Airborne Environmental Consultants Ltd

Fire Risk Assessment
South Liverpool Homes
Cobden Place
Woolton
Liverpool
L25 7UB

Report Reference:	57567
Issue Date:	March 2024
Approved by: 	Mr R Harris BSc (Hons), CMIOSH, C.Phys, Minst.P Technical Director

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- **General Information**

Property Details

Address	Cobden Place
	Woolton
Town / City	Liverpool
County	Merseyside
Postcode	L25 7UB

Number of flat assessed (Type 3)	8
Version	1
Assessment date	March 2024
Assessor	Lee Smart BEng (Hons) MCIOB MIFSM
Client	South Liverpool Housing

Maximum number of floors	4 levels, however a maximum of 3 floors at any one point.
Number of staircases	3
Number of passenger lifts	2
Number of flats	59 (37 in main building)

Approximate total building height to ridge of roof.	12m
Height of top floor slab	9m
External window construction	UPVC

- **Introduction**

The purpose of this fire risk assessment is to provide an informed and structured examination of the potential fire hazards, which could cause harm to those who work in, visit, reside, or try to escape from the above property. As appropriate, it will help decisions to be made on the status of existing fire safety control measures and to ensure compliance with the current fire safety legislation. The observations and recommendations contained in this fire risk assessment are pertinent to the conditions on the date of inspection only.

Types of survey

The survey which has been undertaken, is a non-destructive type survey (Type 3), and unless there has been any reason to suspect otherwise, the inspection has been purely visual. There may have been a requirement, however, to lift ceiling tiles in communal areas if compartmentation or fire stopping issues were suspected.

The fire risk assessment completed, included the assessment of the structure and external walls of the building, including any cladding systems, balconies and windows.

Limitations

The report has been completed on the basis of the scope of works agreed with the client. Therefore, AEC cannot accept responsibility for elements that lie outside the agreed scope. The report is issued to our client in confidence and AEC has no responsibility(s) to any third parties to whom this report may subsequently be circulated in part or in full and any third parties that rely on this report do so at their own risk.

Disclaimer

The report provides an assessment of the risk to life from fire in these premises, and not building protection issues, and where appropriate, makes recommendations to ensure compliance with fire safety legislation. Whilst the assessor has taken reasonable care to ensure the accuracy of the information provided, the company will not accept liability for any loss (including loss of anticipated profits, loss of expected future business or damage to goodwill) or claim in connection with the information contained within this report.

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- **The Building Structure**

Cobden Place is purpose-built housing for over 55's consisting of 59 properties; 37 of which are in the main block over 4 levels. There are currently 40 residents in the main building and staff are present during office hours (warden, cleaner and maintenance). The property is unusual in that it is built on sloping ground with differing levels on each section; 3 levels to the front (1,2,3) and middle (2,3,4) and 2 levels to the rear (3,4). The purpose group for the property is 1(a) flat

It is of traditional construction, built approximately 1987 and appears to be of masonry construction with a pitched roof of timber construction overlaid with slate tiles. The internal partitions appear to be a mixture of masonry construction and plasterboard on wooden stud, the internal fire spread of linings on the escape, circulation routes and other areas appears to be Class 0.

Flats accessed were found to have 30-minute fire doors with intumescent strips and smoke seals. Self-closing devices on flat doors are concealed Perko type (see additional notes).

The premises contains electrical equipment, stationery materials, furniture, bedding and standard kitchen items. Sources of ignition within the premises are electricity (sparks, overheating and short circuiting), naked flames and radiant heat (cookers/heaters) and cigarettes. However, there is a strict no smoking policy within the communal areas.

Three protected stairs serve the upper floor areas and lead to a ground floor final exit which discharges to a place of ultimate safety (fresh air). Due to the layout of the building, the front stair serves levels 1-3, middle stair levels 2-4 and rear stair levels 3-4. There are also two hydraulic passenger lifts provided for non-emergency use.

Due to the layout of the building, there are sufficient escape routes and travel distances appear to be compliant with current guidance; therefore, adequate egress routes have been provided.

The construction, design and passive fire protection methods used within this property allows a stay-put policy to be implemented. If the fire alarm goes off in the communal areas, then all persons in these areas are expected to evacuate. All residents are made aware of this policy when signing for their tenancy agreement and fire action notices are located in prominent positions.

Main building - A fire detection system has been installed with manual call points on escape routes, smoke detection in the communal areas and a smoke detector within the individual occupancies. The assessor was previously informed by SLH that the cause and effect is that the detectors in the apartments will only notify the persons within the individual residence, the scheme manager and Careium, no other persons are notified of the apartment fire.

Beyond the main building – there are self-contained properties that do not connect to the main building. These have hard wired smoke detection in place which is not linked to the fire alarm system. On actuation of one of these detectors, an activation message is sent to Careium / Scheme Manager.

In addition, a NM/3 emergency lighting system has been installed covering the communal areas.

Arson prevention measures include an entry control system on the main entrance which has a thumb turn override on the internal side of the door. In addition, no rubbish / refuse is left in the communal areas and this is enforced by the management company through tenancy agreements and regular inspections.

Sufficient access and water supplies for fire-fighting operations have been provided.

- **Summary of report**

The main people at risk within the premises are the residents. However, there are also staff within the premises during the daytime hours, providing support, cleaning the property and undertaking maintenance. The residents are familiar with the premises and the building has been provided with the relevant active safety systems such as emergency lighting and automatic fire detection.
Arrangements are in place to ensure the safety of occupants of the properties such as 24-hour monitoring systems with pull cord or pendant control. A daily safety check is also undertaken on all residents to ensure they are safe and well.
A good level of fire safety was observed at the time of the fire risk assessment with a good standard of housekeeping observed, escape route checks being completed, and records being maintained.

Therefore, considering the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is 'Medium' risk. That is, normal fire hazards present (e.g., potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
Considering the nature of the building and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be ‘Slight’ harm. That is, any outbreak of fire is unlikely to result in serious injury or death of any occupant (other than an occupant in a room in which a fire occurs).

Accordingly, it is considered that the risk to life from fire at these premises is ‘Tolerable’. That is, no major additional controls required. However, there might be a need for improvements that involve minor or limited cost. It is considered that the recommendations contained within this document are implemented in order to maintain it at, a 'Tolerable' level.

- **The Occupants**

Relevant Persons

Maximum number of persons	70 (40 in main building)
Number of employees at one time	5

Occupants at special risk

Sleeping occupants	Yes, occupants of the flats
Occupants with disabilities	Age related rather than extra care.
• Mobility-impaired	None identified during the inspection
• Hearing-impaired	None identified during the inspection
• Learning difficulties	None identified during the inspection
Occupants in remote areas	NA

History of Fires?

Has there been any history of fires on the premises?	None reported to the assessor.

Are the premises subject to any enforcement notices (issued by the licensing authority or the fire service)	No

Fire Risk Assessment

This assessment has been produced in line with the statutory demands of the Regulatory Reform (Fire Safety) Order 2005 and associated legislation. The aims and objectives are to provide the responsible person with the details of existing fire prevention and protection provisions within the premises and highlight areas where improvements can be made to provide a safe working environment.
The overall objectives are to ensure:

- Life safety for staff, employees, general public, and fire service personnel.
- Protection of the building and assets of the company, including insurance requirements – a fire can cause extensive damage to property, both through the effects of fire and smoke and during extinguishing operations.
- Effective provision for ensuring minimal business interruption following a fire.

Article 9 of the Regulatory reform (Fire Safety) Order 2005 requires all Fire Risk Assessments to be reviewed by a competent person regularly to ensure that it is kept up to date and particularly if:

- There is reason to suspect that it is no longer valid.
- The nature of your work has changed.
- You are engaged in any new activities that could be considered to be a fire risk since the Fire Risk Assessment was first produced.
- There havebeen any material alterations to your premises both internal and external.
- Your user group has changed.

The Chief Fire Officers Association (CFOA) definition of 'regularly' is generally accepted to be every 12 months.

- **Five Steps of a Fire Risk Assessment**

STEP 1

IDENTIFY THE FIRE HAZARDS

To identify the hazards within the premise, we have used our knowledge and experience to identify sources of ignition, fuel and work processes present. The hazards and actions required are detailed in the significant findings.

STEP 2

IDENTIFY THE LOCATION OF PEOPLE AT SIGNIFICANT RISK IN CASE OF FIRE

The types of people at risk on your premises are employees, members of the public and any contractors that may be employed on the premises.

STEP 3

EVALUATE THE RISKS

All risks have been evaluated at the time and date of inspection. This is not to say that a risk may present itself after the risk assessment was carried out. Step 5 will cover this should a risk present itself. Future risks will then be re-evaluated.

STEP 4

RECORD THE FINDINGS AND ACTIONS TAKEN

All findings have now been recorded and the actions to be taken can be found in the "Significant findings".

STEP 5

REVIEW FIRE RISK ASSESSMENT

This document is an active document and should be reviewed on a regular basis. Should anything be brought to your attention, material alterations carried out or changes to the working processes then the document should be reviewed immediately.

Overall Fire Risk Assessment

Following consideration of current fire safety standards and controls within the premises, the assessor is of the opinion that:

The likelihood of fire occurring is	Medium
The potential severity of harm is	Slight Harm
The current risk to life is (Use the table below)	Tolerable

		Potential severity of harm		
		Slight Harm	Moderate Harm	Extreme Harm
Likelihood of fire occurring	Low	Trivial	Tolerable	Moderate
	Medium	Tolerable	Moderate	Substantial
	High	Moderate	Substantial	Intolerable

ESTIMATED RISK LEVEL	Action and timescales
Trivial	No further action is required other than maintaining the control measures that are currently in place
Tolerable	No major additional controls required. However, there might be a need of improvements.
Moderate	It is essential that efforts be made to reduce the risk. The additional control measures that are recommended should be implemented within a defined time period.
Substantial	Urgent action should be taken to reduce the risk. The additional control measures, that are recommended, should be implemented as soon as possible or limitations should be imposed on the parts of the premises affected.
Intolerable	The premises or the part of the premises affected should not be occupied until the additional control measures that are recommended have been implemented.

Relevant Fire Safety Guides

England & Wales

Sleeping Accommodation (ISBN 978 1 85112 817 4)

NFCC Fire Safety in Specialised Housing

Supplementary Guide – Means of escape for disabled people (ISBN 978 1 85112 8737)

- **Significant Findings**

Priorities for Action

To assist you in allocating resources, the recommendations in this report have been assigned priorities as follows:

Immediate Priority	A dangerous condition is liable to cause an imminent risk of a fatal or major injury. These matters should be resolved, or work initiated within 24 hours
High Priority	Contravention of statutory requirements which could lead to fire resulting in fatal or major injury, and the issuing of a Prohibition Notice or legal proceedings being instituted by the Enforcing Authority. These matters should be resolved, or work initiated within seven days
Medium Priority	Contravention of statutory requirements which could lead to fire or injury or the issuing of an Enforcement Notice. These matters require a planned program of action to eliminate or control the risk identified. It is suggested these matters be resolved or work initiated within 3 months.
Low Priority	Matters not in line with best practice and/or established Company procedures. Enforcement action is not likely, although accident or property damage is possible. The recommendations made are desired improvements, precautions or techniques consistent with good fire and health and safety control and practice. These matters should be resolved, or work initiated within a planned timescale

Significant findings		
Priority	**High**	
Area of non-compliance	**Sources of fuel**	
Item number	**2.5**	
Significant findings	Combustibles stored in the Level 1 electrical room close to electrical distribution equipment.	
Actions required	The combustible items should be removed from the room.	
Responsible Person	South Liverpool Housing	
Due Date	**1st May 2024**	

Significant findings		
Priority	**High**	
Area of non-compliance	**Means of escape**	
Item number	**4.14**	
Significant findings	Level 2 lift motor room – the intumescent strip/ smoke seal is missing from the door front edge.	
Actions required	The room is within a protected stairway and the strip should be replaced as a priority.	
Responsible Person	South Liverpool Housing	
Due Date	**1st May 2024**	

Significant findings		
Priority	**Low**	
Area of non-compliance	**Means of escape**	
Item number	**4.14**	
Significant findings	Smoke seals have not been fitted to many of the stairway access doors and to the laundry door. The doors can be accepted as notional FD30 doors due to the building height but should be upgraded in the long term.	
Actions required	Smoke seals should be added to the affected doors as part of ongoing improvement works.	
Responsible Person	South Liverpool Housing	
Due Date	**1st November 2024**	

➢ **Additional Notes**

Section	Comments	
4.15	The Perko type door closers fitted to the flat front doors appear to be '**uncontrolled** door closers' and, as such, are no longer acceptable in new buildings under current standards due to unreliability. As they were allowable at the time of construction, it is not deemed reasonably practicable to change them at this time if they are still working effectively. If any devices become defective or do not close the door fully, they should be replaced with a '**controlled** type' self-closing device, which may be a positive action overhead or concealed door jamb type self-closing device compliant with BS EN 1154. Where a new or replacement self-closing device is fitted it should not affect the fire resistance of the door when tested in accordance with BS EN1364-1 or BS 476-22	
Means of escape	As of 23rd January 2023, the Fire Safety (England) Regulations 2022 requires all Responsible Persons of residential buildings with 2 or more domestic dwellings, with common areas to provide information to residents under Regulation 9 and 10, this includes the following: <u>Information to Residents</u> You must display fire safety instructions in a Lobby/ conspicuous part of the building. The instructions must be in a form that residents can reasonably be expected to understand. The instructions must cover the following matters: • The evacuation strategy for the building (e.g. stay put or simultaneous evacuation) • Instructions on how to report a fire (e.g. use of 999 or 112, the correct address to give to the fire and rescue service, etc.) • Any other instruction that tells residents what they must do when a fire has occurred, based on the evacuation strategy • These instructions must also be provided directly to new residents as soon as reasonably practicable after they move into their accommodation • Material changes to the instructions (e.g. as a result of alterations to the building) • Instructions should be reissued to all existing residents at periods not exceeding 12 months. <u>Info to residents – Fire Doors</u> You must also provide relevant information about fire doors, particularly residents' flat entrance doors, as these play an important part in containing any fire within the flat in which it starts. In particular you must provide information to all residents to the effect that: • Fire doors should be shut when not in use • Residents or their guests should not tamper with self-closing devices on fire doors • Residents should report any fault with, or damage to, fire doors immediately to the Responsible Person	

	• Residents will receive this information when they move into a multi-occupied residential building and then on an annual basis **SLH currently provide these fire safety instructions within each common area located on a notice board**
5.3	**Recommendations in regard to future upgrading/replacement of the fire alarm system within flats and provision of fire alarms for the hard of hearing. (Taken from NFCC Fire Safety in Specialised Housing).** The extent of automatic fire detection in each flat should comply with the recommendations of BS 5839-6: 2013 for a Category LD1 system. Smoke alarms should be provided in all circulation spaces, and in all rooms, within each flat, other than kitchens, toilets, shower rooms and bathrooms. In kitchens, heat alarms should be provided. No fire detection need be provided in toilets, shower rooms and bathrooms or, normally, in cupboards. All smoke detectors within circulation spaces, or areas into which kitchens open, should be of the optical type; alternatively, appropriate multi-sensor detectors may be used. It is acknowledged that this level of fire detection is not required for compliance with building regulations and may not be found within existing sheltered housing. However, this level of detection is strongly recommended for all new sheltered housing, upgrading of existing sheltered housing and when existing fire detection within flats is replaced. This standard should also be regarded as an ultimate objective for all existing sheltered housing. Research has shown that low frequency alarm devices, such as those producing a 520 Hz square wave signal, are more effective in alerting persons who are hard of hearing in the event of fire; it is possible to connect devices producing this audible signal to some models of smoke alarm. Where residents are deaf or severely hard of hearing, additional fire warning devices, compliant with the requirements of BS 5446-3, should be provided to alert them in the event of fire. For residents who need to be warned when they are awake, visual alarm devices (flashing beacons) are normally suitable. If it is necessary to rouse deaf or severely hard of hearing people when they are asleep, vibrating pads, linked to the fire alarm system, should be used for this purpose; these are placed under pillows or mattresses.

Section1: Sources of Ignition			
1	Hazards / Control Measures	Satisfactory	Observations
1.1	Smoking ban enforced.	YES	• No smoking allowed in the communal area; however, smoking is allowed within the flats • No smoking or evidence of smoking observed within the communal area.
1.2	Smoking area in a safe position.	YES	• A no smoking policy has been implemented in the property
1.3	Procedures for control of contractors are in place.	YES	• Contractors only allowed in the property with permission of the agent
1.4	Hot work permits in place.	N/A	• However, should any hot work be carried out in premises the agent/landlord will issue hot works permits
1.5	Portable heaters located are in safe positions and are maintained adequately.	N/A	• No portable heaters within the communal areas
1.6	Cooking equipment is suitable and satisfactory.	YES	• Cooking facilities appear adequate and are located in a dedicated kitchen. • Domestic type kitchen only. Induction hob and electric oven. Microwave/ toaster.
1.7	Installed electrical equipment is maintained.	YES	• All electrical equipment inspected appears to be suitably maintained and in good condition. • 3 x washers and 2 x dryers in the laundry maintained annually. • 5 yearly inspection undertaken 26/08/2022 with individual apartments tested at different dates • Rooftop solar panels maintained by Avela. Isolation switch on level 3.
1.8	Installed gas equipment is maintained	YES	• All gas equipment inspected appears to be suitably maintained and in good condition and was last tested Feb 2024 by Avela.
1.9	Portable electrical equipment is Maintained.	YES	• All electrical appliances are PAT tested annually and were last done in May 2023 by Grosvenor.
1.10	Static electricity earthing in place.	YES	
1.11	Lightning conductors are satisfactory.	N/A	• Low rise building

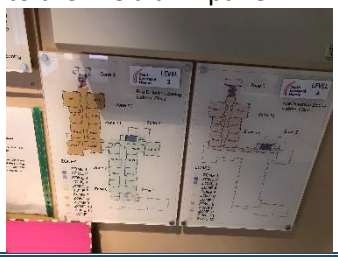
Section 2: Sources of Fuel and Oxygen			
2	Hazards / Control Measures	Satisfactory	Observations
2.1	Flammable liquid-based products are adequately controlled.	YES	• No flammable liquids stored in communal areas. • Dedicated stores are maintained for cleaning / maintenance products.
2.2	Flammable gases are adequately controlled.	YES	• Oxygen may be in use within individual properties. The location is indicated at the reception area. None present at the time of inspection.
2.3	Furniture, fittings and fixtures are fire retardant where required.	YES	• All items of furniture inspected were found to be in good condition and suitably flame retardant
2.4	Textiles are adequately controlled.	YES	
2.5	Is housekeeping to an acceptable standard?	SIGNIFICANT FINDING	• Housekeeping in escape routes was to a high standard, with all routes clear of combustibles and obstruction. • Combustibles stored in the Level 1 electrical room close to electrical distribution equipment.

Section 3: Structural Feature that Will Allow Fire to Spread			
3	Hazards / Control Measures	Satisfactory	Observations
3.1	Building alterations have been approved by Building Control / Approved inspector.	YES	• No recent building works have been undertaken on the property.
3.2	Fire stopping between compartments is satisfactory.	YES	• No breaches in compartmentation were observed however this assessment is a type 3 non-invasive report. • Fire stopping completed in risers. • Protected stairways are adequately separated.
3.3	Are fire resisting separating walls and floors in good condition	YES	• The fire resisting walls and floors appear to be of an acceptable standard.
3.4	Compartment floors are 60-minute fire resistant floors	YES	
3.5	Are the lifts contained within protected shafts	YES	• The hydraulic lifts are contained within protected shafts.
3.6	Are the chutes, ducts and pipes contained within protected shafts	YES	
3.7	Are the concealed spaces or cavities protected with suitable cavity barriers	N/A	• As this inspection was a type 3 (non-destructive) inspection the assessors cannot verify if there are sufficient cavity barriers.
3.8	Are areas of higher risk and places of special fire hazard sufficiently separated from the remainder of the building by fire resisting construction	YES	• The high-risk areas and places of special fire hazard are adequately separated with fire resisting construction.
3.9	Are the materials used to line walls and ceilings of the correct surface spread of flame classification in accordance with the Approved Document B of the Building Regulations	YES	• The materials lining the walls and ceilings appear to be of an acceptable standard.

Section 4: Means of Escape			
4	Hazards / Control Measures	Satisfactory	Observations
4.1	All occupants can easily escape from a fire.	YES	• Stay put policy. • Any residents in the communal area should evacuate on hearing an alarm. • Escape is via protected corridors with three protected stairways provided around the building, covering varying levels. These lead directly to final exits and fresh air.
4.2	Are there adequate arrangements for the evacuation of disabled people	YES	• The evacuation arrangements for disabled people are considered adequate. Residents are mobile and would be able to self-evacuate if required.
4.2	Are “Dead End’ conditions suitable?	YES	• Within travel distance limits.
4.3	Where there are inner rooms, are precautions in place to give the occupants early warning of fire.	YES	• Escape from inner rooms is acceptable. Smoke detection in outer rooms.
4.4	In rooms where escape is in two directions, is the angle between the exit routes greater than 45^0.	YES	
4.5	All escape routes lead to a place of safety and are wide enough for occupancy.	YES	
4.6	Escape routes are free from combustible materials.	YES	• The housekeeping arrangements appear to be of a high standard and are undertaken daily.
4.7	Where necessary escape corridors are protected routes.	YES	• All protected corridors are adequate to allow the occupants to reach a storey exit safely
4.8	Where necessary the staircases are protected routes	YES	• The stairways are enclosed throughout their height to an acceptable standard.
4.9	Is the external stairways provision sufficient and does it afford suitable protection to the occupants to ensure their safe escape	N/A	• No external stairways were present.
4.10	Is the escape route across a flat roof acceptable	N/A	• Flat roofs do not form part of the escape route.
4.11	Is the occupancy level for the premises acceptable	YES	
4.12	Where required, all doors open in the direction of escape.	YES	
4.13	All doors along escape routes are easy to open without the use of a key and have suitable signage.	YES	• All final exits were found to be easily operable without the use of a key. Push pad/bar or mag lock with push to exit. • Door entry maintained 30/10/2023

4.14	Intumescent strips and smoke seals are fitted to all fire doors?	SIGNIFICANT FINDING	• Intumescent strip/smoke seal missing from the front edge of the lift motor room door on Level 2. • No smoke seals fitted to majority of stairway doors. • No smoke seal on the laundry door.
4.15	All self-closing fire-resistant doors are functioning correctly and are identified by safety signs.	ADDITIONAL NOTES	• A sample of fire doors was undertaken of apartments and corridor doors, all of which appeared to be functioning correctly. • The flat doors have Perko type self-closing devices fitted. See Additional Notes. • Annual fire door checks completed by SLH
4.16	The frame to door leaf gap is consistently 3mm? (Tolerance of +/- 1mm	Comment	• These are older style doors that do have larger than recommended gaps; however, they work effectively and sit firmly into their frames.
4.17	Are there a minimum of 3 hinges holding the fire door in place	YES	
4.18	Electrically powered hold open devices fitted to fire doors release the door when required	YES	• Automatically de-energise. Tested every week
4.19	Does the latch hold the fire door in place	YES	
4.20	All fire resisting doors that must be kept locked when not in use were locked and have a suitable safety sign.	YES	
4.21	Door to cupboards on corridors are kept locked shut at all times	YES	
4.22	Where necessary, emergency lighting is provided and adequate for occupancy.	YES	• It appears that the installed emergency lighting system will provide sufficient illumination (visual observation only, a physical test was not completed).
4.23	Emergency lighting is tested and maintained at suitable intervals.	YES	• The communal emergency lighting system is maintained by Grosvenor APTEC on Behalf of SLH and receives 6 monthly servicing/ full duration tests. Any deficiencies identified with the system during the 6 monthly servicing are rectified as soon as possible. The service was last carried out on 31/10/2023
4.24	All escape routes have adequately signage.	YES	
4.25	Sufficient 'Fire Action' signs are displayed.	YES	• Signage throughout the building displaying actions in detail.
4.26	Adequate escape procedures are in place for occupants with special needs.	YES	

4.27	Where necessary, refuges are provided for persons with mobility impairments.	YES	• Protected stairways are suitable for use as a refuge if required.
4.28	Are the accommodation lifts and or stairways positioned so that they do not impact on the escape routes from upper floors	YES	• The position of accommodation lifts and or stairways is such that they do not prejudice the escape from upper floors. • Do not use lift in case of fire signage displayed.

Section 5: Fire Alarms and Detection			
5	Hazards / Control Measures	Satisfactory	Observations
5.1	A fire alarm zone plan is posted adjacent the fire alarm panel	YES	• A zone plan for the building is fixed adjacent to the fire alarm panel 
5.2	Suitable arrangements are in place for detecting a fire and giving warning if a fire was to develop.	YES	• BS5839 Part 1 L2 addressable fire detection and alarm system. This covers the communal areas and risk rooms off. The flats have smoke detection in the hallways linked to the main alarm, but they will only sound within the affected flat in order to maintain a 'stay put' policy.
5.3	Automatic fire detection is in place to protect people who sleep on the premises.	ADDITIONAL NOTES	• As above
5.4	Automatic fire detection is installed in areas where a fire may develop unnoticed.	YES	• Risk rooms/ cupboards
5.5	Where necessary automatic detection is routed to a central alarm receiving station.	YES	• 24 hour by Careium / Scheme Manager
5.6	The automatic detection system is linked to the automatic opening vents.	N/A	• The premises was not designed with automatic opening ventilation as it has multiple staircases. Manually opening windows are present within the staircases and on the corridors to assist firefighters post incident.
5.7	Electronic door locks are linked to the automatic detection system / double pole isolation.	YES	• Emergency overrides also provided
5.8	Weekly tests of fire alarms are carried out and recorded.	YES	• The fire alarm system is tested and inspected on a weekly basis (every Monday) in accordance with current guidance.

5.9	The system is tested and maintained by a competent person.	YES	• Maintenance of the system is under contract with Grosvenor APTEC and was last serviced on 12/12/2023
5.10	Records are kept of all tests, maintenance and false alarms.	YES	• Comprehensive records are maintained
5.11	Suitable procedures are in place to alert persons with aural/visual disabilities of a fire alarm.	YES	• No staff were present with any aural or visual impairments at the time of the inspection

Section 6: Fire Fighting Equipment			
6	Hazards / Control Measures	Satisfactory	Observations
6.1	Suitable first aid fire-fighting equipment provided.	YES	• An adequate amount of firefighting equipment is provided around this building
6.2	Fire-fighting equipment is correctly sited and is visible or clearly signed.	YES	• Correct type of firefighting equipment is provided throughout this building. • All extinguishers had been tested by Claughton Fire Protection on Jan 2024
6.3	Fire blankets are installed in kitchen	YES	
6.4	Sufficient employees are trained and competent in the use of fire-fighting equipment.	YES	
6.5	The sprinkler system is tested in line with insurer's requirements?	N/A	
6.6	Sprinkler heads free from obstruction.	N/A	
6.7	All other types of fixed fire suppression systems are appropriate for the risk and correctly maintained.	N/A	
6.8	All fire-fighting equipment properly maintained.	YES	• All firefighting equipment has been serviced within the last 12 months
6.9	Dry risers are inspected, tested and maintained	N/A	• The premises does not require dry risers

Section 7: Management of Fire Safety			
7	Hazards / Control Measures	Satisfactory	Observations
7.1	There are proper arrangements for calling the Fire Brigade.	YES	• Monitoring company, warden or residents
7.2	The person(s) delegated to liaise with the fire brigade can inform them that the premises have been fully evacuated or the number of persons and the likely location of those that have not been accounted for.	YES	• Stay put policy
7.3	Information is available on special fire or rescue risks and the hazards that the emergency services are likely to face.	YES	• There are no significant risks within this building to which the fire service will need to be given any special instruction
7.4	Contingency plans have been made and are practiced minimising the effect should fire threaten hazardous/dangerous substances plant or processes.	N/A	
7.5	All staff receive induction training in fire prevention and fire safety procedures.	YES	• The Warden has received fire warden training including the safe use of extinguishers. Other staff receive company training.
7.6	Staff are nominated to assist with evacuation.	YES	• Within the communal areas
7.7	Refresher training is carried out on a regular basis.	YES	
7.8	Fire evacuation drills are carried out at appropriate intervals.	YES	• 6 monthly drills completed.
7.9	There is an established assembly point that is located in a safe position.	YES	• Car park at the side of the building.
7.10	Are adequate measures in place to control risk of fire due to arson	YES	• Adequate arson control measures are generally in place. • Access to building restricted. • CCTV is installed in the building for security purposes and monitors activity both inside and outside the building • No combustibles stored near the building. • Locked waste bin compound.