



Mark Evans – GFireE, CFPA Eu. Dip  
Graduate of the Institution of Fire Engineers  
CFPA Europe Diploma – Fire Prevention  
Industry Qualification Level 5 App. Doc B, M & BS9999



FireMaster Office  
Mob: 07931 677301  
Email: [safe@firemaster.org.uk](mailto:safe@firemaster.org.uk)  
Website: [www.firemaster.org.uk](http://www.firemaster.org.uk)

## REGULATORY REFORM (FIRE SAFETY) ORDER 2005 FIRE RISK ASSESSMENT

Great Cliff Dawlish Ltd  
Great Cliff  
Marine Parade  
Dawlish  
Devon  
EX7 9EX



### Period of Validity:

This risk assessment should be reviewed in 12 months from the date of the site visit or shorter period if any significant change has occurred or following a fire or near miss.

**REPORT UNIQUE IDENTIFIER: 1642**

## SUMMARY OF ACTIONS

### **Action plan:**



The hazards and/or risks identified (if any) in each section of this report increase the risk of life safety to occupants.


The actions given in each sub-section of this report should be implemented to bring those hazards and/or risks down to the required standard.

The necessary actions are consolidated in the table below. Advisory actions are found in each sub-section's action plan only.

*(The assessor's recommendations are based on the interpretation of risk-based guidance issued by the Secretary of State as determined by Article 50 of The Fire Safety Order 2005. There is, however, an element of subjective application. On occasion the assessor's recommendations may differ from that of the responsible person(s) and/or the enforcing authority. Differences in opinion arise because the perception of risk interpreted by different persons will undoubtedly vary. The ultimate responsibility for the adequacy of the fire risk assessment rests with the duty-holder, namely the person defined by legislation as responsible for ensuring that the fire risk assessment is carried out and that the fire precautions are adequate. The responsible person should, if they consider any points made within this report inadequate, unreasonable and/or impracticable, first raise any issues with FireMaster (Southwest) Limited.)*

Item	Recommendation	Priority
1.	<p><b>Hard-wired installations:</b>  <i>Inspection:</i>                      It should be confirmed that an 'in date' electrical installation condition report exists for the common area's hard-wired installations and if not, then a competent/accredited electrician should be instructed to undertake one.  <i>(Hard-wired electrical circuits and fittings should be inspected at intervals not exceeding 5 years (or lesser time as determined by the inspecting electrician), in accordance with the recommendations of British Standard 7671, as amended.)</i></p> <p><i>Remedial works:</i>                      Upon completion of the inspection and receipt of its subsequent report any Code 1 and/or 2 items listed within it should be rectified in accordance with the inspecting electrician's recommendations.</p> <p>Any other recommendations should be incorporated into your routine maintenance programme.</p>	<p>3</p> <p>As determined by the inspecting electrician</p> <p>Advisory</p>
2.	<p><b>Residential common circulation areas, i.e. stairways, corridors and lobbies:</b>  <i>Stairways/balconies:</i>                      Signage should be displayed within each common stairway instructing residents that they must be always kept clear.</p> <p>The zero-tolerance approach should include the undertaking by Great Cliff Dawlish Ltd of routine checks of the common areas to ensure continued compliance.</p>	<p>1</p> <p>1</p>
3.	<p><b>Escape route and final exit doors - locking mechanisms:</b>  <i>Residential common circulation areas, i.e. stairways, corridors and lobbies:</i>                      It should be confirmed that the powered common balcony door(s) revert to manual control or fail safe in the open position in the event of a power failure.</p>	<p>1</p>

<p>4.</p>	<p><b>Self-closing mechanisms:</b>  <i>Flat entrance doors:</i>                  Assurances should be sought that the entrance door to each flat opening to an internal lobby has a self-closing device installed and that it is able to shut the door so as to latch from any starting position and where it cannot, then remedial works are immediately carried out.                  (Remedial works should be undertaken by a qualified fire door specialist only.)</p> <p>Such assurances should be regained at intervals not exceeding every 12 months.                  (The absence of self-closing mechanisms is considered to have played a major contribution to the loss of life experienced in the Grenfell Tower Fire. So much so, that Sir Martin Moore-Bick (leading the public enquiry) has recommended in his Phase 1 report that these checks should be undertaken every quarter with the findings being relayed to the fire service. However, at this time, his recommendations are not written in law.)</p>	<p>3</p> <p>4</p>
<p>5.</p>	<p><b>Premise's compartmentation &amp; fire stopping:</b>  <i>Residential common circulation areas, i.e. stairways, corridors and lobbies:</i>  <i>Riser cupboard door frames:</i>                  Fire stopping should be applied to the reverse side of each riser cupboard door frame to fixing wall.</p>  <div data-bbox="799 976 1203 1120" style="border: 1px solid red; padding: 5px; margin-left: 200px;"> <p>Typical example of absent fire stopping to riser cupboard door.</p> </div> <p><i>Riser cupboards:</i>                  Remedial fire stopping works are required in the riser cupboards where penetrations made by wires passing through fire resisting walls are found.</p>  <p>(Typical example evident in each cupboard.)</p>	<p>5</p> <p>5</p>

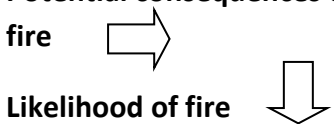
	<p>Remedial works should be carried out to the double riser cupboard doors which should have intumescent strip and cold smoke seal installed where they meet in the middle.</p>  <p>Intumescent strip and cold smoke seal required along this edge.</p> <p><i>(The above requirement was required of Building Regulations as advocated by The Approved Document B at the time of build.)</i></p> <p><b>Compartmentation/fire stopping planning:</b> It should be confirmed that a fire compartmentation/fire stopping plan has been compiled comprising of:</p> <ul style="list-style-type: none"> <li>• Contractors' fire safety information.</li> <li>• As built 'compartment' plans of the building are provided to any person undertaking building works.</li> <li>• Any person undertaking works that breach compartment lines are requested to provide evidence of the materials they have used to seal the breaches and photographs of any concealed works upon completion of their works.</li> <li>• Great Cliff Dawlish Ltd should include within its leasehold agreements a statement saying: 'All building works will be subject to prior permissions from them and where necessary subject to Building Regulations.'</li> </ul> <p><b>Flats:</b> It is recommended that each flat is thoroughly and (if necessary) invasively inspected at the change of any leasehold/ownership to ensure its compartmentation has not been compromised by any (authorized or unauthorized) works.</p> <p><i>(This fire risk assessment will not necessarily identify all minor fire stopping issues that might exist within the building. If you become aware of other fire stopping issues, or are concerned about the adequacy of fire stopping, you may wish to consider arranging for an invasive survey by a competent specialist.)</i></p> <p><i>(A full investigation of the design of heating, ventilation and air conditioning systems is outside the scope of this fire risk assessment.)</i></p>	<p>5</p> <p>1</p> <p>Advisory</p>
<p>6.</p>	<p><b>External facades:</b> <b>Balconies.</b> As the building adopts a 'stay-put' fire evacuation strategy it is important that fire occurring within a flat cannot spread via the external surfaces of the building so as to involve other parts. Accordingly, it is necessary to determine by survey the combustibility of the materials fixed to the underside of the balconies and any insulation materials found behind them. Only materials achieving Class A2-s1, d0 or Class A1 should be permitted.</p> <p><i>(External walls should be constructed using a material that does not support fire spread and therefore endanger people in or around the building. Flame spread over or within an external wall construction should be controlled to avoid creating a route for rapid fire spread bypassing compartment floors or walls. <b>NOTE 1 This is particularly important where a stay put strategy is in place.</b>)</i></p>	<p>3</p>

	<i>(External wall surfaces near other buildings should not be readily ignitable, to avoid fire spread between buildings. External walls should either meet the performance criteria given in BRE Report BR 135 [N1] for cladding systems using full scale test data from BS 8414-1 or BS 8414-2.)</i>	
7.	<b>Fire action/evacuation signage:</b> <i>Residential common circulation areas, i.e. stairways, corridors and lobbies:</i> The revised fire evacuation procedure provided in the appendices of this report should replace all existing.	1
8.	<b>Residents' fire safety information:</b> <i>Residential common circulation areas, i.e., stairways, corridors and lobbies:</i> The revised fire safety information provided in the appendices of this document should replace all existing.	2
9.	<b>Routine (in house) checks and tests:</b> <i>Common circulation areas, i.e., stairways, corridors, lobbies and walkways:</i> Arrangements should be in place that ensure the emergency lighting is function tested at intervals not exceeding every calendar month. <i>(Monthly tests:</i> <i>Tests shall be carried out as follows:</i> <i>Switch on in the emergency mode each luminaire and each internally illuminated exit sign from its battery by simulation of a failure of the supply to the normal lighting for a period sufficient to ensure that each lamp is illuminated. At the end of this test period, the supply to the normal lighting should be restored and any indicator lamp or device checked to ensure that it is showing that the normal supply has been restored. The date of the test should be entered into the test record log.)</i>	2
10.	<b>Inspection, test, service and maintenance:</b> <i>Common circulation areas, i.e., stairways, corridors, lobbies and walkways:</i> Arrangements should be in place that ensure the emergency lighting is full drain tested, serviced and maintained at intervals not exceeding every 12 months in accordance with the recommendations of BS5266-8:2004. <i>(Annual tests: Tests shall be carried out as follows:</i> <i>Each luminaire and illuminated sign shall be tested as per the monthly tests but for its full rated duration in accordance with the manufacturer's information. The supply of the normal lighting shall be restored and any indicator lamp or device checked to ensure that it is showing that normal supply has been restored. The charging arrangements should be checked for proper functioning.)</i>	4
11.	<b>Fire safety management</b> <i>All concerns:</i> It should be confirmed that Great Cliff Dawlish Ltd advise residents formally of the fire safety arrangements for the building, what to do to prevent fires occurring and what to do in the event of a fire. This information could be contained within a handbook, which also addresses the potential for problems arising where residents employ sub-contractors, e.g. for fit-out work – see appendices.  It should be confirmed that Great Cliff Dawlish Ltd with the assistance of their block managing agent manage building work carefully. A fire risk assessment should be mutually evolved between them and the contractor. The risk assessment should be continually reviewed during the period of the works. Where such an assessment process shows that the safety of persons is difficult to ensure, then alternative approaches should be implemented. These might include the provision of extra fire precautionary measures or the prohibition of occupation.  It should be confirmed that Great Cliff Dawlish Ltd inspect the building using a regular schedule. Inspections should include, but not necessarily limited to:	1  2  Advisory

	<ul style="list-style-type: none"> <li>• Escape routes. Storage of goods and equipment could block exits and provide an unwanted fire load and potential source of ignition.</li> <li>• Door locks are maintained so that they are easily openable in an emergency.</li> <li>• Whenever additional or replacement services breach compartment walls or floors, the integrity of fire separation is maintained through the use of appropriate fire-resisting materials in spaces where breaches of compartmentation have occurred.</li> <li>• All fire safety equipment, e.g. emergency escape lighting, is maintained and tested in accordance with the relevant standard by competent persons.</li> <li>• Fire doors are maintained.</li> </ul>	
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## RISK LEVEL ESTIMATOR

The following simple risk level estimator is based on a similar estimator contained in BS18004:2008.

Potential consequences of fire 	Slight Harm	Moderate Harm	Extreme Harm
<b>Low</b>	Trivial Risk	Tolerable Risk	Moderate Risk
<b>Medium (normal)</b>	Tolerable Risk	Moderate Risk	Substantial Risk
<b>High</b>	Moderate Risk	Substantial Risk	Intolerable Risk



## INTRODUCTION

### **Regulations:**

With the implementation of The Regulatory Reform (Fire Safety) Order 2005 (The Order) the common areas of Great Cliff are subject to the Fire Regulations burdened by The Order.

### **Policy statement:**

This report was commissioned by Great Cliff Dawlish Ltd as part of their safety policy for Great Cliff.

### **Limitations:**

This report does not address the risk to the property or business continuity in the event of a fire occurring.

### **Type of fire risk assessment:**

A Type A fire risk assessment has been undertaken.

*(A Type A fire risk assessment is the basic fire risk assessment required for the purpose of satisfying the Regulatory Reform (Fire Safety) Order 2005. The inspection of the building is non-destructive. But, as well as considering the arrangements for means of escape and so forth, the fire risk assessment includes examination of any separating construction between compartments and occupancies without any opening up of construction. However, in this Type of fire risk assessment, entry to other premises beyond the area of the assessed premise is not involved. Where there are demountable false ceilings it may be appropriate to lift a sample of readily accessible false ceiling tiles. In addition, it will normally be appropriate to open a sample of service risers, provided access is practicable at the time of inspection. Unless there is reason to expect serious deficiencies in structural fire protection – such as inadequate compartmentation, or poor fire stopping – a Type A inspection will normally be sufficient for most commercial premises and blocks of flats. Where doubt exists in relation to these matters, the action plan of a Type A fire risk assessment may recommend that one of the other types of fire risk assessment be carried out or that further investigation be carried out by specialists. However, this should not be a generic recommendation of all Type A fire risk assessments; the recommendation should be based on identification of issues that justify reason for doubt.)*

### **Assessment of premises design and fire precautions that do not conform to current standards:**

It is an inherent part of the FRA process to determine whether departures from current guidance, including guidance that supports the relevant fire safety legislation, create sufficient risk to warrant upgrading of fire precautions to current standards. Obviously, this involves subjective judgements, but a departure from prescriptive guidance is not, alone, sufficient justification for upgrading work. In such cases, the first measures that need to be specified in the action plan are measures to restore the conditions stipulated by the original standard. An exception to this is where the original standard is no longer applicable. For example, if, in a block of flats in England or Wales, self-closing devices have been removed from internal doors within the flats, it might not be necessary to restore these, as Building Regulation guidance - Approved Document B no longer advocates these as necessary for compliance with current building regulations. The next step, having confirmed that the building met the provisions of the original standard (or having recommended measures to restore those provisions), is to confirm whether the building would meet the current standards and whether the difference between the original standards and the current standards are sufficiently different/of a risk so as to warrant additional measures.

### **Fire safety measures taken into account when assessing the fire risk of Great Cliff and its associated risk are:**

Identification of fire hazards; Identification of people at risk; Evaluation of fire occurring; Evaluation of risk to people; Removal and reduction of fire hazards; Removal and reduction of risks to people; Detection and warning; Firefighting; Escape routes; Smoke ventilation; Fire separation and compartmentation, to include consideration for external fire spread; Signs and notices, emergency

lighting, Procedures and arrangements, Planning, informing, instructing and training, Co-operation and co-ordination between responsible parties, Surface spread of flame rating; Maintenance; Access for emergency firefighting appliances and their water supplies.

**Review:**

This fire risk assessment should be periodically reviewed by a competent person at such times as:

- following a change of staff/ownership;
- following a structural or material change;
- following a near miss or fire incident;
- at any other time where it is considered necessary to do so;
- at intervals not exceeding 12 months.

*It is important that the points made in each sub-section of this report regarding the existing physical and managerial fire safety control measures are confirmed as accurate by the Responsible Person, as the recommendations of this report are centred on them.*



## GUIDANCE

Guidance for this Fire Risk Assessment has been taken from:

*(The Fire Safety Act 2021 states: 1) Where in any proceedings it is alleged that a person has contravened a provision of The Fire Safety Order 2005, Articles 8 to 22 or of regulations made under article 24 in relation to a relevant building (or part of the building)— (a)proof of a failure to comply with any applicable risk based guidance may be relied on as tending to establish that there was such a contravention, and (b)proof of compliance with any applicable risk based guidance may be relied on as tending to establish that there was no such contravention.*

- LG Guide - Fire Safety in Purpose Built Blocks of Flats (2011).
- Department of Communities and Local Government Fire Safety Guide – sleeping accommodation.
- Building Advice Note for Building Owners of Multi-storey, Multi-occupied Residential Buildings.
- The Grenfell Tower Inquiry: Phase 1 Report, Volume 4, Part III – Conclusions.
- Merseyside Fire & Rescue Service Kings Dock Car Park Fire Protection Report – April 2018.
- British Standard 9991:2015 (Fire safety in the design, management and use of residential buildings).
- Guidance note 3 (Inspection & Testing (17<sup>th</sup> IET Wiring Regulations BS7671)).
- BRE report: P100874-1004 Issue 2.9 'Fire and Solar PV Systems – Investigations and Evidence.
- British Standard 5839-1:2017 (Fire detection and fire alarm systems for buildings).
- British Standard 5839-6:2019 (Fire detection and fire alarm systems for buildings).
- British Standard 5306-8:2012 (Selection and positioning of portable fire extinguishers).
- British Standard 5306-3:2017 (Commissioning and maintenance of portable fire extinguishers – Code of practice).
- BS9990:2015 (Non-automatic firefighting systems in buildings – Code of practice).
- British Standard 8214:2016 (Code of practice for fire door assemblies).
- British Standard 7273-4:2015 (Actuation of release mechanisms for doors).
- British Standard 5499-4:2013 (Code of practice for escape route signing).
- British Standard 5499-10:2014 (Guidance for the selection and use of safety signs and fire safety notices).
- British Standard 5266-1:2016 (Code of practice for the emergency escape lighting of premises).
- British Standard 5266-8:2004 (Emergency escape lighting systems).

## RECORD OF SIGNIFICANT FINDINGS

***Date of fire risk assessment:***

30<sup>th</sup> June 2021

***Report completed by:***

Mark Evans

***Report validated by:***

Mark Evans

***Responsible Person(s)***

The directors of Great Cliff Dawlish Ltd.

***Other persons with fire safety duties:***

The following persons are considered to have (to any extent) control of Great Cliff, as defined by Article 5, (3), of the Fire Safety Order so far as the requirements relate to matters within their control.

- i. The appointed building managing agent.
- ii. Any flat/lease owner and/or resident – see appendices 'The legal burden of The Fire Safety Order 2005 in respect to flats'.

The following persons/organisations are considered to have (to the extent of their contract or tenancy) control of Great Cliff as defined by Article 5, (4), of the Fire Safety Order so far as their obligations extend.

- i. Any contractor.
- ii. Any other person carrying out duties for and/or on behalf of Great Cliff Dawlish Ltd.

***The premises:***

*Number of floors at ground level and above:*

5

*Number of floors entirely below ground level:*

0

*Floors on which car parking is provided:*

0

*Number of flats:*

23

***Brief details of construction and approximate age of building:***

Great Cliff is a 5 storey (ground and 4 x upper) block of modern and purpose-built self-contained residential flats. A single front and rear ground floor common entrance provides access to the single (fire) protected stair that serves each floor. Each flat (served by the common stair) opens either onto its respective open-air balcony or within its (fire) protecting lobby directly from the stairway. Service riser cupboards are located on each floor of the stair. A pedestrian lift also serves the upper floors. The lift motor room is accessed externally from the ground floor.

*(To count the number of storeys in a building, or in a separated part of a building, count only at the position which gives the greatest number and exclude any basement storeys – Approved Document B, Volume 1, 2019 edition incorporating 2020 amendments.)*

*(Height of top storey measured from upper floor surfaces of top floor to ground level on lowest side of building.)*

**Compliance with modern Building Regulations:**

The design of Great Cliff appears to be in keeping with modern Building Regulations as advocated by Approved Document B (1991 onwards).

**Materials used in construction:**

The building's structural frame appears to be of concrete and brick. The common stairway and floors are considered to be of concrete. Flat entrance doors and lobby doors have the appearance and characteristics of FD30S, self-closing fire doors. Riser cupboard doors have the appearance and characteristics of FD30S fire doors. The external facades appear to be predominantly of render likely applied over a masonry substrate. (What appears to be) uPVC lining has been applied to the underside of the balconies.

**Management:**

The management of the building is undertaken by the directors of Great Cliff Dawlish Ltd. and their appointed managing agent.

**Evacuation strategy:**

'Stay Put' fire strategy.

*(Stay put definition: When a fire occurs within one dwelling (or, less likely, in the common parts), it is normally safe for other residents to remain within their own flat. This principle is undoubtedly successful in an overwhelming number of fires in blocks of flats. In 2009-2010, of over 8,000 fires in these blocks, only 22 fires necessitated evacuation of more than five people with the assistance of the fire and rescue service.)*

**Fire loss experience:**

None known of.

**Occupancy:**

*Approximate maximum number of employees at any one time:*

2

*Approximate maximum number of residents and visitors at any one time.*

<60 per common area.

**Occupants especially at risk:**

*Sleeping occupants:*

Residents and their guests.

*Occupants in remote areas and lone workers:*

Nil.

*Others:*

Nil.

**Site contact and liaison:**

Information regarding Great Cliff has been received via email and conversation from their appointed management company.

**Access:**

With the exception of any loft space and/or hidden voids and the lift motor room, access was made throughout all known common areas at the time of my site visit only.

**Notices:**

I am not aware of any enforcement, alterations or prohibition notice(s) served by the local authority(s) on Great Cliff, Marine Parade, Dawlish.

**Fire service safety inspection:**

Devon and Somerset Fire & Rescue Service (DSFRS) have undertaken various site visits in 2021.

**Relevant fire safety legislation:**

*Regulations:*

Regulatory Reform (Fire Safety) Order 2005.

*Legislation enforced by:*

County fire service.

*Other legislation that makes significant requirements for fire precautions in these premises (other than the Building Regulations 2010 (as amended):*

Housing Act 2004.

*Other legislation referred to above is enforced by:*

Local authority.

**Key:**

Black text = observations.

*Blue text = general information.*

**Red text = recommendations.**

**Priority time scales:**

1. Immediate – to be completed as soon as is reasonably practicable and without delay;
  2. Up to 3 months;
  3. 3 to 6 months;
  4. 6 months to 12 months;
  5. At a time of planned refurbishment or period greater than 12 months.
- Advisory.** Best practice.

*(It is the fire risk assessor's opinion that the recommendations with a priority rating of 1-5 should be implemented within the time scale indicated for compliance with the Regulatory Reform (Fire Safety) Order 2005.)*

## Identify Fire Hazards with Evaluated Risks

*Duty to take general fire precautions; The responsible person must – a) take such general fire precautions as will ensure, so far as is reasonably practicable, the safety of his employees; and b) in relation to relevant persons who are not his employees, take such general fire precautions as may reasonably be required in the circumstances of the case to ensure that the premises are safe. (Part 2 Fire Safety Duties, 8, – Regulatory Reform (Fire Safety) Order 2005.)*

### Identified Fire Hazards

*In this Order 'general fire precautions' in relation to premises means.....a) measures to reduce the risk of fire on the premises and the risk of the spread of fire on the premises; (Part 1, 4 Meaning of 'general fire precautions' – Regulatory Reform (Fire Safety) Order 2005.)*

#### 1. Hazard:

##### **Electrical**

##### ***Hard-wired installations:***

a) Hard-wired electrical circuits and fittings are found throughout the common areas.

##### ***Portable electrical appliances:***

b) Nil.

##### ***Passenger lift:***

c) A passenger lift serves each floor.

##### ***Lightning protection:***

d) None known of.

##### ***Electrical isolation of photovoltaic (PV) cells/signage:***

e) Nil.

##### **Risk:**

f) According to UK government statistics, the majority of accidental fires in buildings are started due to faulty electrical leads, sockets and circuits.

##### **Existing control measures:**

##### ***Hard-wired installations:***

g) To be confirmed.

##### ***Portable electrical appliances:***

h) Not applicable.

##### ***Passenger lift(s):***

i) Not applicable.

##### ***Lightning protection:***

j) Lightning protection is not considered necessary (for life safety considerations) for this low-rise building.

*(Compared with the other fire hazards described above, lightning is not a significant cause of fire. For example, in 2019–2020, lightning is known to have caused only nine fires in dwellings (0.03% of all fires in dwellings in England). None of these fires occurred in blocks of flats, and none resulted in a fatality.)*

**Electrical isolation of photovoltaic (PV) cells/signage:**

k) Not applicable.

**Mitigation:**

	<b>Finding/recommendation</b>	<b>Priority</b>	<b>Completion date</b>
l)	<p><b>Hard-wired installations:</b>  <i>Inspection:</i>                      It should be confirmed that an 'in date' electrical installation condition report exists for the common area's hard-wired installations and if not, then a competent/accredited electrician should be instructed to undertake one.                      (Hard-wired electrical circuits and fittings should be inspected at intervals not exceeding 5 years (or lesser time as determined by the inspecting electrician), in accordance with the recommendations of British Standard 7671, as amended.)</p> <p><i>Remedial works:</i>                      Upon completion of the inspection and receipt of its subsequent report any Code 1 and/or 2 items listed within it should be rectified in accordance with the inspecting electrician's recommendations.</p> <p>Any other recommendations should be incorporated into your routine maintenance programme.</p>	<p>3</p> <p>As determined by the inspecting electrician</p> <p>Advisory</p>	
m)	<p><b>Portable electrical appliances:</b>                      Nil.</p>		
n)	<p><b>Passenger lift(s):</b>                      It should be confirmed that the passenger lift is subject of routine service and maintenance schedules in accordance with its manufacturer's and insurer's requirements.</p>	2	
o)	<p><b>Electrical isolation of photovoltaic (PV) cells/signage:</b>                      Nil.</p>		

**Further guidance:**

p) LG Group Fire Safety in Purpose Built Blocks of Flats publication July 2011, page 63, Clause 46.7 & 46.8.

## 2. Hazard:

### Fire Loading and ignition points

#### **Flats:**

- a) The most likely cause of fire would be from cooking / faulty electrical equipment such as TVs, etc. in the individual dwellings. These would be medium/fast growth rate fires with a large amount of smoke being generated.

#### **Residential common circulation areas, i.e. stairways, corridors and lobbies:**

- b) Ignition points and fire loading found within the residential common circulation areas.

#### **Smoking.**

- c) Smoking could occur within the common areas.

#### **Mobility scooters/electric wheelchairs:**

- d) Mobility scooters may be brought into the confines of the building. Mobility scooters involved in a fire can release large volumes of smoke and generate significant heat outputs. If mobility scooters stored in the common escape routes are involved in a fire, there is the potential that escape routes will become impassable and residents could be placed at significant risk in the event of a fire.

#### **Dangerous substances:**

- e) Nil.

*(For the purpose of this risk assessment and the Fire Safety Order, dangerous substances are primarily explosive, highly flammable or flammable substances and oxidizing agents. Small quantities with negligible impact on the appropriate fire precautions need not be taken into account.)*

#### **Risk:**

- f) Good housekeeping is fundamental to reducing risk in blocks of flats. Controlling the presence of combustible materials and ignition sources not only reduces the potential for accidental fires to start and develop in the common parts, but it also significantly reduces the scope for deliberate fires, ensures escape routes are free of obstructions that might hinder the evacuation of people from the building and access for fire-fighters.

#### **Existing control measures:**

#### **Flats:**

- g) Normal fire-loading is presumed within each dwelling.

#### **Residential common circulation areas, i.e. stairways, corridors and lobbies:**

- h) A 'zero-tolerance' approach appears to have been adopted by Great Cliff Dawlish Ltd.

*(A zero-tolerance approach is one in which residents are not permitted to use the common parts to store or dispose of their belongings or rubbish. No exceptions would apply. It would ensure that the common parts are effectively 'fire sterile' i.e. free of combustible material, ignition sources and obstructions at all times.)*

*(A 'zero-tolerance' approach can seem (by some) to be onerous in its application, however, special note is made of the fire in October 2012 in which a pram located within the communal hallway of a 2 storey block of flats in Prestatyn, N. Wales was set on fire which caused the subsequent death of 5 people.)*

#### **Smoking:**

- i) Smoking is not permitted within the confines of the internal common areas in compliance with the 'The Smoke Free (Premises and Enforcement) Regulations 2006'.
- j) 'No Smoking' signs are displayed as required of 'The Smoke Free (Signs) Regulations 2012'.



k) The smoking policy appeared to be observed at the time of the inspection.

**Mobility scooters/electric wheelchairs:**

l) It is unlikely that residents would park mobility scooters inside the internal residential common areas due to their limited access and relatively small confines. Accordingly, no further consideration is given to this matter, unless otherwise requested.

**Dangerous substances:**

m) Nil.

**Mitigation:**

	Finding/recommendation	Priority	Completion date
n)	<b>Flats:</b> Nil.		
o)	<b>Residential common circulation areas, i.e. stairways, corridors and lobbies:</b> <i>Stairways/balconies:</i> Signage should be displayed within each common stairway instructing residents that they must be always kept clear.	1	
	The zero-tolerance approach should include the undertaking by Great Cliff Dawlish Ltd of routine checks of the common areas to ensure continued compliance.	1	
p)	<b>Smoking policy:</b> Nil.		
q)	<b>Mobility scooters/electric wheelchairs:</b> Nil.		
r)	<b>Dangerous substances:</b> Nil.		

**Further guidance:**

s) LG Group Fire Safety in Purpose Built Blocks of Flats publication July 2011, page 55, Clause 44.1 & 44.19.

**3. Hazard:**

**Arson:**

a) Opportune and planned arson attack may cause a fire to occur.

**Risk:**

b) Recent studies indicate that, across all premise types, over 2,100 deliberately set fires, resulting in two deaths and 55 injuries, occur every week. All premises can be targeted either deliberately or just because they offer easy access.

**Existing control measures:**

**Security:**

c) Basic security against arson by outsiders appears reasonable.  
*(Reasonable only in the context of this fire risk assessment. If specific advice on security (including security against arson) is required, this should be obtained from a security specialist.)*

**Lighting:**

- d) Conventional (on street and private) lighting illuminates the external areas of the building during dark hours.

**Refuse:**

- e) Refuse is appropriately stored in the dedicated and remote external refuse compound.

**External areas:**

- f) The external areas of the building were found to be clear of any loose combustible items.

**Mitigation:**

	Finding/recommendation	Priority	Completion date
g)	<b>Security:</b> Nil.		
h)	<b>Lighting:</b> Nil.		
i)	<b>Refuse:</b> Nil.		
j)	<b>External areas:</b> Nil.		

**Further guidance:**

- k) LG Group Fire Safety in Purpose Built Blocks of Flats publication July 2011, page 53, Clause 43.1 & 44.6.

**Fire Protection Measures:**

**Automatic Fire Detection and Alarm System**

*Where necessary .... the responsible person must ensure that a) the premises are, to the extent that is appropriate, equipped with appropriate..... fire detectors and alarms. (Article 13 a – Regulatory Reform (Fire Safety) Order 2005.)*

**4. Significant findings and existing control measures:**

**Provision:**

*Flats:*

- a) The provision of fire detection within the flats is outside of the scope of this risk assessment.

*Residential common circulation areas, i.e. stairways, corridors and lobbies*

- b) Nil.

*(It is very rarely necessary for a communal fire alarm system in a purpose-built block of flats or a converted block that complies with modern Building Regulations. There installation would likely only be necessary in the case of very old blocks with inadequate compartmentation and/or means of escape to support a stay put strategy.)*

**Sound levels:**

*Residential common circulation areas, i.e. stairways, corridors and lobbies*

- c) Not applicable.

*(Based on visual inspection, but no audibility tests or verification of full compliance with relevant British Standard carried out.)*

**Control panel:**

*Residential common circulation areas, i.e. stairways, corridors and lobbies*

d) Not applicable.

**Zone information:**

*Residential common circulation areas, i.e. stairways, corridors and lobbies*

e) Not applicable.

**Contact information:**

*Residential common circulation areas, i.e. stairways, corridors and lobbies*

f) Not applicable.

**Fire alarm receiving centre:**

*Residential common circulation areas, i.e. stairways, corridors and lobbies*

g) Not applicable.

**Routine (in-house) checks and tests:**

*Residential common circulation areas, i.e. stairways, corridors and lobbies*

h) Not applicable.

**Inspection and servicing:**

*Residential common circulation areas, i.e. stairways, corridors and lobbies*

i) Not applicable.

**Record of false alarms:**

*Residential common circulation areas, i.e. stairways, corridors and lobbies*

j) Not applicable.

**Fire alarm management:**

*Residential common circulation areas, i.e. stairways, corridors and lobbies*

k) Not applicable.

**Further considerations and actions required:**

	Finding/recommendations	Priority	Completion date
l)	<p><b>Fire alarm system:</b>  <i>Provision:</i>  <i>Flats:</i>                      The provision of fire detection within the flats is outside of the scope of this risk assessment, however, in all flats, early warning of fire should be provided by means of smoke alarms installed in accordance with BS 5839-6. A category LD3 system should be considered the minimum in all circumstances. This is a system where there is one or more smoke alarms solely in the circulation spaces of a flat. Flats with more than one level and those with more than one hallway or circulation space will always require more than one smoke alarm.</p>	Advisory	
m)	<p><b>Fire alarm system:</b>  <i>Residential common circulation areas, i.e. stairways, corridors and lobbies</i>                      - <i>sound levels:</i>                      Nil.</p>		
n)	<p><b>Fire alarm system:</b>  <i>Residential common circulation areas, i.e. stairways, corridors and lobbies</i>                      - <i>control panel:</i>                      Nil.</p>		

o)	<b>Fire alarm system:</b> <i>Residential common circulation areas, i.e. stairways, corridors and lobbies</i> - zone information: Nil.		
p)	<b>Fire alarm system:</b> <i>Residential common circulation areas, i.e. stairways, corridors and lobbies</i> - contact information: Nil.		
q)	<b>Fire alarm system:</b> <i>Residential common circulation areas, i.e. stairways, corridors and lobbies</i> - fire alarm receiving centre: Nil.		
r)	<b>Fire alarm system:</b> <i>Residential common circulation areas, i.e. stairways, corridors and lobbies</i> - routine (in-house) checks and tests: Nil.		
s)	<b>Fire alarm system:</b> <i>Residential common circulation areas, i.e. stairways, corridors and lobbies</i> - inspection and servicing: Nil.		
t)	<b>Fire alarm system:</b> <i>Residential common circulation areas, i.e. stairways, corridors and lobbies</i> - record of false alarms: Nil.		
u)	<b>Fire alarm system:</b> <i>Residential common circulation areas, i.e. stairways, corridors and lobbies</i> - management: Nil.		

**Further guidance:**

- v) LG Fire Safety in Purpose Built Blocks of Flats publication July 2011, page 53, Appendix 6.
- w) British Standard 5839-6:2019, Code of practice for the design, installation, commission and maintenance of fire detection and fire alarm systems in domestic premises.
- x) British Standard 5839-1:2017, Code of practice for the design, installation, commission and maintenance of fire detection and fire alarm systems in non-domestic premises.

**Firefighting**

*Where necessary.... the responsible person must ensure that a) the premises are, to the extent that is appropriate, equipped with appropriate firefighting equipment.....b) any non-automatic firefighting equipment so provided is easily accessible, simple to use and indicated by signs. (Article 13 a & b – Regulatory Reform (Fire Safety) Order 2005.)*

**5. Significant findings and existing control measures:**

**Provision:**

*Flats:*

- a) The provision of firefighting equipment within the flats is outside of the scope of this risk assessment.

*Residential common circulation areas, i.e. stairways, corridors and lobbies*

b) Nil.

*(Relevant to life safety and this risk assessment (as opposed to property protection).*

*(The provision of fire extinguishers is the subject of much debate as they can be beneficial to restrict the development and spread of small fires. However, unless such fires are very small, the latest advice is to evacuate the area to a place of safety (i.e. outside the building) and call the fire and rescue service. This is because for larger fires, people need training to know what type of fire an extinguisher can be safely used, how to tackle a fire safely and when to give up and get out.)*

**Specialist systems:**

**Rising mains:**

c) Nil.

**Automatic water fire suppression system:**

d) Nil.

**Routine (in-house) checks:**

e) Not applicable.

**Service and maintenance routines:**

f) Not applicable.

**Further considerations and actions required:**

	Finding/recommendation	Priority	Completion date
g)	<p><b>Fire extinguishers:</b>  <i>Provision - flats:</i>                      Portable firefighting equipment within the flats is outside of the scope of this fire risk assessment. This does not however preclude residents providing their own equipment, such as fire blankets or fire extinguishers to tackle a fire in their own flat should they wish to do so.  <i>(The provision of fire extinguishers is the subject of much debate as they can be beneficial to restrict the development and spread of small fires. However, unless such fires are very small, the latest advice is to evacuate the area to a place of safety (i.e. outside the building) and call the fire and rescue service. This is because for larger fires, people need training to know what type of fire an extinguisher can be safely used, how to tackle a fire safely and when to give up and get out.)</i></p> <p><i>Residential common circulation areas, i.e. stairways, corridors and lobbies – provision:</i>                      Nil.</p>	Advisory	
h)	<p><b>Firefighting - specialist systems:</b>  <i>Residential common circulation areas, i.e. stairways, corridors and lobbies:</i>                      Nil.</p>		
i)	<p><b>Firefighting - routine (in-house) checks:</b>  <i>Residential common circulation areas, i.e. stairways, corridors and lobbies:</i>                      Nil.</p>		
j)	<p><b>Firefighting - service and maintenance routines:</b>  <i>Residential common circulation areas, i.e. stairways, corridors and lobbies:</i>                      Nil.</p>		

**Further guidance:**

- k) LG Group Fire Safety in Purpose Built Blocks of Flats publication July 2011, page 123, clause 81.12 & page 30, clause 21.

**Means of Escape (MOE)**

*Where necessary to safeguard the safety of relevant persons, the responsible person must ensure that routes to emergency exits from premises and the exits themselves are kept clear at all times, emergency routes and exits must lead as directly as possible to a place of safety; in the event of danger, it must be possible for persons to evacuate the premises as quickly and as safely as possible; the number, distribution and dimensions of emergency routes and exits must be adequate having regard to the use, equipment and dimensions of the premises and the maximum number of persons who may be present there at any one time; emergency doors must open in the direction of escape; sliding or revolving doors must not be used for exits specifically intended as emergency exits; and emergency doors must not be so locked or fastened that they cannot be easily and immediately opened by any person who may require to use them in an emergency. (Article 14 – Regulatory Reform (Fire Safety) Order 2005.)*

**6. Significant findings and existing control measures:**

**Common areas:**

The following general observations of the provision of escape were noted:

**Design of MOE:**

*Flats:*

- a) The design of the MOE from within the flats is outside of the scope of this fire risk assessment.

*Residential common circulation areas, i.e. stairways, corridors and lobbies:*

- b) The design of the MOE from the residential common areas is considered compliant with fire safety legislation as advocated by guidance given in the LG Fire Safety Guide for Purpose Built Blocks of Flats for small single stairway buildings.

**Sub-dividing doors:**

*Residential common circulation areas, i.e. stairways, corridors and lobbies*

- c) No requirements necessary.

**Provision of escape routes, exits and exit widths:**

*Residential common circulation areas, i.e. stairways, corridors and lobbies*

- d) The provision of a single escape stairway serving the upper floors is considered acceptable. This arrangement is considered compliant with fire safety legislation as advocated by guidance given in the LG Fire Safety Guide for Purpose Built Blocks of Flats for small single stairway buildings.

**Escape route doors - locking mechanisms:**

*Residential common circulation areas, i.e. stairways, corridors and lobbies*

- e) The common entrance/exit from the residential common circulation areas can be opened in the direction of escape without recourse to a key or combination. This arrangement is considered compliant with fire safety legislation as advocated by guidance given in the LG Fire Safety Guide for Purpose Built Blocks of Flats for small single stairway buildings.

**Escape route and final exit doors – direction of opening:**

*Residential common circulation areas, i.e. stairways, corridors and lobbies*

- f) Doors located on the escape routes do not need to open in the direction of escape, as it is estimated that no more than 60 persons will evacuate through them at any one time. This

arrangement is considered compliant with fire safety legislation as determined by Building Regulations as advocated by the current edition of The Approved Document B, Volume 1.

**Travel distances:**

*Residential common circulation areas, i.e. stairways, corridors and lobbies*

g) No unusual/extended travel distances exist.

**Ventilation of stairways, corridors and lobbies:**

*Stairways:*

h) Each door opening to a balcony could be opened by the attending fire service should their operational requirements consider it necessary to do so.

*Corridors and/or lobbies:*

i) No requirements necessary.

**Fire protection of escape routes:**

*Stairways, corridors and lobbies.*

j) The stairway is protected by construction likely to provide no less than 60-minutes' fire resistance. This arrangement is considered compliant with fire safety legislation as determined by Building Regulations as advocated by the current edition of The Approved Document B, Volume 1.

k) Each stairway riser cupboard door has the appearance and characteristics of a FD30S fire door. This arrangement is considered compliant with fire safety legislation as determined by guidance given in the LG Fire Safety Guide for Purpose Built Blocks of Flats for small single stairway buildings.

l) Where necessary, each flat entrance door has the appearance and characteristics of a FD30S fire door. This arrangement is considered compliant with fire safety legislation as determined by guidance given in the LG Fire Safety Guide for Purpose Built Blocks of Flats for small single stairway buildings.

*(Flat doors opening onto the balconies do not need to be fire doors as they are  $\geq 1.8\text{m}$  from the balcony walkway.)*

*(An ad hoc sample of doors were viewed only. All flat entrance doors are reminiscent of those viewed.)*

*(The Fire Safety Act 2021 amends the Fire Safety Order 2005 to require all responsible persons to assess, manage and reduce the fire risks posed by the structure, external walls (including cladding, balconies and windows), and any common parts of buildings. The latter includes all doors between domestic premises.)*

**Self-closing mechanisms:**

*Flat entrance doors:*

m) To be confirmed.

*Residential common circulation areas, i.e. stairways, corridors and lobbies:*

n) A self-closing mechanism capable of shutting each lobby door and balcony door so as to close fully from any start position is installed.

**Inner rooms:**

*Residential common circulation areas, i.e. stairways, corridors and lobbies:*

o) Nil.



**Obstructions:**

*Residential common circulation areas, i.e. stairways, corridors and lobbies*

p) The escape routes and storey/final exits were found unobstructed throughout.

**Other considerations:**

*Residential common circulation areas, i.e. stairways, corridors and lobbies*

q) Not applicable.

**Further considerations and actions required:**

	<b>Finding/recommendation</b>	<b>Priority</b>	<b>Completion date</b>
r)	<b>Design of MOE:</b> <i>Residential common circulation areas, i.e. stairways, corridors and lobbies:</i> Nil.		
s)	<b>Sub-dividing doors:</b> <i>Residential common circulation areas, i.e. stairways, corridors and lobbies:</i> Nil.		
t)	<b>Provision of escape routes, exits and exit widths:</b> <i>Residential common circulation areas, i.e. stairways, corridors and lobbies:</i> Nil.		
u)	<b>Escape route and final exit doors - locking mechanisms:</b> <i>Residential common circulation areas, i.e. stairways, corridors and lobbies:</i> It should be confirmed that the powered common balcony door(s) revert to manual control or fail safe in the open position in the event of a power failure.	1	
v)	<b>Escape route and final exit doors – direction of opening:</b> <i>Residential common circulation areas, i.e. stairways, corridors and lobbies:</i> Nil.		
w)	<b>Travel distances:</b> <i>Residential common circulation areas, i.e. stairways, corridors and lobbies:</i> Nil.		
x)	<b>Ventilation of stairways, corridors and lobbies:</b> <i>Stairways:</i> Nil.  <i>Corridors and lobbies:</i> Nil.		
y)	<b>Fire protection of escape routes:</b> <i>Flat entrance doors:</i> Nil.  <i>Corridor and lobby doors:</i> Nil.  <i>Walls/ceilings:</i> Nil.		

z)	<p><b>Self-closing mechanisms:</b>  <i>Flat entrance doors:</i>                      Assurances should be sought that the entrance door to each flat opening to an internal lobby has a self-closing device installed and that it is able to shut the door so as to latch from any starting position and where it cannot, then remedial works are immediately carried out.                      (Remedial works should be undertaken by a qualified fire door specialist only.)</p> <p>Such assurances should be regained at intervals not exceeding every 12 months.                      (The absence of self-closing mechanisms is considered to have played a major contribution to the loss of life experienced in the Grenfell Tower Fire. So much so, that Sir Martin Moore-Bick (leading the public enquiry) has recommended in his Phase 1 report that these checks should be undertaken every quarter with the findings being relayed to the fire service. However, at this time, his recommendations are not written in law.)</p> <p><i>Residential common circulation areas, i.e. stairways, corridors and lobbies:</i>                      Nil.</p>	3	
aa)	<p><b>Inner rooms:</b>                      Nil.</p>		
bb)	<p><b>Obstructions:</b>  <i>Residential common circulation areas, i.e. stairways, corridors and lobbies:</i>                      Nil.</p>		
cc)	<p><b>Other considerations:</b>  <i>Residential common circulation areas, i.e. stairways, corridors and lobbies:</i>                      Nil.</p>		

**Further guidance:**

dd) LG Group Fire Safety in Purpose Built Blocks of Flats publication July 2011, page 39 & 40, 29.2.

## Compartmentation & fire stopping

(To ensure effective protection against fire, walls and floors providing fire separation must form a complete barrier, with an equivalent level of fire resistance provided to any openings such as doors, ventilation ducts, pipe passages or refuse chutes. The passing of services such as heating pipes or electrical cables through fire resisting partitions leaves gaps through which fire and smoke may spread.)

### 7. Significant findings and existing control measures:

#### **Compartmentation & fire stopping between premises:**

Residential common circulation areas, i.e. stairways, corridors and lobbies



a) Not applicable.

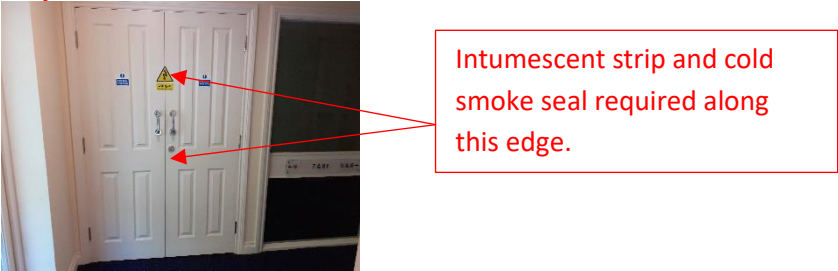
#### **Premise's compartmentation & fire stopping:**

Residential common circulation areas, i.e. stairways, corridors and lobbies

b) Compartmentation between the flats and the common stairway appears complete.

#### **Further considerations and actions required:**

	Finding/recommendation	Priority	Completion date
c)	<p><b>Compartmentation &amp; fire stopping between premises:</b> Residential common circulation areas, i.e. stairways, corridors and lobbies: Nil.</p>		
d)	<p><b>Premises compartmentation &amp; fire stopping:</b> Residential common circulation areas, i.e. stairways, corridors and lobbies: <i>Riser cupboard door frames:</i> Fire stopping should be applied to the reverse side of each riser cupboard door frame to fixing wall.</p>  <div data-bbox="759 1265 1161 1406" style="border: 1px solid red; padding: 5px; margin-left: 200px;"> <p>Typical example of absent fire stopping to riser cupboard door.</p> </div> <p><i>Riser cupboards:</i> Remedial fire stopping works are required in the riser cupboards where penetrations made by wires passing through fire resisting walls are found.</p>  <p>(Typical example evident in each cupboard.)</p>	5	
		5	

	<p>Remedial works should be carried out to the double riser cupboard doors which should have intumescent strip and cold smoke seal installed where they meet in the middle.</p>  <p><i>(The above requirement was required of Building Regulations as advocated by The Approved Document B at the time of build.)</i></p> <p><b>Compartmentation/fire stopping planning:</b> It should be confirmed that a fire compartmentation/fire stopping plan has been compiled comprising of:</p> <ul style="list-style-type: none"> <li>• Contractors' fire safety information.</li> <li>• As built 'compartment' plans of the building are provided to any person undertaking building works.</li> <li>• Any person undertaking works that breach compartment lines are requested to provide evidence of the materials they have used to seal the breaches and photographs of any concealed works upon completion of their works.</li> <li>• Great Cliff Dawlish Ltd should include within its leasehold agreements a statement saying: 'All building works will be subject to prior permissions from them and where necessary subject to Building Regulations.'</li> </ul> <p><b>Flats:</b> It is recommended that each flat is thoroughly and (if necessary) invasively inspected at the change of any leasehold/ownership to ensure its compartmentation has not been compromised by any (authorized or unauthorized) works.</p> <p><i>(This fire risk assessment will not necessarily identify all minor fire stopping issues that might exist within the building. If you become aware of other fire stopping issues, or are concerned about the adequacy of fire stopping, you may wish to consider arranging for an invasive survey by a competent specialist.)</i></p> <p><i>(A full investigation of the design of heating, ventilation and air conditioning systems is outside the scope of this fire risk assessment.)</i></p>	<p>5</p>	
	<p><b>Compartmentation/fire stopping planning:</b> It should be confirmed that a fire compartmentation/fire stopping plan has been compiled comprising of:</p> <ul style="list-style-type: none"> <li>• Contractors' fire safety information.</li> <li>• As built 'compartment' plans of the building are provided to any person undertaking building works.</li> <li>• Any person undertaking works that breach compartment lines are requested to provide evidence of the materials they have used to seal the breaches and photographs of any concealed works upon completion of their works.</li> <li>• Great Cliff Dawlish Ltd should include within its leasehold agreements a statement saying: 'All building works will be subject to prior permissions from them and where necessary subject to Building Regulations.'</li> </ul> <p><b>Flats:</b> It is recommended that each flat is thoroughly and (if necessary) invasively inspected at the change of any leasehold/ownership to ensure its compartmentation has not been compromised by any (authorized or unauthorized) works.</p> <p><i>(This fire risk assessment will not necessarily identify all minor fire stopping issues that might exist within the building. If you become aware of other fire stopping issues, or are concerned about the adequacy of fire stopping, you may wish to consider arranging for an invasive survey by a competent specialist.)</i></p> <p><i>(A full investigation of the design of heating, ventilation and air conditioning systems is outside the scope of this fire risk assessment.)</i></p>	<p>1</p>	<p>Advisory</p>

**Further guidance:**

- e) LG Group Fire Safety in Purpose Built Blocks of Flats publication July 2011, page 39 & 40, 29.2.

## Surface spread of flame ratings (SSFR)

The materials used to line walls and ceilings can contribute significantly to the spread of flame across their surface. Most materials that are used as surface linings will fall into one of three classes of surface spread of flame. Class '0' being acceptable for circulation spaces and escape routes.

### 8. Significant findings and existing control measures:

#### Escape routes:

Residential common circulation areas, i.e. stairways, walkways:

- a) The materials used throughout the escape routes are considered to be Class 0. This arrangement is considered compliant with fire safety legislation as determined by the LG Fire Safety Guide for Purpose Built Blocks of Flats for small single stairway buildings.

#### External facades:

Walls/undercrofts/etc.

- b) The external facades are constructed from (what appear to be) cementitious (non-combustible) materials.

Balconies:

- c) With the exception of the underside of the balconies, the balconies are constructed from (what appear to be) cementitious (non-combustible) materials.

### Further considerations and actions required:

	Findings/recommendations	Priority	Completion date
d)	<p><b>Escape routes:</b> Residential common circulation areas, i.e. stairways, walkways: Nil.</p>		
e)	<p><b>External facades:</b> Walls/undercrofts/etc. Nil.</p> <p><b>Balconies.</b> As the building adopts a 'stay-put' fire evacuation strategy it is important that fire occurring within a flat cannot spread via the external surfaces of the building so as to involve other parts. Accordingly, it is necessary to determine by survey the combustibility of the materials fixed to the underside of the balconies and any insulation materials found behind them. Only materials achieving Class A2-s1, d0 or Class A1 should be permitted. (External walls should be constructed using a material that does not support fire spread and therefore endanger people in or around the building. Flame spread over or within an external wall construction should be controlled to avoid creating a route for rapid fire spread bypassing compartment floors or walls. <b>NOTE 1 This is particularly important where a stay put strategy is in place.</b>)</p> <p>(External wall surfaces near other buildings should not be readily ignitable, to avoid fire spread between buildings. External walls should either meet the performance criteria given in BRE Report BR 135 [N1] for cladding systems using full scale test data from BS 8414-1 or BS 8414-2.)</p>	3	

### Further guidance:

- f) LG Group Fire Safety in Purpose Built Blocks of Flats publication July 2011, page 86 & 87.

## Signs and Notices

The following requirements must be complied with..... in order to safeguard the safety of relevant persons – g) emergency routes and exits must be indicated by signs..... (Article 14, 2, g – Regulatory Reform (Fire Safety) Order 2005.)

### 9. Significant findings and existing control measures:

#### **Emergency escape route signage:**

*Residential common circulation areas, i.e. stairways, corridors and lobbies:*

- a) Emergency escape route signs are not required due to the simple layout of the escape route and familiarity users will have with it.

#### **Mandatory fire safety signage:**

*Residential common circulation areas, i.e. stairways, corridors and lobbies:*

- b) Where necessary, a 'Fire Door-Keep Shut' sign is displayed at shoulder height on each lobby door.
- c) Where necessary, a 'Fire Door-Keep Shut' sign is displayed at shoulder height on each service/riser cupboard door.
- d) Where necessary, a 'Do Not Use in the Event of Fire' sign is displayed at each lift call point.

#### **Fire action/evacuation signage:**

*Residential common circulation areas, i.e. stairways, corridors and lobbies:*

- e) A 'Stay-Put' fire evacuation procedure is displayed in a highly visible location on the ground floor noticeboard.

*Wayfinding signage for the fire service:*

- f) The flats are clearly identified at their respective floor level.

#### **Residents' fire safety information:**

*Residential common circulation areas, i.e. stairways, corridors and lobbies:*

- g) Nil.

### Further considerations and actions required:

	Findings/recommendations	Priority	Completion date
h)	<b>Emergency escape route signage:</b> <i>Residential common circulation areas, i.e. stairways, corridors and lobbies:</i> Nil.		
i)	<b>Mandatory fire safety signage:</b> <i>Residential common circulation areas, i.e. stairways, corridors and lobbies:</i> Nil.		
j)	<b>Fire action/evacuation signage:</b> <i>Residential common circulation areas, i.e. stairways, corridors and lobbies:</i> The revised fire evacuation procedure provided in the appendices of this report should replace all existing.	1	

k)	<b>Residents' fire safety information:</b> <i>Residential common circulation areas, i.e., stairways, corridors and lobbies:</i> The revised fire safety information provided in the appendices of this document should replace all existing.	2	
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**Further guidance:**

- l) LG Group Fire Safety in Purpose Built Blocks of Flats publication July 2011, page 97, 62.12 to 62.23, page 101, 63.1 to 63.6 & page 118, 79.1 to 79.12.

**Emergency lighting**

*The following requirements must be complied with..... in order to safeguard the safety of relevant persons - h) emergency routes and exits requiring illumination must be provided with emergency lighting of adequate intensity in the case of failure of their normal lighting. (Article 14, 2, h – Regulatory Reform (Fire Safety) Order 2005.)*

**10. Significant findings and existing control measures:**

**Conventional (primary) lighting:**

*Common circulation areas, i.e., stairways, corridors, lobbies and walkways:*

- a) Primary (conventional) lighting is installed throughout the internal and external confines of the common circulation areas. My ad hoc inspection considers it sufficiently provided.

**Emergency (secondary) lighting:**

*Common circulation areas, i.e., stairways, corridors, lobbies and walkways:*

- b) Emergency (secondary) lighting is installed throughout the internal and external confines of the common circulation areas. My ad hoc inspection determined it is sufficiently provided.

**Routine (in house) checks and tests:**

*Common circulation areas, i.e., stairways, corridors, lobbies and walkways:*

- c) To be confirmed.

**Inspection, test, service and maintenance:**

*Common circulation areas, i.e., stairways, corridors, lobbies and walkways:*

- d) To be confirmed.

**Further considerations and actions required:**

	Findings/recommendations	Priority	Completion date
e)	<b>Conventional (primary) lighting:</b> <i>Common circulation areas, i.e., stairways, corridors, lobbies and walkways:</i> Nil.		
f)	<b>Emergency (secondary) lighting:</b> <i>Common circulation areas, i.e., stairways, corridors, lobbies and walkways:</i> Nil.		
g)	<b>Routine (in house) checks and tests:</b> <i>Common circulation areas, i.e., stairways, corridors, lobbies and walkways:</i> Arrangements should be in place that ensure the emergency lighting is function tested at intervals not exceeding every calendar month. <i>(Monthly tests:</i> <i>Tests shall be carried out as follows:</i> <i>Switch on in the emergency mode each luminaire and each internally illuminated exit sign from its battery by simulation of a failure of the supply to the normal lighting for a period sufficient to ensure that each lamp is illuminated. At the end of this test period, the supply to the normal lighting should be restored and any</i>	2	



	<i>indicator lamp or device checked to ensure that it is showing that the normal supply has been restored. The date of the test should be entered into the test record log.)</i>		
h)	<p><b>Inspection, test, service and maintenance:</b>  <i>Common circulation areas, i.e., stairways, corridors, lobbies and walkways: Arrangements should be in place that ensure the emergency lighting is full drain tested, serviced and maintained at intervals not exceeding every 12 months in accordance with the recommendations of BS5266-8:2004.</i>  <i>(Annual tests: Tests shall be carried out as follows:</i>  <i>Each luminaire and illuminated sign shall be tested as per the monthly tests but for its full rated duration in accordance with the manufacturer's information. The supply of the normal lighting shall be restored and any indicator lamp or device checked to ensure that it is showing that normal supply has been restored. The charging arrangements should be checked for proper functioning.)</i></p>	4	

**Further guidance:**

- i) LG Group Fire Safety in Purpose Built Blocks of Flats publication July 2011, page 102, 64.1 to 64.5.

**Fire safety management:**

**11. Existing control measures:**

*All concerns:*

- a) It is understood that Great Cliff Dawlish Ltd advise residents formally of the fire safety arrangements for the building, what to do to prevent fires occurring and what to do in the event of a fire. This information is contained within a handbook, which also addresses the potential for problems arising where residents employ sub-contractors, e.g. for fit-out work.
- b) It is understood that Great Cliff Dawlish Ltd with the assistance of their block managing agent manage building work carefully. A fire risk assessment is mutually evolved between them and the contractor. The risk assessment is continually reviewed during the period of the works. Where such an assessment process shows that the safety of persons is difficult to ensure, then alternative approaches are implemented. These might include the provision of extra fire precautionary measures or the prohibition of occupation.
- c) It is understood that Great Cliff Dawlish Ltd inspect the building using a regular schedule. Inspections include, but are not necessarily limited to:
- Escape routes. Storage of goods and equipment could block exits and provide an unwanted fire load and potential source of ignition.
  - Door locks are maintained so that they are easily openable in an emergency.
  - Whenever additional or replacement services breach compartment walls or floors, the integrity of fire separation is maintained through the use of appropriate fire-resisting materials in spaces where breaches of compartmentation have occurred.
  - All fire safety equipment, e.g. emergency escape lighting, is maintained and tested in accordance with the relevant standard by competent persons.
  - Fire doors are maintained.

**Further considerations and actions required:**

	<b>Findings/recommendations</b>	<b>Priority</b>	<b>Completion date</b>
d)	<p><b>Fire safety management</b>  <i>All concerns:</i></p>		

	<p>It should be confirmed that Great Cliff Dawlish Ltd advise residents formally of the fire safety arrangements for the building, what to do to prevent fires occurring and what to do in the event of a fire. This information could be contained within a handbook, which also addresses the potential for problems arising where residents employ sub-contractors, e.g. for fit-out work – see appendices.</p> <p>It should be confirmed that Great Cliff Dawlish Ltd with the assistance of their block managing agent manage building work carefully. A fire risk assessment should be mutually evolved between them and the contractor. The risk assessment should be continually reviewed during the period of the works. Where such an assessment process shows that the safety of persons is difficult to ensure, then alternative approaches should be implemented. These might include the provision of extra fire precautionary measures or the prohibition of occupation.</p> <p>It should be confirmed that Great Cliff Dawlish Ltd inspect the building using a regular schedule. Inspections should include, but not necessarily limited to:</p> <ul style="list-style-type: none"> <li>• Escape routes. Storage of goods and equipment could block exits and provide an unwanted fire load and potential source of ignition.</li> <li>• Door locks are maintained so that they are easily openable in an emergency.</li> <li>• Whenever additional or replacement services breach compartment walls or floors, the integrity of fire separation is maintained through the use of appropriate fire-resisting materials in spaces where breaches of compartmentation have occurred.</li> <li>• All fire safety equipment, e.g. emergency escape lighting, is maintained and tested in accordance with the relevant standard by competent persons.</li> <li>• Fire doors are maintained.</li> </ul>		
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**Further guidance:**

- e) British Standard 9991:2015.

## Access and Facilities for the Fire Service

### Access for Emergency Vehicles

#### 12. Existing control measures:

**All areas:**

- a) Access to the building for firefighting operations is considered acceptable.

**Further considerations and actions required:**

	Findings/recommendations	Priority	Completion date
b)	<b>Access for emergency vehicles:</b> <i>All areas:</i> Nil.		

**Further guidance:**

- c) LG Group Fire Safety in Purpose Built Blocks of Flats publication July 2011, page 110, 71.1 to 71.7.

### Availability of Water Supplies for Firefighting

#### 13. Existing control measures:

- a) Street hydrants are available for firefighting purposes.

**Further considerations and actions required:**

	Findings/recommendations	Priority	Completion date
b)	<b>Rising mains:</b> <i>All areas:</i> Nil.		

**Further Guidance:**

- c) LG Group Fire Safety in Purpose Built Blocks of Flats publication July 2011, page 110, 71.1 to 71.7.

### Firefighting shafts

#### 14. Existing control measures:

- a) Each stairway is considered to be a protected shaft sufficient for firefighting operations.

**Further considerations and actions required:**

	Findings/recommendations	Priority	Completion date
b)	<b>Firefighting shafts:</b> <i>All areas:</i> Nil.		

**Further Guidance:**

- c) LG Group Fire Safety in Purpose Built Blocks of Flats publication July 2011, page 110, 71.1 to 71.7.

### Fire service operated evacuation system

#### 15. Existing control measures:

- a) Nil.

**Further considerations and actions required:**

	<b>Findings/recommendations</b>	<b>Priority</b>	<b>Completion date</b>
b)	<b>Fire service operated evacuation system:</b> <i>All areas:</i> Nil.		

**Further Guidance:**

- c) LG Group Fire Safety in Purpose Built Blocks of Flats publication July 2011, page 110, 71.1 to 71.7.

## FIRE ACTION NOTICE

### **ANY PERSON DISCOVERING A FIRE IN THEIR APARTMENT**

1. Leave the room where the fire is straight away and close the door.
2. Leave the building by the nearest fire exit, making sure you close your apartment door behind you. Do not stay to put the fire out.
3. Call the fire service immediately – **999**. Give your telephone number and ask for “fire.”
4. Wait outside away from the building and wait further instructions from the fire service.

### **OTHER RESIDENTS IN THEIR APARTMENTS**

1. Residents do not need to evacuate.
2. Stay in your apartment, as this will offer a high level of fire resistance.
3. Wait for further instructions from the fire service.
- 4. Leave immediately if smoke or heat affects your apartment.**
- 5. If you are in any doubt, evacuate the building.**

*This procedure does not imply that those not directly involved in the fire who wish to leave the building should be prevented from doing so. Nor does this preclude those evacuating an apartment that is on fire from alerting their neighbours so that they can also escape if they feel threatened.*

### **COMMUNAL AREAS**

1. In the event of discovering a fire raise the alarm by shouting “Fire! Fire! Fire!”
2. Upon hearing the alarm evacuate the building via the nearest available exit.
3. Wait for further instructions from the emergency services.

**DO NOT TAKE RISKS**

**DO NOT ATTEMPT TO TACKLE THE FIRE**

**DO NOT USE THE LIFT**

## Fire Alarm Systems in Purpose Built Blocks of Flats

### Introduction:

A tragic fire occurred in a local authority owned high rise block of flats known as 'Lakanal House' located in the Camberwell area of London on the afternoon of 3<sup>rd</sup> July 2009. The fire started within a flat on the 9<sup>th</sup> floor, however, soon spread to floors above. As a result of the fire, six people died and at least 20 people were injured.

Following the fire, concerns were raised, inter-alia, as to why a communal fire alarm had not been installed and that if there had been one, it was argued, maybe the loss of life would not have occurred.

Further concerns were raised in respect to the deemed inadequate provision of fire safety information available for carrying out fire risk assessments on blocks of flats offered by the Secretary of State (SoS) at the time. Such information is legally required to be produced by the SoS, as detailed in Article 50 of The Fire Safety Order 2005.

### Fire Safety Order 2005 - Article 50

50.—(1) The Secretary of State must ensure that such guidance, as he considers appropriate, is available to assist responsible persons in the discharge of the duties imposed by articles 8 to 22 and by regulations made under article 24.

(2) In relation to the duty in paragraph (1), the guidance may, from time to time, be revised.

(3) The Secretary of State shall be treated as having discharged his duty under paragraph (1) where—

(a) guidance has been made available before this article comes into force; and

(b) he considers that the guidance is appropriate for the purpose mentioned in paragraph (1).

In response to the above concerns, the SoS commissioned further guidance to be made available and in July 2011 the document 'Fire Safety in Purpose Built Blocks of Flats' was issued by the Local Government Group.

The following extracts are taken from that document, which clearly detail that in most circumstances no communal fire alarm system is required in purpose-built blocks of flats. The guidance remains unrevised and is of particular interest when it is considered that even where 6 persons tragically lost their lives in a single incident, it still does not consider that the installation of communal fire alarm systems is appropriate.

The guidance makes no distinction between social or privately owned blocks.

### SoS guide excerpts – common fire alarm systems:

The following excerpts are taken directly from the guide: 'Fire Safety in Purpose Built Blocks of Flats'.

Part B: Most blocks of flats are designed on the 'stay put' principle. Although this relies on there being effective compartmentation, it is a principle that should be adopted wherever possible.

Provided there is effective compartmentation and means of escape, 'general needs' blocks of flats will not normally require a communal fire alarm system.

Communal fire alarm systems should not be installed unless it can be demonstrated that there is no other practicable way of ensuring an adequate level of safety. If such a system is provided, it must be possible to manage it.

33.2, paragraph 7: Simply because the FSO requires that, where necessary, certain fire safety measures are required, it does not mean that such measures are necessary in all cases. For example, the FSO requires that, where necessary, all premises to which the Order applies have adequate fire extinguishers and fire alarm systems. In a purpose-built block of flats, these measures are not normally necessary in the common parts.

34.4: 'General fire precautions' also include fire extinguishing equipment and fire alarm systems. While these are not normally necessary, if such measures are present, consideration needs to be given as to whether they are appropriate or whether they are, in fact, undesirable.

A6.1: There has never been any requirement under Building Regulations, local acts or byelaws to install a communal fire alarm system in a purpose-built block of flats, nor is there any such requirement today under the Building Regulations 2010.

A6.2: Sometimes communal fire alarm systems have been, and are being, installed in blocks of flats. In some cases, where the means of escape and compartmentation can be demonstrated to be of a very poor standard, this may be warranted. However, fire alarm systems are often installed as a result of various misconceptions like unless the compartmentation can be proved to be adequate and uncompromised (which is rarely possible), communal fire alarm systems should be installed.

A6.20: It is not only unnecessary to provide a communal fire alarm system, it is also normally undesirable. Before installing any form of communal fire alarm system, it will normally be necessary to get advice from fire safety specialists with substantial experience of advising on fire safety measures in blocks of flats.

19.6 Some enforcing authorities and fire risk assessors have been adopting a precautionary approach whereby, unless it can be proven that the standard of construction is adequate for 'stay put', the assumption should be that it is not. As a consequence, simultaneous evacuation has sometimes been adopted, and fire alarm systems fitted retrospectively, in blocks of flats designed to support a 'stay put' strategy.

19.7 This is considered unduly pessimistic. Indeed, such an approach is not justified by experience or statistical evidence from fires in blocks of flats (see Part A of this guide).

It also differs from the principles of fire risk assessment (see Part D of this guide).

Accordingly, proposals of fire risk assessors, and requirements of enforcing authorities, based on a precautionary approach (e.g. abandonment of a 'stay put' policy simply because of difficulties in verifying compartmentation), should be questioned. Before committing resources, it might be appropriate to seek a second opinion.

20.4: In 'general needs' blocks designed to support a 'stay put' policy, it is unnecessary and undesirable for a fire alarm system to be provided. A communal fire detection and alarm system will inevitably lead to a proliferation of false alarms. This will impose a burden on fire and rescue services and lead to residents ignoring warnings of genuine fires.

20.5: A fire alarm system ought to be provided only in a building in which some control can be achieved over the occupants to ensure that they respond appropriately. For most blocks of flats, it would be unrealistic to expect this. Nor is it necessarily desirable that evacuation should take place from areas remote from the fire, unless and until these areas themselves become threatened by the fire.

20.6: The ability to manage a fire alarm system is rarely possible in a block of flats unless staffed at all times, e.g. by a concierge or caretaker. Allowing residents to silence and reset a system is inappropriate in these circumstances. Access to use of these facilities also enables major disablement of a fire alarm system. This could expose landlords and others with responsibility for managing fire safety to liability if, through the actions of a resident, the system is left inoperative and fails to perform correctly in the event of a fire.

20.10: Use of such systems will only be applicable in specific circumstances and will require careful consideration by those carrying out a fire risk assessment. Fire alarm systems should only be fitted in existing blocks of flats where there is clear justification, and only as a last resort when it is impossible to upgrade other measures to enable a 'stay put' policy to be adopted.



## **Is this guidance still relevant since the fire at Grenfell Tower – 14<sup>th</sup> June 2017?**

Guidance issued in 'Published Document 6531; Queries and interpretations on BS5839-1 issued in 2018 and The Approved Document B, Volume 1 edition 2019 (both post Grenfell Tower) still considers fire alarms in purpose-built blocks of flats is inappropriate, of which the author of this article concurs with. The advice given in the published document is as follows:

### *Clause 3.22*

#### *Query*

*BS 5839-1 applies only to non-domestic premises, whereas BS 5839-6 applies to domestic premises. Domestic premises are defined in BS 5839-6 as dwellings and buildings used as sheltered housing. Moreover, the scope of BS 5839-6 excludes the communal parts of purpose-built blocks of flats. However, there is sometimes a need to install fire detection within the communal parts of blocks of flats. In such cases, which part of BS 5839 should be applied and what category of system should be installed?*

#### *Answer*

*Firstly, in England and Wales, under the Regulatory Reform (Fire Safety) Order 2005 [3], the parts of blocks of flats used in common by the occupants of more than one dwelling are not regarded as domestic premises. This does not normally mean that a communal fire alarm system should be installed in these areas. Current thinking is that, as a result of the compartmentation in all modern blocks of flats, the "stay put" strategy adopted is such that a communal fire alarm system is not only unnecessary but is undesirable.*

*There are circumstances in which smoke detectors should be installed in the common parts of a block of flats. One situation is that in which the smoke detectors (but not fire alarm sounders) are necessary for operation of automatically opening vents (AOVs). These detectors should not be regarded as part of a fire alarm system, but of a smoke control system; as such, they will fall within the scope of the forthcoming BS 7273-6.*

*Another circumstance where smoke detectors (along with manual call points, and fire alarm sounders) are installed within the common parts is that where premises converted into a block of flats before modern building regulations came into force, so that compartmentation and/or means of escape are insufficient to support a stay put strategy. Under these circumstances, the premises are, in effect, a House in Multiple Occupation (HMO), to which BS 5839-6 then applies.*

*It is very rarely necessary for a communal fire alarm system in a purpose-built block of flats. However, this can arise in the case of very old blocks with inadequate compartmentation and/or means of escape to support a stay put strategy. Under these circumstances, BS 5839-1 should be used for general guidance, and the system category will, typically, be either Category L3 or L5; this is a matter for the fire risk assessment for the premises. However, it would be reasonable, as a variation, for sound pressure levels within the flats to comply with the recommendations of BS 5839-6 (particularly in relation to the audibility of the fire alarm signal in bedrooms), rather than the recommendations of BS 5839-1, as these sound pressure levels are deemed to be adequate to warn people of a fire.*

## **The legal burden of The Fire Safety Order 2005 in respect of flat owners, tenants and their letting management/estate management agents**

### **Introduction:**

I am often asked if fire safety legislation (The Fire Safety Order 2005) applies to domestic premises; i.e. flats, maisonettes, etc. or only to the common areas. The answer, simply put, is that the Order applies to any structure that acts to protect the common areas from fire and smoke and, in particular, any structure which protects the means of escape and therefore it applies to domestic premises, i.e. flats, etc.

### **The onus of responsibility:**

Article 5 of the Order states persons acquire duties under the Order if they have, to any extent, control of those premises so far as matters are within (their) control. It follows, therefore, that if a flat entrance door leads onto the means of escape and that door is within the control of the owner, tenant or letting/management agent, it is their responsibility to ensure that the door is suitable to comply with the requirements of the Order.

An owner, tenant or letting/management agent may have a duty to ensure the safety of the premises as a result of a clause in their leasehold agreement, contract or tenancy. Most agreements will contain such a clause. Some tenancy agreements go further and state that the condition of the property and its contents are deemed to be in good repair and should remain so, thus placing a duty upon the tenant to notify the landlord of any failings in the fire safety management of the premises.

So even at a very basic level, an owner, tenant or letting/management agent is likely to have some responsibilities under the Order due to their limited control. Enforcement may be considered against the owner, tenant and/or letting/management agent where they have failed (omitted) to act in accordance with their agreements or, for example, when asked to replace an existing door with a fire door by an enforcing authority.

However, tenants and letting/management agents may also be liable for their actions. Consider the owner or tenant who removes the self-closing device on a door leading to the fire escape, or the owner or tenant that continually stores items within the common areas which form part of the escape routes so that they present a fire risk or obstruction. In the event of fire, this could place relevant persons at risk of death or serious injury. I have dealt with numerous cases where detector heads have been covered and fire alarms regularly silenced by tenants (usually upset by the number of false alarms!) In some circumstances, prosecutions have resulted. One such case was where a tenant who was residing permanently in a hotel that had prohibited use of the upper floors decided to sub-let the empty rooms to local workmen. As a prohibition notice had been served upon the tenant as well as the landlord, it was argued that the tenant had sufficient control of the premises to acquire responsibilities under the Order. He received a suspended custodial sentence.

In that case there was clearly a risk of death or serious injury, but action may also be considered where there is no such immediate risk, for example, when an enforcement notice is being considered. Where aspects of the compliance required are the responsibility of the tenant, the fire service can, if appropriate, serve a suitably worded enforcement notice upon the tenant, (obviously limited to matters within the tenant's control.)

### **Co-operation and co-ordination:**

Any owner, tenant or letting/management agent is also required to work with other responsible persons such as the landlord or managing agent to ensure that fire safety compliance is met. I refer to the Chief Fire Officers Association Collected Perceived Insights document which confirms that it is the intention of the Order to require responsible persons and duty holders who share premises to take all reasonable steps to coordinate the measures they take to provide general fire precautions in respect of relevant persons. I consider those responsible for domestic premises to be potential duty holders. I also consider it is the responsibility of any owner, landlord, letting agent/management agent to inform residents/tenants as part of their due diligence requirements.

### **Informing:**

In consideration of the above, it is recommended that all flat owners and tenants are advised of their legal burden by way of a written notification. This can be delivered, either by sending individual communications or by posting notices on common area noticeboards.

### **Control of building works:**

Furthermore, the control of building works should also be considered; to ensure any structural works by contractors/caretakers/tenants/landlords and alike are not detrimental to the safety of the premises. Accordingly, simple but clear and robust contract agreements should include appropriate controls.

## **General fire safety for residents:**

Small fires are common, causing serious injuries and extensive damage to property and possessions. By following a few simple steps and maintaining a basic level of awareness you can considerably reduce the chances of fire in your home. The easiest and most effective way of protecting your home is by fitting at least one smoke alarm and regularly making sure it works. The following 13 tips will help keep your family and home safe:

1. Fit smoke alarms on each level in your home. Keep them free from dust and test them once a week. Consider buying a 10-year alarm; otherwise change the batteries in your alarm every year.
2. Make a fire action plan so that everyone in your home knows how to escape if there is a fire.
3. Keep the exits from your home clear so that people can escape if there is a fire.
4. Make sure that everyone in your home can easily find the keys for doors and windows.
5. Take extra care in the kitchen – accidents while cooking account for over half of fires in homes. Never leave young children alone in the kitchen.
6. Take extra care when cooking with hot oil. Consider buying a deep-fat fryer which is controlled by a thermostat (if you don't already have one).
7. Never leave lit candles in rooms that nobody is in or in rooms where children are on their own. Make sure candles are in secure holders on a surface that doesn't burn and are away from any materials that could burn.
8. Make sure cigarettes are stubbed out properly and are disposed of carefully, and never smoke in bed.
9. Get into the habit of closing doors at night. If you want to keep a child's bedroom door open, close the doors to the lounge and kitchen; it might help to save their life if there is a fire.
10. Don't overload electrical sockets. Remember, one plug for one socket.
11. Keep matches and lighters where children can't see or reach them.
12. Take special care when you're tired or when you've been drinking.
13. Don't leave the TV or other electrical appliances on standby as this could cause a fire. Always switch it off and unplug it when it is not in use.

If you or a member of your household has any difficulty seeing, hearing or moving about the home, you will need to take extra care to deal with the risk of a fire. Your local fire and rescue service will be able to assess how safe your home is and help to fit fire safety equipment such as smoke alarms.

Purpose built flats are built to be fire-resisting, and most fires won't spread further than one or two rooms. Walls, ceilings and doors will hold back flames and smoke, so if there's a fire somewhere else in the building, you're usually safest staying in your flat unless you're affected by heat or smoke.

You should plan how to escape if there is a fire in your home. It is likely that the flat will share common areas with other flats. The owner or occupiers of the flats will have the responsibility of making sure that the necessary fire precaution measures needed in these areas are installed. For example, there may be a fire alarm and the doors and fire-resisting features of the common areas will need to be maintained.

It is important that occupiers understand the fire precaution measures built into the common areas and that they ask the landlord to explain the safety plans for the premises and make sure that they are familiar with what they should do when a fire happens. If you cannot escape, you will need to find a room where you can wait for assistance. This is particularly important if you have difficulty moving.

## **Additional information for elderly and/or non-mobile residents:**

Early warning of fire is essential to ensure that residents can evacuate quickly and safely from their accommodation in the event of fire. The success of domestic smoke alarms in reducing the number of casualties in fires in dwellings is well recognised. In the case of flats for older folk it is recommended that the extensive provision of smoke and heat alarms should be provided in each dwelling.

A key difference between blocks of flats occupied by older folk is the need to ensure earlier attendance by the fire and rescue service in the event of fire. This is to ensure early extinguishment of a fire and thus reduce the likelihood of the need to evacuate other residents. In addition, to the extent that the fire and rescue service need to instruct other residents to evacuate, they can do so at an earlier stage than otherwise would be the case, so compensating for the slower response of older and mobility impaired people.

Early attendance by the fire and rescue service is achieved by arranging for remote monitoring of this detection at an alarm receiving centre, normally via a social alarm ("Telecare") system.

In consideration of the narrative above the following recommendations are given:

- Each flat (if not already installed) should have a (self-contained) Category LD1, Grade D smoke/heat alarm fitted within it.

*(Category LD1: a system installed throughout the premises, incorporating detectors in all circulation spaces that form part of the escape routes from the premises, and in all rooms and areas in which fire might start, other than toilets, bathrooms and shower rooms.) (Grade D: A system of one or more mains-powered smoke alarms, each with an integral standby supply. (The system may, in addition, incorporate one or more mains-powered heat alarms, each with an integral standby supply.) (Categorisation and grades are taken from BS5839-6:2013.)* Fire Risk Assessment ~ Locksley Grange, 74

- Each system should be linked to a 24/7 call centre.

*(The design, installation and commissioning of the systems should be in accordance with the expectations of BS5839-6:2013.)*

**Information on vulnerable residents who may not be able to self-evacuate should be maintained in a premises' information box, be kept up to date and made available to the fire and rescue service.**

## Competencies

Mark Evans proves his competency to undertake fire risk assessments (to include complicated assessments) by holding the following listings, qualifications and experience:

- Registered on the Life Safety Risk Register of the Institution of Fire Engineers.
- Graduate of the Institution of Fire Engineers.
- CFPA Europe Diploma in Fire Risk Management – Distinction.
- Industry Qualification Level 5 in Fire Safety and Building Design: Building Regulations and Technical Guidance (Approved Doc. B & M) and BS9999 (Fire Safety in the design, use and management of buildings).
- Attendance of BS9991 course in Fire Safety in the Design, Management and use of Residential Building 2017.
- Attendance of Industry Qualification Level 5 course in automatic fire suppression systems, to include domestic, residential and commercial sprinklers, oxygen reduction fire prevention systems and gaseous and foam systems.
- Personal Emergency Evacuation Planning for Professionals – Triple a Consultancy.
- BS9251:2005 installation, commissioning and maintenance course for residential and domestic sprinkler systems.
- Dry rising main course (dry and wet testing in accordance with BS9990).
- Business and Technicians Education Council Advanced Fire Risk Management Certificate.
- UKATA Asbestos Training October 2016.
- C18 Passive Fire Protection intermediate course January 2020.
- 22 years' service as an operational firefighter – 1987 to April 2010.

*(The Regulatory Reform (Fire Safety) Order 2005 requires the 'responsible person(s) to ensure that if they instruct third parties to undertake tasks for them under the Order that they satisfy themselves that these parties are 'competent'. The Order's definition of 'competent' is: "A person with enough training and experience or knowledge and other qualities to enable them properly to assist in undertaking the preventative and protective measures.")*