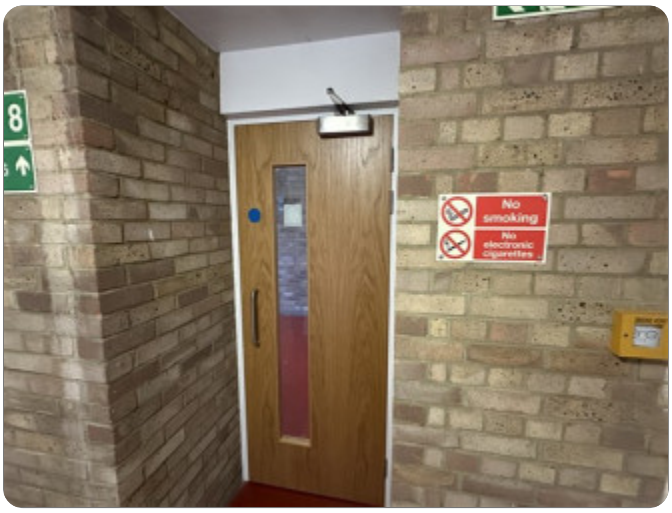
Question 33 (Photo 3)

Question 33 (Photo 4)

Photo Addendum

Question 33 (Photo 5)

Question 33 (Photo 6)



Question 33 (Photo 7)

Question 34 (Photo 1)

Question 34 (Photo 2)

Question 35 (Photo 1)

Photo Addendum

Question 35 (Photo 2)

Question 35 (Photo 3)

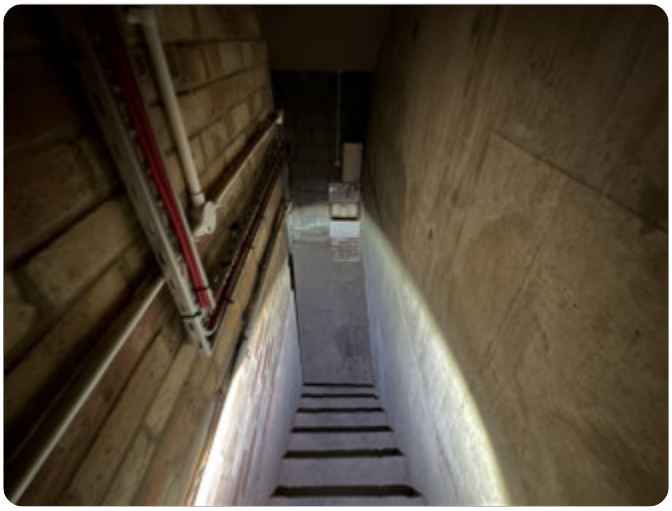
Question 35 (Photo 4)

Question 36 (Photo 1)

Question 36 (Photo 2)

Question 36 (Photo 3)

Photo Addendum

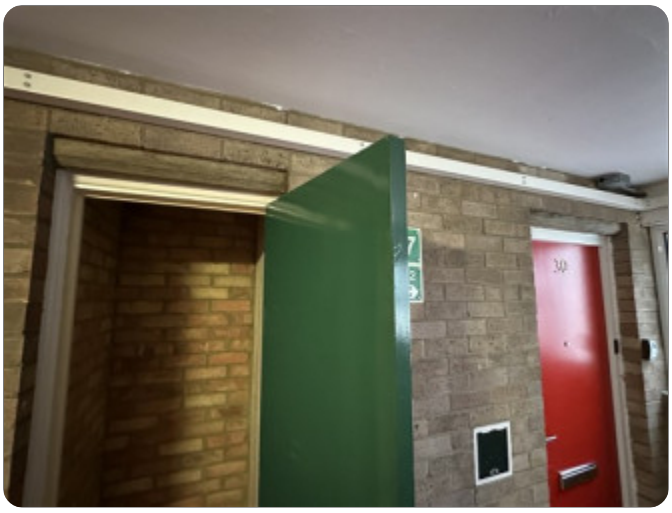


Question 37 (Photo 1)

Question 37 (Photo 2)

Question 38 (Photo 1)

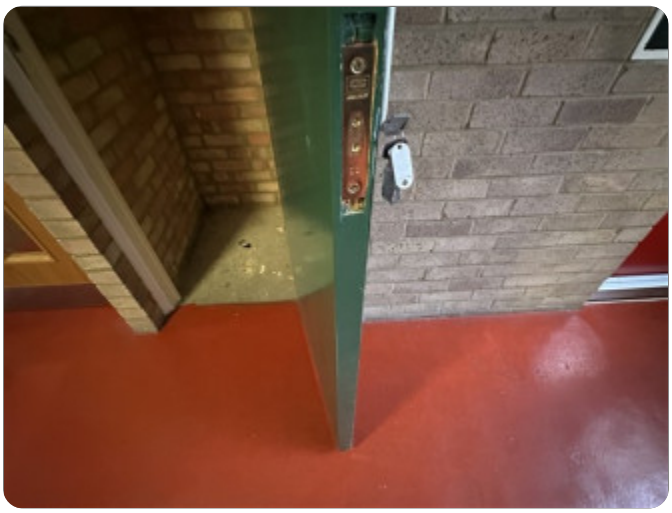
Question 38 (Photo 2)



Question 38 (Photo 3)

Question 38 (Photo 4)

Photo Addendum



Question 38 (Photo 5)

Question 38 (Photo 6)

Question 39 (Photo 1)

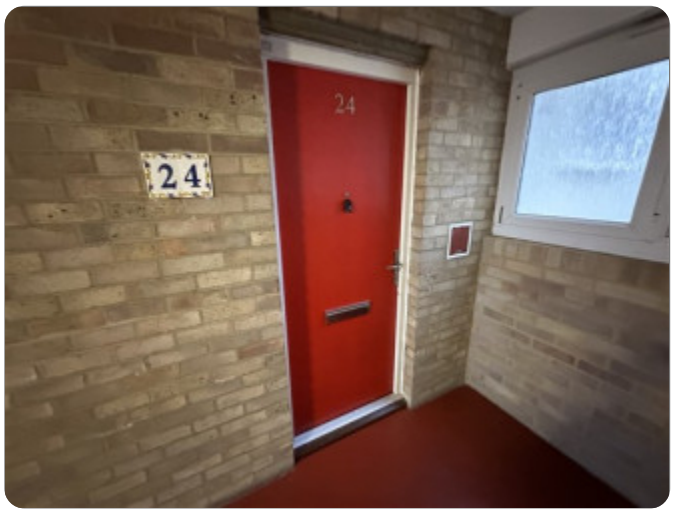
Question 40 (Photo 1)

Question 40 (Photo 2)

Question 41 (Photo 1)

Photo Addendum

Question 41 (Photo 2)



Question 41 (Photo 3)

Question 41 (Photo 4)

Question 44 (Photo 1)

Question 46 (Photo 1)

Question 46 (Photo 2)

Photo Addendum

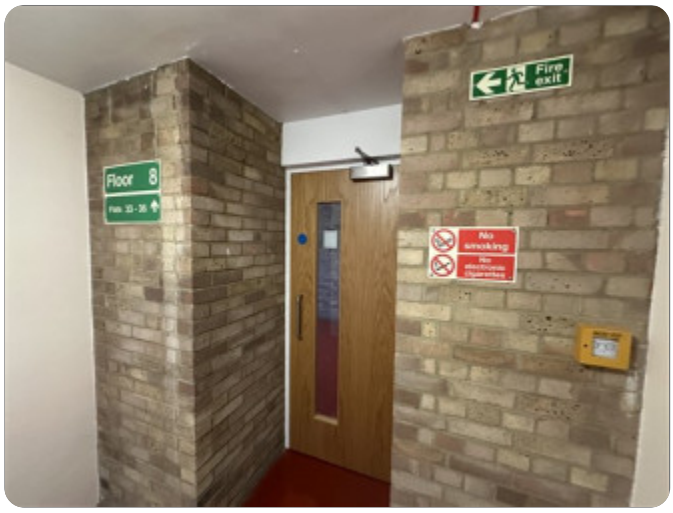
Question 46 (Photo 3)

Question 46 (Photo 4)

Question 46 (Photo 5)

Question 46 (Photo 6)

Question 47 (Photo 1)



Question 47 (Photo 2)

Photo Addendum

Question 47 (Photo 3)

Question 49 (Photo 1)

Question 49 (Photo 2)

Question 49 (Photo 3)

Question 49 (Photo 4)

Question 50 (Photo 1)

Photo Addendum

Question 50 (Photo 2)

Question 50 (Photo 3)

Question 50 (Photo 4)

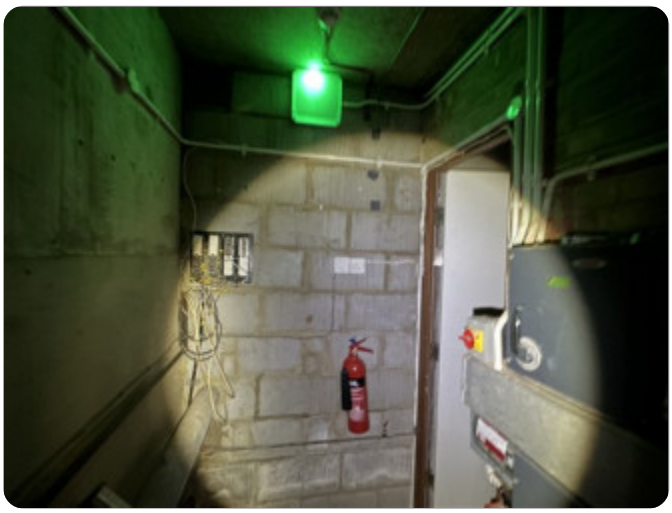
Question 50 (Photo 5)

Question 52 (Photo 1)

Question 52 (Photo 2)

Photo Addendum

Question 53 (Photo 1)



Question 53 (Photo 2)

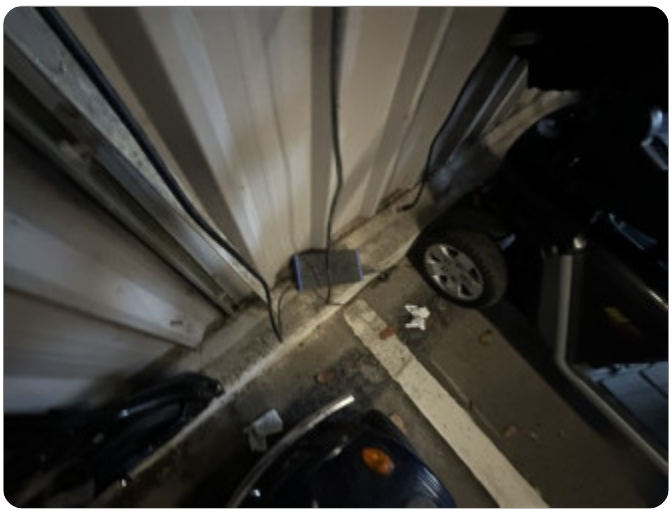
Question 57 (Photo 1)

Question 57 (Photo 2)

Question 57 (Photo 3)

Question 57 (Photo 4)

Photo Addendum



Question 57 (Photo 5)

Question 57 (Photo 6)

Question 60 (Photo 1)

Question 60 (Photo 2)

Question 60 (Photo 3)

Question 61 (Photo 1)

Photo Addendum

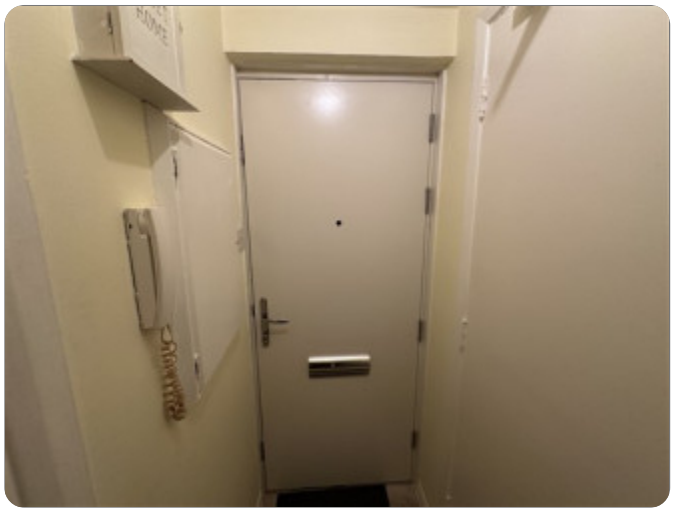
Question 63 (Photo 1)

Question 63 (Photo 2)

Question 63 (Photo 3)

Question 63 (Photo 4)

Question 64 (Photo 1)

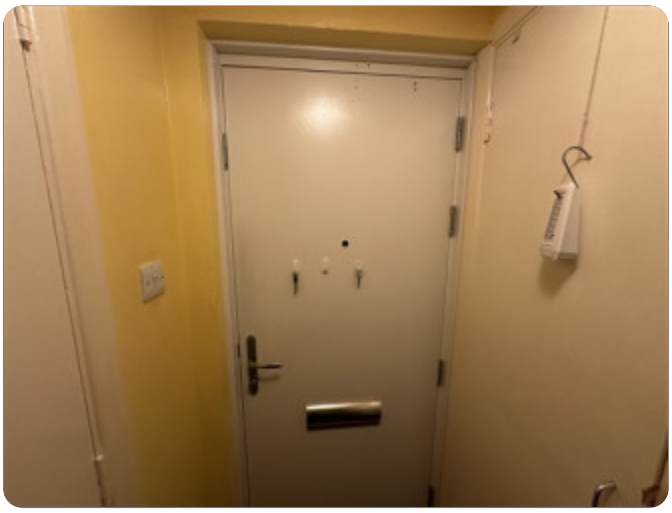


Question 64 (Photo 2)

Photo Addendum

Question 64 (Photo 3)

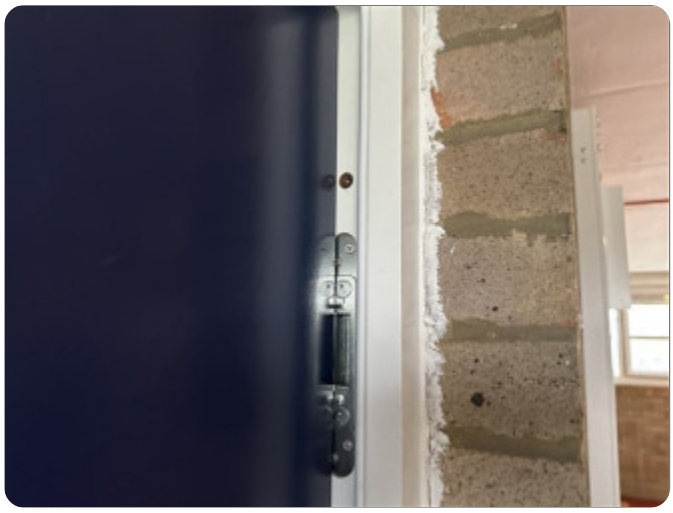
Question 64 (Photo 4)



Question 65 (Photo 1)

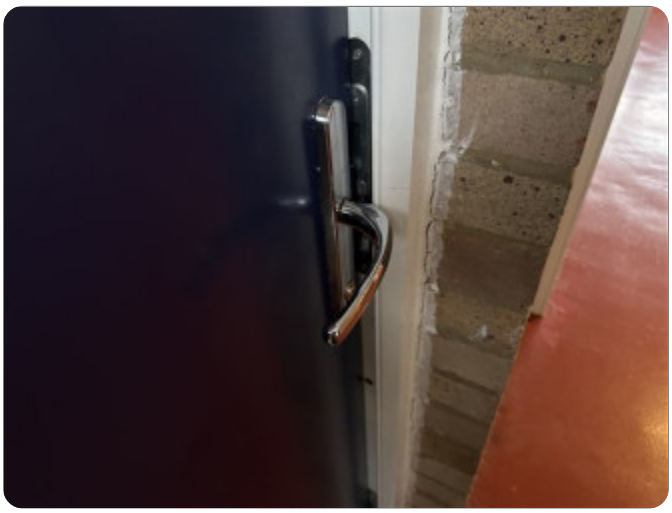
Question 65 (Photo 2)

Question 65 (Photo 3)



Question 65 (Photo 4)

Photo Addendum



Question 65 (Photo 5)

Question 66 (Photo 1)

Question 66 (Photo 2)

Question 66 (Photo 3)

Question 66 (Photo 4)

Question 66 (Photo 5)

Photo Addendum

Question 66 (Photo 6)

Question 66 (Photo 7)

Question 66 (Photo 8)

Question 66 (Photo 9)

Question 66 (Photo 10)

Question 66 (Photo 11)

Photo Addendum

Question 66 (Photo 12)

Question 66 (Photo 13)

Question 66 (Photo 14)

Question 67 (Photo 1)

Question 67 (Photo 2)

Question 67 (Photo 3)

Photo Addendum

Question 67 (Photo 4)

Question 67 (Photo 5)

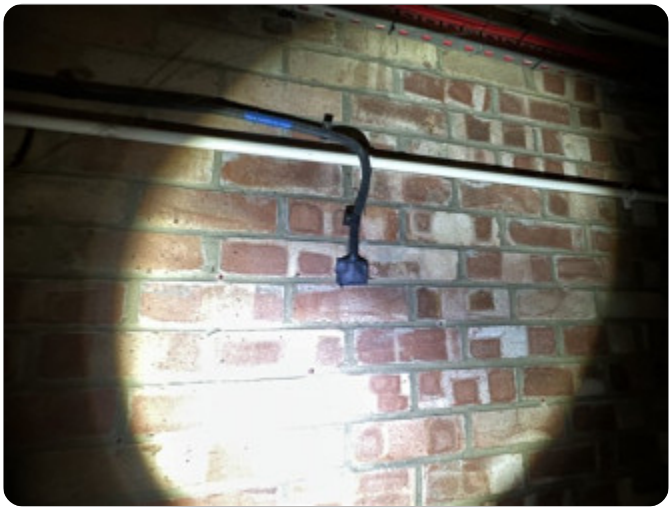
Question 67 (Photo 6)

Question 67 (Photo 7)

Question 67 (Photo 8)

Question 72 (Photo 1)

Photo Addendum



Question 72 (Photo 2)

Question 72 (Photo 3)

Question 72 (Photo 4)

Question 83 (Photo 1)

Question 83 (Photo 2)

Question 84 (Photo 1)

Photo Addendum

Question 98 (Photo 1)

Question 98 (Photo 2)

Question 106 (Photo 1)

End of Activity