FRANKHAM RMS

Fire Risk Assessment

ADDRESS: Marmion House
1-36 Dial Lane
West Bromwich
West Midlands
B70 0LL

SURVEY DATE: 07-11-2025

DATE OF ISSUE: 12-11-2025

Riverside

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Fire Risk Assessment Report

Type of assessment	Type 3 Fire Risk Assessment
Date of assessment	07/11/2025
Strategic review frequency	Annual
Next assessment due	07/11/2026
Name of Assessor	Peter Millane
Address	Marmion House, 1-36 Dial Lane, West Bromwich, West Midlands, B70 0LL
UPRN	9777010039

* The periodic review is subject to the risk remaining the same as that encountered at the time of this assessment, if the risk changes, then a review may be required earlier than the date given above.

Applicable Fire Safety Legislation:

The Regulatory Reform (Fire Safety) Order 2005 (RRO)

The Fire Safety (England) Regulations 2022

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Scope of Report

This Fire Risk Assessment was undertaken by Frankham Risk Management Services to assist The Riverside Group satisfying their responsibilities under the RR(FS)O 2005.

Article 9 of The Regulatory Reform (Fire Safety) Order 2005 requires every responsible person to make a suitable and sufficient assessment of the fire risks to which relevant persons are exposed, with respect to premises within their control. This is for the purpose of identifying the general fire precautions that are needed to comply with the requirements and prohibitions imposed by the Order.

The responsible person, or any other person who has to any extent control of the premises, must ensure that the duties imposed by the relevant articles of The Regulatory Reform (Fire Safety) Order 2005 are complied with in respect of those premises, so far as the requirements relate to matters within their control.
Where the premises are licensed, an alterations notice is in force, or the responsible person has five or more employees, it is a requirement to record the significant findings of the fire risk assessment including the measures which have been or will be taken as a result of the assessment and details of any group of persons identified by the assessment as being especially at risk.

This report therefore incorporates such relevant information, significant findings and recommended actions that are considered necessary to demonstrate compliance with The Regulatory Reform (Fire Safety) Order 2005.
This risk assessment only takes into account the life safety arrangements for the relevant part or parts of the building audited, and any risk or shortcoming that could affect the lives of any person or persons employed or relevant persons that may lawfully use or transgress through or by the premises.
Where areas are deemed inaccessible for safety reasons, could not be physically accessed, or were outside the visual range of our assessor, we cannot provide comment on these areas. Under these circumstances the responsibility for these areas remains solely with the duty holder.

Where fire compartments/fire dampers or ceiling voids were inaccessible on safety grounds they have not been examined, and responsibility for these areas remains with the responsible person / duty holder.
Frankham RMS accepts no responsibility to any parties whatsoever, following the issue of the survey report, for any matters arising outside the agreed scope of work.

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As from 1st October 2023, the 'Accountable Person' is reminded that it is their duty to operate a mandatory occurrence reporting scheme for high-rise residential buildings over 18m.

A building safety occurrence is an incident involving, or risk that could cause:

- structural failure, which poses a risk to people in and around the building

- the spread of fire or smoke, which poses a risk to people in and around the building

Examples of building safety occurrences that could meet the criteria of what must be reported to BSR, include:

- Defective building work, including defective competent person scheme work that has been done as part of the wider building work

- Fire safety issues likely to result in the spread of fire.

- The use of non-compliant products or incompatible compliant products in the construction of the building

- Inappropriate or incorrect installation of construction products

- Product failure against specification and claimed performance.

The accountable person must consider the outcome of this fire risk assessment. Where improvements have been highlighted that are considered to fall within the scope of MOR and meet the required threshold, the regulator must be informed.

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Building Description and Use

Building Use	
What are the premises used for?	General needs block of flats
Type of occupancy (single or multiple)	Single
Is this premises a high-rise residential premises? (18 metres or at least 7 storeys)	Yes
Days and hours of which building is in use and any out of hours activities that take place?	The building is occupied 24 hours a day.
Approximate maximum number of occupants	72 (based on 2 persons per flat)
Approximate maximum number of employees at any one time	Detached purpose-built residential block of 36 flats over nine floors. There are no full-time employees within the building. There is a caretaker and cleaning staff and maintenance operatives however their time on site is generally minimal. Maintenance staff and contractors are required to produce risk assessment method statements before commencing works on site.
Approximate maximum number of members of the public at any one time	Unknown
Number of fire wardens / fire marshals on site	NA – No requirement in this building for wardens/marshals.
Are occupants familiar with the layout?	Yes – It can be assumed that occupants are familiar with the simple layout in this building.
Is the premises used by people whose mobility/hearing/cognition maybe impaired?	Yes – It could be assumed that there are persons that may have mobility/sensory issues within the building.
Are the premises used for sleeping accommodation?	Yes – Occupants of the flats will be sleeping at times.
Are young persons employed within the premises?	No
Are there any occupants working in remote areas of the workplace, or working outside normal operating hours?	Yes (housing management, caretaking, maintenance staff & contractors may be present outside of normal working hours and work alone in remote areas).
Evacuation Strategy – e.g. phased, simultaneous etc.	Stay Put This is a purpose-built residential block with a ‘stay put’ policy. In the event of a fire, within an individual flat, the occupants would be expected to alert others in the flat, make their own way out of the building using the common escape route, and summon the fire and rescue service. Consistent with a ‘stay put’ policy for residential flats of this type, all other occupants of flats not directly affected by a fire, should be able to remain in their flats in relative safety, unless their flat subsequently becomes affected,

Building Use

Responsible person or person having control of the premises.	The identity of the person who has responsibility for fire safety at the premises and the identity of the competent person appointed by The Riverside Group to assist them to undertake the preventative and protective measures was not provided at the time of the assessment. This building is classed as a high risk hi rise building for the purposes of the Building Safety Act 2022. The building has been registered with the building safety regulator, registration no. HRB04554Y2Y1. The information states that the building stands at 24 metres over 9 floors and contains 36 residential units. The principle accountable person is Sandwell Metropolitan Borough Council. They are based at PO BOX 2374

Building Description	
Age of Building	1964
Brief details of construction	The premises is constructed of a concrete frame with masonry brick façade and sections of solid rendered to the central stair core. Balconies are present and identified of concrete construction with steel and glazed surrounds. Internal makeup comprises of ceramic tiled and concrete floors, plaster skim finish brick walls and plastered concrete ceilings.
Brief details of any external wall system or specified attachments (incl balconies)?	Masonry brick and concrete construction with a flat roof
Approximate area in sqm of building footprint	300m2 (Google Earth)
Description of layout (include number of fires exits & stairs etc.)	A Type 3 Fire risk assessment undertaken to a purpose-built residential block of flats over 9 floors with 36 self-contained flats. Access is gained from the front elevation into the entrance foyer and stairs with a central lift lobby. The internal arrangements are as followed: > Ground Floor; Entrance stairwell, lift lobby serving a fire access and passenger lift, Flats 1-4 and riser stores. The rear is another stair core with a final exit leading to the rear elevation car park. > First Floor; Lift lobby serving Flats 5-8, dry riser cupboard and three-meter risers. > Second Floor; Lift lobby serving Flats 9-12, dry riser cupboard and three-meter risers. > Third Floor; Lift lobby serving Flats 13-16, dry riser cupboard and three-meter risers. > Fourth Floor; Lift lobby serving Flats 17-20, dry riser cupboard and three-meter risers. > Fifth Floor; Lift lobby serving Flats 21-24, dry riser cupboard and three-meter risers. > Sixth Floor; Lift lobby serving Flats 25-28, dry riser cupboard and three-meter risers. > Seventh Floor; Lift lobby serving Flats 29-32 dry riser cupboard and three-meter risers. > Eighth; Lobby serving Flats 33-36, lift motor room, dry riser cupboard and three-meter risers.

Building Description

The lift extends from ground to 7th floor only and the lift motor room is housed above the lift on the 8th floor also giving access to the roof.

Access to the flats on the 8th floor is via the lift to 7th floor then internal stairs (x2) to the 8th floor lobby.

At ground floor level adjacent the rear exit is a locked store and the bin store.

The premises is provided with dry risers, emergency lighting and sprinklers within the bin store.

There are two protected stairwells at either end of the premises which serve all floors.

One firefighting lift is present.

The premises is provided with emergency lighting and dry risers.

The Type 3 fire risk assessment includes inspection of a number of internal flats to identify the internal layouts, door condition and provisions for life safe systems. The following flats were inspected; Flats 2, 14, 27 and 29.

The individual flat descriptions are as followed:

> Flat 2; Ground floor two-bedroom demise, fitted with an FD30s door, detection comprises a Grade D LD2 system serving the hall and lounge with smoke detectors, and heat detector within the kitchen. Travel distance from the furthest point to the flat entrance door is measured at 8.4m.

> Flat 14; Third floor two-bedroom demise, fitted with an FD30s door, detection comprises a Grade D LD2 system serving the hall and lounge with smoke detectors, and heat detector within the kitchen. Travel distance from the furthest point to the flat entrance door is measured at 9.8m. The flat was provided with a protected hallway comprising FD30 (notional) doors with 25mm timber rebates.

Building Description

	> Flat 27; Sixth floor two-bedroom demise, fitted with an FD30s door, detection comprises a Grade D LD2 system serving the hall and lounge with smoke detectors, and heat detector within the kitchen. Travel distance from the furthest point to the flat entrance door is measured at 9.8m. The flat was provided with a protected hallway with FD30s doors noted fitted with intumescent strips and cold smoke seals. **> Flat 29;** Seventh floor two-bedroom demise, fitted with an FD30s door, detection comprises a Grade D LD2 system serving the hall and lounge with smoke detectors, and heat detector within the kitchen. Travel distance from the furthest point to the flat entrance door is measured at 9.8m. The flat was provided with a protected hallway with FD30s doors noted fitted with intumescent strips and cold smoke seals.
Number of floors ground and above	9 (ground to 8th)
Number of floors below ground	0
State parts of building assessed – detail areas not assessed/visited and reason(s)	This was a Type 3 non-intrusive FRA. Areas assessed were. • Entrance hallways. • Lift lobbies. • Stairwells • Lift motor room. • Rubbish storeroom. • Bin chute room. Flats were inspected to identify the level of fire resistance for the flat entrance door and as part of the type 3 assessment. The carpark does not form part of this assessment. All the common areas were accessible.
Regulation 38 fire safety information made available.	Fire strategy plan drawings were not provided by the client.
Date of previous FRA and are all actions complete and signed off?	14-10-2024 Action for the bin chute cover is outstanding and will be reproduced in this report. Other actions appear to have been resolved.

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Risk Assessment Ratings

ACTIONS / RECOMMENDATIONS			
Definition of priorities (where applicable):			
Urgent	**Very High (P1X)**	Reserved exclusively for issues that present an immediate, clear and present danger to occupants in the premises. Item considered to be very likely to occur and to have a very high impact to a single person or people onsite if not immediately resolved. The client must be made aware of the nature of the issue whilst the assessor remains onsite. All practical means and measures should be implemented to resolve the issue with immediate effect.	Target completion 24 hours
Very Strongly Recommended	**High (P1)**	Immediate actions required or if it is not feasibly practical to immediately resolve the issue, it is strongly recommended that a written program be put in place for resolving the issue and remedial measures put in place to control risk in the meantime. Considerable resources should be provided to resolve this.	Target completion 1 month
Strongly recommended	**Medium (P2)**	It is essential that efforts are made to reduce the risk in the short/medium term. Risk reduction measures, which should take cost into account, should be implemented within a defined time period.	Target completion 6 months
Recommended	**Low (P3)**	Action required in the longer term, some resources allocated and a program put in place	Target completion 12 months
Advisory	**Advisory (P4)**	Advisory, or no immediate action necessary. However, this will be best practice, so the item should be addressed when time or resources allow.	

The above table relates to the risk to allow the responsible person a guide to determine which risks should be addressed first and the best allocation of resources. Regardless of the severity of the rating, easy actions to resolve, (i.e. closing propped open fire-resisting doors), should be done as soon as practically possible. More difficult actions to resolve that may result in alteration to building fabric etc, should be programmed in depending on their severity and difficulty to resolve. The amount of resources allocated to an action is dependent on risk.

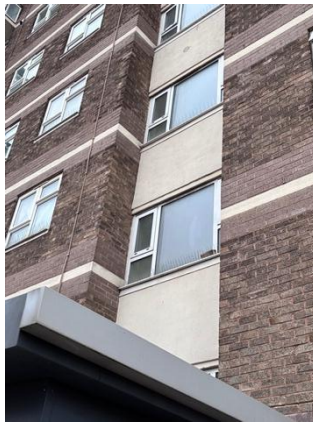
The responsible persons may decide that the consequence, resources required and the practicality of resolving the risk, may be too high compared to their perception of the risk. These observations should be recorded. It is obviously strongly recommended that the higher risk recommendations are resolved and not just 'justified.'

Findings of the Fire Risk Assessment

Recommendations

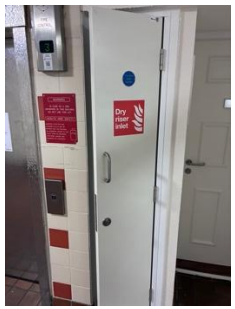
Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
1.10	Medium	There is a list of people requiring assistance to evacuate in an emergency which is kept in the secure information box. This sheet is not dated, and it was not possible to confirm that the information is up to date and relevant. ***Arrange for this to be recorded on a dated sheet and ensure that this is reviewed frequently to ensure that the information is current and relevant.***	10-Fire Service Access	11-Provide documentation	
5.2	Medium	There was no documentation to confirm that the lightning protection system had been tested. Noted on last year's FRA as completed October 2024. ***The Riverside Group to confirm that the equipment has been tested and is in satisfactory condition.***	05-Electrical	11-Provide documentation	
9.1	Medium	No documentation has been provided by The Riverside Group in respect of a formal Hot Works Policy. The Client has advised that relevant policies and procedures are currently under review. ***It is recommended that confirmation be obtained to ensure that The Riverside Group have appropriate hot works policies, permit-to-work systems, and control measures in place to***	N/A	11-Provide documentation	

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
		effectively manage and mitigate the fire risks associated with hot works activities.			
14.4	Medium	The waste chute hopper doors cited on the escape route appear to be adequately fire resisting and self-closing, with suitable seals. The location is accepted based on alternative escape in place. The base of the chute could not be confirmed if the shutter is fire resisting and automatic. A Grade A smoke detector is present however the cause and effect cannot be confirmed. Signage was in place indicating an automatic shutter however the caretaker confirmed that the shutter was replaced 6 months ago. There was no sign of a spring or fusible link and the shutter operated by hand when tried so the signage may be historic. ***The Riverside Group to confirm the operation and if the base of the chute is fitted with automatic fire-resisting shutter either via AFD link or a fixed fusible temperature link.***	02-Compartmentation	01-Survey & Report	 

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
15.3	Medium	The majority of the façade of the property consists of brickwork, supported by concrete floor bands and parapet detail. Areas of the façade between floors to the staircase section of the property consists of render. Balconies: The property has balconies constructed of concrete decks and glass perimeter balustrading. A FRAEW was completed by Tri Fire Ltd in 2022 with the building being allocated a low overall risk rating with no requirement for remedial works. It should be recognised that the competency and professionalism of the organisation which completed the EWS1 form has since been publicly brought into question, with the engineer who signed the document having been suspended by the IFE and accreditation bodies, therefore the FRAEW for the building should be reviewed. ***It should be ensured that the previous external wall surveys/inspections are reviewed by a competent engineer/façade specialist to ensure that the scope, methodology and findings of the inspections completed were sufficient and accurate, in order to provide assurance that the external walls of the building do not constitute a significant risk of external fire spread, satisfying Building Regulations; functional requirements B3(4) and B4(1).*** ***Where documentation cannot be provided or where any doubt exists, it is recommended that***	20-Building Fabric	01-Survey & Report	

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
		an FRAEW is carried out by a competent fire engineer in line with the methodology and assessment scope outlined within PAS 9980 (2022).			
16.4	Medium	It could not be confirmed that flat entrance doors are inspected annually in line with the requirements of the Fire Safety (England) Regulations 2022. ***It is recommended that flat entrance doors are inspected annually, all necessary remediation works carried out and records kept to confirm this.***	07-Dwelling Fire Doors	01-Survey & Report	
17.1	Medium	Most of the communal fire doors examined were in very good order however there was a damaged smoke seal to the front staircase door at 2nd floor level. ***Arrange for this smoke seal to be replaced.***	08-Communal Fire Doors	02-Repair	
17.5	Medium	It could not be confirmed that communal fire doors are inspected annually in line with the requirements of the Fire Safety (England) Regulations 2022. ***It is recommended that communal doors are inspected quarterly, all necessary remediation works carried out and records kept to confirm this.***	08-Communal Fire Doors	01-Survey & Report	

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
18.2	Medium	Wayfinding signage was provided but this was incorrectly displayed as not all flat numbers were visible from the lift car. The signage shows 2 flats and the numbers for the other 2 flats are displayed on the opposite wall which is not visible and will cause confusion during an incident. ***Replace the current wayfinding signage with correct signage which indicates the flat numbers and directions immediately visible from the flat car on the doors opening.***	17-Signage	14-Provide signs	
20.3	Medium	The drop down key provided at the front door did not operate correctly. ***Arrange for the drop down key to be repaired to function correctly***	10-Fire Service Access	02-Repair	
21.8	Medium	It is unknown if information provided to residents with regards to the reporting of any issues / failings within the premises. ***The Riverside Group should confirm that suitable information is provided to residents to confirm they are aware of the processes to follow of reporting issues / failings they have observed within the premises.***	N/A	12-Inform residents	

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
22.6	Low	The information in the folder indicates that the dry riser inlet is outside the building when in fact it is inside next to the lift shaft. ***Arrange for this information to be updated.***	10-Fire Service Access	11-Provide documentation	
24.2	Medium	No records were provided to confirm that the fire alarm system is tested periodically. ***It is recommended that a competent contractor is engaged to complete these tests and records kept for audit purposes***	15-Fire Detection & Alarm	11-Provide documentation	
24.3	Medium	No records were provided to confirm that the emergency lighting is tested monthly and a full drain down annually. ***It is recommended that a competent contractor is engaged to complete these tests and records kept for audit purposes.***	06-Emergency Lighting	11-Provide documentation	
24.6	Medium	The last pressure test was carried out January 2025 and was satisfactory. There is no record of a 6 monthly visual test. ***It is recommended that this is carried out and records kept for audit purposes.***	13- Dry & Wet Risers	11-Provide documentation	
24.7	Medium	The last 6 monthly LOLER test was carried out 11-9-2025. There is no record provided for monthly testing of the firefighting lift override mechanism. As the block is pre 2003 it is likely that this is a fireman's lift which would not have a secondary power supply and other features of	10-Fire Service Access	11-Provide documentation	

Sect Ref	Priority	Issue and recommendation	Issue Type	Issue Code	Photograph (If applicable)
		modern firefighters' lifts. ***It is recommended that the lift override functionality is tested monthly and records kept for audit purposes.***			
24.8	Medium	The last test of the sprinkler on file is dated 21-10-24 and is a 6 monthly test which is out of date. ***It is recommended that a competent contractor is engaged to complete these tests and records kept for audit purposes.***	11- Fire Fighting Appliances	11-Provide documentation	

Note: The significant findings are considered to be the whole of this fire risk assessment, including all commentary made in the respective sections of the document. Those items that have been identified as requiring remedial action in order to reduce the risk to life or serious injury to as low as reasonably practicable, within and around the building, will be listed in the action plan above.

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Identification of People at Risk

People at Risk							
1.1	Any particular user group at risk?	N/A	☐	Yes	☐	No	☑
1.2	Are there any employees or contractors working in remote areas of the workplace?	N/A	☐	Yes	☐	No	☑
1.3	Is the building used for sleeping purposes?	N/A	☐	Yes	☑	No	☐
1.4	Are there people whose mobility is impaired?	U/K	☑	Yes	☐	No	☐
1.5	Have people been identified to assist mobility impaired people leave the site?	N/A	☑	Yes	☐	No	☐
1.6	Are there people who have visual / hearing or cognitive impairments?	U/K	☑	Yes	☐	No	☐
1.7	Are there elderly or young children?	U/K	☑	Yes	☐	No	☐
1.8	Is the building occupied by people familiar with the layout?	N/A	☐	Yes	☑	No	☐
1.9	Is the building occupied by manageable numbers of staff / visitors?	N/A	☑	Yes	☐	No	☐
1.10	Are there adequate procedures in place for the management of disabled occupants evacuating the premises? (i.e. PEEPs, SIB info)	U/K	☐	Yes	☐	No	☑
1.11	Are there any risk conditions identified during the assessment which could give rise to mandatory occurrence reporting in line with the Building Safety Act (2022); Regulation 87?	N/A	☐	Yes	☐	No	☑

Comments:

1.1 This is a general needs block, and no vulnerable groups were highlighted.

1.2 There were no contractors or staff working in remote areas at the time of assessment, although it is conceivable that this eventuality could arise. Contractors working in remote areas, are required to comply with their own 'lone working' procedures when working in remote areas of the premises and to report into the site office.

1.3 The building is used for living / sleeping accommodation

People at Risk

1.4 Where The Riverside Group Group becomes aware of tenants, who may not be able to self-evacuate from their property in the event of a fire, The Riverside Group Group may consider taking appropriate action to reduce the risk to these individuals. This is an advisory note as the RR(FS)O does not extend beyond the common areas in residential dwelling blocks.

Individual residents will be responsible for the evacuation

1.5 See 1.4

1.6 See 1.4

1.7 There were no elderly or young person's seen however there may be residents who are.

1.8 People are familiar with the building

1.9 It is difficult to account for visitors, within any management procedures, as their presence in the building can occur at any time. However, the simple design of the building, will facilitate self-evacuation, if visitors are affected by fire whilst they are on the premises

1.10 It is recommended that where the client becomes aware of a disabled or vulnerable persons There is a list of people requiring assistance to evacuate in an emergency which is kept in the secure information box.

This sheet is not dated, and it was not possible to confirm that the information is up to date and relevant. ***Arrange for this to be recorded on a dated sheet and ensure that this is reviewed frequently to ensure that the information is current and relevant.***

1.11 In line with the Building Safety Act (2022); Regulation 87, the principle accountable person for higher-risk buildings is required to establish and operate a mandatory occurrence reporting system. This is defined as a system for the giving of information to accountable persons for the purpose of enabling them to give prescribed information to the building safety regulator by the prescribed time and in the specified way, with 'prescribed information' relating to a safety occurrence within a part of the building for which an accountable person is responsible.

As stated within The Higher Risk Buildings (Management of Safety Risks etc) (England) Regulations 2023; Regulation 6(5) it is understood that "safety occurrence" means an incident or situation relating to the structural integrity of, or spread of fire in, a higher-risk building that meets the risk condition; "the risk condition" is met in relation to a part of a building if the use of that part of the building without the incident or situation being remedied would be likely to present a risk of a significant number of deaths, or serious injury to a significant number of people.

There were no risks identified at the time which might require reporting

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Fire Hazards and their Elimination or Control

Electrical Sources of Ignition							
2.1	Reasonable measures taken to prevent fires of electrical origin?	N/A	☐	Yes	☑	No	☐
2.2	Suitable policy regarding the use of personal electrical appliances?	N/A	☑	Yes	☐	No	☐
2.3	Suitable limitation of trailing leads and adapters?	N/A	☐	Yes	☑	No	☐
2.4	Reasonable measures taken for electrical vehicle charging points?	N/A	☑	Yes	☐	No	☐
2.5	Fixed wiring installation testing up to date?	U/K	☐	Yes	☑	No	☐

Comments:

2.1 No visual defects present within the fixed wiring installation on inspection; all switchgear and meters are contained within fire resistant compartments.

2.2 No portable appliances identified within assessed areas.

2.3 None identified

2.4 No vehicle charging points present

2.5 Documentation provided confirmed a satisfactory 5 yearly test dated 4-4-2022

Smoking							
3.1	Reasonable measures taken to prevent fires as a result of smoking?	N/A	☐	Yes	☑	No	☐
3.2	Is the no smoking policy enforced?	N/A	☐	Yes	☑	No	☐
3.3	Has 'No Smoking' signage been provided?	N/A	☐	Yes	☑	No	☐

Comments: By law, smoking is not allowed in the common parts of blocks of flats. There still exists the very real need to remain vigilant, not only because of people inadvertently smoking in areas where the law prohibits it, but also because of illicit and surreptitious smoking. Indeed, with regard to smoking, people's efforts to conceal their actions, can often result in increased risk. Residents need to be reminded that the law on smoking applies to the common parts. 'No smoking' signage is a statutory obligation.

3.1 There was no evidence of surreptitious smoking, within the communal parts of the premises.

3.2 No signs of illicit smoking

3.3 No smoking signage is displayed within the premises.

Portable Heaters and Heating Installations								
4.1	Is there naked flame, portable heaters or radiant heaters in use? If yes, specify	N/A	☐	Yes	☐	No	☑
4.2	Are suitable measures taken to minimise the hazard of ignition from the use of portable heaters?	N/A	☑	Yes	☐	No	☐

Comments:

4.1 Communal areas are not heated.

4.2 None seen. Heating system internally within flats are subject to annual maintenance programmes in line with The Riverside Group policy for maintenance inspections.

Lightning Protection								
5.1	Is there a lightning protection system in place?	U/K	☐	Yes	☑	No	☐
5.2	Are records available to confirm that it is routinely checked?	U/K	☐	Yes	☐	No	☑

Comments:

5.1 A lightning protection system was evident to the external perimeter.

5.2 There was no documentation to confirm that the lightning protection system had been tested. Noted on last year's FRA as completed October 2024.

The Riverside Group to confirm that the equipment has been tested and is in satisfactory condition.

Cooking								
6.1	Are reasonable measures taken to prevent fires as a result of cooking?	N/A	☐	Yes	☑	No	☐
6.2	Are filters changed and ductwork cleaned regularly?	N/A	☑	Yes	☐	No	☐
6.3	Suitable extinguishing appliances available?	N/A	☑	Yes	☐	No	☐

Comments:

6.1 Cooking does not take place in the common parts of this building. Each flat has its own domestic style kitchen. Flats visited had an electric cooker and microwave. There were no visible signs of scorch marks or other abuse in the flats inspected.

6.2 No communal cooking facilities.

6.3 N/A

Fire History & Arson								
7.1	Has there been a history of fire incidents in the building?	U/K	☑	Yes	☐	No	☐
7.2	Does basic security against arson by outsiders appear reasonable?	N/A	☐	Yes	☑	No	☐
7.3	Is there an absence of unnecessary fire load in close proximity to the building or available for ignition by outsiders?	N/A	☐	Yes	☑	No	☐

Comments:

7.1 None reported to this assessor.

7.2 A secure door / resident call system is in place.

Basic security against arson by outsiders appear reasonable. There is secure access provided at the main entrance that can only be entered with a master key, key FOB or calling a resident.

CCTV is also provided.

7.3 No stored items were identified within close proximity of the building. A dedicated bin store is located and locked.

Housekeeping								
8.1	Is the standard of housekeeping adequate?	N/A	☐	Yes	☑	No	☐
8.2	Do combustible materials appear to be separated from ignition sources?	N/A	☐	Yes	☑	No	☐
8.3	Appropriate storage of hazardous/flammable materials?	N/A	☑	Yes	☐	No	☐
8.4	Avoidance of inappropriate storage of combustible materials?	N/A	☐	Yes	☑	No	☐
8.5	Are all escape routes clear of combustible materials?	N/A	☐	Yes	☑	No	☐
8.6	Is there any upholstered furniture located in the premises and if so; is there evidence to indicate that it complies with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended in 1989 and 1993)?	N/A	☐	Yes	☐	No	☑

Comments:

8.1 Overall, a good level of housekeeping was identified.

8.2 No issues identified at time of assessment. All risers were free from any storage.

8.3 No flammable or hazardous materials were noted on site.

8.4 No issues identified at time of assessment. All risers were free from any storage.

8.5 Escape routes were clear and available for use.

8.6 None present.

Hazards Introduced by Outside Contractors and Building Works							
9.1	Are fire safety conditions imposed on outside contractors?	U/K	☑	Yes	☐	No	☐
9.2	Is there satisfactory control over works carried out on the premises by outside contractors (including "hot work" permits)?	U/K	☑	Yes	☐	No	☐
9.3	If there are in-house maintenance personnel, are suitable precautions taken during "hot work", including use of "hot work" permits?	U/K	☑	Yes	☐	No	☐

Comments:

9.1 No documentation has been provided by The Riverside Group in respect of a formal Hot Works Policy. The Client has advised that relevant policies and procedures are currently under review. ***It is recommended that confirmation be obtained to ensure that The Riverside Group have appropriate hot works policies, permit-to-work systems, and control measures in place to effectively manage and mitigate the fire risks associated with hot works activities.***

9.2 See 9.1

9.3 See 9.1

Dangerous Substances							
10.1	Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises?	N/A	☑	Yes	☐	No	☐
10.2	If so, has a specific risk assessment been carried out, as required by the Dangerous Substances and Explosive Atmospheres Regulations 2002?	N/A	☑	Yes	☐	No	☐

Comments:

10.1 There are no known dangerous substances stored, within the premises. There were no dangerous substances seen, within the communal areas, nor any of the flats sampled as part of this assessment.

This risk assessment only considers the impact of dangerous substances, to the extent necessary, to determine the adequacy of the general fire precautions required under the Fire Safety Order.

10.2 N/A

Other Significant Fire Hazards That Warrant Consideration							
11.1	Other significant fire hazards that warrant consideration including process hazards that impact on general fire precautions?	N/A	☐	Yes	☐	No	☑

Other Significant Fire Hazards That Warrant Consideration							
11.2	Are processes carried out which give rise to a significant fire risk?	N/A	☐	Yes	☐	No	☑
11.3	Are there any activities by other commercial tenants which have a significant impact on fire safety in the residential areas? If yes, has appropriate information about risk and control been shared?	N/A	☑	Yes	☐	No	☐

Comments:

11.1 There are no other significant fire hazards present in this residential block other than the normal risks associated with activities within the individual domestic premises such as smoking, use of appliances in poor repair and unattended cooking in the kitchen.

11.2 There were no processes considered to present a significant risk observed at the time of the inspection.

11.3 No commercial elements.

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Fire Protection Measures

Means of Escape from Fire							
12.1	It is considered that the building is provided with reasonable means of escape in case of fire.	N/A	☐	Yes	☑	No	☐
12.2	Adequate design of escape routes?	N/A	☐	Yes	☑	No	☐
12.3	Adequate provision of exits?	N/A	☐	Yes	☑	No	☐
12.4	Exits easily and immediately openable where necessary?	N/A	☐	Yes	☑	No	☐
12.5	Fire exits open in direction of escape where necessary?	N/A	☐	Yes	☑	No	☐
12.6	Avoidance of sliding or revolving doors as fire exits where necessary?	N/A	☑	Yes	☐	No	☐
12.7	Satisfactory means for securing exits?	N/A	☐	Yes	☑	No	☐
12.8	Reasonable distances of travel where there is a single direction of travel?	N/A	☐	Yes	☑	No	☐
12.9	Reasonable distances of travel where there are alternative means of escape?	N/A	☐	Yes	☑	No	☐
12.10	Suitable protection of escape routes?	N/A	☐	Yes	☑	No	☐
12.11	Suitable fire precautions for all inner rooms?	N/A	☑	Yes	☐	No	☐
12.12.1	Internal escape routes unobstructed?	N/A	☐	Yes	☑	No	☐
12.12.2	External escape routes unobstructed?	N/A	☐	Yes	☑	No	☐
12.13	Is adequate ventilation provided to secure the means of escape?	N/A	☐	Yes	☑	No	☐
12.14	Are excessively long corridors appropriately sub divided with fire resisting construction?	N/A	☑	Yes	☐	No	☐
12.15	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled occupants?	N/A	☐	Yes	☐	No	☑
12.16	Are responsibilities clearly defined for shared areas (e.g. shared escape routes)	N/A	☑	Yes	☐	No	☐
	Comments:						
	12.1 The provision of escape routes and design of escape routes in this building is appropriate. There are two internal escape staircase that serves all floors, both stairs discharge at the ground level which leads to total safety. This allows alternative means of escape from all levels.						

Means of Escape from Fire

12.2	Escape routes have been designed in a way where there are no dead-end situations that compromise the means of escape.
12.3	The exits and widths of doors staircases are adequate for the numbers of people that are expected to use them. Flat front doors are 820mm wide. Communal lobby doors are 850mm wide. The final exit doors are 900mm wide. The staircase provides a useable width of 970mm.
12.4	The exits points are easily accessible where entrance door override facilities are provided.
12.5	Exit doors open outwards.
12.6	No sliding or revolving doors.
12.7	Exit is locked externally. Easily opened internally.
12.8	Travel distances appear to be in line with that allowed in LGA Fire safety in purpose-built blocks of flats - Flats with more than one escape stairway
12.9	No issues identified.
12.10	The escape route was clear.
12.11	No inner rooms in communal area.
12.12.1	The internal means of escape were found to be clear of combustible materials and storage.
12.12.2	The external means of escape were found to be clear of combustible materials and storage.
12.13	The stairs are provided with adequate permanent ventilation (louvres on the eighth floor) and manually opening windows for the control of smoke. There is no smoke ventilation provided to the central lobbies which give access to the flats and considered acceptable based on short travel distances.
12.14	No long corridors present.
12.15	It is not considered necessary to provide disabled means of escape arrangements in the building. Where a stay put policy is employed in the building then any physically impaired person should be relatively safe within their own flats in event of fire elsewhere in the building.
12.16	There are no shared areas. No commercial tenants.

Emergency Escape Lighting							
13.1	Reasonable standard of emergency escape lighting system provided?	N/A	☐	Yes	☑	No	☐
13.2	Is reasonable external emergency lighting supplied?	N/A	☐	Yes	☑	No	☐

13.1 Emergency lighting has been provided and appears to be installed in accordance with BS 5266. Maintained emergency lighting units were noted in lobbies and staircases.

13.2 External emergency light fittings identified and operational.

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Measures to Limit Fire Spread and Development

Measures to Limit Fire Spread and Development							
14.1	Is compartmentation of a reasonable standard?	N/A	☐	Yes	☑	No	☐
14.2	From a visual inspection, is there adequate compartmentation between the residential areas and any commercial tenants?	N/A	☐	Yes	☑	No	☐
14.3	Reasonable limitation of surface linings that might promote fire spread?	N/A	☐	Yes	☑	No	☐
14.4	As far as can reasonably be ascertained, are fire dampers provided as necessary to protect critical means of escape against passage of fire, smoke, and combustion products in the early stages of a fire?	N/A	☐	Yes	☐	No	☑
14.5	From a visual inspection, do structural elements appear to be adequately protected to maintain fire resistance?	N/A	☑	Yes	☐	No	☐

Comments:

14.1 Overall, a good level of fire stopping via a third-party certified contractor was evident in inspected risers throughout.

14.2 No commercial elements.

14.3 The means of escape appears to be of limited combustibility.

14.4 The waste chute hopper doors cited on the escape route appear to be adequately fire resisting and self-closing, with suitable seals. The location is accepted based on alternative escape in place. The base of the chute could not be confirmed if the shutter is fire resistance and automatic. A Grade A smoke detector is present however the cause and effect cannot be confirmed. Signage was in place indicating an automatic shutter however the caretaker confirmed that the shutter was replaced 6 months ago. There were no sign of a spring or fusible link and the shutter operated by hand when tried so the signage may be historic.

The Riverside Group to confirm the operation and if the base of the chute is fitted with automatic fire-resisting shutter either via AFD link or a fixed fusible temperature link.

14.5 Structural elements appear to be adequately protected. See 14.1 above.

External Wall System							
15.1	From a visual inspection, are there any external linings such as cladding or timber balconies which may promote fire spread?	U/K	☐	Yes	☐	No	☑
15.2	Does the building require a FRAEW?	U/K	☐	Yes	☑	No	☐
15.3	Has an EWS1 form or FRAEW been previously completed for the premises?	U/K	☐	Yes	☑	No	☐
15.4	Is it considered that there are any elements of the external wall system that might promote fire spread?	U/K	☐	Yes	☐	No	☑
15.5	Has a level of risk for the external wall system been identified? (High-rise residential only)	N/A	☐	Yes	☑	No	☐
15.6	Have any mitigating steps been put in place in order to manage risks presented by the external wall system? (High-rise residential only)	N/A	☐	Yes	☐	No	☑
15.7	Based on a visual only inspection, provide a description of the external wall system / building exterior visible in your notes below?	N/A	☐	See Below	☑	Not Included	☐
15.8	Has information been provided to the local Fire and Rescue Service regarding the design and materials used in the buildings external wall system? (High-rise residential only)	N/A	☑	Yes	☐	No	☐

Comments:

15.1 The building appeared of block and brick construction with sections of solid render. The external façade is constructed of materials that should not support the external spread of flame in the event of a fire. This is based on a visual inspection only within the limits of a type 3 assessment.

15.2 The building does exceed 18m however, although this is a high-rise building due to the external wall construction being confirmed as traditional masonry and concrete block or a solid masonry leaf and has no external materials added. It is this assessor's opinion that a FRAEW assessment is not required. However, The Riverside Group have previous commissioned a FRAEW, see the comment below regarding this. Should The Riverside Group decide that a FRAEW is required then the recommendation below should be followed.

15.3 Most of the façade of the property consists of brickwork, supported by concrete floor bands and parapet detail. Areas of the façade between floors to the staircase section of the property consists of render.

External Wall System

Balconies: The property has balconies constructed of concrete decks and glass perimeter balustrading. A FRAEW was completed by Tri Fire Ltd in 2022 with the building being allocated a low overall risk rating with no requirement for remedial works.

It should be recognised that the competency and professionalism of the organisation which completed the EWS1 form has since been publicly brought into question, with the engineer who signed the document having been suspended by the IFE and accreditation bodies, therefore the FRAEW for the building should be reviewed. ***It should be ensured that the previous external wall surveys/inspections are reviewed by a competent engineer/façade specialist to ensure that the scope, methodology and findings of the inspections completed were sufficient and accurate, in order to provide assurance that the external walls of the building do not constitute a significant risk of external fire spread, satisfying Building Regulations; functional requirements B3(4) and B4(1).***

Where documentation cannot be provided or where any doubt exists, it is recommended that an FRAEW is carried out by a competent fire engineer in line with the methodology and assessment scope outlined within PAS 9980 (2022).

15.4 The external wall appears to be constructed of products which are non-combustible, therefore no issues regarding external fire spread. Balconies are present and are of concrete construction, however policies are recommended to limit excess stored items and naked flames**.**

15.5 See 15.3

15.6 None identified. The external wall system does not give any immediate cause for concern.

15.7 The building appeared to be concrete with a brick façade. Residents confirmed that the brickwork had been there for over 20 years which can safely be assumed to mean it is the original façade from 1964. Some render spandrels are present between floors to the staircase only and are not a cause for concern. Balconies are concrete and glass.

15.8 It is not known if the details of the EWS have been shared with WMFS. However, due to the very low risk, this is not considered essential.

Flat entrance Doors

16.1	Are existing flat entrance doors adequate?	U/K	☐	Yes	☑	No	☐
16.2	Do flat entrance doors appear to offer a notional period of fire resistance?	N/A	☐	Yes	☑	No	☐

Flat entrance Doors							
16.3	Are flat entrance doors adequately self-closing?	U/K	☐	Yes	☑	No	☐
16.4	Are there any security gates/grilles fitted which present a risk? i.e. they cannot be opened from the inside without the use of a key / cannot be breached by the fire and rescue service in under three minutes.	N/A	☐	Yes	☐	No	☑
16.5	Are flat entrance doors being checked on an annual basis?	N/A	☐	Yes	☐	No	☑
16.6	For any flat entrance doors which have not been inspected within the last 12 months, has a record been kept of reasonable attempts at access? (residential building over 11m only)	N/A	☐	Yes	☑	No	☐

Comments:

16.1 The flat entrance doors examined were of FD30S standard. It was stated that all doors had been replaces in the last 3 years. Door were 44mm thick with intumescent strips and cold smoke seals, positive action overhead self-closing device and metal letterbox with intumescent sleeve and spring loaded rear flap.

16.2 The doors will offer a period of notional fire resistance. Most likely 30 minutes fire resistance however this could not be confirmed as no certification was provided.

16.3 An overhead positive self-closing device was identified to the assessed flats.

16.4 There are no security gates fitted to any of the flat front doors in this building.

16.5 It could not be confirmed that flat entrance doors are inspected annually in line with the requirements of the Fire Safety (England) Regulations 2022 ***It is recommended that flat entrance doors are inspected annually, all necessary remediation works carried out and records kept to confirm this.***

16.6 See above.

Communal Fire Doors (Cross Corridor and Riser)							
17.1	Are existing fire doors adequate?	N/A	☐	Yes	☐	No	☑
17.2	Are fire resisting self-closing doors unobstructed and functioning correctly?	N/A	☐	Yes	☑	No	☐
17.3	Are fire doors held open by devices linked to alarm system?	N/A	☑	Yes	☐	No	☐

Communal Fire Doors (Cross Corridor and Riser)							
17.4	Are non-self-closing fire doors kept locked when not in use?	N/A	☐	Yes	☑	No	☐
17.5	Are communal fire doors being checked on a quarterly basis?	N/A	☐	Yes	☐	No	☑

Comments:

17.1 Most of the communal fire doors examined were in very good order however there was a damaged smoke seal to the front staircase door at 2nd floor level. ***Arrange for this smoke seal to be replaced***

17.2 Positive self-closing devices installed.

17.3 None observed

17.4 Doors were locked where required.

17.5 It could not be confirmed that communal fire doors are inspected annually in line with the requirements of the Fire Safety (England) Regulations 2022. ***It is recommended that communal doors are inspected quarterly, all necessary remediation works carried out and records kept to confirm this.***

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Fire Safety Signs and Notices

Fire Safety Signs and Notices							
18.1	Are suitable and sufficient exit and directional signs in place?	N/A	☐	Yes	☑	No	☐
18.2	Has appropriate way-finding signage been installed? The signage must be visible in low light or smoky conditions and identify flat and floor numbers in the stairwells (*High-rise residential only*)	N/A	☐	Yes	☐	No	☑
18.3	Are internal fire doors and escape doors provided with appropriate fire signage?	N/A	☐	Yes	☑	No	☐
18.4	Is there suitable and sufficient signage to passive and active firefighting systems?	N/A	☐	Yes	☑	No	☐
18.5	Is there suitable signage on internal exit routes?	N/A	☐	Yes	☑	No	☐
18.6	Is there suitable signage on external exit routes?	N/A	☑	Yes	☐	No	☐
18.7	Are there any other safety notices / signs that may affect fire safety that are either missing or incorrect? (for example, electrical hazard signage, lift signage, PV signage, fire precaution signage?)	N/A	☐	Yes	☐	No	☑

Comments:

18.1 An adequate level of fire escape signage has been provided complying with BS 5499-10:2014 and safety signs including fire safety signs & BS EN ISO 7010:2011

18.2 Wayfinding signage was provided but this was incorrectly displayed as not all flat numbers were visible from the lift car. The signage shows 2 flats and the numbers for the other 2 flats are displayed on the opposite wall which is not visible and will cause confusion during an incident.***Replace the current wayfinding signage with correct signage which indicates the flat numbers and directions immediately visible from the flat car on the doors opening.***

18.3 An adequate level of fire door signage was seen at the time of assessment.

18.4 The dry riser was correctly signed. The inlet is located inside the lift lobby at ground floor level.

18.5 See 18.1

18.6 No requirement due to obvious entry points.

18.7 Fire action notices displayed instructing a “stay put” policy. This was also displayed in different languages due to the demographic of the occupancy,

Lift signage is provided

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Means of Giving Warning in Case of Fire

Means of Giving Warning in Case of Fire							
19.1	Reasonable manually operated electrical fire alarm system provided?	N/A	☑	Yes	☐	No	☐
19.2	Is automatic fire detection provided and if so, is it provided throughout the premises or part of the premises?	N/A	☑	Yes	☐	No	☐
19.3	Are appropriate alarm interfaces in place with other commercial tenants (e.g. retail)?	N/A	☑	Yes	☐	No	☐
19.4	Extent of automatic fire detection generally appropriate for the occupancy and fire risk?	N/A	☐	Yes	☑	No	☐
19.5	Are the lifts linked to the automatic fire detection and alarm system, and if so, is the current arrangement acceptable?	N/A	☑	Yes	☐	No	☐
19.6	Are alarm signals remote call monitored?	N/A	☑	Yes	☐	No	☐
19.7	Is a zone plan displayed adjacent to the fire alarm panel and are the zones in line with compartment lines?	N/A	☑	Yes	☐	No	☐

Comments:

19.1 Taking into account the level of compartmentation afforded during design and construction stage. A fire detection system is not required within the common parts of this type of property. Residents should ensure a suitable means of fire detection within their own demise.
There is a smoke detector in the bin room which operates a red flashing beacon located on the wall outside the bin room to indicate a fire. There is no audible alarm. This was considered acceptable.

19.2 Current guidance benchmark standard indicates that communal smoke/fire alarms are generally not required in purpose-built blocks of flats.

19.3 N/A

19.4 Adequate Grade D detection observed within the entrance hall, lounge and kitchen of the inspected demises to a category of LD2.

19.5 N/A. Override facilities for use of fire service present.

19.6 N/A

19.7 N/A

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Fire-Fighter Access and Fire-Fighting Equipment

Fire Fighter Access & Fire-Fighting Equipment							
20.1	Is the building provided with adequate vehicular access for fire fighter deployment?	N/A	☐	Yes	☑	No	☐
20.2	Is the building provided with fire brigade drop key access?	N/A	☐	Yes	☑	No	☐
20.3	Is the building's drop key access functional?	N/A	☐	Yes	☐	No	☑
20.4	Reasonable provision of portable fire extinguishers suitable for the purpose?	N/A	☐	Yes	☑	No	☐
20.5	Are hose reels provided?	N/A	☑	Yes	☐	No	☐
20.6	Are there sprinklers or other fixed suppression systems?	N/A	☐	Yes	☑	No	☐
20.7	Is there any other fixed installation? e.g. dry rising mains, ventilation systems etc.	N/A	☐	Yes	☑	No	☐

Comments:

20.1 There is suitable access provisions provided for fire service vehicles.

20.2 A fire service drop key is provided.

20.3 The drop down key provided at the front door did not operate correctly. ***Arrange for the drop down key to be repaired to function correctly***

20.4 A single CO2 fire extinguisher was provided within the lift motor room. The unit was last maintained in January 2025. The test document stated that a dry powder extinguisher was also tested which was located in the ground floor storeroom although this was not noted on the day. This may be because the room was full of bin bags and there is not room to wall mount an extinguisher in this location, or because dry powder extinguishers are not normally considered appropriate in internal locations where breathing and visibility issues may be a concern.

20.5 None observed.

20.6 Fixed suppression was observed within the bin store. The Riverside Group confirm maintenance programmes in place.

20.7 Dry riser with the inlet located adjacent to the lift and outlets to each floor within a dedicated locked cupboard. System confirmed to be inspected by an external contractor under a maintenance programme.

The buildings Responsible Person (or RP) is legally required to ensure the system is maintained to BS 9990:2015 code of practice which means a full annual pressure test plus a six-monthly visual check for dry risers in buildings over 18 metres. British Standards state that inlets, landing valves, drain valves and landing valve boxes should be inspected every six months and that wet tests be carried out annually when the riser can be checked for leaks. They also state that maintenance and repairs should be carried out by a competent person. It should be ensured that all dry and wet riser inlets are maintained in accordance with BS990:2015 and are kept clear and easily accessible at all times.

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Management of Fire Safety

Procedures and Arrangements							
21.1	Competent person(s) appointed to assist in undertaking the preventive and protective measures (i.e. relevant general fire precautions)?	N/A	☐	Yes	☑	No	☐
21.2	Are the Fire Action notices appropriate for the procedure that is adopted within this building?	N/A	☐	Yes	☑	No	☐
21.3	Appropriate fire procedures in place for both core and non-working hours? `	N/A	☑	Yes	☐	No	☐
21.4	Are procedures in the event of fire appropriate and properly documented?	N/A	☐	Yes	☑	No	☐
21.5	Are there suitable arrangements for summoning the fire and rescue service?	N/A	☐	Yes	☑	No	☐
21.6	Are there suitable arrangements for ensuring that the premises have been evacuated?	N/A	☑	Yes	☐	No	☐
21.7	Is there a suitable fire assembly point(s)?	N/A	☑	Yes	☐	No	☐
21.8	Are suitable systems in place for reporting and subsequent restoration of safety measures that have fallen below standard?			Yes	☐	No	☑

Comments:

21.1 The Riverside Group Group has overall responsibility for fire safety at this premises. The identity of the person who has responsibility for fire safety at the premises and the identity of the competent person appointed by The Riverside Group to assist them to undertake the preventative and protective measures was not provided at the time of the assessment

21.2 Fire action notices were provided supporting the 'stay put' strategy in communal areas

21.3 A combination of residents and onsite concierge (when on site) to liaise with emergency services.

21.4 Site servicing and building information records are held electronically and within the concierge site documentation box where logbooks are present.

21.5 See 21.3

21.6 The residents are responsible for their own self-evacuation. The building management cannot be responsible for the evacuation of residents as there is no permanent management in place on the premises. It is recognised that the fire and rescue service will undertake evacuation procedures if required to do so.

21.7 Not required Stay Put policy

21.8 It is unknown if information provided to residents with regards to the reporting of any issues / failings within the premises. ***The Riverside Group should confirm that suitable information is provided to residents to confirm they are aware of the processes to follow of reporting issues / failings they have observed within the premises.***

Fire Service Information								
22.1	Is building information such as the fire emergency plan and floor plans available on site?	U/K	☑	Yes	☐	No	☐
22.2	Have up-to-date electronic floor plans been provided to the local Fire and Rescue Service? (High-rise residential only)	U/K	☑	Yes	☐	No	☐
22.3	Has a Secure Information Box been provided?	N/A	☐	Yes	☑	No	☐
22.4	Does the Secure Information Box contain the name and contact details of the Responsible Person and hard copies of the building floor plans? (High-rise residential only)	U/K	☐	Yes	☑	No	☐
22.5	Have up-to-date plans (hard copy), including details of key firefighting equipment been placed in a secure information box? (High-rise residential only)	U/K	☐	Yes	☑	No	☐
22.6	Have up to date details of key firefighting equipment been placed in a secure information box? (High-rise residential only)	U/K	☐	Yes	☑	No	☐
22.7	Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarization visits)?	U/K	☑	Yes	☐	No	☐

Comments:

22.1 Information was available in the SIB.

22.2 Floor plans were available in the SIB. It is not known if these have been provided to WMFS

22.3 A premises information box is provided at ground floor level to the rear exit.

22.4 Floor plans were available in the SIB.

22.5 No plans were present however as there is only a lift and riser, both of which are present in the ground floor lobby this was considered acceptable. Both of these are noted on the written sheet of firefighting provision.

22.6 The information in the folder indicates that the dry riser inlet is outside the building when in fact it is inside next to the lift shaft. ***Arrange for this information to be updated.***

22.7 The fire service may visit at their discretion. It is believed that there are adequate reporting systems in place, however, this could not be confirmed on the day of assessment.

Training and Drills								
23.1	Are fire drills carried out at appropriate intervals?	N/A	☑	Yes	☐	No	☐

Training and Drills							
23.2	Are all staff given adequate periodic "refresher training" at suitable intervals?	N/A	☑	Yes	☐	No	☐
23.3	Are staff with special responsibilities (e.g. fire wardens) given additional training?	N/A	☑	Yes	☐	No	☐
23.4	Are fire drills carried out at appropriate intervals?	N/A	☑	Yes	☐	No	☐
23.5	When the employees of another employer work in the premises: Is their employer given appropriate information (e.g. on fire risks and general fire precautions)?	N/A	☑	Yes	☐	No	☐
23.6	When the employees of another employer work in the premises: Is it ensured that the employees are provided with adequate instructions and information?	N/A	☑	Yes	☐	No	☐
23.7	Are persons nominated and trained to use fire extinguishing appliances?	N/A	☑	Yes	☐	No	☐

Comments:

23.1 Fire drills are not required in residential dwelling blocks adopting a 'stay put' policy.

23.2 Fire action notices are displayed

23.3 Unmanned site by staff.

23.4 See 23.2

23.5 See 23.2

23.6 See 23.2

23.7 No communal units

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Testing & Maintenance

Testing & Maintenance							
24.1	Weekly testing of fire detection and alarm system?	N/A	☐	Yes	☑	No	☐
24.2	Periodic servicing of fire detection and alarm system?	N/A	☐	Yes	☐	No	☑
24.3	Monthly and annual testing routines for emergency lighting?	N/A	☐	Yes	☐	No	☑
24.4	Annual maintenance of fire extinguishing appliances?	N/A	☐	Yes	☑	No	☐
24.5	Are both visual and structural assessments regularly carried out to any external escape staircases and gangways?	N/A	☑	Yes	☐	No	☐
24.6	Six-monthly inspection and annual testing of rising mains?	N/A	☐	Yes	☐	No	☑
24.7	Weekly and monthly testing, six-monthly inspection and annual testing of firefighting or evacuation lifts?	N/A	☐	Yes	☐	No	☑
24.8	Weekly testing and periodic inspection of sprinkler installations?	N/A	☐	Yes	☐	No	☑
24.9	Routine checks on Ventilation and Extraction System	N/A	☑	Yes	☐	No	☐
24.10	Has a 5-year electrical installation check taken place?	N/A	☐	Yes	☑	No	☐
24.11	Are portable appliances PAT tested – are records / labels present?	N/A	☑	Yes	☐	No	☐
24.12	Have gas safety checks / boiler inspections taken place?	N/A	☑	Yes	☐	No	☐
24.13	If any of the life safety systems are defective, has this been reported to the local Fire and Rescue Service? (High-rise residential only)	N/A	☑	Yes	☐	No	☐

Comments:

24.1 The smoke detector in the bin room is tested weekly by the caretaker.

24.2 No records were provided to confirm that the fire alarm system is tested periodically.***It is recommended that a competent contractor is engaged to complete these tests and records kept for audit purposes.***

24.3 No records were provided to confirm that the emergency lighting is tested monthly and a full drain down annually.

Testing & Maintenance

It is recommended that a competent contractor is engaged to complete these tests and records kept for audit purposes.

24.4 Fire extinguishers were lasted tested 7-1-2025

24.5 N/A

24.6 The last pressure test was carried out January 2025 and was satisfactory. There is no record of a 6 monthly visual test. ***It is recommended that this is carried out and records kept for audit purposes.***

24.7 The last 6 monthly LOLER test was carried out 11-9-2025. There is no record provided for monthly testing of the firefighting lift override mechanism. As the block is pre 2003 it is likely that this is a fireman's lift which would not have a secondary power supply and other features if modern firefighters' lifts. ***It is recommended that the lift override functionality is tested monthly and records kept for audit purposes.***

24.8 The last test on file is dated 21-10-24 and is a 6 monthly test which is out of date.***It is recommended that a competent contractor is engaged to complete these tests and records kept for audit purposes.***

24.9 No ventilation systems present.

24.10 04/04/2022- Satisfactory.

24.11 N/A

24.12 N/A

24.13 No life safety systems were identified as defective at the time.

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Resident Engagement

Resident Engagement							
25.1	Have relevant fire safety instructions been provided to residents? i.e. how to report a fire and any other instruction which sets out what a resident must do once a fire has occurred, based on the evacuation strategy for the building.	N/A	☐	Yes	☑	No	☐
25.2	Have residents been provided with information relating to the importance of fire doors in fire safety?	N/A	☐	Yes	☑	No	☐
25.3	Are residents being made aware of the outcome of any checks to fire safety equipment? (High-rise residential only)	N/A	☐	Yes	☑	No	☐
25.4	Is information provided to residents with regards to the reporting of any issues / failings within the premises?	N/A	☐	Yes	☐	No	☑

Comments:

25.1 It was confirmed on site that residents are provided with fire safety information relating to their premises to comply with the below.

In accordance with the Fire Safety (England) Regulations 2022 the responsible person is required to provide residents in all residential buildings with two or more sets of domestic premises with fire safety information relevant to the building. No information has been provided by the client to confirm the implementation of this requirement.

In accordance with the Fire Safety Regulations (England) 2022 which came into force on 23rd January 2023. The RP for this property is required to provide all residents with the following information. Buildings over 18 metres-(With 2 or more domestic premises within common areas)
> Fire Safety Instructions: provide relevant fire safety instructions to their residents, which will include instructions on how to report a fire and any other instruction which sets out what a resident must do once a fire has occurred, based on the evacuation strategy for the building.
> Fire Door Information: provide residents with information relating to the importance of fire doors in fire safety.

25.2 In accordance with the Fire Safety (England) Regulations 2022 the responsible person is required to provide residents in all residential buildings with two or more sets of domestic premises with information on fire doors.

To ensure that doors are maintained as fit for purpose throughout the lifespan of a building, it is recommended that information is provided to residents covering the importance of keeping doors closed, advising that doors and self-closing devices are not tampered with and that any faults or damage to doors should be raised immediately.

Resident Engagement		
	25.3	See 25.1
	25.4	See 21.8 – no information provided by the Client.

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Risk Level Estimator

Potential consequences of fire ⇒ Likelihood of Fire ⇓	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

Low ☐ **Medium** ☑ **High** ☐

In this context, a definition of the above terms is as follows:

Low: Unusually low likelihood of fire as a result of negligible potential sources of ignition.

Medium: Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

High: Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Taking into account the nature of the building and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

Slight harm ☑ **Moderate harm** ☐ **Extreme harm** ☐

In this context, a definition of the above terms is as follows:

Slight harm: Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).

Moderate harm: Outbreak of fire could foresee-ably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.

Extreme harm: Significant potential for serious injury or death of one or more occupants.

Accordingly, it is considered that the risk to life from fire at these premises is:

Trivial	☐	Tolerable	☑	Moderate	☐	Substantial	☐	Intolerable	☐

Comments:

This building is considered to present a 'Tolerable' risk.

This is a well managed building which has been upgraded with new fire doors, and the existing fire safety provision is adequate. There are 2 staircases which is unusual for a building this size and provides additional assurance. For this reason, this building is assessed as tolerable risk.

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

Risk level	Action and timescale
Trivial	No action is required, and no detailed records need be kept.
Tolerable	No major additional controls required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Intolerable	Building (or relevant area) should not be occupied until the risk is reduced.

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

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Document Control

Author	Peter Millane	**Qualifications**	MIFSM GIFireE
Signed	Peter Millane	**Date**	07/11/2025

Verifier	Paige Weekes	**Qualifications**	ABBE L4 Dip – Tier3
Signed		**Date**	13/11/2025
Document Version	Frankham RMS January 2023		

Life Safety Fire Risk Assessment Certificate of Conformity

This certificate is issued by the organization named in Part 1 of the schedule in respect of the fire risk assessment provided for the person(s) or organization named in Part 2 of the schedule at the premises and / or part of the premises identified in Part 3 of the schedule.

Frankham Risk Management Services

BAFE Registration Number: KENT204

Client:	The The Riverside Group Group
Address:	Marmion House, 1-36 Dial Lane, West Bromwich, West Midlands, B70 0LL

Applies to all common areas and sampled flats (accessible to the assessor, at the time of the assessment).

The fire risk assessment is for life safety; it is suitable & sufficient and is compliant with the BAFE SP205 scheme.

Assessment Date:	7th November 2025
Review Date:	7th November 2026
Certificate Reference Number:	804386116

We, being currently a 'Certificated Organization' in respect of fire risk assessment identified in the above schedule, certify that the fire risk assessment referred to in the above schedule complies with the specification identified in the above schedule and with all other requirements as currently laid down within the BAFE SP205 Scheme in respect of such fire risk assessment.

Signed for and on behalf of the issuing Certificated Organization

H Dillon

Helen Dillon MIFSM CFPA (Europe) Dip – Head of Fire Risk Management

Date of issue: 04-11-2024

SSAIB 7 - 11 Earsdon Road, West Monkseaton, Whitley Bay, Tyne & Wear, NE25 9SX

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