

# FIRE RISK ASSESSMENT



## John Cozens House

St Jude's, Lamb Street, Bristol, BS2 0DX

CLIENT	Bristol City Council
ASSESSED BY	Bob Birtles
ASSESSED ON	08/08/2024
ASSESSMENT REF.	LS 422855
RECOMMENDED REVIEW DATE	08/08/2025
VERSION	1

**RIDGE**

**Ridge and Partners LLP**

The Cowyards, Blenheim Park, Oxford Road, Woodstock, OX20 1QR

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# 1 INTRODUCTION

## Overview

This report provides an assessment of the risk to life from fire, and where appropriate, makes recommendations to ensure compliance with fire safety legislation.

This report does not address risk to property or business continuity from fire.

**“ The fire service will look for evidence that this assessment has been acted upon. ”**

## Assumptions & Caveats

In the preparation of this assessment, the following assumptions are made:

- The fire policy and procedures are complied with at all times.
- That services and systems work as designed and are adequately maintained. Specifically, the assessment does not include alarm audibility or any other testing or servicing.
- Residents are fully mobile and/or represent no additional risk unless stated in the Occupancy section of this report. It is up to the Responsible Person to ensure this information is correct and instruct a review if required.

And the following caveats apply:

- Inspections are made only where there is safe access.
- There is no detailed inspection of private dwellings / flats. Unless otherwise indicated, only communal areas are inspected.
- Risers have not been accessed unless openable with an FB1, FB2 or FB4 key; or we have been provided with the suitable keys / access.

## The Fire Safety Order

The Responsible Person as defined by the Regulatory Reform (Fire Safety) Order 2005 have instructed Ridge and Partners LLP to carry out Fire Risk Assessments on their behalf.

The local fire and rescue authority have the power to inspect your premises and will look for evidence that you have acted upon this assessment.

## The Action Plan

It is important that you study this fire risk assessment and understand its contents. The Action Plan sets out the measures considered necessary to satisfy the requirements of the Fire Safety Order.

## Regular Assessment Reviews

Reviews should be undertaken in line with the Fire Policy.

This means the soonest of: expiry of this assessment's validity period; when a fire occurs; or when there is a change to or within the building - for example:

- Alterations to the building, including the internal layout of the common areas.
- Significant changes to the type and quantity and / or method of storage of combustible materials and / or hazardous substances.
- Significant changes in the occupancy (type or quantity) or other factors influencing the response of visitors or staff in an emergency.
- Changes to the management of the organisation.

## KEY FACTS

### What is a Fire Risk Assessment?

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

### Who's Legally Responsible?

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

# CERTIFICATE OF CONFORMITY

## LIFE SAFETY FIRE RISK ASSESSMENT



The life safety elements of this fire risk assessment comply with the BAFE SP205 scheme which ensures that we and our risk assessment staff have met the required technical and quality management standards.

Ridge and Partners LLP (BAFE NSI00497) certify all requirements in the BAFE SP205 scheme in respect of life safety fire risk assessment have been complied with. Any questions can be addressed to the assessor or the quality manager.

ASSESSMENT AND CERTIFICATE REFERENCE  
LS 422855

PRODUCED FOR THE RESPONSIBLE PERSON  
Bristol City Council

ASSESSED ON, BY  
08/08/2024, Bob Birtles

SPECIFICATION CONFORMS TO  
Our own internal quality system.

APPROVED / VALIDATED ON, BY  
24/01/2025, Jonathan Roberts

ASSESSMENT SCOPE  
An initial non-intrusive, visual only, fire risk assessment, completed 8/8/24 with access to a sample of the flats.

RECOMMENDED REVIEW DATE  
08/08/2025

Access to basic compliance checks was not available during this assessment.

FINDINGS  
36 Actions / 62 Controls

The council control room and associated plant areas are not included within the scope of this report. This area is used as office space by another part of the council, entirely separate to the housing provisions within the main accommodation block.

Further assessment of void flats where intrusive investigations have been carried out, completed 17/9/24.

These assessments are part of an ongoing process of information gathering for forming a Building Safety Case for the premises.

### Assessed Property

PROPERTY NAME  
John Cozens House

ADDRESS  
St Jude's  
Lamb Street  
Bristol  
BS2 0DX

PROPERTY REFERENCE  
RB-BLJLD1

#### FIRE RISK RATING

LIKELIHOOD **MEDIUM**

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

SEVERITY **EXTREME HARM**

Significant potential for serious injury or death of one or more occupants. Includes high dependency occupants such as a care home or properties with poor compartmentation.

RISK **SUBSTANTIAL**

Considerable resources might have to be allocated to reduce the risk. Improvements should be undertaken urgently.

#### ASSESSING / ACCREDITED ORGANISATION

Ridge and Partners LLP  
The Cowyards, Blenheim Park, Oxford Road, Woodstock, OX20 1QR  
01993 815000 — [www.ridge.co.uk](http://www.ridge.co.uk)



#### THIRD PARTY CERTIFICATION BODY

NSI, Sentinel House, 5 Reform Road, Maidenhead, SL6 8BY

## Assessor Remarks

A 9 storey residential block being used for general needs housing, with a number of ancillary rooms at ground floor.

The premises was originally designed and constructed to a standard which has now been superseded. This assessment has been carried out with reference to the 'Fire Safety in Purpose Built Blocks of Flats' guidance.

Although the premises has been assessed as a block on its own, there are four blocks in total which have been assessed at the site (Charleton House, Haviland House, John Cozens House, Langton House) with a number of common management protocols and shared fire safety features. It would be most effective to read this fire risk assessment in conjunction with the other reports to help determine the most effective plan for addressing all of the findings.

Site indications and plans appended to the report have been provided by the client, some supplementary imagery from internet mapping websites has also been included.

Due to the findings of structural investigations, which has identified weaknesses in the main concrete structure leading to poor levels of fire performance, the overall risk has been classed as Substantial. Additionally, the fire evacuation strategy has been upgraded to a full simultaneous evacuation until further control measures can be implemented. These temporary measures include a waking watch, in order to identify any acute fire hazards and to raise the alarm in the early stages in the event of a fire.

# 3 PROPERTY

## Address

### PROPERTY NAME

John Cozens House

### PROPERTY REFERENCE

RB-BLJLD1

### ADDRESS

St Jude's  
Lamb Street  
Bristol  
BS2 0DX

## Property Information

### The Building

#### Property Type

Residential flats

#### Property Designation

Residential - General Needs

#### General Description

9 storey residential block. Ground plus eight floors.

Open air deck access approach to the flats.

Ground floor: a range of ancillary rooms, waste bin rooms and plant area; also a council control room (which is outside of the scope of this assessment).

Upper storeys: flats are of a scissor layout. Access from a lower level (at floors 1st, 3rd, 5th and 7th), with internal stairs leading up to the bedrooms and bathroom.

This block is linked to a common stair core, shared between one of the other blocks (Haviland House). This core also incorporates a passenger lift and waste chute system. There is a similar arrangement at the other end of the block, which serves only John Cozens House.

This block is part of the five St Jude's housing blocks, owned and managed by the Responsible Person. (Charleton House, Haviland House, Langton House, John Cozens House and Tyndall House). Four of these blocks have some level of physical connection to each other (Charleton House, Haviland House, Langton House, John Cozens House) and the remaining block is an isolated building on its own (Tyndall House). The first four are covered by the same programme of fire risk assessments and structural assessments, supporting the production of a Building Safety Case (BSC) for the Building Safety Regulator (BSR). They share a number of common physical fire safety control measures and management protocols.

#### Construction Information

Details in the associated Ridge structural report, including findings of an intrusive survey.

Reinforced concrete frame. Mixture of blockwork and brickworks walls.

Areas of exterior timber panelling and silicate based render. UPVC frames and double glazing. Spandrel panels of limited fire performance. Flat roof.

#### Purpose Built

Yes

#### Number of flats/bedrooms

44

#### Number of Storeys (Excluding Basements)

9

#### Number of Floors/Levels (Including Basements)

9

#### Number of Basement Levels

0

## Means of Escape

### Compartmentation, Layout and Exits

Open air deck access approach with escape available in two directions. Compartment floors.

Ground floor ancillary rooms and council control room have independent access at ground level, directly to outside.

Upper storey, duplex flats have main entrance doors (at 1st, 3rd, 5th and 7th floors) leading to an open air deck access with escape in two directions towards a staircase, one staircase at each end of the block.

### Building Contains Sleeping Accommodation

Yes

### Emergency Access Information

Directly off the main road, access via CCTV entry system or override key.

### Escape Route Configuration

Two Directional Escape

### Evacuation Policy

Temporary Full Evacuation

### Evacuation Details

Full simultaneous evacuation, currently supported by a waking watch (initially on a block-by-block basis at the site); due to inherent deficiencies in the fire performance of the primary concrete structure highlighted during intrusive surveys.

### Number of Stairs

2

### Number of Final Exits

4

### Lifts

Yes

## Occupancy & Management

### Occupancy Description

General needs accommodation, mostly council tenants and with a small number of leaseholder occupied flats.

The housing provider has advised us that, following their review of resident capabilities, all residents are considered suitable for a stay put evacuation strategy, they can all self evacuate from their flat should it be necessary.

### Approximate number of residents

88, based on two persons per flat

### Approximate number of staff

Small numbers of housing staff and contractors carrying out ongoing maintenance and servicing work. Limited to variable hours during the day. There is a key holder service in the event of an emergency.

### Staffing Hours

Working Hours

### Responsible Person

Bristol City Council

### Person who is in control of the Premises

Bristol City Council

### Person consulted as part of the assessment

No members of staff on behalf of the Responsible Person were on site during the assessment.

### Article 18 Person(s)

Craig Cook, Head of Housing Repairs and Maintenance (Bristol City Council) with support from external consultants

## Fire Equipment

### General Comments

BS 5839 Part 6 fire alarm system in the actual flats, (interlinked smoke detection in hallway and landing for the duplex flats, some flats may also have a supplementary heat detector in the kitchen).

A dry riser, outlets in the stair core. A second dry riser in the shared stair core with Haviland House.

Lightning protection.

No automatic water suppression system in the residential accommodation or communal areas. The bin store rooms have a local, mains water fed system.

Alarm Installation  
Mixed System

Emergency Lighting  
Some

Fire Extinguishers  
None

Smoke Ventilation  
Yes

### Smoke Ventilation

Permanent ventilation to stairwell, Other (Provide Details)

### Smoke Ventilation (Other)

Open air deck access approach to the flats. Physical smoke channels are not necessary as the flats are duplexes.

Dry/Wet Risers  
Yes

Lightning Protection  
Yes

Evacuation Chairs  
No

Firefighting Lifts  
No

Fire Suppression  
No



# Flat Surveys

## 8 Floor 1st

### REMARKS

2 bedroom, tenant occupied.  
Scissors layout, duplex, two storey.  
Hallway protected layout. (Providing a notionally protected hallway, with a mixed standard of internal doors).  
Lower level, accessed from 1st floor. Hallway, kitchen, lounge leading to balcony.  
Upper level, landing, bathroom, two bedrooms.  
Deck access, two directions of escape, a fire door is not necessary.  
BS 5839 Part 6 system. Hard wired, interlinked smoke detector in hallway, lounge and landing, linked to a heat detector in the kitchen.  
Bathroom and kitchen ventilation, openable windows only.  
Electrical distribution board, in the entrance hallway, surrounded by timber construction with notional fire resistance.  
Electrical heating and cooking, no gas.

### SURVEY DATE

08/08/2024

### DETECTION AND WARNING

- ✓ There are effective independent smoke alarms
- ✓ There is an effective independent heat alarm in the kitchen

### FLAT DOOR

- ✗ Door correctly self-closes?
- ✓ Door thickness and construction is satisfactory
- ✗ Door set is likely to achieve 30 minutes fire resistance

### OTHER

- ✗ There is an alternative means of escape
- ✗ There is a shared extraction system

### FLAT DOOR ATTRIBUTES

No Attributes

## 39

### REMARKS

2 bedroom, tenant occupied.  
Scissors layout, duplex, two storey.  
Hallway protected layout. (Providing a notionally protected hallway, with a mixed standard of internal doors).  
Lower level, accessed from 7th floor. Hallway, kitchen, lounge leading to balcony.  
Upper level, landing, bathroom, two bedrooms.  
Deck access, two directions of escape, a fire door is not necessary.  
BS 5839 Part 6 system. Hard wired, interlinked smoke detector in hallway and landing, no heat detector in the kitchen.  
Bathroom and kitchen ventilation, openable windows and kitchen extractor fan.  
Electrical distribution board, in the entrance hallway, surrounded by timber construction with notional fire resistance.  
Electrical heating and cooking, no gas.

### SURVEY DATE

08/08/2024

### DETECTION AND WARNING

- ✓ There are effective independent smoke alarms
- ✗ There is an effective independent heat alarm in the kitchen

### FLAT DOOR

- ✗ Door correctly self-closes?
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- ✗ Door set is likely to achieve 30 minutes fire resistance

### OTHER

- ✗ There is an alternative means of escape
- ✗ There is a shared extraction system

### FLAT DOOR ATTRIBUTES



No Attributes

# 4 FINDINGS

This assessment identifies 36 actions and 62 controls.

36 ACTIONS	INCOMPLETE	62 CONTROLS	ONGOING
SHORT TERM	20	ALL	62
MEDIUM TERM	14		
LONG TERM	2		

## Control of Sources of Ignition

<p>Are suitable security measures in place to the building/site to protect against the risk of unauthorised entry and arson?</p>	YES
<ul style="list-style-type: none"> <li>A CCTV door entry system is installed and working.</li> </ul>	
	
<ul style="list-style-type: none"> <li>A CCTV system is installed, with limited coverage, internal and external.</li> </ul>	
	
<ul style="list-style-type: none"> <li>The perimeter of the property is secure. (i.e. doors, windows, fencing and gates).</li> </ul>	
<p>Are arrangements for managing contractors/visitors suitable and sufficient with a signing in/ induction/permit to work/hot works permit system where necessary?</p>	YES
<ul style="list-style-type: none"> <li>Staff and/or residents control entry to the common areas.</li> <li>Hot works may conceivably be carried out during repair, maintenance or refurbishment of the premises. It is expected that any such work will be authorised by management and be carried out by approved contractors following a risk assessment and method statement of the task. Where deemed appropriate, a Hot Work Permit will be required.</li> <li>Contractor attendance is pre-arranged in advance to communicate any associated safety information.</li> </ul>	
<p>Are mobility scooters in the communal area properly managed and controlled?</p>	N/A (NONE AT THE TIME OF THE ASSESSMENT)
<ul style="list-style-type: none"> <li>Implement measures to control access for mobility scooters and electric scooters and e-bikes to reduce the likelihood these will enter the premises. Resident engagement sessions should help to educate users regarding the safe use, storage and charging of any electrical or higher risk devices.</li> </ul> <p>WHY Some modern vehicles and recreational devices present a higher risk of ignition and fire spread.</p>	<p>SHORT TERM</p> <p>BEST PRACTICE</p> <p>REFERENCE RB-KQVFTJ DUE 24/04/2025 CATEGORY Fire Safety: Fire Safety - General</p>
<ul style="list-style-type: none"> <li>No mobility scooters were present in communal areas during the assessment.</li> </ul>	
<p>Are items of portable electrical equipment in the communal/office areas subject to regular PAT or visual inspections?</p>	N/A (NO PORTABLE ELECTRICAL ITEMS)

● The common parts were not found to contain any items of electrical equipment that would be required to be part of a portable appliance testing regime.

? Are leads/cables/adapters in the communal area properly managed?

N/A (NOT PRESENT)

● There are no leads/cables/adapters present in the communal areas.

? Is the building's fixed wiring installation checked at appropriate periods by a competent person and does the electrical installation appear to be in a good condition?

YES

● Fixed wiring system. Service date, April 2024.

LOCATION Ground floor, electrical power room



● A fixed wiring check appears to have been undertaken within the last 5 years.

The report associated with this inspection has not been seen as part of this assessment and therefore it is not known if there were any actions/faults identified and if these have been rectified.

? Are communal/commercial cooking activities properly controlled?

N/A (THERE ARE NO COMMUNAL/COMMERCIAL COOKING ACTIVITIES)

● There are no communal/commercial cooking areas to the building.

? Is there a lightning protection system which is adequately maintained?

NO/UNKNOWN

● A competent contractor should be instructed to test the efficiency of the lightning protection system in line with the guidance provided in BS EN 62305-3.

MEDIUM TERM

WHY No testing documentation was available for the lightning protection system.

MINOR

● A lightning protection system is installed to the building.



REFERENCE RB-27NJGX  
DUE 24/07/2025  
CATEGORY Electrical: Elec - Srv - Lightning Protection

? Are other heat sources properly controlled?

N/A (NO OTHER HEAT SOURCES IDENTIFIED)

● There are no other heat sources.

? Are communal areas free from evidence of smoking or burning and with adequate 'No Smoking' signs displayed?

NO/UNKNOWN

● Display 'No smoking' sign(s) within the communal areas.

MEDIUM TERM

Current guidance only requires that one 'no smoking' sign is affixed to somewhere that is visible for residents and visitors in the entrance area.

BEST PRACTICE

WHY 'No smoking' signs are not displayed.

REFERENCE RB-5RKR6D  
DUE 24/07/2025  
CATEGORY Housing: Housing - Fire Action & Smoking Sign

? Are there communal heating facilities and if provided are they appropriate and adequately maintained?

N/A (NO COMMUNAL HEATING FACILITIES)

● There is no heating to the communal areas.

? Is there a photovoltaic (PV) system installed to the building?

**NO (THERE WAS NO PV SYSTEM IDENTIFIED TO THE BUILDING)**

● There was no PV system installed to the building.

## Control of Sources of Fuel

? Do surface finishes have an adequate resistance to surface spread of flame?

**YES**

● The existing finishes and decorations are not considered to present a significant risk to fire spread or safe escape.



? Are circulation / office areas free from unnecessary fire load?

**YES**

? Are electrical/service/store/riser cupboards free from unnecessary fire load?

**UNKNOWN**

● Access should be gained to the cupboards/risers and, if they are service cupboards/risers, any combustible items removed.

**SHORT TERM**

**MINOR**

WHY

It was not possible to establish whether cupboards/risers were service cupboards/risers and if they were sterile, as access was not available.

REFERENCE RB-3ACB1G  
DUE 24/04/2025  
CATEGORY Housing: Housing - Other

? Is there a system in place for the regular collection and disposal of rubbish and combustible waste?

**YES**

● A remote bin store is provided. At the time of the assessment there was no excessive build up of rubbish.

There are also two bin store rooms, part of a waste chute system.



? Are flammable liquids and/or pressurised gases (including oxygen cylinders) kept or used in the building, properly controlled?

**N/A (NONE PRESENT/SEEN)**

● We have not been made aware of any residents who use medical oxygen.

? Are there any high levels of external fire load close to the building?

**NO**

● A row of garages for use by the residents, approximately 12m from the main accommodation block.

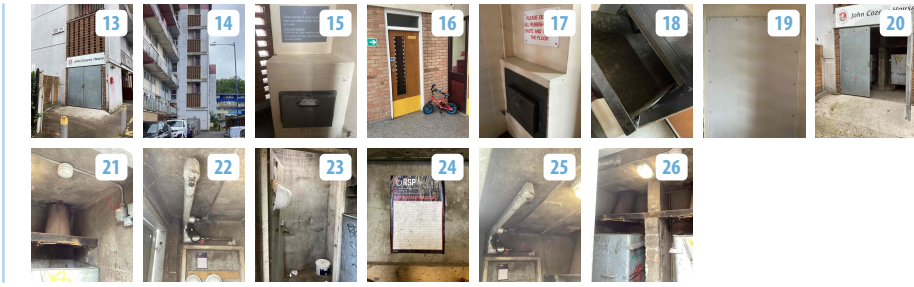
LOCATION Garages



? Are refuse chutes adequately maintained with adequate fire resistance?

**YES**

● There is a refuse chute system installed with hatches accessed directly within the stairwell or at the end of the deck access, with a refuse chute room at ground floor level accessed externally.



- ? Is there copper pipework to the internal common areas that may carry gas? NO
  - There is no gas supply to the upper floors of the building.

## Fire Resisting Construction

- ? Are the facilities for the control of smoke within the building adequate, regularly maintained and in good condition? YES

- Permanent natural ventilation in the staircases.
 

The actual flats are accessed via an open air deck.



- ? Do flat/bedroom fire doors provide adequate fire resistance and have appropriate ironmongery? N/A (THERE ARE NO FLATS/ BEDROOMS)

- Flat entrance doors are not required to be fire-resisting as the flats have independent exit and escape routes in two directions, via an open air deck access approach.

- ? Do communal fire doors have adequate fire resistance and appropriate ironmongery/signage? YES

- Communal fire doors have a notional 30min fire resistance with a working self-closer, they are subject to regular checks and periodic servicing and maintenance. As the block incorporates an open deck access design, the communal fire doors are installed to protect the staircases and ancillary rooms from fire and smoke spread, in addition to providing physical security and access control.



- ? Do electrical/service/store/riser doors have adequate fire resistance, appropriate ironmongery/signage and are they kept locked? NO/UNKNOWN

- Access electrical/service/store cupboard and riser areas, check the fire resistance of the doors and upgrade as necessary to provide 30min fire resistance.

WHY Access to all electrical/service/store cupboard and riser areas was not possible.

**MEDIUM TERM**  
**MINOR**

REFERENCE RB-6SWXWT  
DUE 24/07/2025  
CATEGORY Technical: Tech - Inspection Before Works - Repairs Dept

- ? Do electrical/service/store/riser cupboards have adequate fire resistance? NO/UNKNOWN

- Access all risers/cupboards, check the fire resistance and compartmentation and upgrade as necessary to provide the correct fire resistance.

**MEDIUM TERM**  
**MINOR**

WHY Access to all risers/cupboards was not possible.

REFERENCE RB-M8RPUG  
DUE 24/07/2025  
CATEGORY Technical: Tech - Other

? Does the building have adequate fire resisting construction for the purpose of containing smoke and flame?

NO/UNKNOWN

- Type 4 intrusive surveys have been commissioned as part of the ongoing programme of remedial works. One element of these inspections is to confirm that there is adequate fire separation between flats and within the common areas, also they are set to identify if the structure is suitably protected or so that the necessary remedial works can be identified.

SHORT TERM  
SERIOUS

Initial results have highlighted a number of issues. Defects include lack of fire stopping for service penetrations (electrical cables, small pipes, soil pipes and drainage). Additionally the structural fire performance of the main elements is limited.

REFERENCE RB-HPPBJL  
DUE 24/04/2025  
CATEGORY Fire Safety: Fire Safety - General

Remediation of minor services penetrations and passive fire protection around the soil pipes is already taking place. Measures to reduce the hazard from structural defects are also under consideration as part of the longer term remedial works.

WHY There are a number of points which require additional work to assess and remediate the fire safety arrangements in place. This includes fire stopping around the soil pipes as they transit vertically through the block.

- The construction design should be assessed by competent engineers, it is essential for the council to assess the risk of disproportionate collapse in case of a serious fire, as part of their safety case.

SHORT TERM  
SERIOUS

This work at the block has already been initiated, structural engineers from Ridge are supporting intrusive assessments of the construction in order to assess the performance under various conditions and scenarios.

REFERENCE RB-IH6A1U  
DUE 24/04/2025  
CATEGORY Fire Safety: Fire Safety - General

WHY The Building Safety Case must include detail regarding the construction and its performance in certain conditions.

- More detailed structural assessments based on intrusive inspections carried out by Ridge will provide further details on what conditions affecting the main structure and defects have been highlighted.

SHORT TERM  
SERIOUS

Based on the current level of information and findings, in the short term a full simultaneous evacuation strategy should be implemented, supported by a waking watch and communicated to all relevant persons (including those who may work at the blocks and other areas which do not form part of the accommodation flats). This approach may initiate an evacuation of the block first involved in an incident, followed by further evacuations of the other connected blocks if the situation develops.

REFERENCE RB-P2VUYK  
DUE 24/04/2025  
CATEGORY Fire Safety: Fire Safety - General

In the longer term, other solutions may be possible which are less reliant on management protocols and additional staff. These may include the retrospective installation of a domestic sprinkler system to control the growth of a fire and therefore reduce the impact on the structure. The installation of a suitable common fire detection and alarm system which could remove the need for a waking watch. It may be possible to upgrade elements of the structure, although there is evidence that this approach has already been adopted to a certain extent.

WHY Intrusive surveys have identified deficiencies in the primary concrete structure, meaning they may not provide the required levels of fire performance. Although there may be adequate fire separation between the different accommodation units (typically 60 minutes), if the main structure could be compromised before that, then the stay put fire strategy is not appropriate.

LOCATION Main structure

? Does the roof space have adequate fire separation and security from the communal and habitable areas and is fire separation within the roof void adequate?

N/A (THERE IS NO ROOFSPACE)

- The building has a flat roof with no accessible roof voids identified.

# Measures to Assist the Fire Service

Is there suitable access for the fire service to the site?

YES

Hydrant near access at ground floor, near the dry riser inlets.

LOCATION Hydrant supply



The main entrance door has a fire service override switch.



There is sufficient external space to allow access for fire appliances. There are no notable obstructions and access is available from the car park and service road.



Is a secure information box (SIB) provided that contains sufficient documentation (e.g. Building plans, PEEPs and/or office keys)?

NO/UNKNOWN

Ensure the information includes relevant contact numbers and the location of the council control room and back up generator at ground level, so that actions can be taken to mitigate the effects of any firefighting operations.

WHY Information pertaining to the presence of the council control room at ground floor should be made available to attending emergency crews.

LOCATION Council control room



SHORT TERM

BEST PRACTICE

REFERENCE RB-F846JL  
DUE 24/04/2025  
CATEGORY Fire Safety: Fire Safety - General

● A secure information box (SIB) is provided at the ground floor near the main entrance.

The SIB is a facility for fire-fighters and the content should be restricted to information relevant for the fire and rescue service (FRS) during an incident. Unnecessary and unclear information could delay the FRS response.

Building plans should be A3 size and be encapsulated or placed inside plastic wallets so that they can stand up to the rigors of use. There should be two sets of all plans.

The Emergency Response Pack contains information that is required for the purpose of operational firefighting and rescue. Accordingly, the contents need to be "tailor made" for the building and residents in question, but should always comprise, as a minimum:

- a log book for the purpose of recording events that occur in respect of the SIB system including emergency use, system updates etc;
- an 'Off The Run' notice containing details of any fire-fighting fixed installations not available for use and/or unresolved fire safety issues;
- a summary of information useful to the Fire & Rescue Service on arrival at an incident;
- an orientation plan, showing the location of the building in relation to surrounding buildings and other reference points (e.g. roads) and also water supplies;
- a building layout plan showing the internal layout, including up to date floor plans;
- a simple layout plan (if not provided in the orientation plan) showing water supplies for firefighting including hydrants, emergency water supplies, wet riser supplies etc.;
- simple layout plans showing facilities of particular relevance to operational firefighting and rescue including relevant information regarding any lift(s) intended for use by the FRS;
- information on residents with mobility, cognitive or sensory impairment(s);
- significant fire safety issues – any compartmentation, external wall system or other fire safety issues which may affect fire behaviour in the premises;
- a description of the current evacuation strategy, e.g. stay put.

After any incident, the contents should be checked to ensure that they are complete and available for use.

It is recommended that the fire service is invited to review the site (if they have not already done so), familiarise themselves with the building and make recommendations for any information required.

**WHY** A secure information box (SIB) is an additional control measure, as it is not known how familiar the fire service are with the building.

Guidance on best practise has been provided. Relevant information should be included in accordance with BS9999/9991 or LFB Guidance Note 70. Liaison with the local fire and rescue service will determine any specific requirements.

● Liaise with the local fire and rescue service, it may be more practical to rationalise all of the information into a single storage point or repository. This makes collating the information easier for the housing provider and also accessing the information in an emergency more effective. Any changes should be done with the support of the emergency services most likely to use the system.

**WHY** There are a number of Secure Information Boxes at the site (SIB) at various locations, this results in more work to ensure the information is correct and could lead to confusion in the event of a fire.

**LOCATION** Secure Information Box (SIB) for all blocks

● The secure information box (SIB) is located in the lobby area. Unable to gain access at the time of the assessment as no key was available. (See additional finding).

**SHORT TERM**

**MINOR**

REFERENCE RB-37W5BY  
 DUE 24/04/2025  
 CATEGORY Fire Safety: Fire Safety - General

**MEDIUM TERM**

**BEST PRACTICE**

REFERENCE RB-7JC66U  
 DUE 24/07/2025  
 CATEGORY Fire Safety: Fire Safety - General



## Fire Procedures and Training

? Is there an effective emergency plan for the premises which is adequately communicated to building users?

NO/UNKNOWN

- Replace the various types of 'Fire Action' notices with one design, adequately describing a 'Full Evacuation' policy. Although typically the same notice is recommended for consistency, having similar notices in different languages is acceptable, to reflect the nature of the residents.

SHORT TERM  
SERIOUS

WHY The signage in this block is basic and not consistent with other blocks on the site. However, due to the intrusive structural assessment, the evacuation strategy has now been upgraded from 'Stay Put' to a 'Temporary Simultaneous Evacuation'. In the longer term it may be appropriate to return to a 'Stay Put' strategy in the future.

REFERENCE RB-ULDMKH  
DUE 24/04/2025  
CATEGORY Housing: Housing - Fire Action & Smoking Sign



- A waking watch is in place at the building to support a change to the evacuation strategy from 'Stay Put' to 'Temporary Simultaneous Evacuation'.

SHORT TERM  
SERIOUS

It is strongly recommended that the 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats' (Fourth Edition) is followed.

REFERENCE RB-SHAPH9  
DUE 24/04/2025  
CATEGORY Fire Safety: Fire Safety - General

This includes (but is not restricted to) the following items:

- Ensuring that the change in the strategy is clearly communicated to all residents;
- Confirming that all of the residents are able to evacuate the building in the event of a fire;
- The waking watch should be seen as an immediate temporary measure only whilst arrangements are made to install a common alarm system as soon as possible.

It is imperative that the individuals undertaking the waking watch have their roles and actions clearly defined, and they should be competent to fulfil the role. This means they have sufficient training and experience or knowledge and other qualities to ensure they can fulfil the role.

? Are there any staff on site?

YES

- Provide an updated fire action notice, clearly outlining the stay out approach to evacuation unless the resident's flat is affected.

? Is a competent person appointed to manage fire safety?

YES

? Have staff had adequate training?

YES

? Are fire log books and records suitable and sufficient?

YES

? Are suitable measures in place to call the fire service?

YES

- Staff or residents call the fire service.

? Are effective fire drills undertaken which are correctly recorded?

NO/UNKNOWN

- Carry out fire evacuation drills in accordance with paragraphs D.12 to D.16 of 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats' (Version 4).

It should be noted:

- Fire evacuation drills that take place for the waking watch or common fire alarm should be solely for the purpose of testing the actions of any persons coordinating the evacuation of the building and waking watch members.
- Residents, unless part of the waking watch, do not need to be part of these drills.

WHY It could not be confirmed at the time of the assessment whether or not effective fire evacuation drills are carried out.

**SHORT TERM**

**BEST PRACTICE**

REFERENCE RB-8T71ZU  
 DUE 24/04/2025  
 CATEGORY Housing: Housing - Policy, Training and Drills

- ⊛ Have special risk groups been adequately considered? (e.g. poor mobility, children, deaf, blind, visitors or disabled?)

- Review residents for any special fire precaution measures in accordance with section 10 of 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats' (Version 4).

This includes (but is not limited to):

- The Responsible Person should make and record reasonable endeavours, through a range of methods, to identify anyone who may need assistance to evacuate their flat and the building in the event of a fire in the resident's flat or elsewhere in the building.
- The Responsible Person should, with the engagement of the individual, develop a Personal Emergency Evacuation Plan (PEEP) that, as a minimum, should include how the individual is made aware of a fire in the building and their route, facilities, and options to support their evacuation. For example, additional signage, lighting, handrails, tactile flooring, and evacuation information in accessible formats.

- 'General needs' flat block with no 'special risk' groups identified. No 'special risk' groups were seen whilst on site.

As far as we are aware at this stage, all residents are capable of evacuating the blocks without assistance. This is covered in the tenancy sign-up process and reviewed during resident engagement and flat visits.

**NO/UNKNOWN**

**SHORT TERM**

**BEST PRACTICE**

REFERENCE RB-G7M5FY  
 DUE 24/04/2025  
 CATEGORY Housing: Housing - Other

## Fire Fighting Equipment and Fire Detection Systems

- ⊛ Is emergency fire fighting equipment required? **YES**
- ⊛ Are fire extinguishers present? **YES**
- ⊛ Are fire extinguishers correctly located, sufficient in number, suitable for the risk, clearly visible and with appropriate signage? **YES**

- As there is a limited staff presence on site, fire extinguishers have been located in specific risk rooms so that they are only available for use by trained personnel. (e.g. ground floor, electrical room).

- ⊛ Are the fire extinguishers adequately maintained?

- Ensure that fire extinguishers are added to a maintenance contract.

WHY The fire extinguishers are not all adequately maintained. (Last service dates, April/May 2023).  
 LOCATION Portable firefighting equipment, ground floor electrical room



**NO/UNKNOWN**

**MEDIUM TERM**

**MINOR**

REFERENCE RB-HIPWRT  
 DUE 24/07/2025  
 CATEGORY Electrical: Elec - Srv - Fire Extinguishers

- ⊛ Are fire blankets present, sufficient in number and adequately maintained? **NOT REQUIRED**
- ⊛ Are dry rising mains sufficient in number and adequately maintained? **YES**

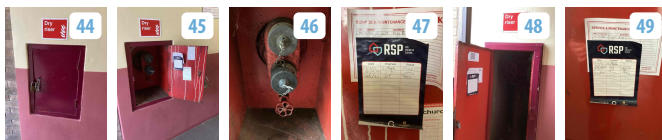
- Improve the signage for the inlets and outlets of all rising mains, helping to clearly identify the location and which riser is in use.

WHY There are a number of dry rising mains at the site which could be in use during a fire incident.



- Dry riser outlets are located in the stairwell, with an inlet at ground floor. This facility is repeated in the shared staircase with Haviland House.

LOCATION Dry riser facility



MEDIUM TERM

BEST PRACTICE

REFERENCE RB-JF8IP3  
DUE 24/07/2025  
CATEGORY Fire Safety: Fire Safety - General

- ? Are wet rising mains sufficient in number and adequately maintained?

N/A (WET RISING MAINS ARE NOT PROVIDED OR CONSIDERED NECESSARY)

- ? Are sprinklers sufficient in scope and adequately maintained?

N/A (A SPRINKLER SYSTEM IS NOT PROVIDED OR CONSIDERED NECESSARY)

- Automatic water suppression remains one of the most effective control measures for limiting the spread of fire and improving life safety. During any future refurbishment works, give consideration to the possibility of retrofitting automatic water suppression. Industry associations (e.g. British Automatic Fire Sprinkler Association, National Fire Sprinkler Network) and the local fire and rescue service may be able to provide supplementary support for such an approach when engaging with the residents.

LONG TERM

SERIOUS

REFERENCE RB-KMDN52  
DUE 24/01/2026  
CATEGORY Fire Safety: Fire Safety - General

Sprinkler protection is considered an essential control measure, as a result of the assessment of the risk of disproportionate collapse of the structure in case of fire. Although some physical upgrades to the main structure may be feasible, limiting fire growth with the installation of sprinklers is one of the most effective control measures which should form part of the approach to reducing risk at the blocks in the longer term.

WHY Sprinkler systems present a realistic and effective control measure for improving both life safety and property protection. Currently plans are ongoing with regards to the retrofitting of any automatic water suppression, (most likely to be traditional sprinklers as opposed to water misting).

- Whilst currently there is no legal requirement to retrospectively install sprinkler systems in existing buildings, it is recommended that consideration should be given to this as part of a long-term improvement programme regarding reducing life safety risks further within sleeping accommodation property. The NFCC (National Fire Chiefs Council) supports in principle the provision of sprinkler systems.

- ? Are other automatic fire extinguishing or fire safety systems, such as hose reels, provided?

YES

- An automatic water suppression system is included, limited to the waste bin stores at the bottom of the chute system.

- ? Is the installation sufficient in scope, adequately maintained with staff aware of operating requirements?

NO/UNKNOWN

- Liaise with a competent fire safety installer, identify a more appropriate fire detection system and possibly relocate the sprinkler head (or possibly use different sized bins which would capture any water spray).

MEDIUM TERM

BEST PRACTICE

REFERENCE RB-X8FMXJ  
DUE 24/07/2025  
CATEGORY Fire Safety: Fire Safety - General

WHY Position of the sprinkler head may be ineffective, it does not sit over the actual waste bin; the use of an optical smoke detector may lead to contamination and false alarms.

LOCATION Waste room, near main 'John Cozens House' sign



? Are adequate independent smoke alarms provided within flats?

YES

- It was not possible to check all flats at the time of the assessment, but it is assumed that they are present and operational throughout on the basis of the sample inspected.

? Is the fire alarm system adequate for the building/users and correctly maintained and tested?

NO/UNKNOWN

- Ensure that relevant persons in these areas are aware of the risk affecting the accommodation blocks and the function of the waking watch. The waking watch team should be aware of the need to include communication with the council rooms as part of their brief.

**SHORT TERM**

**SERIOUS**

REFERENCE RB-51B268  
 DUE 24/04/2025  
 CATEGORY Fire Safety: Fire Safety - General

WHY There are areas which operate relatively independently from the main accommodation blocks, this includes the council control rooms at ground floor. The current fire detection and warning system does not adequately support a full, simultaneous evacuation strategy.

LOCATION Separate occupation area, council control room

- As soon as reasonably practicable, install a common fire alarm system to support the change to the temporary simultaneous evacuation strategy, in accordance with Appendix A of 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats' (Version 4).

**SHORT TERM**

**SERIOUS**

REFERENCE RB-VJGN3X  
 DUE 24/04/2025  
 CATEGORY Electrical: Elec - Srv - Fire Alarm

This includes (but is not limited to):

- The common fire alarm system should be designed in accordance with the recommendations of BS 5839-1 for a Category L5 system, except that the sound pressure level of the fire alarm signal within flats need only be 85dB(A) at the open doorways of every bedroom in each flat.
- The design of the alarm should also account for residents who are unable to hear an audible signal, and appropriate additional devices should be provided in accordance with BS 5839-1.
- Any fire detection and fire alarm system should be designed, installed, and commissioned by an appropriately qualified, third-party certificated, Competent Person/s.

- The communal alarm system has limited coverage to the ancillary rooms.
- The building is anticipated to provide at least 1 hour fire compartments between units (provided any issues with compartmentation are rectified) therefore a communal detection / alarm system which is shared between the residential flats and ancillary areas is not deemed necessary.

However, the primary structure has been assessed as having limited resistance to fire, therefore the evacuation strategy has been temporarily upgraded to a full simultaneous evacuation, supported by a waking watch, until additional control measures can be implemented. Initial proposals will be to install a common fire alarm, which can be converted into an emergency evacuation system (EAS) once sprinklers have been retrofitted which will limit fire growth to a level which the structure would be able to resist.

## Means of Escape

? Are final exits sufficient in number, size and type and do they lead to a place of safety?

YES

- Main exits at ground level, there are additional final exits from the two stair cores via the other side of the building.



- ? Are travel distances within acceptable limits?
- ? Are staircases or vertical escape routes adequate including external escape stairs?

YES  
YES

- Staircases. Approximately 1270mm width.



- ? Are escape routes unobstructed?

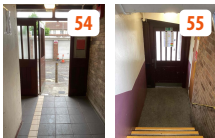
- Confirm the system fails to safe in the event of a power failure.

Provide a Type A, green box manual call point override (or similar) so that these devices can be deactivated should the other features fail in fire conditions.

Relevant persons must be able to escape without a key or fob; because of the deck access approach design with no fire resistant, flat entrance doors, then means of escape must be available in two directions (so that persons do not have to pass an entrance door to a flat which may be on fire).

The installation of an override may adversely affect the security arrangements, which may warrant an alternative solution to where and how access control and security measures are installed. The use of CCTV or the repositioning of access control points may be solutions, however adequate means of escape routes are a critical feature which must be provided.

WHY Escape from the ground floor is via exit doors secured by electro magnetic security devices.  
LOCATION Final exits x2, ground floor



**NO (ESCAPE ROUTES ARE OBSTRUCTED)**

**SHORT TERM**  
**MINOR**

REFERENCE RB-WSS5N2  
DUE 24/04/2025  
CATEGORY Electrical: Elec - Srv - Door Entry

- ? Is the level of lighting and emergency lighting suitable and properly maintained and tested?

- Install an emergency light near the final exit.

WHY There is no emergency lighting provision in this area.  
LOCATION Tenants store, ground floor



- It is recommended that a survey of the site be undertaken and sufficient escape lighting be installed in order to comply with guidelines laid down in BS5266-1 2016.

WHY Inadequate or no emergency escape lighting is installed to the site, including the escape routes and any ancillary rooms. Although much of the deck access is in open air, enclosed staircases and landings should have some provision.

**NO/UNKNOWN**

**MEDIUM TERM**  
**MINOR**

REFERENCE RB-2BSLEV  
DUE 24/07/2025  
CATEGORY Electrical: Elec - Srv - Emergency Lighting

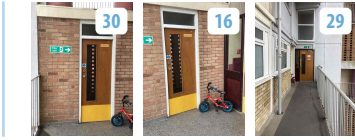
**MEDIUM TERM**  
**MINOR**

REFERENCE RB-HZDY3P  
DUE 24/07/2025  
CATEGORY Electrical: Elec - Srv - Emergency Lighting

- ? Is adequate escape route signage provided?

- There is appropriate escape route signage in place. Relevant persons are familiar with the escape routes which are relatively simple.

YES



? If lifts are present are they provided with 'Do not use lift in event of fire' signage to each floor level and if fire fighting lifts are they adequately maintained?

YES

At time of any subsequent refurbishment, consider the guidance in BS 8899 and upgrade lifts as far as is reasonably practicable towards the relevant firefighting lift standard.

LONG TERM

BEST PRACTICE

WHY The legacy lifts are not full evacuation or firefighting lifts.

REFERENCE RB-6D7YZ9  
 DUE 24/01/2026  
 CATEGORY Fire Safety: Fire Safety - General

A passenger lift is provided, this is shared between this block and the adjacent Haviland House.



## Fire Safety (England) Regulations 2022 (FSER2022) & Building Safety Act 2022 - Requirements

Note - this section only applies to properties that contain two or more sets of domestic premises.

? What height is the building?

C) 18M+ (OR AT LEAST SEVEN STOREYS)

To flat roof level: 24m

Storey height: 21m

LOCATION Approximate heights



? Has the responsible person provided fire safety information (instructions and information relating to doors) to all residents within the past year?

NO/UNKNOWN

Annual information must be provided to all residents in accordance with FSER2022.

SHORT TERM

MINOR

REFERENCE RB-3SRX13  
 DUE 24/04/2025  
 CATEGORY Housing: Housing General

● In accordance with Article 21A of the Fire Safety Order, residents must be given information on relevant fire safety matters, including:

- the risks identified by the fire risk assessment
- the preventive and protective measures
- the name and contact details of the responsible person
- the identity of the fire risk assessor
- the identity of companies responsible for fire equipment
- any other matters raised by the enforcing authority.

Records must be kept of the relevant fire safety matters and evidence that this information has been provided to residents.

SHORT TERM	
MINOR	
REFERENCE	RB-9XSSCK
DUE	24/04/2025

? Does the responsible person have arrangements in place to check every communal area fire door every three months and every flat entrance door annually (on best endeavours basis), and can they demonstrate this with records?

● The responsible person has arrangements in place to check every communal area fire door every three months and every flat entrance door annually (on best endeavours basis), records of which are kept and are available for inspection.

YES

? Does the responsible person have arrangements in place to test all fire equipment and lifts every month, and can they demonstrate this with records?

● The responsible person should ensure that arrangements are in place to test all fire equipment and lifts every month.

Records should be kept and be available for inspection upon request.

NO/UNKNOWN

SHORT TERM	
MINOR	
REFERENCE	RB-DGQ3WH
DUE	24/04/2025
CATEGORY	Housing: Housing - Records and Log Books

? Does the building have secure information box(es) (SIBs) provided for use by the fire and rescue service?

● The building is installed with secure information boxes (SIBs) provided for use by the fire and rescue service. (See additional finding).

YES

? Does the SIB contain comprehensive building plans, including a single page building plan identifying fire-fighting equipment, as well as floor plans of all other floors?

● Ensure that the SIB contains comprehensive building plans, including a single page building plan identifying fire-fighting equipment, as well as floor plans of all other floors.

NO/UNKNOWN

SHORT TERM	
MINOR	
REFERENCE	RB-WYLK2D
DUE	24/04/2025
CATEGORY	Housing: Housing - Records and Log Books

? Has the responsible person provided information about the external wall system to the local fire and rescue service?

● The responsible person has provided information about the external wall system to the local fire and rescue service.

YES

? Is the building provided with comprehensive wayfinding signage for fire-fighters?

● Liaise with the local fire and rescue service. Review the signage at the site and ensure it effectively indicates the floors, flat numbers and dry riser provisions.

Where signage has been removed, damaged or become worn ensure it is suitably repaired or updated.

WHY The flats for this block are indicated at floor level from the shared staircases, although some signs are missing or damaged.

NO/UNKNOWN

MEDIUM TERM	
MINOR	
REFERENCE	RB-ZYKW6E
DUE	24/07/2025
CATEGORY	Housing: Housing General



The building is provided with wayfinding signage for fire-fighters.



## General

Does the building have an external wall system that may contribute to external fire spread?

Assessment of the fire risks of external wall system (EWS) and any cladding are excluded from the scope of this current fire risk assessment, as this is outside of our expertise. Accordingly, it is strongly recommended that you obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, of this building.

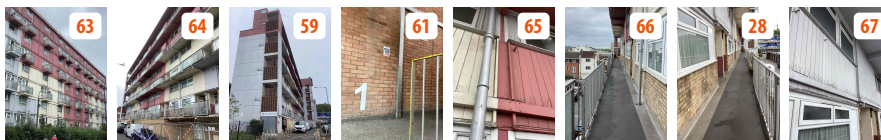
This exclusion is consistent with advice provided by The Fire Industry Association and is discussed in their guidance note to fire risk assessors on this matter (<https://www.fia.uk.com/resourceLibrary/fia-guidance-on-the-issue-of-cladding-and-external-wall-construction-in-fire-risk-assessments-for-multi-occupied-residential-premises-pdf.html>).

This assessment by specialists should be carried out in accordance with PAS 9980.

Based on an external, visual only assessment of the premises, there are a range of materials in use. There are low fire risk areas (e.g. brickwork, concrete, areas of silicate based render) and areas which are of a lower fire performance and therefore a higher risk (e.g. insulated window infill panels, timber cladding). Glazing to the flats incorporates UPVC frames and double glazed window units in a range of sizes and configurations.

We have been informed that part of the programme of remedial works includes replacing higher risk areas of the EWS, which is already scheduled to be upgraded during 2025 in accordance with contemporary guidance, supported and approved by the Gateway process.

This action is necessary to assess the extent of any fire risks and identify what control measures are required. Due to the defects which have already been identified regarding the structure, this has resulted in the adoption of a 'Full Evacuation' strategy supported by a waking watch. Therefore these interim measures can already compensate to some extent for any increased risk caused by timber cladding or other higher risk elements of the EWS.



Upgrades to this existing design have already been programmed. Temporary covering and encapsulation for existing insulated window infill panels, constructed from compressed straw and glue, before removal and replacement with materials meeting contemporary standards during the next phase of remediation and upgrade works, Phase 2 scheduled for 2025.

**WHY** These areas have unknown fire performance, due to the nature of the materials they are unlikely to be in accordance with contemporary guidance.

**LOCATION** Insulated window infill panels

YES

SHORT TERM

MINOR

REFERENCE RB-NV12AR  
DUE 24/04/2025  
CATEGORY Technical: Tech - Other



? Do balconies appear to have adequate fire resistance and be adequately managed with limited combustible materials or sources of ignition?

YES

The balconies appear to be constructed from non-combustible materials (i.e. materials classified as A1 or A2-s1, d0) and do not appear to have significant items stored or any sources of ignition when viewed from ground level.



? Have there been any previous fire incidents or enforcement notices issued by the fire service to this property?

NO/UNKNOWN

We have not been made aware of any previous fire incidents and there is no evidence of fires on site to this property. We are also not aware of any enforcement notices that have been issued by the fire service.

? Is the property free from any other significant fire issues?

NO/UNKNOWN

The Responsible Person should ensure that all the statutory and recommended servicing, testing and compliance checks have been completed and any defects or deficiencies have been rectified.

MEDIUM TERM  
MINOR

WHY In some instances, we have been advised by the person consulted onsite/client/Responsible Person that there are programmes/systems in place to carry out statutory and recommended servicing, testing and compliance checks. There may also be indications that servicing or maintenance has been carried out such as stickers or other records onsite. Where provided, this information has been noted in the relevant part of the assessment. We may not have seen evidence that this work (or any associated remedial work) has been completed.

REFERENCE RB-6NXMXM  
DUE 24/07/2025  
CATEGORY Technical: Tech - Other

Access all areas, check the fire safety arrangements including the fire resistance, compartmentation and doors and upgrade to provide the correct fire resistance as necessary.

MEDIUM TERM  
MINOR

WHY Access was not possible to all areas of the building.  
LOCATION Ground floor, plant rooms

REFERENCE RB-YD69FR  
DUE 24/07/2025  
CATEGORY Technical: Tech - Other



Access all areas, check the fire safety arrangements including the fire resistance, compartmentation and doors and upgrade to provide the correct fire resistance as necessary.

MEDIUM TERM  
MINOR

WHY Access was not possible to all areas of the building.  
LOCATION Lift motor room

REFERENCE RB-MVJQFJ  
DUE 24/07/2025  
CATEGORY Technical: Tech - Other



Carry out periodic reviews of the scaffolding installation to ensure means of escape routes, ventilation provisions and fire service access is not unduly compromised.

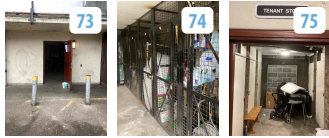
SHORT TERM  
MINOR

WHY Scaffolding and crash decks are being used to protect relevant persons from falling debris, caused by deterioration of the elements of structure and external wall system.  
LOCATION Temporary scaffolding

REFERENCE RB-RG7GVY  
DUE 24/04/2025  
CATEGORY Fire Safety: Fire Safety - General

Low risk storage, managed and monitored by the housing staff.

LOCATION Ground floor, residents store room



Back up generator, providing resilience for and supporting the adjacent council control room (not the residential accommodation part of the block). Room includes emergency lights, communal fire detection, manual call point, portable firefighting equipment. This room is outside of the scope of this assessment of the housing provisions.

LOCATION Ground floor, back-up electrical power



These rooms are outside of the scope of this assessment of the housing provisions. Fire separation between the offices and the accommodation above is considered to be at least 60 minutes (based on a visual only assessment). Any minor services penetrations will be remediated during the programme of works. Some level of cooperation and information sharing between the interested parties is already ongoing.

LOCATION Ground floor, council control room.



The accommodation blocks at the site are undergoing a programme of intrusive investigations, followed by remediation work based on the findings.

These include structural surveys, external wall assessments, a review of the passive fire protection measures. Remedial works will include upgrades to the fire detection and alarms within the flats, upgraded flat entrance doors and refurbishments to the external wall make up.

Duplex hallway protected layout (questionable timber panelling and glazing), hallway, kitchen, lounge leading to balcony, stairs.

Stairs up to landing, 2 bedrooms, bathroom.

Detection, smoke only in hallway and landing, (nothing in lounge or bedrooms, no heat detector in kitchen).

Electrical heating. Electrical distribution board in hallway, within timber construction with nominal fire resistance.

Ventilation from kitchen is via openable windows and an air brick.

Ventilation from bathroom is via openable windows.

Pipework hidden behind boxing construction in kitchen and toilet above.

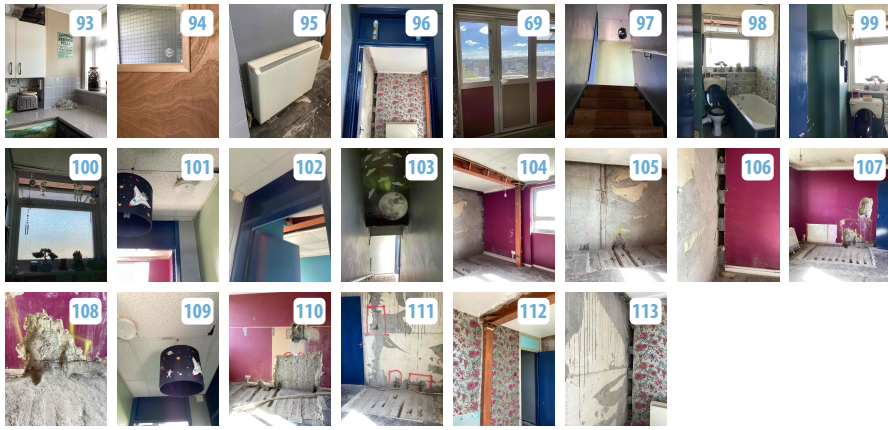
No self closer on kitchen door, with fire rated, Georgian wired glazing.

Some areas of suspended ceiling.

A number of intrusive structural assessments have been started.

LOCATION Void flat 43, 17/9/2024





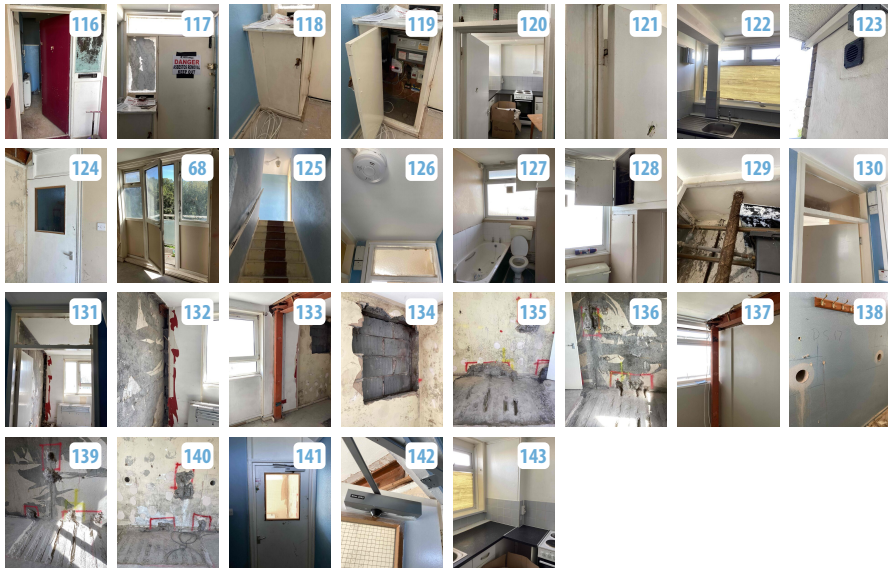
● Improved signage. Updated floor number and indications of the flats on each level.

LOCATION New signage



● Duplex hallway protected layout (questionable timber panelling and glazing), hallway, kitchen, lounge leading to balcony, stairs. Kitchen door no self closer, but includes rising butt hinges. Lounge door has a self closing device and Georgian wired glazing. Stairs up to landing, 2 bedrooms, bathroom. Detection, smoke only in hallway and landing, (nothing in lounge or bedrooms, no heat detector in kitchen). Electrical heating. Electrical distribution board in hallway, within timber construction with nominal fire resistance. Ventilation from kitchen is via openable windows, extract fan and an air brick. Ventilation from bathroom is via openable windows and an extract fan. Pipework hidden behind boxing construction in kitchen and bathroom above. A number of intrusive structural assessments have been started.

LOCATION Void flat 33, 17/9/2024



Duplex hallway protected layout (questionable timber panelling and glazing), hallway, kitchen, lounge leading to balcony, stairs. Kitchen door no self closer, but includes rising butt hinges.

Stairs up to landing, 2 bedrooms, bathroom.

Detection, smoke only in hallway and landing, (nothing in lounge or bedrooms, no heat detector in kitchen).

Electrical heating. Electrical distribution board in hallway, within timber construction with nominal fire resistance.

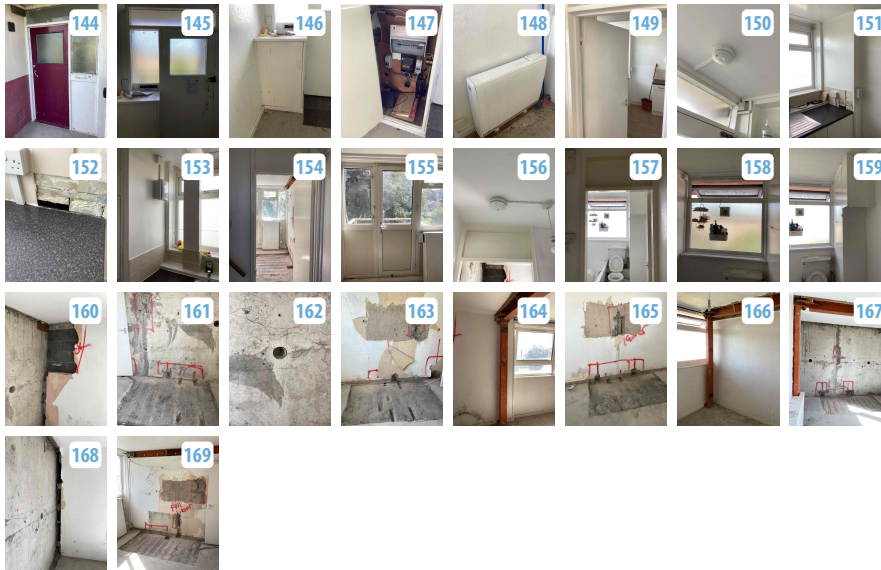
Ventilation from kitchen is via openable windows, fan and an air brick.

Ventilation from bathroom is via openable windows and an extract fan.

Pipework hidden behind boxing construction in kitchen and bathroom above.

A number of intrusive structural assessments have been started.

LOCATION Void flat 18, 17/9/2024



Duplex hallway protected layout (questionable timber panelling and glazing), hallway, kitchen, lounge leading to balcony, stairs. Kitchen and lounge doors have no self closer, but includes intumescent strip and Georgian wired glazing.

Stairs up to landing, 2 bedrooms, bathroom.

Detection, smoke in hallway, lounge and landing with a heat detector in kitchen.

Electrical heating. Electrical distribution board in hallway, within timber construction with nominal fire resistance.

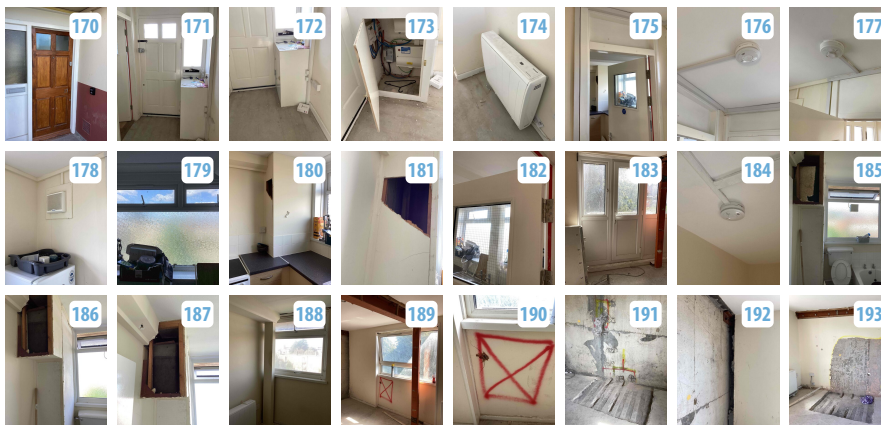
Ventilation from kitchen is via openable windows, extract fan and an air brick.

Ventilation from bathroom is via openable windows and an extract fan.

Pipework hidden behind boxing construction in kitchen and bathroom above.

A number of intrusive structural assessments have been started.

LOCATION Void flat 17, 17/9/2024





Intrusive works completed, preparing for reoccupation.

LOCATION Flat 17, 17/10/2024



# 5 PHOTOS



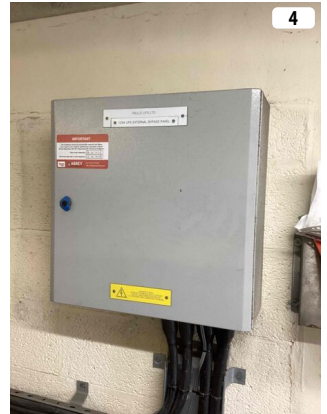
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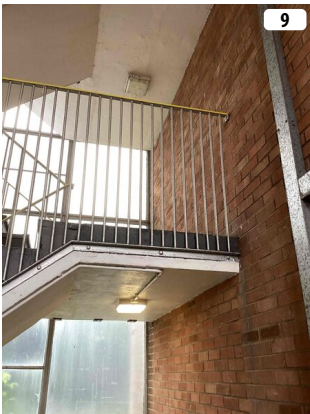
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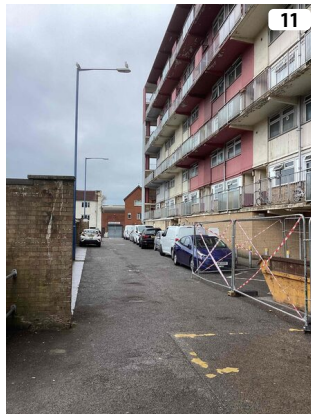
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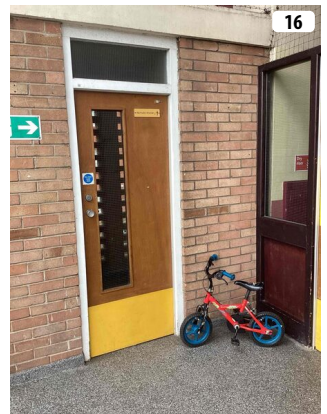
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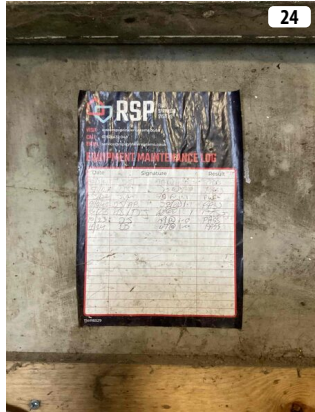


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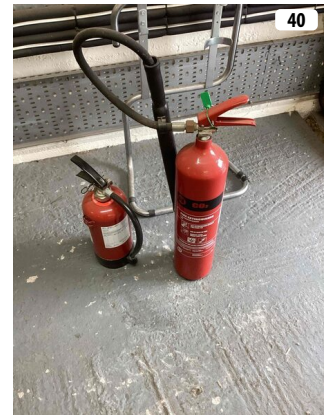
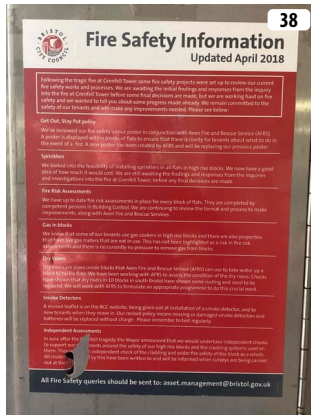
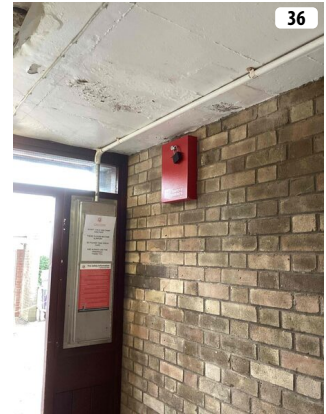


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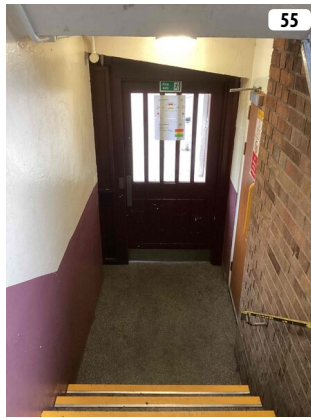
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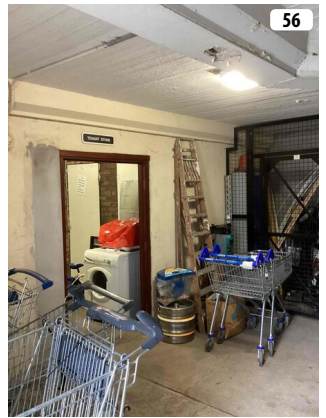
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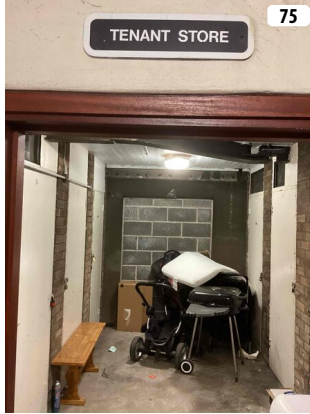
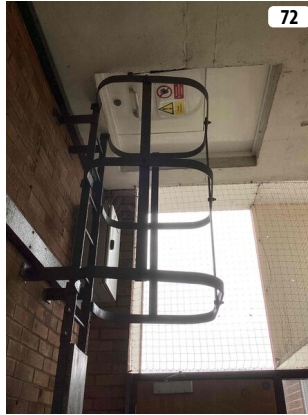
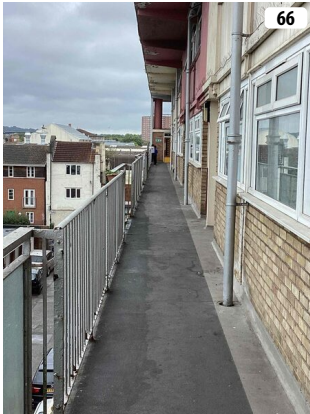


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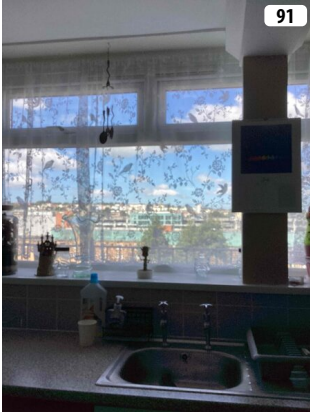


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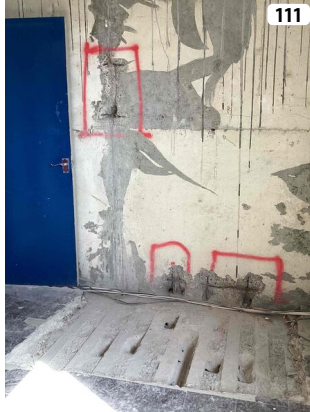
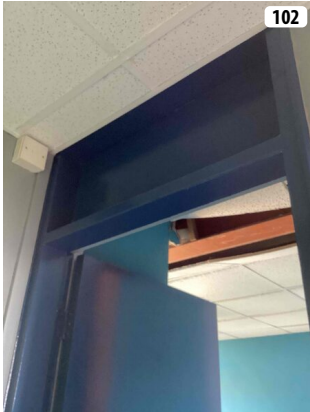
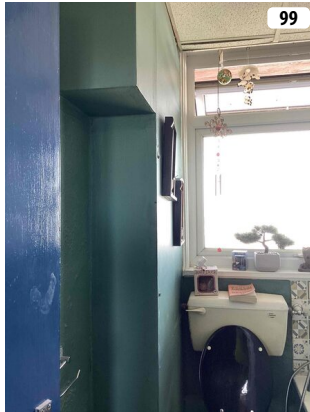
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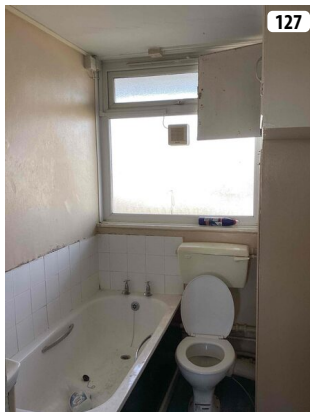
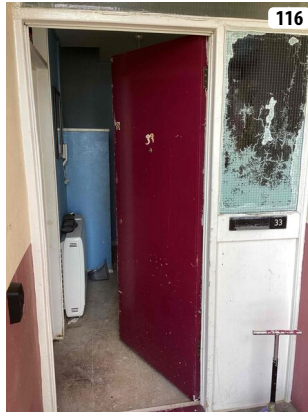
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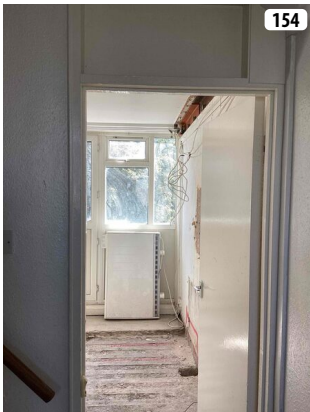
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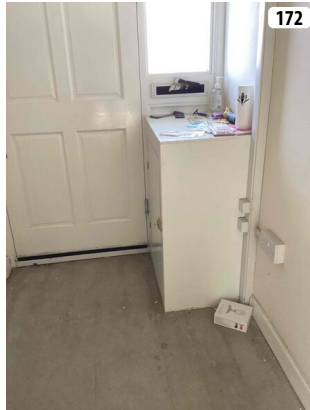
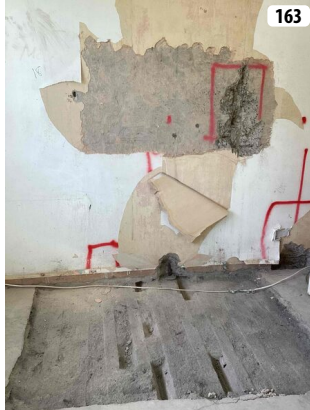
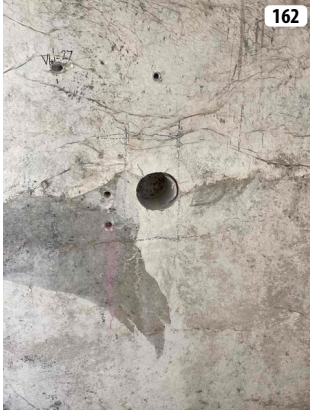
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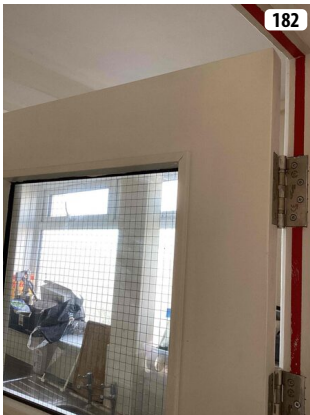
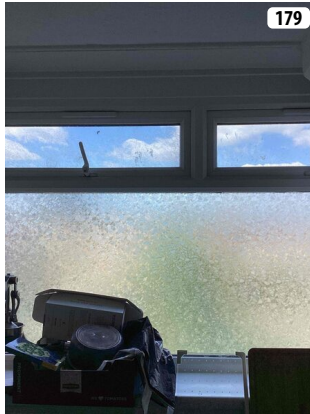
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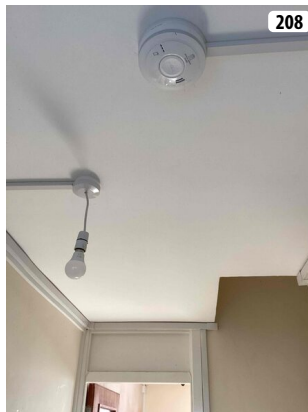
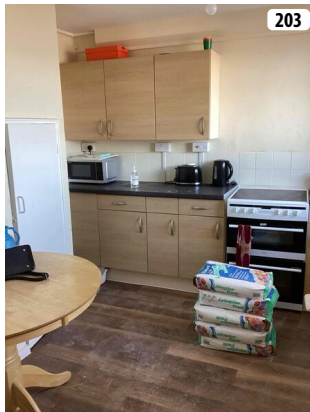
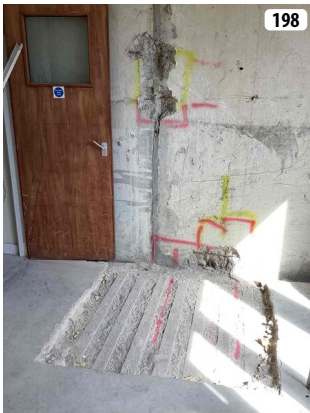
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# 6 ACTION PLAN

## Control of Sources of Ignition

- Implement measures to control access for mobility scooters and electric scooters and e-bikes to reduce the likelihood these will enter the premises. Resident engagement sessions should help to educate users regarding the safe use, storage and charging of any electrical or higher risk devices.

WHY Some modern vehicles and recreational devices present a higher risk of ignition and fire spread.  
REFERENCE RB-KQVFTJ

DUE 24/04/2025 BY No One Assigned

NOT STARTED

Short Term

- A competent contractor should be instructed to test the efficiency of the lightning protection system in line with the guidance provided in BS EN 62305-3.

WHY No testing documentation was available for the lightning protection system.  
REFERENCE RB-27NJGX

DUE 24/07/2025 BY No One Assigned

NOT STARTED

Medium Term

- Display 'No smoking' sign(s) within the communal areas.

Current guidance only requires that one 'no smoking' sign is affixed to somewhere that is visible for residents and visitors in the entrance area.

WHY 'No smoking' signs are not displayed.  
REFERENCE RB-5RKR6D

DUE 24/07/2025 BY No One Assigned

NOT STARTED

Medium Term

## Control of Sources of Fuel

- Access should be gained to the cupboards/risers and, if they are service cupboards/risers, any combustible items removed.

WHY It was not possible to establish whether cupboards/risers were service cupboards/risers and if they were sterile, as access was not available.  
REFERENCE RB-3ACB1G

DUE 24/04/2025 BY No One Assigned

NOT STARTED

Short Term

## Fire Resisting Construction

- Access electrical/service/store cupboard and riser areas, check the fire resistance of the doors and upgrade as necessary to provide 30min fire resistance.

WHY Access to all electrical/service/store cupboard and riser areas was not possible.  
REFERENCE RB-6SWXWT

DUE 24/07/2025 BY No One Assigned

NOT STARTED

Medium Term

- Access all risers/cupboards, check the fire resistance and compartmentation and upgrade as necessary to provide the correct fire resistance.

WHY Access to all risers/cupboards was not possible.  
REFERENCE RB-M8RPUG

DUE 24/07/2025 BY No One Assigned

NOT STARTED

Medium Term

- Type 4 intrusive surveys have been commissioned as part of the ongoing programme of remedial works. One element of these inspections is to confirm that there is adequate fire separation between flats and within the common areas, also they are set to identify if the structure is suitably protected or so that the necessary remedial works can be identified.

Initial results have highlighted a number of issues. Defects include lack of fire stopping for service penetrations (electrical cables, small pipes, soil pipes and drainage). Additionally the structural fire performance of the main elements is limited.

Remediation of minor services penetrations and passive fire protection around the soil pipes is already taking place. Measures to reduce the hazard from structural defects are also under consideration as part of the longer term remedial works.

WHY There are a number of points which require additional work to assess and remediate the fire safety arrangements in place. This includes fire stopping around the soil pipes as they transit vertically through the block.  
REFERENCE RB-HPPBJL

DUE 24/04/2025 BY No One Assigned

NOT STARTED

Short Term

- The construction design should be assessed by competent engineers, it is essential for the council to assess the risk of disproportionate collapse in case of a serious fire, as part of their safety case.

This work at the block has already been initiated, structural engineers from Ridge are supporting intrusive assessments of the construction in order to assess the performance under various conditions and scenarios.

WHY The Building Safety Case must include detail regarding the construction and its performance in certain conditions.  
REFERENCE RB-IH6A1U

DUE 24/04/2025 BY No One Assigned

NOT STARTED

Short Term

- More detailed structural assessments based on intrusive inspections carried out by Ridge will provide further details on what conditions affecting the main structure and defects have been highlighted.

DUE 24/04/2025 BY No One Assigned

Short Term

NOT STARTED

Based on the current level of information and findings, in the short term a full simultaneous evacuation strategy should be implemented, supported by a waking watch and communicated to all relevant persons (including those who may work at the blocks and other areas which do not form part of the accommodation flats). This approach may initiate an evacuation of the block first involved in an incident, followed by further evacuations of the other connected blocks if the situation develops.

In the longer term, other solutions may be possible which are less reliant on management protocols and additional staff. These may include the retrospective installation of a domestic sprinkler system to control the growth of a fire and therefore reduce the impact on the structure. The installation of a suitable common fire detection and alarm system which could remove the need for a waking watch. It may be possible to upgrade elements of the structure, although there is evidence that this approach has already been adopted to a certain extent.

**WHY** Intrusive surveys have identified deficiencies in the primary concrete structure, meaning they may not provide the required levels of fire performance. Although there may be adequate fire separation between the different accommodation units (typically 60 minutes), if the main structure could be compromised before that, then the stay put fire strategy is not appropriate.

**REFERENCE** RB-P2VUYK

**LOCATION** Main structure

## Measures to Assist the Fire Service

- Ensure the information includes relevant contact numbers and the location of the council control room and back up generator at ground level, so that actions can be taken to mitigate the effects of any firefighting operations.

DUE 24/04/2025 BY No One Assigned

Short Term

NOT STARTED

**WHY** Information pertaining to the presence of the council control room at ground floor should be made available to attending emergency crews.

**REFERENCE** RB-F846JL

**LOCATION** Council control room

- A secure information box (SIB) is provided at the ground floor near the main entrance.

DUE 24/04/2025 BY No One Assigned

Short Term

NOT STARTED

The SIB is a facility for fire-fighters and the content should be restricted to information relevant for the fire and rescue service (FRS) during an incident. Unnecessary and unclear information could delay the FRS response.

Building plans should be A3 size and be encapsulated or placed inside plastic wallets so that they can stand up to the rigors of use. There should be two sets of all plans.

The Emergency Response Pack contains information that is required for the purpose of operational firefighting and rescue. Accordingly, the contents need to be "tailor made" for the building and residents in question, but should always comprise, as a minimum:

- a log book for the purpose of recording events that occur in respect of the SIB system including emergency use, system updates etc;
- an 'Off The Run' notice containing details of any fire-fighting fixed installations not available for use and/or unresolved fire safety issues;
- a summary of information useful to the Fire & Rescue Service on arrival at an incident;
- an orientation plan, showing the location of the building in relation to surrounding buildings and other reference points (e.g. roads) and also water supplies;
- a building layout plan showing the internal layout, including up to date floor plans;
- a simple layout plan (if not provided in the orientation plan) showing water supplies for firefighting including hydrants, emergency water supplies, wet riser supplies etc.;
- simple layout plans showing facilities of particular relevance to operational firefighting and rescue including relevant information regarding any lift(s) intended for use by the FRS;
- information on residents with mobility, cognitive or sensory impairment(s);
- significant fire safety issues – any compartmentation, external wall system or other fire safety issues which may affect fire behaviour in the premises;
- a description of the current evacuation strategy, e.g. stay put.

After any incident, the contents should be checked to ensure that they are complete and available for use.

It is recommended that the fire service is invited to review the site (if they have not already done so), familiarise themselves with the building and make recommendations for any information required.

**WHY** A secure information box (SIB) is an additional control measure, as it is not known how familiar the fire service are with the building.

Guidance on best practise has been provided. Relevant information should be included in accordance with BS9999/9991 or LFB Guidance Note 70. Liaison with the local fire and rescue service will determine any specific requirements.

**REFERENCE** RB-37W5BY

- Liaise with the local fire and rescue service, it may be more practical to rationalise all of the information into a single storage point or repository. This makes collating the information easier for the housing provider and also accessing the information in an emergency more effective. Any changes should be done with the support of the emergency services most likely to use the system.

DUE 24/07/2025 BY No One Assigned

NOT STARTED

Medium Term

WHY There are a number of Secure Information Boxes at the site (SIB) at various locations, this results in more work to ensure the information is correct and could lead to confusion in the event of a fire.

REFERENCE RB-7JC66U

LOCATION Secure Information Box (SIB) for all blocks

## Fire Procedures and Training

- Replace the various types of 'Fire Action' notices with one design, adequately describing a 'Full Evacuation' policy. Although typically the same notice is recommended for consistency, having similar notices in different languages is acceptable, to reflect the nature of the residents.

DUE 24/04/2025 BY No One Assigned

NOT STARTED

Short Term

WHY The signage in this block is basic and not consistent with other blocks on the site. However, due to the intrusive structural assessment, the evacuation strategy has now been upgraded from 'Stay Put' to a 'Temporary Simultaneous Evacuation'. In the longer term it may be appropriate to return to a 'Stay Put' strategy in the future.

REFERENCE RB-ULDMKH

- A waking watch is in place at the building to support a change to the evacuation strategy from 'Stay Put' to 'Temporary Simultaneous Evacuation'.

DUE 24/04/2025 BY No One Assigned

NOT STARTED

Short Term

It is strongly recommended that the 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats' (Fourth Edition) is followed.

This includes (but is not restricted to) the following items:

- Ensuring that the change in the strategy is clearly communicated to all residents;
- Confirming that all of the residents are able to evacuate the building in the event of a fire;
- The waking watch should be seen as an immediate temporary measure only whilst arrangements are made to install a common alarm system as soon as possible.

It is imperative that the individuals undertaking the waking watch have their roles and actions clearly defined, and they should be competent to fulfil the role. This means they have sufficient training and experience or knowledge and other qualities to ensure they can fulfil the role.

REFERENCE RB-SHAPH9

- Carry out fire evacuation drills in accordance with paragraphs D.12 to D.16 of 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats' (Version 4).

DUE 24/04/2025 BY No One Assigned

Short Term

NOT STARTED

It should be noted:

- Fire evacuation drills that take place for the waking watch or common fire alarm should be solely for the purpose of testing the actions of any persons coordinating the evacuation of the building and waking watch members.
- Residents, unless part of the waking watch, do not need to be part of these drills.

WHY It could not be confirmed at the time of the assessment whether or not effective fire evacuation drills are carried out.  
 REFERENCE RB-8T71ZU

- Review residents for any special fire precaution measures in accordance with section 10 of 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats' (Version 4).

DUE 24/04/2025 BY No One Assigned

Short Term

NOT STARTED

This includes (but is not limited to):

- The Responsible Person should make and record reasonable endeavours, through a range of methods, to identify anyone who may need assistance to evacuate their flat and the building in the event of a fire in the resident's flat or elsewhere in the building.
- The Responsible Person should, with the engagement of the individual, develop a Personal Emergency Evacuation Plan (PEEP) that, as a minimum, should include how the individual is made aware of a fire in the building and their route, facilities, and options to support their evacuation. For example, additional signage, lighting, handrails, tactile flooring, and evacuation information in accessible formats.

REFERENCE RB-G7M5FY

## Fire Fighting Equipment and Fire Detection Systems

- Ensure that fire extinguishers are added to a maintenance contract.

DUE 24/07/2025 BY No One Assigned

Medium Term

NOT STARTED

WHY The fire extinguishers are not all adequately maintained. (Last service dates, April/May 2023).  
 REFERENCE RB-HIPWRT  
 LOCATION Portable firefighting equipment, ground floor electrical room

- Improve the signage for the inlets and outlets of all rising mains, helping to clearly identify the location and which riser is in use.

DUE 24/07/2025 BY No One Assigned

Medium Term

NOT STARTED

WHY There are a number of dry rising mains at the site which could be in use during a fire incident.  
 REFERENCE RB-JF8IP3

- Automatic water suppression remains one of the most effective control measures for limiting the spread of fire and improving life safety. During any future refurbishment works, give consideration to the possibility of retrofitting automatic water suppression. Industry associations (e.g. British Automatic Fire Sprinkler Association, National Fire Sprinkler Network) and the local fire and rescue service may be able to provide supplementary support for such an approach when engaging with the residents.

Sprinkler protection is considered an essential control measure, as a result of the assessment of the risk of disproportionate collapse of the structure in case of fire. Although some physical upgrades to the main structure may be feasible, limiting fire growth with the installation of sprinklers is one of the most effective control measures which should form part of the approach to reducing risk at the blocks in the longer term.

**WHY** Sprinkler systems present a realistic and effective control measure for improving both life safety and property protection. Currently plans are ongoing with regards to the retrofitting of any automatic water suppression, (most likely to be traditional sprinklers as opposed to water misting).

**REFERENCE** RB-KMDN52

DUE 24/01/2026 BY No One Assigned

NOT STARTED

Long Term

- Liaise with a competent fire safety installer, identify a more appropriate fire detection system and possibly relocate the sprinkler head (or possibly use different sized bins which would capture any water spray).

**WHY** Position of the sprinkler head may be ineffective, it does not sit over the actual waste bin; the use of an optical smoke detector may lead to contamination and false alarms.

**REFERENCE** RB-X8FMXJ

**LOCATION** Waste room, near main 'John Cozens House' sign

DUE 24/07/2025 BY No One Assigned

NOT STARTED

Medium Term

- Ensure that relevant persons in these areas are aware of the risk affecting the accommodation blocks and the function of the waking watch. The waking watch team should be aware of the need to include communication with the council rooms as part of their brief.

**WHY** There are areas which operate relatively independently from the main accommodation blocks, this includes the council control rooms at ground floor. The current fire detection and warning system does not adequately support a full, simultaneous evacuation strategy.

**REFERENCE** RB-51B268

**LOCATION** Separate occupation area, council control room

DUE 24/04/2025 BY No One Assigned

NOT STARTED

Short Term

- As soon as reasonably practicable, install a common fire alarm system to support the change to the temporary simultaneous evacuation strategy, in accordance with Appendix A of 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats' (Version 4).

DUE 24/04/2025 BY No One Assigned

Short Term

NOT STARTED

This includes (but is not limited to):

-The common fire alarm system should be designed in accordance with the recommendations of BS 5839-1 for a Category L5 system, except that the sound pressure level of the fire alarm signal within flats need only be 85dB(A) at the open doorways of every bedroom in each flat.

-The design of the alarm should also account for residents who are unable to hear an audible signal, and appropriate additional devices should be provided in accordance with BS 5839-1.

-Any fire detection and fire alarm system should be designed, installed, and commissioned by an appropriately qualified, third-party certificated, Competent Person/s.

REFERENCE RB-VJGN3X

## Means of Escape

- Confirm the system fails to safe in the event of a power failure.

DUE 24/04/2025 BY No One Assigned

Short Term

NOT STARTED

Provide a Type A, green box manual call point override (or similar) so that these devices can be deactivated should the other features fail in fire conditions.

Relevant persons must be able to escape without a key or fob; because of the deck access approach design with no fire resistant, flat entrance doors, then means of escape must be available in two directions (so that persons do not have to pass an entrance door to a flat which may be on fire).

The installation of an override may adversely affect the security arrangements, which may warrant an alternative solution to where and how access control and security measures are installed. The use of CCTV or the repositioning of access control points may be solutions, however adequate means of escape routes are a critical feature which must be provided.

WHY Escape from the ground floor is via exit doors secured by electro magnetic security devices.

REFERENCE RB-WSS5N2

LOCATION Final exits x2, ground floor

- Install an emergency light near the final exit.

DUE 24/07/2025 BY No One Assigned

Medium Term

NOT STARTED

WHY There is no emergency lighting provision in this area.  
 REFERENCE RB-2BSLEV  
 LOCATION Tenants store, ground floor

- It is recommended that a survey of the site be undertaken and sufficient escape lighting be installed in order to comply with guidelines laid down in BS5266-1 2016.

DUE 24/07/2025 BY No One Assigned

Medium Term

NOT STARTED

WHY Inadequate or no emergency escape lighting is installed to the site, including the escape routes and any ancillary rooms. Although much of the deck access is in open air, enclosed staircases and landings should have some provision.  
 REFERENCE RB-HZDY3P

- At time of any subsequent refurbishment, consider the guidance in BS 8899 and upgrade lifts as far as is reasonably practicable towards the relevant firefighting lift standard.

DUE 24/01/2026 BY No One Assigned

Long Term

NOT STARTED

WHY The legacy lifts are not full evacuation or firefighting lifts.  
 REFERENCE RB-6D7Y29

## Fire Safety (England) Regulations 2022 (FSER2022) & Building Safety Act 2022 - Requirements

- Annual information must be provided to all residents in accordance with FSER2022.

DUE 24/04/2025 BY No One Assigned

Short Term

NOT STARTED

REFERENCE RB-3SRX13

- In accordance with Article 21A of the Fire Safety Order, residents must be given information on relevant fire safety matters, including:

DUE 24/04/2025 BY No One Assigned

Short Term

NOT STARTED

- the risks identified by the fire risk assessment
- the preventive and protective measures
- the name and contact details of the responsible person
- the identity of the fire risk assessor
- the identity of companies responsible for fire equipment
- any other matters raised by the enforcing authority.

Records must be kept of the relevant fire safety matters and evidence that this information has been provided to residents.

REFERENCE RB-9XSCK

- The responsible person should ensure that arrangements are in place to test all fire equipment and lifts every month.

DUE 24/04/2025 BY No One Assigned

Short Term

NOT STARTED

Records should be kept and be available for inspection upon request.

REFERENCE RB-DGQ3WH

- Ensure that the SIB contains comprehensive building plans, including a single page building plan identifying fire-fighting equipment, as well as floor plans of all other floors.

REFERENCE RB-WYLK2D

DUE 24/04/2025 BY No One Assigned

NOT STARTED

Short Term

- Liaise with the local fire and rescue service. Review the signage at the site and ensure it effectively indicates the floors, flat numbers and dry riser provisions.

Where signage has been removed, damaged or become worn ensure it is suitably repaired or updated.

WHY The flats for this block are indicated at floor level from the shared staircases, although some signs are missing or damaged.  
REFERENCE RB-ZYKW6E

DUE 24/07/2025 BY No One Assigned

NOT STARTED

Medium Term

## General

- Assessment of the fire risks of external wall system (EWS) and any cladding are excluded from the scope of this current fire risk assessment, as this is outside of our expertise. Accordingly, it is strongly recommended that you obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, of this building.

This exclusion is consistent with advice provided by The Fire Industry Association and is discussed in their guidance note to fire risk assessors on this matter (<https://www.fia.uk.com/resourceLibrary/fia-guidance-on-the-issue-of-cladding-and-external-wall-construction-in-fire-risk-assessments-for-multi-occupied-residential-premises-pdf.html>).

This assessment by specialists should be carried out in accordance with PAS 9980.

Based on an external, visual only assessment of the premises, there are a range of materials in use. There are low fire risk areas (e.g. brickwork, concrete, areas of silicate based render) and areas which are of a lower fire performance and therefore a higher risk (e.g. insulated window infill panels, timber cladding). Glazing to the flats incorporates UPVC frames and double glazed window units in a range of sizes and configurations.

We have been informed that part of the programme of remedial works includes replacing higher risk areas of the EWS, which is already scheduled to be upgraded during 2025 in accordance with contemporary guidance, supported and approved by the Gateway process.

This action is necessary to assess the extent of any fire risks and identify what control measures are required. Due to the defects which have already been identified regarding the structure, this has resulted in the adoption of a 'Full Evacuation' strategy supported by a waking watch. Therefore these interim measures can already compensate to some extent for any increased risk caused by timber cladding or other higher risk elements of the EWS.

REFERENCE RB-NVIZAR

- The Responsible Person should ensure that all the statutory and recommended servicing, testing and compliance checks have been completed and any defects or deficiencies have been rectified.

**WHY** In some instances, we have been advised by the person consulted onsite/client/Responsible Person that there are programmes/systems in place to carry out statutory and recommended servicing, testing and compliance checks. There may also be indications that servicing or maintenance has been carried out such as stickers or other records onsite. Where provided, this information has been noted in the relevant part of the assessment. We may not have seen evidence that this work (or any associated remedial work) has been completed.

REFERENCE RB-6NXMXM

DUE 24/04/2025 BY No One Assigned

NOT STARTED

Short Term

DUE 24/07/2025 BY No One Assigned

NOT STARTED

Medium Term

- Access all areas, check the fire safety arrangements including the fire resistance, compartmentation and doors and upgrade to provide the correct fire resistance as necessary.

WHY Access was not possible to all areas of the building.  
 REFERENCE RB-YD69FR  
 LOCATION Ground floor, plant rooms

DUE 24/07/2025 BY No One Assigned

NOT STARTED

Medium Term

- Access all areas, check the fire safety arrangements including the fire resistance, compartmentation and doors and upgrade to provide the correct fire resistance as necessary.

WHY Access was not possible to all areas of the building.  
 REFERENCE RB-MVJQFJ  
 LOCATION Lift motor room

DUE 24/07/2025 BY No One Assigned

NOT STARTED

Medium Term

- Carry out periodic reviews of the scaffolding installation to ensure means of escape routes, ventilation provisions and fire service access is not unduly compromised.

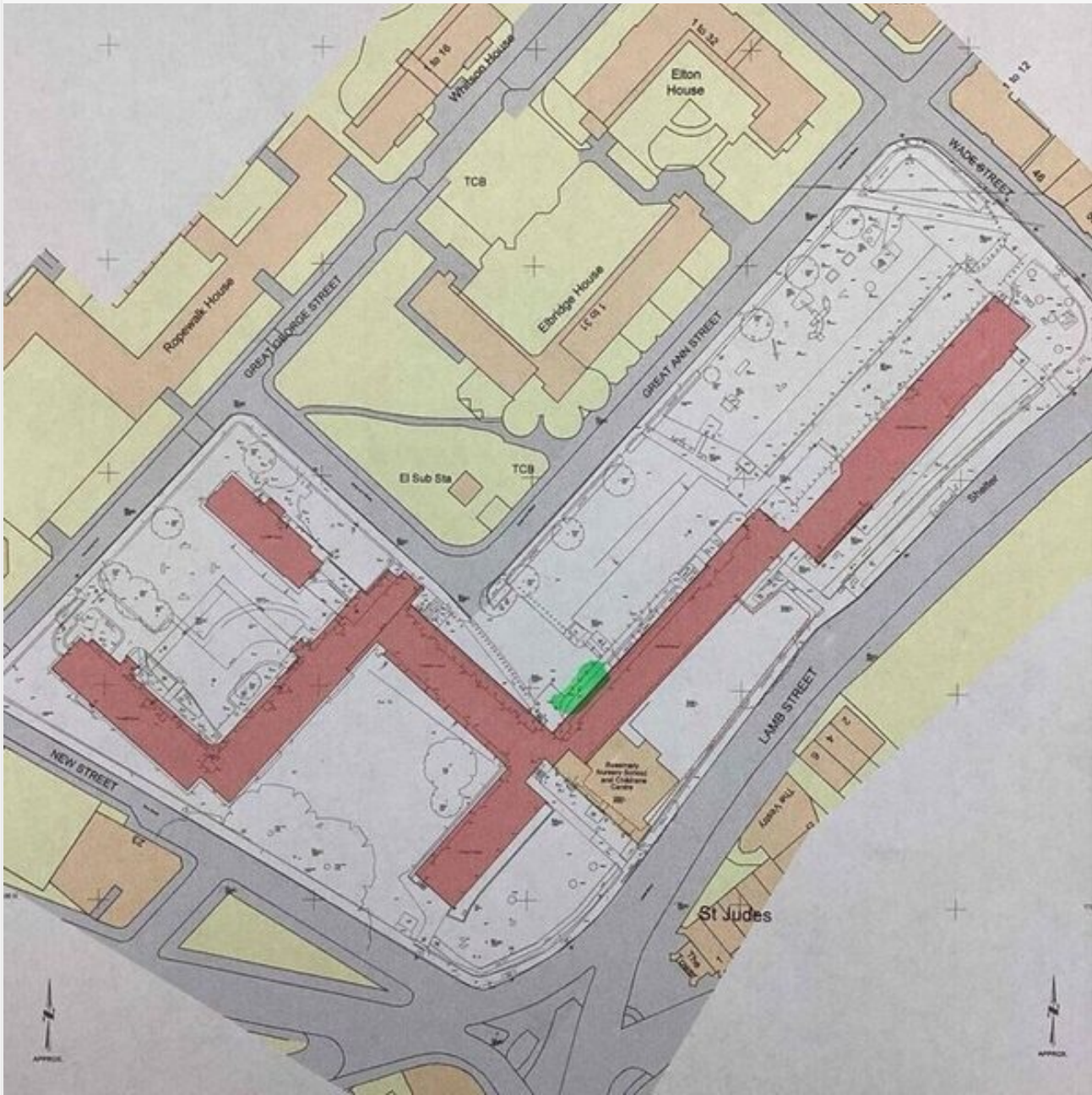
WHY Scaffolding and crash decks are being used to protect relevant persons from falling debris, caused by deterioration of the elements of structure and external wall system.  
 REFERENCE RB-RG7GVY  
 LOCATION Temporary scaffolding

DUE 24/04/2025 BY No One Assigned

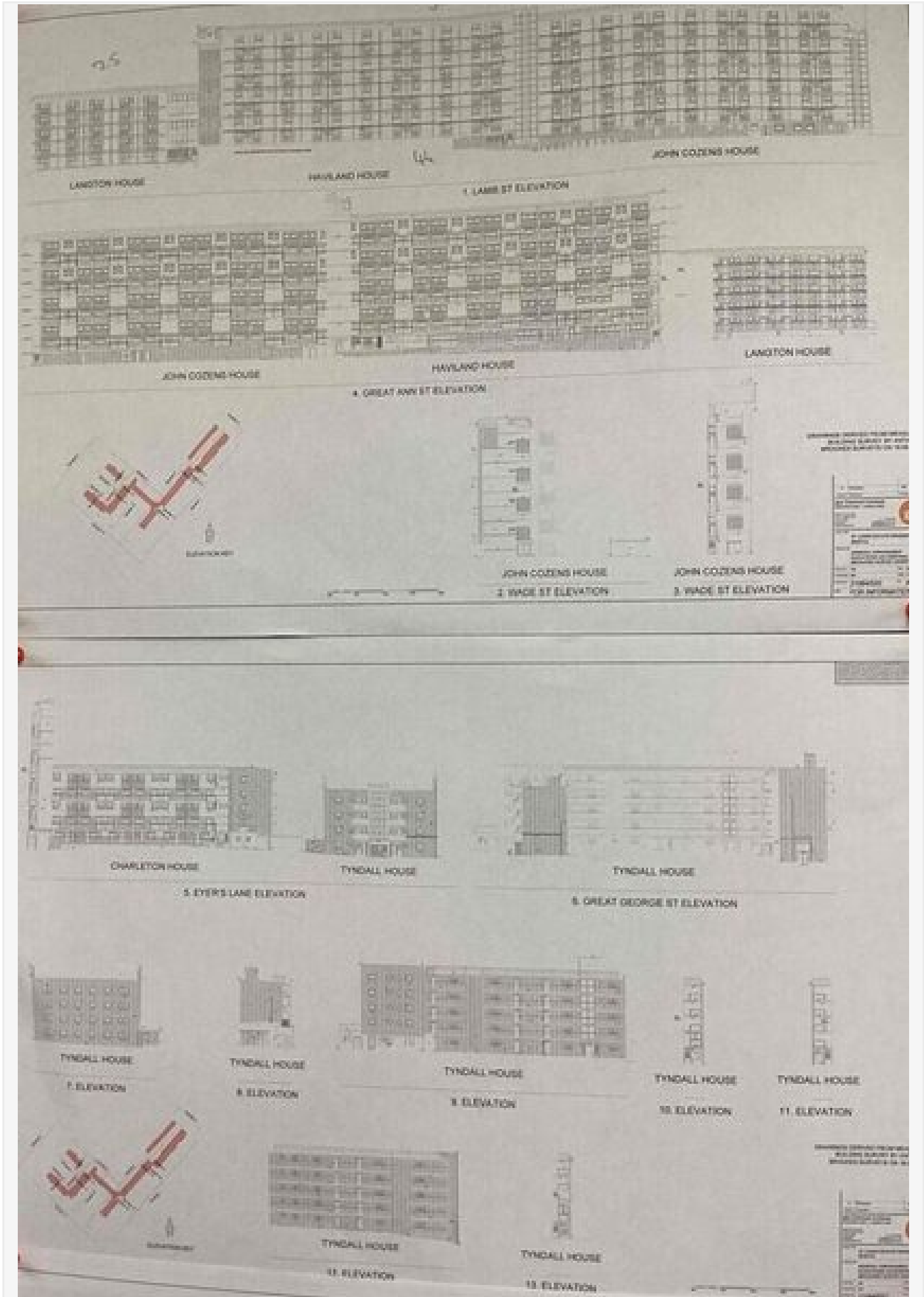
NOT STARTED

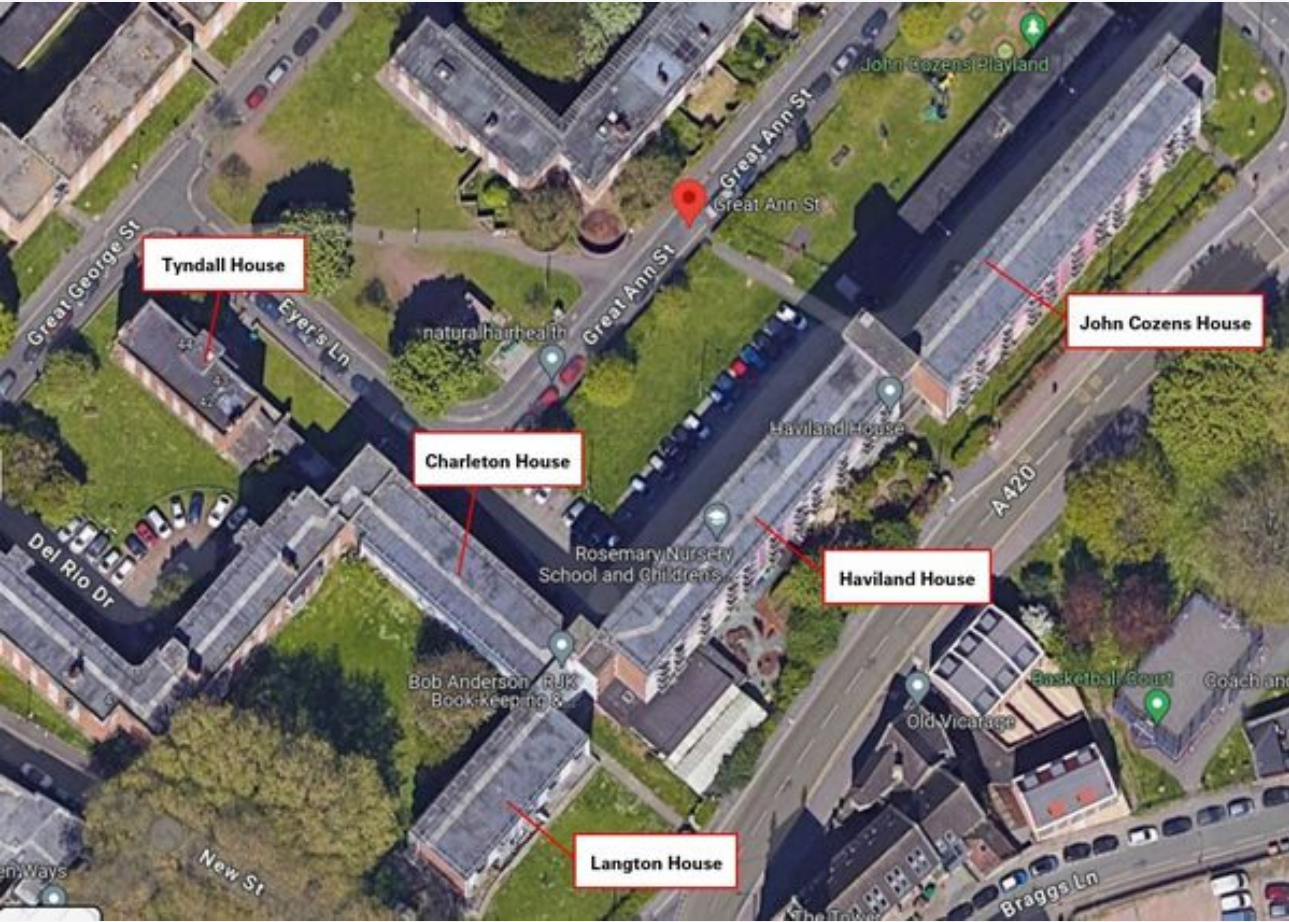
Short Term

St Jude's basic site plan



St Jude's basic elevations





# RIDGE

This Risk Assessment has  
been prepared by  
Ridge and Partners LLP

Ridge is a UK top 40,  
multi-discipline property  
and construction  
consultancy.

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