

Pyramid[™] Risk Management System

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Fire Risk Assessment Review



Flat 1-70, Windsor House, Belmont Road [UPRN:CCCBLK310130A] (Independent Living)

Building Category A

Type 3 Fire Risk Assessment

DDS Job Number: 72614

The current risk rating for this property is

MODERATE

Please see Section 2.7 for further details

Previous Report: This review completed by: This report was validated by: Julien King (MIFSM, CertFDI, Tier 3 NAFRAR, EngTech, GIFireE) Julien King (MIFSM, Tier 3 NAFRAR, EngTech, GIFireE) Julien King (MIFSM, Tier 3 NAFRAR, EngTech, GIFireE) on 22/01/2024 on 13/02/2025 on 13/02/2025

(Next review due before: 13/02/2026)

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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:	Flat 1-70, Windsor House, Belmont Road [UPRN:CCCBLK310130A] (Independent Living)	Address:	Flat 1-70 Windsor House Belmont Road Whitstable Kent CT5 1QN
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:	Amber Foad - ILM Canterbury City Council		
Review started on:	13/02/2025	Report completed by:	Julien King MIFSM,Tier 3 NAFRAR, EngTech, GIFireE of DDS (International) Limited
Review completed on:	13/02/2025		
Review re-released on:	17/02/2025		
	PLEAS	SE NOTE	

This review has been copied/amended from an activity originally completed on 22/01/2024. 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 City 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 purpose built high rise block of flats with ground floor communal areas in use as an Independent Living Scheme for the over 55's.

FIRE RISK ASSESSMENT: TYPE 3

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

FLATS SAMPLED:

The assessor sampled flats 27, 29, 37, 48, 55, 57 58.

EVACUATION STRATEGY

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

SIMULTANEOUS EVACUATION

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

Roof was not able to be inspected due to the lock on the roof door not releasing the door to open.

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:

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

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)	
Details of all other occupants:				
Tenanted flats.				
Approx year of construction:	Prior to 1985			
Listed building:	No			
Calculated building height based on London average build height of 3.2m per floor:	35.20m			
Ground & above approx height:	> 18m	Total number of floors at ground level and above:	12	
Number of floors entirely below ground:	0	Number of floors on which car parking is provided:	0	
Number of flats:	69			

Floor dimensions:

Floor	Approx Length (m)	Approx Width (m)	Approx Size (m2)
Ground floor	20.00	30.00	600.00
Tenth floor	20.00	20.00	400.00
Ninth floor	20.00	20.00	400.00
Eigh floor	20.00	20.00	400.00
Seventh floor	20.00	20.00	400.00
Sixth floor	20.00	20.00	400.00
Fifth floor	20.00	20.00	400.00
Forth floor	20.00	20.00	400.00
Third floor	20.00	20.00	400.00
Second floor	20.00	20.00	400.00
First floor	20.00	20.00	400.00
Eleventh floor	20.00	20.00	400.00

Total number of lifts:

2

Which includes the following where **Firemen's lift** known:

Further details of lifts:

There are 2 fireman's lifts within the property. One lift serves floors 2,4,6,8,10 & 11 and the other serves floors 1,3,5,7,9 & 11.		
Total number of internal staircases:	1	Which includes this number that are 1 internal protected (evacuation)
Total number of external staircases:	0	Which includes this number that are 0 external protected (evacuation) stairs:

Refuge areas:

No

BUILDING CONSTRUCTION

Roof construction:	Flat
External Facade:	Masonry Construction (panels of solid brickwork, blockwork, or stonework external leaf)
FRAEW for building:	Yes
Further details of FRAEW:	

The report was carried out in February 2023 is available on Pyramid. The report recommends the change in strategy to a Phased Vertical or Simultaneous Evacuation Strategy. It also recommends the fitting of 'Rockwool' cavity barriers within the external wall system.

EWS1 for building:	No		
External cladding:	Other (See further details below)	Other External Construction Elements Present:	Lightning Protection, Spandrel Panels, Vents & Grilles, Waste Bir Store

Cladding types:

Cladding Type	No. sides of building covered	Approx % of wall surface covered
130mm phenolic, PIR-modified expanded polystyrene (EPS)	4	100%

Further details of external cladding present:

The product used appears to be Epsicon 3 External Wall Insulation System which comprises a mechanically fixed phenolic, PIR-modified expanded polystyrene (EPS) with a glass fibre reinforced render finishing coat. The Epsicon 3 specification sheet states the flammability rating as Class O. It is an Expanded Polystyrene (EPS) and in the UK is classed as combustible.

Further details of other external construction:

The spandrel panels appear to be constructed from reinforced concrete and dependent upon fire stopping between floors would not assist in fire spread.

Extract fans can be seen on all sides of the building and at all levels.

Lightning protection is fitted to the building.

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Energy supply:

Concrete

Electricity (Mains)

Window Frame:

UPVC

Further details of energy supply:

Electrical cupboards on all floors of the building and there is a main intake room on the ground floor.

Further details of internal construction:

The internal walls are a mixture of brick, block and plasterboard in construction.		
Internal Doors:	Communal Fire Doors (Inc Lobby and Access Doors etc), Service Cupboard and Risers, Storage Cupboards	

Internal Spaces:

Communal Kitchen, Communal Laundry, Mobility Scooter Store

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

None identified.

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

No additional features present that may assist in for spread.

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

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

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

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

BUILDING DESCRIPTION

Description of the layout of the building/assessment area:

Building Overview

Windsor House is a 12 storey purpose built block of flats that has communal areas on the ground floor which are built to the right side of the building and are of a single storey. The property is used for sheltered housing and has 69 flats. The property is accessed from Belmont Road.

Ground Floor

Entering the building through the right hand sliding entrance door you enter the corridor that has the following – Fire alarm panel, Smoke vent panel, Smoke vent control, Fire box and Zone maps. To the right is a fire door that opens into the communal laundry. Fire door to the left that opens into a lobby with a sliding door that gives access / exit to the building, Dry riser inlet, Cupboard, Smoke vent control, Fire door opening into the protected staircase with Dry riser outlet. Back to the main corridor you have the Managers office, Cross corridor fire door, Door to cupboard, Bin room, Lift x 2, to the right, Cross corridor fire door, Cross corridor fire door, Buggy store, Final exit door, Cross corridor fire door, Cupboard, Door to garden, Cross corridor fire door, WC x 3, Cupboard, Electrical cupboard, Lounge with kitchenette and 2 x exit doors. Back to where the corridor splits to the left you have - Cross corridor fire door, Flats 2, 3 & 4, Door to a small corridor with the Sprinkler valve room, Tank room and New fire alarm panel room. Main intake room.

1st Floor

Landing with Smoke control panel and fire door opening into the lobby. The floor is laid out as follows – Turning to the left there is a Manual call point, Cross corridor fire door, Flat lobby with Flats 5, 6 & 7, Lift, Flats 8, 9 & 10, Electrical cupboard, Cupboard, Cross corridor fire door, Cupboard with Dry riser outlet, AOV and the door to the protected staircase.

2nd Floor

Landing with Smoke control panel and fire door opening into the lobby. The floor is laid out as follows – Turning to the left there is a Manual call point, Cross corridor fire door, Flat lobby with Flats 11, 12 & 13, Lift, Flats 14, 15 & 16, Electrical cupboard, Cross corridor fire door, Cupboard, Cross corridor fire door, Cupboard with Dry riser outlet, AOV and the door to the protected staircase.

3rd Floor

Landing with Smoke control panel and fire door opening into the lobby. The floor is laid out as follows – Turning to the left there is a Manual call point, Cross corridor fire door, Flat lobby with Flats 17, 18 & 19, Lift, Flats 20, 21 & 22, Electrical cupboard, Cross corridor fire door, Cupboard, Cross corridor fire door, Cupboard with Dry riser outlet, AOV and the door to the protected staircase.

4th Floor

Landing with Smoke control panel and fire door opening into the lobby. The floor is laid out as follows – Turning to the left there is a Manual call point, Cross corridor fire door, Flat lobby with Flats 23, 24 & 25, Lift, Flats 26, 27 & 28, Electrical cupboard, Cross corridor fire door, Cupboard, Cross corridor fire door, Cupboard with Dry riser outlet, AOV and the door to the protected staircase.

5th Floor

Landing with Smoke control panel and fire door opening into the lobby. The floor is laid out as follows – Turning to the left there is a Manual call point, Cross corridor fire door, Flat lobby with Flats 29, 30 & 31, Lift, Flats 32, 33 & 34, Electrical cupboard, Cross corridor fire door, Cupboard, Cross corridor fire door, Cupboard with Dry riser outlet, AOV and the door to the protected staircase.

6th Floor

Landing with Smoke control panel and fire door opening into the lobby. The floor is laid out as follows – Turning to the left there is a Manual call point, Cross corridor fire door, Flat lobby with Flats 35, 36 & 37, Lift, Flats 38, 39 & 40, Electrical cupboard, Cross corridor fire door, Cupboard, Cross corridor fire door, Cupboard with Dry riser outlet, AOV and the door to the protected staircase.

7th Floor

Landing with Smoke control panel and fire door opening into the lobby. The floor is laid out as follows – Turning to the left there is a Manual call point, Cross corridor fire door, Flat lobby with Flats 41, 42 & 43, Lift, Flats 44, 45 & 46, Electrical cupboard, Cross corridor fire door, Cupboard, Cross corridor fire door, Cupboard with Dry riser outlet, AOV and the door to the protected staircase.

8th Floor

Landing with Smoke control panel and fire door opening into the lobby. The floor is laid out as follows – Turning to the left there is a Manual call point, Cross corridor fire door, Flat lobby with Flats 47, 48 & 49, Lift, Flats 50, 51 & 52, Electrical cupboard, Cross corridor fire door, Cupboard, Cross corridor fire door, Cupboard with Dry riser outlet, AOV and the door to the protected staircase.

9th Floor

Landing with Smoke control panel and fire door opening into the lobby. The floor is laid out as follows – Turning to the left there is a Manual call point, Cross corridor fire door, Flat lobby with Flats 53, 54 & 55, Lift, Flats 56, 57 & 58, Electrical cupboard, Cross corridor fire door, Cupboard, Cross corridor fire door, Cupboard with Dry riser outlet, AOV and the door to the protected staircase.

10th Floor

Landing with Smoke control panel and fire door opening into the lobby. The floor is laid out as follows – Turning to the left there is a Manual call point, Cross corridor fire door, Flat lobby with Flats 59, 60 & 61, Lift, Flats 62, 63 & 63, Electrical cupboard, Cross corridor fire door, Cupboard, Cross corridor fire door, Cupboard with Dry riser outlet, AOV and the door to the protected staircase.

11th Floor

Landing with ladder to the roof which has the plant room / lift motor room. Smoke control panel, AOV and fire door opening into the lobby. The floor is laid out as follows – Turning to the left there is a Manual call point, Cross corridor fire door, Flat lobby with Flats 65, 66 & 67, Lift x 2, Flats 68, 69 & 70, Electrical cupboard, Cross corridor fire door, Cupboard, Cross corridor fire door, Cupboard with Dry riser outlet, AOV and the door to the protected staircase. Throughout the building there is emergency lighting and automatic fire detection.

External

To the front of the building there is the access road from Belmont Road, Car parking spaces, Garages and Bin areas. The front of the building is laid out from left to right as follows – Tank room, Double doors, Sliding door to left lobby, Sliding door to main entrance lobby with intercom fitted and a covered seating area.

To the right side of the building are – Electrical sub-station, Path to 2 x rows of resident storage sheds, 6 x Standalone mobility scooter pods, Air con unit, Bin store door, Door to Buggy store, Final exit door, Pathway, Door from lounge, Communal garden area and a timber gate to the rear. To the rear of the building are – Communal garden, Doors from the lounge, Door from the corridor, Gate, Exit door from the building. To the left side of the building is a grassed area. There is CCTV around the outside of the building.

ROOF VOIDS:

> There are no roof voids present in this building due to the flat roof construction (The lift motor room, water tank room and a telecoms tower are on the roof of the building).

BUILDING INFORMATION

Information available during the course of this assessment:

As built plans for the building.

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

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

Fire Strategy Report

Management information; Fire Safety Policy, Procedures, Training, Evacuation Arrangements.

Previous Fire Safety Risk Assessment

Other (See further details below)

External Wall survey report Fire strategy repot FRAEW

BUILDING OVERVIEW PHOTOS





















Section 2.2 - Fire Protection		
Fire authority: Kent	Fire and Rescue Service	
During the course of this risk assessment, the	ne following history of previous fires was noted:	
No information made available to the asses	sor prior to inspection or at the time of inspection.	
During the course of this risk assessment, the	he following history of previous false alarms was noted:	
No information made available to the asses	sor prior to inspection or at the time of inspection.	
Communal area automatic fire alarm system present:	m Yes; Addressable system	
Communal area fire alarm system:	Automatic door release, Hard Wired (into Fire Panel) Detection, Manual Call points, Sounders present, Visual aid devices (beacons)	Commissioning Yes certificate:
Communal area fire alarm system category	: Unable to establish at the time of inspection and no details provided on commissio	ning certificate
Pictorial Zone Plan displayed adjacent to th fire panel:	ne Yes	
Further details of automatic fire alarm syste	em:	
There a fire alarm fitted within the building There is also sounders fitted in all flats for t The new fire alarm panels are fitted in the f by the entrance door.	which covers the communal areas and is connected to heat detectors within the flats he communal alarm. ire alarm panel room by the the Sprinkler valve room and Tank room. There is also be	by each window. a repeater panel fitted
Further details of communal area fire alarm	system Pictorial Zone Plan:	
Zone map located by repeater panel at main	n entrance.	
Zone map located below the fire alarm pane	els in the fire alarm room.	
Resident accommodation fire detection & sounders:	Careline/Warden Call System, Hard Wired (into Fire Panel) Detection, Sounders present, Other (See further details below)	Commissioning Nc certificate:
Resident accommodation system category:	Unable to establish at the time of inspection and no commissioning certificate avai	lable
Detection connected to the communal area system:	a Yes	
Further details of resident accommodation	fire detection & sounders:	
> Mains wired detection is installed with in	the flats	

> RF heat detectors installed in each flat which are connected to the new communal fire alarm system.

> There are also sounders present in each flat which are connected to the new fire alarm system.

> Each flat is provided with a Careline system.
> Each flat has sprinkler heads throughout the flat.

Further details of accommodation detection connected to the communal area system:

The new fire alarm system is connected to the flats detection. Heat detectors in each flat by the windows are connected to the communal fire alarm system via RF.

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:					
> Openable windows seen throughout	<mark>it the p</mark> r	emises.			
Active Smoke Control System Present:	Yes				
Further details of automatic smoke co	ontrol s	ystem:			
> An AOV system is fitted throughou	t the pr	emises with AOV's installed to	each floor from	the first floor up and	d at the head of the protected stairwell.
Any other fire engineered solutions:	No				
Emergency lighting present:	Mixed Mainta	(Maintained and Non ained)	Commissioning	certificate:	Νο
Fire fighting facilities:	Dry Ri	sers			
Fire extinguishers:	CO2 F	ire Extinguishers, Fire Blanke	ts, Foam Fire Exti	nguishers, Water Fi	re Extinguishers
Sprinkler system coverage:	90%				
Further details of sprinkler system co	verage				
> The building has a sprinkler system	coverin	g most of the communal areas	s and all residents	s flats.	
Hydrant locations known:	No				
Security provision:	Yes	Security provision types:		Access Control Sys	stems, CCTV
Secure Information Box present:	Yes	Key safe present:		Yes	
Further details of Secure Information	ו Box:				
SIB located within the main entrance	lobby.				
Further details of key safe:					
Key safe located on the wall next to t	he mair	entrance.			

FIRE PROTECTION PHOTOS





Section 2.3 - Fire Hazards

Sources of Ignition	Sources of Fuel	Sources of Oxygen
Contractors (hot works) Cooking - Kitchen Laundry Electrical Heaters Lightning Malicious (Arson) Plant Rooms Smoking in unauthorised areas Mobile Scooters being charged	Combustible items in service and common areas Curtains, blinds, and furnishings Equipment Furniture, including cover fabric Rubbish Gardens/vegetation Stationery and documentation	Medical gases and oxygen 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?

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?:

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:

Waste Collection:

The waste bins are collected each week by the local council and are kept in a designated storage area next to the car park.

No Smoking Policy:

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

Section 2.4 - People at Risk

People identified as at risk, if there was a fire:	Contractors, Employees, Guests, Residents
Other consideration has been given to the following:	Elderly persons, Mobility impairment, Sleeping risk
Person centred risk assessments in place:	Yes
Further details of person centred risk assessr	nents:
A risk register has been created and is kept ir	the PIB box.
Personal emergency evacuation No plans (PEEP) in place	

Further details of personal emergency evacuation plans (PEEP):

1

There are no residents that currently require a PEEP.

Generic emergency evacuation plans (GEEP) No in place

Section 2.5 - Building Occupancy

Total number of employees:

Average number of people on the 57 premises:

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	57	57	57	57
Monday	57	57	57	57
Tuesday	57	57	57	57
Wednesday	57	57	57	57
Thursday	57	57	57	57
Friday	57	57	57	57
Saturday	57	57	57	57
Bank Holidays	57	57	57	57

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

The above figures are approximate, there is a maximum of 2 persons per flat. The ILM met onsite confirmed to the assessor that she is typically onsite

Monday- Friday between 09:00-17:00.

There are currently 56 residents in the building.

Monday to Friday there is a night services assistant on duty in the building between 1900 - 0700hrs

Saturdays and Sundays there is a night services assistant on duty in the building over the complete weekend.

Some residents have external care staff that visit the site daily and there is a cleaner that typically works 3 days a week in the mornings.

Occupants at Risk for Fire :

> Sleeping occupants average at a maximum of 2 per flat.

> No occupants in remote areas.

> Staff employed on this site.

> Cleaning staff that visit the site.

> External care providers who visit sporadically.

Section 2.6 - Means of Escape

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

Means of Escape Description:

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

All internal lobby doors were noted as having a width greater than: 750mm.

Assembly point details:

The assembly point has been relocated to the junction of Wicketts End and Belmont Road on the pavement.

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

Location	Width (mm)	Travel Distance (m)	Maximum Persons*
Flat 19 to stairwell	906	12.65	60
Flat 26 to stairwell	902	10.39	60
Flat 33 to stairwell	900	6.56	60
Flat 35 to stairwell	900	8.00	60
Flat 4 to rear exit	890	8.00	100
Flat 56 to stairwell	899	10.42	60

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

Final Exits to Fresh Air:

Location	Width (mm)
Front Entrance	1150
Front entrance secondary door	1150
Rear Entrance	890
Scooter room	1040
Lounge rear exit	1440
Lounge front exit	770
Bin store exit	1150

Location			Width (mm)
Internal staircase			1100
Dead end conditions:	No		
Excessive travel distances:	No		
Further details of excessive travel di	stances:		
Travel distance are recorded from fr	ont entrance doors to th	ne protected stairwell.	

Section 2.7 - Overall Risk Summary

A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one advocated by BS 8800 for general health and safety risks:

Moderate It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.

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

Tolerable

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

(Note that, although the purpose of this section is to place the fire risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following action plan. The fire risk assessment should be reviewed regularly.)

ACTION REQUIRED WITHIN 1 MONTH (BY 13/03/25) 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:** 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 13/03/25)

Question 1 (Section: Inspection (External))

COMBUSTIBLES: Is the outside of the building clean and tidy and free from build up of combustible materials? No

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

H

Persons at Risk:

All building users.

Comments:

Section 3.0 - Risk Assessment Detail, Non-Compliant Findings

Poten	tial consequences of fire	Impact (For indication purposes ONLY)	Likelihood of fire
M	loderate harm	N/A	Medium
Som major time prop	e major injuries, many injuries, loss to working , significant damage to perty and environment	Not applicable	The chances are that non- compliance with the question will probably lead to a problem

At the time of the inspection there was bulky waste next to the bin storage area. This could become a target for arson.

Recommendations:

CCC are to ensure the waste is removed and remind residents on the procedures for the removal of bulky waste.

All problems identified now resolved:

No

QUESTION 1 PHOTOS



ACTION REQUIRED WITHIN 6 MONTHS (BY 13/08/25)

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? **No**

Risk Rating:

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

F

Persons at Risk:

All building users.

Comments:

The external wall system on the building has been identified to not be compliant and the full details can be found on the FRAEW which is uploaded to Pyramid.

There has been a new fire alarm system fitted within the communal areas and flats to give early warning of any fires within the building.

All residents that could not self evacuate have been temporarily decanted until the works have been completed.

The building has moved to a Simultaneous Evacuation strategy.

There is a night service assistant on duty 1900 - 0700hrs week days and all weekend.

CCC have applied to the Building Safety Regulator (BSR) for permission to carryout remedial works to the external wall surface but is still awaiting approval for works to begin.

Once permission has been obtained from the BSR then CCC are to carryout the remedial works to the external wall surface.

All problems identified now resolved:

No

ACTION REQUIRED WITHIN 6 MONTHS (BY 13/08/25)

Question 19 (Section: Inspection (External))

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

Risk Rating:

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

Persons at Risk:

All building users.

Comments:

1. The escape route around the communal lounge area is not sign posted. This could lead to the people escaping going the wrong way.

2. The external escape route is not lit with emergency lighting. This could lead to people trying to escape along the escape route without adequate illumination.

3. There is a timber gate at the right side of the communal lounge that is bolted and wedged with a brick. This will make the gate difficult to open in an evacuation.

4. The final exit door from the rear of the main building opens onto a small patio area then the remainder of the escape route is over grass which in wet conditions will be difficult for people with mobility issues to navigate.

Recommendations:

1. CCC are to ensure the external escape route is sign posted with directional signage.

2. CCC are to conduct a night time survey to see if their is adequate borrowed lighting to illuminate the escape route, if not then they are to fit emergency lighting to illuminate the escape route.

3. CCC are to fit a push plate to the gate so it is easily opened and can be secured.

4. CCC are to consider laying a path to join the path by the communal lounge so that people with mobility problems can navigate the escape route.

All problems identified now resolved:

No





ACTION REQUIRED WITHIN 6 MONTHS (BY 13/08/25)

Question 98 (Section: Property Services)

FIRE FIGHTING EQUIPMENT (Risers, Extinguishers etc): Periodic testing, servicing and maintenance? No

Risk Rating:

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

F

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.

Fire Extinguishers

The fire extinguishers were last serviced on 06/2024.

All problems identified now resolved:

No

QUESTION 98 PHOTOS



Question 69 (Section: Inspection (Resident Flat))

RESIDENT FLAT : Where appropriate do internal hazard rooms appear to be of fire resisting construction (Based on external visual inspection)? **No**

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

Persons at Risk:

All flat residents

Comments:

FLATS SAMPLED:

The assessor sampled flats 27, 29, 37, 48, 55, 57 58.

1. The hazard room doors and bedroom doors within the flats inspected have only two hinges and no intumescent strips and cold smoke seals fitted.

2. The glass panels above the doors do not appear to be fire rated.

Assessors Note

All other flats within the block must be checked for these issues as well.

Recommendations:

1. CCC are to either upgrade all the internal doors with 3 fire rated hinges, intumescent strips and cold smoke seals or replace them with new FD30s fire door sets.

2. CCC are to either replace the glass panels with fire rated glass or remove and replace with a sheet of fire board.

All problems identified now resolved:

No

QUESTION 69 PHOTOS



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 4 (Section: Inspection (External))

BALCONIES : Where present are balconies free from combustible materials that may present an increased risk of external fire spread? Not Applicable

Comments:

No balconies present.

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? Not Applicable

Comments:

No balconies present.

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:

The window frames are of a UPVC construction and the assessor feels that they do not raise any concerns.

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 located to the front right of the building by the garages, away from 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 of a timber construction and is secure.

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 14 (Section: Inspection (External))

ARSON : Does the immediate vicinity of the building appear to be free from arson related concerns or vandalism? Not Applicable

Comments:

See Q1 for issue with bulky waste by the bin store.

NO ACTION REQUIRED

Question 15 (Section: Inspection (External))

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

Comments:

The FRS can approach along Belmont Road and park to the front of Windsor House in the dedicated marked hatched area.

QUESTION 15 PHOTOS



NO ACTION REQUIRED

Question 16 (Section: Inspection (External))

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

Comments:

None present.

NO ACTION REQUIRED

Question 17 (Section: Inspection (External))

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

Comments:

Question 18 (Section: Inspection (External))

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

Comments:

None present.

NO ACTION REQUIRED

Question 20 (Section: Inspection (Internal))

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

Comments:

The SIB was located in the main entrance on the wall and contained - Emergency Response Pack, Plans of the building, SSRI, PEEPs, Resident Risk Register and keys required by the FRS.

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 was present throughout the building at each level and directs which way flats are and the level of the building you are on.

QUESTION 21 PHOTOS



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:

Automatic doors to front of building access controlled.

All other doors to external areas are thumb turn/push handle operation. None were found to be open at the time of inspection.

QUESTION 22 PHOTOS



NO ACTION REQUIRED

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)? Yes

Comments:

Canterbury City Council operate a Managed Use Policy in the communal areas.

QUESTION 23 PHOTOS



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:

At the time of the inspection the escape routes were free of obstructions, slip and trip hazards.

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:

No issues found at the time of the inspection, all exit doors found to open easily. Front entrance doors had over ride boxes fitted.

QUESTION 26 PHOTOS



Question 27 (Section: Inspection (Internal))

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

Comments:

No issues identified at the time of inspection. All extinguishers and manual call points were accessible.

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:

No issues found at the time of the inspection.

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? Yes

Comments:

No issues found at the time of the inspection electrical sockets were used correctly and not overloaded.

QUESTION 29 PHOTOS



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? Yes

Comments:

No issues found at the time of the inspection all electrical sockets and plugs are in a good order.

NO ACTION REQUIRED

Question 31 (Section: Inspection (Internal))

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

Comments:

No evidence of use of portable heaters seen at time of the assessment.

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? Yes

Comments:

No issues found at the time of the inspection, despite no fire retardant labelling identified the furniture all appeared to be in good condition.

QUESTION 32 PHOTOS



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:

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) Yes

Comments:

All internal fire doors closed to completion and automatic release systems functioned correctly.

QUESTION 35 PHOTOS



Question 36 (Section: Inspection (Internal))

SERVICE CUPBOARDS/RISERS : Doors of fire resisting construction, kept locked and locks free from faults (based on visual inspection only)? 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

The internal storage cupboard doors appear to be of a fire rated construction and are kept locked.

QUESTION 38 PHOTOS



NO ACTION REQUIRED

Question 39 (Section: Inspection (Internal))

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

Comments:

Resident storage cupboards were free of storage issues at the time of the inspection.

NO ACTION REQUIRED

Question 40 (Section: Inspection (Internal))

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

Comments:

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.

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 Simultaneous Evacuation Fire Action Notice displayed.

QUESTION 44 PHOTOS



Question 45 (Section: Inspection (Internal))

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

Comments:

The zone maps are displayed by the repeater panel and the main fire alarm panels.

QUESTION 45 PHOTOS



NO ACTION REQUIRED

Question 46 (Section: Inspection (Internal))

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

Comments:

No issues identified during the inspection, escape routes are clearly and correctly signed internally throughout the premises.

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

l



NO ACTION REQUIRED

Question 48 (Section: Inspection (Internal))

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

Comments:

No guest/visitor room present at this property.

NO ACTION REQUIRED

Question 49 (Section: Inspection (Internal))

EMERGENCY LIGHTING : Is there emergency lighting installed? Yes

Comments:

No issues found at the time of the inspection. Emergency lights are provided within the internal 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 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? **Yes**

Comments:

The automatic detection present has been installed to the correct standard for the occupancy and risk. The automatic fire detection appeared to be free from faults with no issues displayed on the main panel.

QUESTION 52 PHOTOS



NO ACTION REQUIRED

Question 53 (Section: Inspection (Internal))

 $\label{eq:FIRE_EXTINGUISHERS: Reasonable provision of portable fire extinguishers? \ \textbf{Yes}$

Comments:

There are appropriate fire extinguishers provided in the higher risk rooms.



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? **Yes**

Comments:

No issues found at the time of the inspection. Cleaners cupboard contains domestic cleaning products.

QUESTION 54 PHOTOS



NO ACTION REQUIRED

Question 55 (Section: Inspection (Internal))

COOKING : Are reasonable measures taken to prevent fires as a result of cooking? Yes

Comments:

There is a kitchen area in the lounge, in the kitchen there is a built in oven and electric hob fitted. There are also a microwave and tea making facilities provided.

Within the kitchen / lounge there is a fire blanket and suitable fire extinguishers provided.

There is also fire detection fitted throughout the lounge / kitchen area.

There are a number of exits from the area which will allow safe egress from the lounge / kitchen area.

QUESTION 55 PHOTOS



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) **Yes**

Comments:

The communal laundry was clean and tidy.

The tumble dryers were free of lint.

QUESTION 56 PHOTOS



NO ACTION REQUIRED

Question 57 (Section: Inspection (Internal))

MOTABILITY SCOOTERS : Are reasonable measures taken to prevent fires arising from Buggies? (e.g. No storage, clean, tidy and free from build up of rubbish, other combustible materials, or charging in communal areas, PAT Testing complete, charging controls / restrictions etc) **Yes**

Comments:

There is a mobility scooter store on the ground floor that is well kept and suitable for the storing and charging of mobility scooters.

There is also mobility scooter pods to the front right of the building.

The mobility scooter chargers were last PAT tested on 09/2024.

QUESTION 57 PHOTOS



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? **Yes**

Comments:

The waste chutes have been decommissioned, so the doors are kept locked. The doors are of a fire resistant construction.

QUESTION 58 PHOTOS



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? Yes

Comments:

The waste chutes have been decommissioned and are sealed shut.

QUESTION 59 PHOTOS



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 of a fire resistant construction and the trap door is constructed of concrete slabs.

QUESTION 60 PHOTOS



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: The assessor sampled flats 27, 29, 37, 48, 55, 57 58.

All front doors sampled appeared to be of a fire rated construction with no visible damage.

QUESTION 63 PHOTOS





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:

The assessor sampled flats 27, 29, 37, 48, 55, 57 58.

All flats were fitted with fire rated letterboxes.

QUESTION 64 PHOTOS





NO ACTION REQUIRED

Question 65 (Section: Inspection (Resident Flat))

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

Comments:

FLATS SAMPLED: The assessor sampled flats 27, 29, 37, 48, 55, 57 58.

Flat front doors are fitted with self closers and close to completion.

QUESTION 65 PHOTOS



Question 66 (Section: Inspection (Resident Flat))

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

Comments:

FLATS SAMPLED:

The assessor sampled flats 27, 29, 37, 48, 55, 57 58.

All flats sampled 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:

The assessor sampled flats 27, 29, 37, 48, 55, 57 58.

All flats are fitted with a mains wired smoke detector in the hallway. In addition to this a RF connected heat detector has been fitted next to each window in every flat which is connected to the new communal fire alarm system. There is also a sounder which is connected to the new communal fire alarm system.

Each flat is fitted with a Tunstall alarm.

QUESTION 67 PHOTOS



NO ACTION REQUIRED

Question 68 (Section: Inspection (Resident Flat))

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

Comments:

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

NO ACTION REQUIRED

Question 70 (Section: Inspection (Resident Flat))

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

Comments:

No loft void access due to flat roof.

NO ACTION REQUIRED

Question 71 (Section: Inspection (Resident Flat))

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

Comments:

Assessors Note

The assessor measured the travel distances within the flats sampled from the furthest point of the flat to the front door and were as follows:

Studio flats - 10m 1 Bedroom flats - 11m 2 Bedroom flats - 12m

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 due to 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:

No loft void access due to flat roof.

NO ACTION REQUIRED

Question 75 (Section: Inspection (Compartmentation))

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

Comments:

No further issues to add.

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

TRAINING : Has the Officer/ Management received training/refresher training? Yes

Comments:

Evidence of fire safety training was provided by the ILM met onsite.

Training certificate dated: 09/01/2024.

The ILM informed the assessor that the Night Service Assistants receive training and the procedures that they must follow are located in the ILM office. These were shown to the assessor.

NO ACTION REQUIRED

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

DRILLS : Are fire drills carried out at appropriate intervals? Yes

Comments:

Records of fire drill provided by ILM.

Last fire drill dated: 27/09/202.

QUESTION 77 PHOTOS



NO ACTION REQUIRED

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

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

Comments:

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

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

All weekly test dates are noted on communal area noticeboards.

NO ACTION REQUIRED

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

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

Comments:

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

NO ACTION REQUIRED

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

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

Comments:

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

NO ACTION REQUIRED

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

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

Comments:

None present at this location.

NO ACTION REQUIRED

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

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

Comments:

The ILM confirms she completes a daily sweep round of final exit doors at the end of each day and reports any issues to the maintenance department as soon as she discovers them.

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

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:

There is a fire cabinet provided with resident PEEPs and resident risk list provided within located at main entrance, this is updated regularly as soon as a change in requirements is identified with a resident.

The records were last updated on 12/02/2025.



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). Yes

Comments:

All residents in the building can self evacuate and there is 1 x Night time assistant on duty between 1900 - 0700hrs Mon - Fri and at all times at weekends.

Assessors Note

The assessor acknowledges that their is a full sprinkler system in the block, the compartmentation within the block is of a high standard and there is a full fire alarm system fitted.

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.

Certificate dated 02/03/2022.

QUESTION 87 PHOTOS



Question 88 (Section: Property Services)

ELECTRICAL : Portable Appliances periodically inspected and tested (PAT) ? Yes

Comments:

Records were made available to the assessor at the time of the inspection. PAT testing next due: 03/09/2025.

QUESTION 88 PHOTOS



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)

 $\mathsf{EMERGENCY}\,\mathsf{LIGHTING}:\mathsf{Monthly}\,\mathsf{and}\,\mathsf{annual}\,\mathsf{testing}\,\mathsf{routines}\,\mathsf{for}\,\mathsf{emergency}\,\mathsf{escape}\,\mathsf{lighting};\,\,\mathbf{Yes}$

Comments:

PJC Ltd carry out the emergency lighting servicing annually and periodically (functional tests).

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

Last annual inspection dated: 23/09/2024.

QUESTION 91 PHOTOS



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.

The last service was carried out on - 24/07/2024.

QUESTION 92 PHOTOS



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 extract fans present within communal areas that require a maintenance schedule.

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.

Question 95 (Section: Property Services)

SPRINKLER SYSTEM: Periodic testing and servicing of the sprinkler system (Inc Waste Chute Rooms)? Yes

Comments:

Canterbury City Council use appointed contractors to carry out the servicing and periodically checks of the flats sprinklers. 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 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.

Last service took place on - 08/10/2024.

QUESTION 96 PHOTOS



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 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.

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:

Managed use policy in place.

Canterbury City Council management operate a managed use 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.

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:

SIMULTANEOUS EVACUATION 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.

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.

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.

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	
Jnusually 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

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

It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.

Substantial Risk

Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.

Intolerable Risk

Building (or relevant area) should not be occupied until the risk is reduced.

Risk Categories

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

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

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

Notes:

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

How is the risk calculated?

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)	
isk rating 100 or greater Intolerable Risk (Significant Finding)		

(Source LGA Fire Safety in Purpose Built Flats 2012)

TYPES OF FIRE RISK ASSESSMENT

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

Type 1 - Common parts only (non-destructive)

A Type 1 fire risk assessment is the basic fire risk assessment required for the purpose of satisfying the Fire Safety Order (FSO). The inspection of the building is non-destructive. But, as well as considering the arrangements for means of escape and so forth, the fire risk assessment includes examination of at least a sample of flat entrance doors. It also considers, so far as reasonably practicable, the separating construction between the flats and the common parts without any opening up of construction. However, in this Type of fire risk assessment, entry to flats beyond the area of the flat entrance door, is not involved. Where there are demountable false ceilings in the common parts, it may be appropriate to lift a sample of readily accessible false ceiling tiles. In addition, it will normally be appropriate to open a sample of service risers, provided access is practicable at the time of inspection. Unless there is reason to expect serious deficiencies in structural fire protection - such as inadequate compartmentation, or poor fire stopping - a Type 1 inspection will normally be sufficient for most blocks of purpose-built flats. Where doubt exists in relation to these matters, the action plan of a Type 1 fire risk assessment may recommend that one of the other types of fire risk assessment be carried out or that further investigation be carried out by specialists. (However, this should not be a generic recommendation of all Type 1 fire risk assessments; the recommendation 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/intr oduction/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/cont ents/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-a ct
Health and Safety at Work etc Act 1974	HSWA	http://www.legislation.gov.uk/ukpga/1974/37/cont ents
Management of Health and Safety at Work Regulations 1999	MHSWR, HSG65	http://www.legislation.gov.uk/uksi/1999/3242/cont ents
Construction (Design and Management) Regulations 2015	CDM 2015	http://www.legislation.gov.uk/uksi/2015/51/conten ts/made
Control of Substances Hazardous to Health Regulations (COSHH) 2002	СОЅНН	http://www.legislation.gov.uk/uksi/2002/2677/cont ents/made
Dangerous Substances and Explosive Atmospheres Regulations 2002	DSEAR	http://www.legislation.gov.uk/uksi/2002/2776/cont ents/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/108 0214/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/937 931/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/937 932/ADB_Vol2_Buildings_other_than_dwellings_20 19_edition_inc_2020_amendments.pdf
HM Government	Building (Amendment) Regulations 2018	https://www.legislation.gov.uk/uksi/2018/1230/reg ulation/2/made
HM Government	Regulation 38 and Appendix G of the Building Regulations	https://www.legislation.gov.uk/uksi/2010/2214/reg ulation/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/869 532/Building_safety_advice_for_building_owners_in cluding_fire_doors_January_2020.pdf
HM Government	Building Safety Programme; Advice Note	https://www.gov.uk/guidance/building-safety-prog ramme
Insulated Render and Cladding Association	INCA Technical Guide 01 - Fire Protection Requirements for EW1 Systems	https://www.inca-ltd.org.uk/wp-content/uploads/2 016/09/INCA-Technical-Guide-01-Fire-PR-for-EW I-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=000 00000030351309
British Standards Institute (BSI)	BS 1703 Refuse Chute Standards	https://shop.bsigroup.com/ProductDetail?pid=000 00000030085946
British Standards Institute (BSI)	BS 476:Part 22 1987 Fire tests on building materials and structures	https://shop.bsigroup.com/ProductDetail?pid=000 00000030296646
British Standards Institute (BSI)	BS 5266-1:2016 Emergency Lighting Part 1	https://shop.bsigroup.com/ProductDetail?pid=000 00000030390691
British Standards Institute (BSI)	BS 5306-3:2017 Fire extinguishing installations and equipment on premises Part 3	https://shop.bsigroup.com/ProductDetail?pid=000 00000030390692
British Standards Institute (BSI)	BS 5306-8:2012 Fire extinguishing installations and equipment on premises Part 8	https://shop.bsigroup.com/ProductDetail?pid=000 00000030152566
British Standards Institute (BSI)	BS 5306-9:2015 Fire extinguishing installations and equipment on premises - Part 9	https://shop.bsigroup.com/ProductDetail?pid=000 00000030295811
British Standards Institute (BSI)	BS 5499-4:2013 Safety signs Part 4	https://shop.bsigroup.com/ProductDetail?pid=000 00000030393661
British Standards Institute (BSI)	BS 5839-1:2017 Fire detection and fire alarm systems for buildings Part 1	https://shop.bsigroup.com/ProductDetail?pid=000 00000030373864
British Standards Institute (BSI)	BS 5839-6:2019 Fire detection and fire alarm systems for buildings - Part 6	https://knowledge.bsigroup.com/products/fire-det ection-and-fire-alarm-systems-for-buildings-code-o f-practice-for-the-design-installation-commissionin g-and-maintenance-of-fire-detection-and-fire-alar m-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=000 00000030258719
British Standards Institute (BSI)	BS 5839-9:2021 Fire detection and fire alarm systems for buildings Part 9	https://shop.bsigroup.com/ProductDetail?pid=000 00000030187282
British Standards Institute (BSI)	BS 6266:2011 Fire protection for electronic equipment installations	https://shop.bsigroup.com/ProductDetail?pid=000 00000030189448
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-meas ures-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=000 00000030372524
British Standards Institute (BSI)	BS 7858:2019 Screening of individuals working in a secure environment - Code of practice	https://knowledge.bsigroup.com/products/screenin g-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=000 00000030377657
British Standards Institute (BSI)	BS 8484:2016 Provision of lone worker services	https://shop.bsigroup.com/ProductDetail?pid=000 00000030322702
British Standards Institute (BSI)	BS 8591:2014 Remote centres receiving signals from alarm systems	https://shop.bsigroup.com/ProductDetail?pid=000 00000030286750
British Standards Institute (BSI)	BS 9999:2017 Fire safety in the design, management and use of buildings	https://shop.bsigroup.com/ProductDetail?pid=000 00000030357099
British Standards Institute (BSI)	BS EN 15004-10:2017 Fixed firefighting systems - Gas extinguishing systems	https://shop.bsigroup.com/ProductDetail?pid=000 00000030339880

British Standards Institute (BSI)	BS EN 15004-1:2019 Fixed firefighting systems - Gas extinguishing systems - Part 1	https://shop.bsigroup.com/ProductDetail?pid=000 00000030339865
British Standards Institute (BSI)	BS EN 50131-8:2019 Alarm systems - Intrusion and hold-up systems - Part 8	https://shop.bsigroup.com/ProductDetail?pid=000 00000030350086
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=000 00000030299985
British Standards Institute (BSI)	PAS 79:2020 Fire Risk Assessment. Guidance and a recommended methodology	https://shop.bsigroup.com/ProductDetail?pid=000 00000030251919
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-claddi ng-of-existing-blocks-of-flats-code-of-practice/stan dard

CONFIDENTIALITY STATEMENT

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DISCLAIMER STATEMENT

Principles and Scope of Fire Risk Assessments*

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

The FRA is not any of the following:

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

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

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

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

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

Recommendations and Recommended Timescales

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

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

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

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

There are national registers of approved competent contractors as follows:

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

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

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External Building Photo (Photo 1)



External Building Photo (Photo 3)



External Building Photo (Photo 2)



External Building Photo (Photo 4)



External Building Photo (Photo 5)



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External Building Photo (Photo 7)



Building Overview (Photo 2)



Building Overview (Photo 4)



Building Overview (Photo 1)



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Building Overview (Photo 6)



Building Overview (Photo 8)



Building Overview (Photo 10)



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Building Overview (Photo 12)



Building Overview (Photo 14)



Building Overview (Photo 16)



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Building Overview (Photo 18)



Building Overview (Photo 20)



Building Overview (Photo 22)



Building Overview (Photo 19)



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Building Overview (Photo 24)



Building Overview (Photo 26)



Building Overview (Photo 28)



Building Overview (Photo 25)



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Building Overview (Photo 30)



Building Overview (Photo 32)



Fire Protection (Photo 1)



Building Overview (Photo 31)



Building Overview (Photo 33)



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Fire Protection (Photo 15)



Fire Protection (Photo 17)



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Fire Protection (Photo 27)



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Photo Addendum



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Question 72 (Photo 4)



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