

# Type 1 Fire Risk Assessment



**Client Name**

Compton Property Management

**Date of this Fire Risk Assessment:**

23rd June 2025

**Date of previous Fire Risk Assessment:**

9th June 2025

**Suggested date for Review:**

23rd June 2026

**Date of Issue:**

27th June 2025



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## Fire Risk Assessment Details

<b>Responsible person (e.g. employer) or person having control of the premises:</b>	Property Manager
<b>Person(s) consulted:</b>	Lee Graham

<b>Address of premises:</b>	<b>Client Details:</b>
1-30 (exc 10, 11, 13, 15, 16 & 17) Lakeside Watermead Aylesbury Bucks HP19 0FX	Compton Property Management 45-51 Wychtree Street Swansea

<b>Assessor:</b>	<b>Report validated by:</b>
<b>Author Name</b> Ben O'Brien MRICS	<b>Author Name</b> Richard Sherwood MRICS
<b>Signature</b>	<b>Signature</b>



## Fire Risk Assessment Dates

<b>Date of this fire risk assessment:</b>	23rd June 2025
<b>Date of previous fire risk assessment</b>	9th June 2025
<b>Suggested date for next full fire risk assessment:</b>	23rd June 2028

## Document Version Details

Revision/Issue Number	Comment	By	Date
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## Fire Risk Assessment Summary

This fire risk assessment covers a purpose built residential apartment block (the commercial units and private dwellings, both the apartments and property with their own access) were not inspected and do not form part of this assessment). Overall the fire risk level for the property is deemed to be tolerable, however there are several areas that require attention from the Responsible Person.

## General Information

### 1. The Premises

1.1 What is the main use of the building? Residential and Commercial (this assessment covers the residential apartments only).

1.2 Approximate number of apartments 24 (No. 15 appeared to be a self-contained dwelling with its own entrance, and no communal key was provided). **Photo 1**

1.3 Approximate number of occupants? 48

1.4 Floors on which car parking is provided: Carparking on ground floor (externally).

1.5 Details of construction and layout:

Purpose built residential apartment block set over three floors. The block is of traditional construction assuming to comprise of masonry cavity walls with cementitious render, under pitch roofs.

The apartments are split into multiple blocks, with separate entrances covering the following apartments:

Block 1-6 - Accessed via single door leading to communal stairwell with communal hallways leading to the apartment entrances

Block 7-9 - Accessed via single door leading to communal stairwell with apartments accessed directly from stairwell.

Block 12-14 - Accessed via single door leading to communal stairwell with apartments accessed directly from stairwell.

Block 18-19 - Accessed via single door leading to communal stairwell with apartments accessed directly from stairwell.

Block 20-30 - Accessed via single door leading to communal stairwell with two apartments accessed directly from stairwell. Remaining apartments accessed via shared deck access (secondary escape route present to these apartments)

1.6 Occupancy:

Residential - General needs.



1.7 What is the currency evacuation policy for the property?

Assumed stay put

## 2. Construction

2.1 What is the general construction of the property?

The property generally consists of rendered masonry walls with the roofs being pitched.  
**Photos 2 - 3**

2.2 What is the height (to the highest floor level) of the property?

6m (exc. No. 15)

2.3 What is the approximate date of construction?

1990's

2.4 Is the property purpose built or a conversion?

Purpose built

2.5 Is there any cladding or combustible materials present to the external walls?

Yes - possible combustible balcony **Photos 4 - 6**

2.6 Is an Fire Risk Appraisal of the External Walls (FRAEW) required?

No. Balcony is only present on one floor and has a soffit to the underside.

2.7 If yes to the above, has an FRAEW been carried out?

N/A

2.8 Were any of the external walls not fully visible?

No

## 3. The Occupants

3.1 Approximate maximum number of employees at any one time:

0

3.2 Approximate maximum number of other occupants at any one time:

48 (24 apartments, allowing for average of 2 persons per flat).

3.3 Approximate total number of people present in the building at any one time

72 (Allowing two occupants per apartment and say one visitor for every apartment)

## 4. Occupants Especially At Risk From Fire



4.1 Known PEEPS:

We are not aware of any disabled occupants. Enquiries should be made. Personal Emergency Evacuation Plans (PEEPS) should be obtained and stored where applicable, so they can be accessed by the fire and rescue service.

4.2 Other disabled occupants:

N/A

4.3 Other occupants in remote areas and lone workers:

N/A

4.4 Young persons employed:

N/A

4.5 Others:

## 5. Fire Loss Experience

Property manager to confirm if any previous fires have occurred.

## 6. Other Relevant information

## 7. Relevant Fire Safety Legislation

7.1 The following fire safety legislation applies to the Premises:

The Regulatory Reform (Fire Safety) Order 2005.

7.2 The above legislation is enforced by:

Local Fire and Rescue Authority

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

The Fire Safety Act 2021.  
The Building Safety Act 2022.  
The Fire Safety (England) Regulations 2022.  
The Housing Act 2004.

7.4 The other legislation referred to above is enforced by:

Local Fire and Rescue Authority, Health and Safety Executive (HSE) etc.

7.5 Is there an alterations notice in force?

NO

7.6 Further information or other electrical hazards or deficiencies observed

## Fire Hazards and their Elimination or Control

### 8. Electrical Sources of Ignition

8.1 Are reasonable measures taken to prevent fires of electrical origin? ●

No evidence of annual testing provided, or present during the inspection.

8.2 Are fixed installations periodically inspected and tested? ●

No evidence of testing provided to fixed installations.



Photo 7

8.3 Is portable appliance testing carried out? ●

No portable appliances noted that would require PAT testing.

8.4 Is there suitable control over the use of personal electrical appliances? ●

Personal electrical items seen being used in communal areas.



Photo 8

8.5 Is there suitable limitation of trailing leads and adapters? ●

8.6 Are there any wiring systems that are liable to premature collapse in extreme heat? ●

Majority of wiring concealed in wall or ceiling structures.

## 9. Smoking

9.1 Are reasonable measures taken to prevent fires as a result of smoking? ●

The property operates a 'no smoking' policy and there is signage in the communal area.



Photo 9



Photo 10

9.2 Is smoking prohibited in the building? ●

Yes.

9.3 Are there suitable arrangements for those who wish to smoke? ●

No, however no requirement to do so.

9.4 Did the smoking policy appear to be observed at time of inspection? ●

Yes

## 10. Arson

10.1 Does basic security against arson by outsiders appear reasonable? ●

Main entrance doors to the ground floor are secured via entry door system.



Photo 11



Photo 12

10.2 Are there any combustible materials in close proximity to the building ●

Carparking close but not directly beneath external walls. Resident waste retained away from external walls of the blocks. Commercial waste stored near external walls and secondary escape route.



Photo 13

10.3 Are there any external ignition risks, such as bin stores?



See above.

## 11. Portable Heaters and Heating and Ventilation Installations

11.1 Is there satisfactory control over the use of portable heaters?



No portable heaters are present in communal areas.

11.2 Are fixed heating and ventilation installations subject to regular maintenance?



Flats 12-14 have an assumed electrically operated fan above the door entrance. Testing for fixed extract system requires completion.



Photo 14

## 12. Cooking

12.1 Are reasonable measures taken to prevent fires as a result of cooking?



No cooking facilities in communal areas.

12.2 More specifically, are filters cleaned or changed and ductwork cleaned regularly?



No cooking facilities in communal areas.

## 13. Lightning

13.1 Does the building have a lightning protection system?



No obvious presence of lightning system being present, however no requirement for one due to property's height.

## 14. Housekeeping

14.1 Is the overall standard of housekeeping adequate? ●

Standard of housekeeping acceptable.



Photo 15



Photo 16



Photo 17



Photo 18

14.2 Do combustible materials appear to be separated from ignition sources? ●

Yes.

14.3 Is unnecessary accumulation or inappropriate storage of combustible materials or waste avoided? ●

Presence of occupant items in communal area.

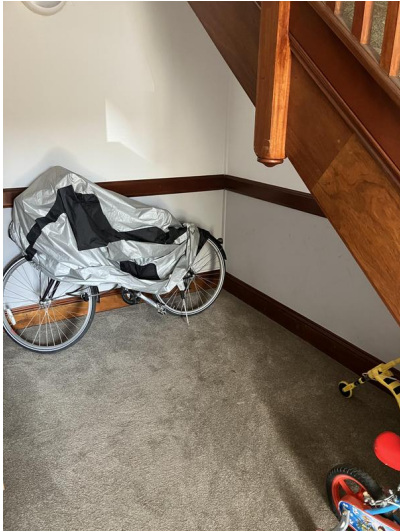


Photo 19



Photo 20



Photo 21



Photo 22

## 15. Hazards Introduced by Outside Contractors and Building Works

15.1 Is there satisfactory control over works carried out in the building? ●

It is assumed that outside contractors are required to produce RAMS for works, including hot works permits where applicable. Property manager to confirm.

15.2 Where appropriate, are fire safety conditions imposed on outside contractors? ●

It is assumed that outside contractors are required to follow site restrictions and requirements where applicable.

15.3 Where appropriate, is a permit to work system used (e.g. for "hot work")? ●

Assumed hot works permits system is in place but no evidence provided.

15.4 Are suitable precautions taken by in-house maintenance personnel who carry out works? ●

No in-house maintenance employed.

## 16. Dangerous Substances

16.1 Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises? ●

No substances of this nature were noted within the building at the time of inspection. FRA to be updated if this changes.

## 17. Other Significant Fire Hazards That Warrant Consideration

17.1 Hazards: ●

Commercial units to the ground floor beneath the apartments pose a risk.

17.2 Hazards: ●

Barbecue or similar outside cooking equipment present on balcony.



Photo 23

## Fire Protection Measures

### 18. Means of Escape

18.1 What is the general description of the means of escape? ●

The principal means of escape is via single staircases accessed via the apartment entrance hallways or directly from the apartments leading to a single exit on the ground floor.

To Block 20-30, there is a secondary means of escape to 22-30 via an external walkway to the rear.



Photo 24 - Secondary escape to apartments 22-30

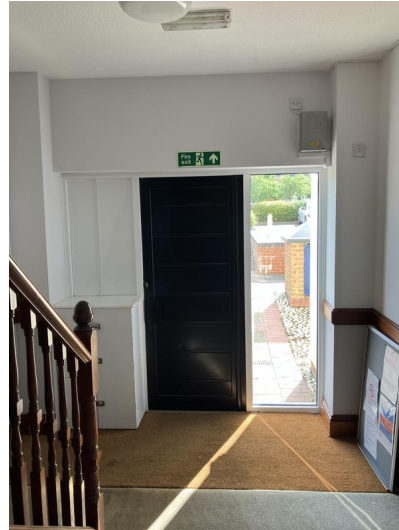


Photo 25 - Block 1-6



Photo 26 - Block 12-14



Photo 27 - Block 20-30 shared deck access to 22-30.

18.2 Is the design and maintenance of the means of escape considered adequate? ●

Yes - Principal escape route design appears in accordance with relevant guidance, although no inspection of the private apartments was undertaken.

18.3 Do staircase and exit capacities appear to be adequate for the number of occupants? ●

Yes - single staircases leading to one exit on the ground floor.

18.4 Are there reasonable distances of travel: - where there is escape in a single direction? ●

Yes - distances appear suitable for type of property.

18.5 Are there reasonable distances of travel: - where there are alternative means of escape? ●

Alternative means of escape via shared walkway to apartments 22-30 are accessed directly from the apartments.

18.6 Is there adequate provision of exits? ●

Yes. Single exit to communal areas on the ground floor.

18.7 Do fire exits open in the direction of escape, where necessary? ●

No - fire exit doors open inwards, with the exception of Block 20-30



Photo 28

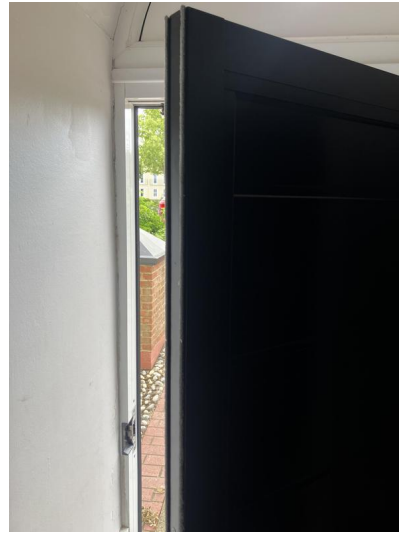


Photo 29



Photo 30 - Block 20-30

18.8 Are there satisfactory arrangements for escape where revolving doors or sliding doors are used as exits? ○

N/A

N/A

18.9 Are the arrangements provided for securing exits satisfactory? ●

Yes - closing device fitted to exit doors, and door entry systems present to entrance doors.

18.10 Is a suitable standard of protection designed for escape routes? ●

Single staircase to communal areas with fire doors to corridors (where communal hallways are present).

18.11 Are there reasonable arrangements for means of escape for disabled people? ●

We are not aware of any disabled occupants. Enquiries should be made.

18.12 Are the escape routes available for use and suitably maintained? ●

Escape routes relatively clear and suitable for use, however consideration should be taken to remove door mats and personal items.



Photo 31



Photo 32

18.13 Are all escape routes clear of combustible materials and obstruction? ●

Combustible materials present to escape routes.

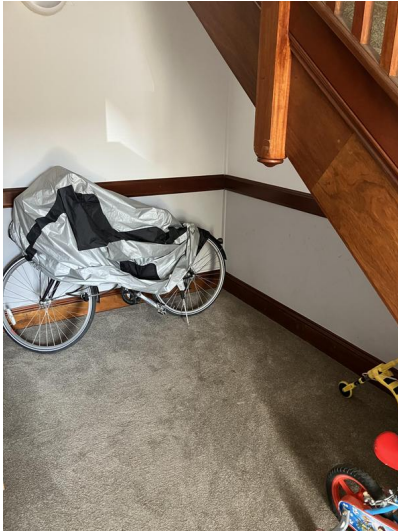


Photo 33



Photo 34

18.14 Are fire-resisting doors maintained in sound condition and self-closing, where necessary?

A fire door survey / report was not provided. Where seen, generally fire doors appeared servicable however we are mindful that they are over 20 years old and some hinges did not appear to be suitable. Two service cupboard doors appeared to be unsuitable.



Photo 35



Photo 36

18.15 Are all escape routes clear of obstructions?

Tenant belongings present in communal areas.



Photo 37



Photo 38

- 18.16 Are all fire exits easily and immediately openable? ●
- 18.17 Are all self-closing, fire-resisting doors free from obstruction? ●
- 18.18 Are there any immediate concerns with the condition of the fire doors (note. this does not constitute a fire door survey)? ●

No immediate concerns. See previous advice.

- 18.19 Are fire-resisting doors to cupboards, stores and service ducts etc., kept locked where required? ●

Several service cupboards were unlocked during the inspection.



Photo 39



Photo 40

- 18.20 Are all fire-resisting doors fitted with appropriate label signage? ●

Signage was present to communal hallway doors. No signage to main fire exit doors or service cupboard doors.



Photo 41



Photo 42



Photo 43



Photo 44

18.21 Is there adequate provision of a smoke ventilation system to the escape route?

N/A

## 19. Measures to Limit Fire Spread and Development

19.1 Is it considered that there is compartmentation of a reasonable standard?



Where visible, standard of compartmentation appeared non-compliant.



Photo 45



Photo 46

19.2 Is it considered that there is reasonable limitation of linings that might promote fire spread?

Tenant items present to walls.



Photo 47



Photo 48

19.3 As far as can reasonably be ascertained, are fire dampers provided as necessary to protect critical means of escape against passage of fire, smoke and products of combustion in the early stages of a fire?

N/A

## 20. Emergency Escape Lighting

20.1 Has a reasonable standard of emergency escape lighting been provided?

Yes, emergency lighting present.

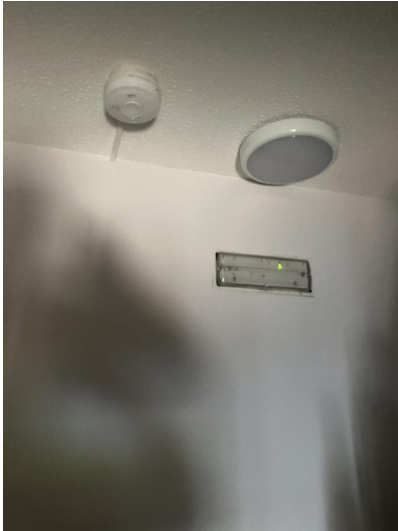


Photo 49



Photo 50

## 21. Fire Safety Signs and Notices

21.1 Is there a reasonable standard of fire safety signs and notices? ●

Fire safety information signage not present to all communal areas. Additional information to be provided to other communal areas.

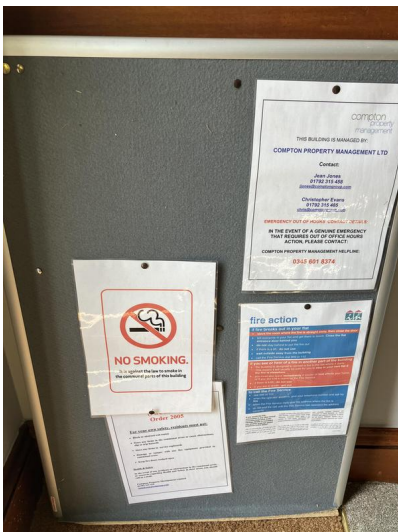


Photo 51

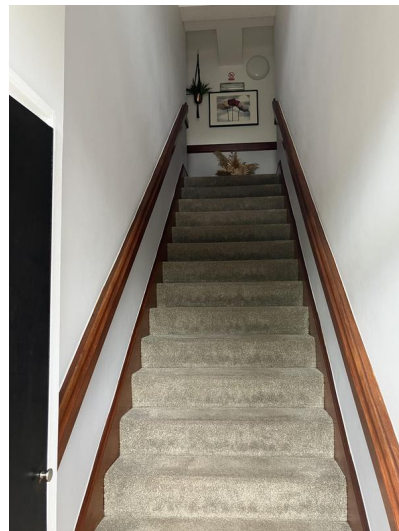


Photo 52 - No fire safety information to Block 12-14 or 18-19.

21.2 Is there considered to be a reasonable standard of fire action notices? ●

See above.

21.3 Is there a fire safety document box? ●

No fire safety box present however one not required.

## 22. Means of Giving Warning in Case of Fire

22.1 Is a reasonable fire detection and fire alarm system provided? ●

Fire detection provided in blocks 1-6, 7-9 and 20-30. It is assumed the property operates a stay put evacuation policy, in which event, no fire alarm system would be required to the communal areas.



Photo 53



Photo 54

22.2 Is a zone plan displayed? (N/A)

22.3 Relevant information on false alarm experience (if known): (N/A)

## 23. Manual Fire Extinguishing Appliances

23.1 Is there reasonable provision of manual fire extinguishing appliances? ●

No fire extinguishers noted in the building during inspection, nor deemed required.

23.2 What type(s) of appliances are provided? (N/A)

## 24. Relevant Automatic Fire Extinguishing Systems

24.1 Is there reasonable provision of sprinkler systems? (N/A)

Sprinkler system not required.

## 25. Other Relevant Fixed Systems and Equipment

25.1 Is there any provision of dry and / or wet risers? (N/A)

Not required for height of building.

25.2 Relevant information and deficiencies observed:

25.3 Is there suitable provision of firefighters' switch(es) for high voltage luminous tube signs, etc.?

N/A

25.4 Are there appropriately sited facilities for electrical isolation of any photovoltaic (PV) cells, with appropriate signage, to assist the fire and rescue service?

N/A

Not present

## Management of Fire Safety

### 26. Procedures and Arrangements

26.1 Fire safety at the premises is managed by:

Lee Graham - Compton Property Management

26.2 Is there a suitable record of the fire safety arrangements?

●

Fire action notices not present in all of the communal areas. No records present.



Photo 55



Photo 56

26.3 Are procedures in the event of fire appropriate and properly documented, where appropriate?

●

See above.

26.4 Are there adequate procedures for investigating fire alarm signals?

●

Property manager to confirm if procedure is in place.



26.5 Are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to firefighters? ●

No evidence provided.

26.6 Are there suitable arrangements for ensuring that the premises have been evacuated? ●

Assumed property operates a stay put policy. Evacuation would be under the direction of the fire and rescue services.

26.7 Is there a suitable fire assembly point(s)? ●

Assumed to be in carpark away from the block, under direction from the local fire service.

26.8 Are there persons nominated to use fire extinguishing appliances?

N/A

26.9 Are there persons nominated to assist with evacuation, including evacuation of disabled people? ●

No evidence of PEEPs or other evacuation plans.

26.10 Is there appropriate liaison with fire and rescue service (i.e. by fire and rescue service crews visiting for familiarisation visits? ●

Property is low rise of simplistic layout, so no familiarisation visit required.

26.11 Are routine in-house inspections of fire precautions undertaken (e.g. in the course of health and safety inspections)? ●

No evidence provided.

## 27. Training and Drills

27.1 Are all staff given adequate fire safety instruction and training?

N/A

27.2 Are they trained on induction?

N/A

27.3 Are they given periodic refresher training?

N/A

27.4 Are they given additional training to cover any specific roles and responsibilities?



N/A

27.5 Is the content of training provided considered adequate?

N/A

27.6 Are fire drills carried out at appropriate intervals?

N/A

27.7 When the employees of another employer work in the premises, is appropriate information on fire risks and fire safety measures provided?



No evidence provided.

## 28. Testing and Maintenance

28.1 Is there adequate maintenance of the premises?



Service testing, general inspections and maintenance to doors etc. required.

28.2 Is weekly testing and periodic servicing of the fire detection and fire alarm system undertaken?



Evidence of previous annual testing provided, however certificate is over 12 months old.

28.3 Are monthly and annual testing routines in place for the emergency escape lighting?



Evidence of previous testing provided, however certificate is over 12 months old.

28.4 Is annual maintenance of fire extinguishing appliances undertaken?



28.5 Is periodic inspection of external escape staircases and gangways undertaken?



No evidence provided.

28.6 Are six-monthly inspection and annual testing of rising mains undertaken?



28.7 Are weekly and monthly testing, six-monthly inspection, and annual inspection and testing undertaken of lift(s) provided for use by firefighters or evacuation of disabled people (evacuation lifts)?



28.8 Are weekly testing and periodic inspection of sprinkler installations undertaken?



28.9 Are routine checks of final exit doors and/or security fastenings undertaken?



No evidence of testing provided.

28.10 Are annual inspection and testing of the lightning protection system undertaken?





28.11 Other relevant inspections or tests:

N/A

## 29. Records

29.1 Are there appropriate records of fire drills?

N/A

29.2 Are there appropriate records of fire training?

N/A

29.3 Are there appropriate records of fire alarm tests?

N/A

29.4 Are there appropriate records of false alarms?

N/A

29.5 Are there appropriate records of emergency escape lighting tests?



No evidence of records provided.

29.6 Are there appropriate records of maintenance and testing of other fire protection systems and equipment?

N/A



### 30. Risk Level Indicator

The following simple risk level estimator is based on commonly used risk level estimator:

Potential consequences of fire → Likelihood of fire ↓	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

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

Low       Medium       High

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

- Low:** Unusually low likelihood of fire as a result of negligible potential sources of ignition.
- Medium:** Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
- High:** Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

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

Slight Harm       Moderate Harm       Extreme Harm

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

- Slight Harm:** Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which the fire occurs).
- Moderate Harm:** Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but is unlikely to involve multiple fatalities.
- Extreme Harm:** Significant potential for serious injury or death of one or more occupants.

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

Trivial       Tolerable       Moderate       Substantial       Intolerable



**Comments:**

We consider the risk of fire to be tolerable, however some improvements are recommended.

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

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

**NOTE THAT, ALTHOUGH THE PURPOSE OF THIS SECTION IS TO PLACE THE FIRE RISK IN CONTEXT, THE ABOVE APPROACH TO RISK ASSESSMENT IS SUBJECTIVE AND FOR GUIDANCE ONLY. ALL HAZARDS AND DEFICIENCIES IDENTIFIED IN THIS REPORT SHOULD BE ADDRESSED BY IMPLEMENTING ALL RECOMMENDATIONS CONTAINED IN THE FOLLOWING ACTION PLAN. THE FIRE RISK ASSESSMENT SHOULD BE REPEATED REGULARLY.**



## 31. Action Plan

Trivial

Tolerable

### Definition of priorities/timescales:

Priorities: 1. High. 2. Medium. 3. Low. Suggested timescale: A. Immediately. B. Short term. C. Medium term. D. Long term.
---

Item	Location	Recommendation	Priority	Timescale
1	No evidence provided or present during the inspection of annual testing.	Provide evidence of regular fixed electrical testing or undertake testing.	2	B
2	No evidence of testing provided to fixed installations.	Test fixed electrical systems.	2	B
3	Personal electrical items seen being used in communal areas.	Remove or test electrical items.	2	A
4	Commercial waste stored near external walls and secondary escape route.	Commercial waste should be removed away from external walls and secondary escape route.	1	A
5	Flats 12-14 have an assumed electrically operated fan above the door entrance.	Testing for fixed extract system requires completion.	2	A
6	Presence of occupant item in communal area.	Property manager to ensure items are removed.	1	A
7	It is assumed that outside contractors are required to produce RAMS for works.	Property manager to confirm policy is in place and is managed.	2	C
8	Assumed outside contractors are required to follow site restrictions and requirements where applicable.	Property manager to confirm policy is in place and is managed.	2	C
9	Assumed hot works permits system is in place.	Property manager to confirm policy is in place and is managed.	2	C
10	Assumed no in-house maintenance employed.	Property manager to confirm.	2	C



11	Commercial units to the ground floor beneath the apartments pose a risk.	Property manager to enquire if commercial units have appropriate fire risk assessments.	1	A
12	Barbecue or similar outside cooking equipment present on balcony.	Remove barbecue immediately. Ensure no similar equipment is used.	1	A
13	Fire exit doors open inwards	Consider replacing fire exit doors to open in direction of escape.	2	B
14	Personal Emergency Evacuation Plans (PEEPS) should be obtained and stored where applicable, so they can be accessed by the fire and rescue service.	Property manager to review and confirm if PEEPs are present.	1	A
15	Consideration should be taken to remove door mats and personal items.	Remove door mats and personal items.	2	B
16	Combustible materials present to escape routes.	Remove combustible materials.	1	A
17	Fire door survey / report was not provided. Not major issues noted however consider instructing fire door survey due to age of units.	Undertake a fire door survey. Repairs to internal and external doors should be undertaken if necessary.	1	A
18	Tenant belongings present in communal areas.	Remove items from escape routes.	1	A
19	Several service cupboards were unlocked during the inspection.	Ensure all service cupboards are secured.	1	A
20	No signage to main fire exit doors.	Install signage.	1	A
21	Where visible, standard of compartmentation appeared non-compliant.	Carry out compartmentation survey. Complete remedial work.	1	A
22	Tenant items present to walls.	Remove items.	2	B
23	Fire safety information signage not present to all communal areas.	Additional information to be provided.	1	A
24	Fire action notices not present in all of the communal areas. No records present.	Additional fire safety notices required.	1	A
25	Are there adequate procedures for investigating fire alarm signals?	Property manager to confirm if procedure is in place.	2	B
26	No evidence provided of arrangements to meet fire and rescue service.	Property manager to confirm.	2	C
27	No evidence of PEEPs or other evacuation plans.	Property manager to confirm arrangements and policy.	2	B



28	No evidence provided of in-house inspections.	Property manager to confirm arrangements and inspections.	2	C
29	No evidence provided of property manager providing necessary information to other employers.	Property manager to confirm if information is provided to say cleaners, contractors etc.	2	C
30	Service testing, general inspections and maintenance to doors etc. required.	Complete maintenance tasks.	1	A
31	Evidence of previous annual testing provided, however certificate is over 12 months old.	New annual test to be completed. Weekly testing to be completed.	2	A
32	Evidence of previous testing provided, however certificate is over 12 months old.	New inspection and testing certificate to be produced.	1	A
33	No evidence of periodic inspection of external escape staircase provided.	Property manager to confirm.	2	A
34	No evidence of testing or servicing of door system system.	See previous advice re. fitting of security mechanism.	1	A
35	No evidence of emergency lighting testing records provided.	Property manager to ensure testing and recording is undertaken.	2	C



## 32. References

## Photo Appendix



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

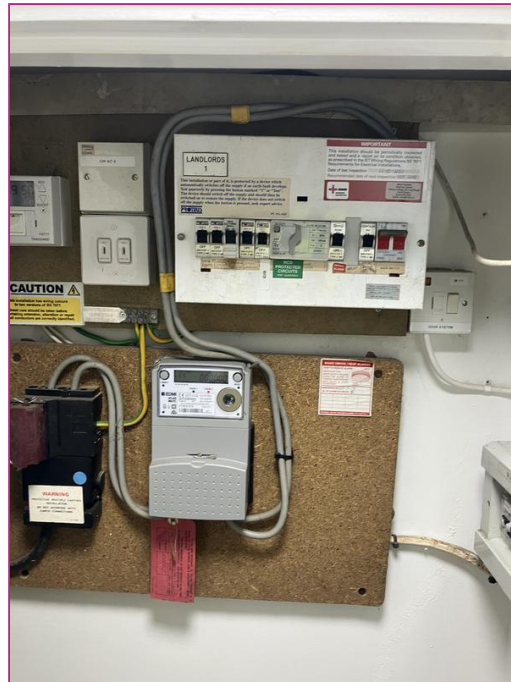


Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15

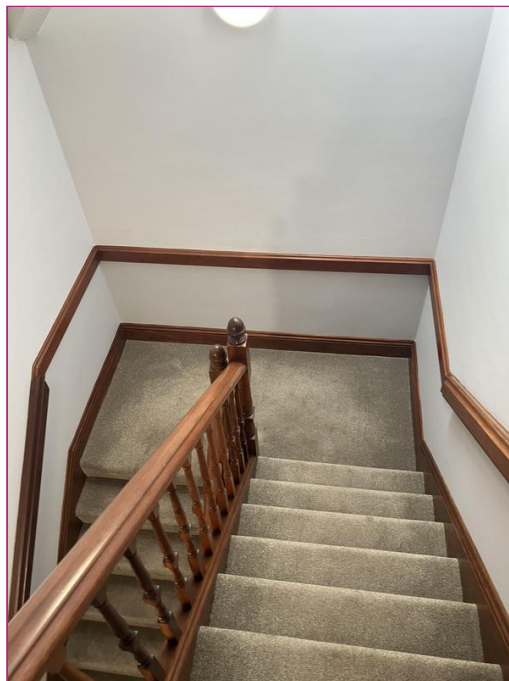


Photo 16



Photo 17

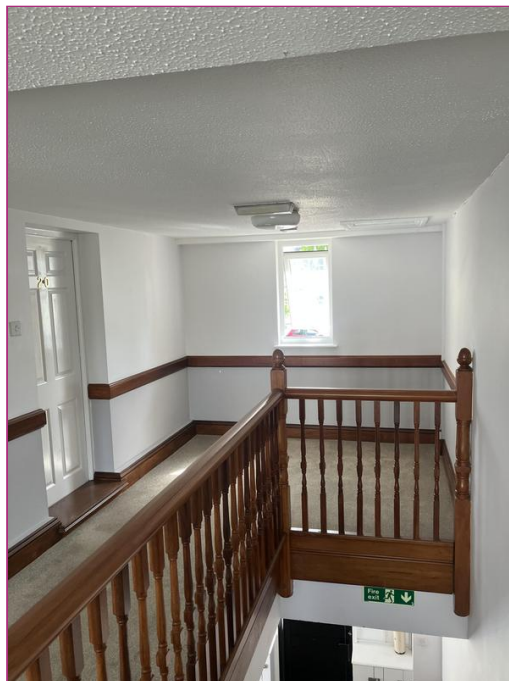


Photo 18



Photo 19



Photo 20



Photo 21



Photo 22

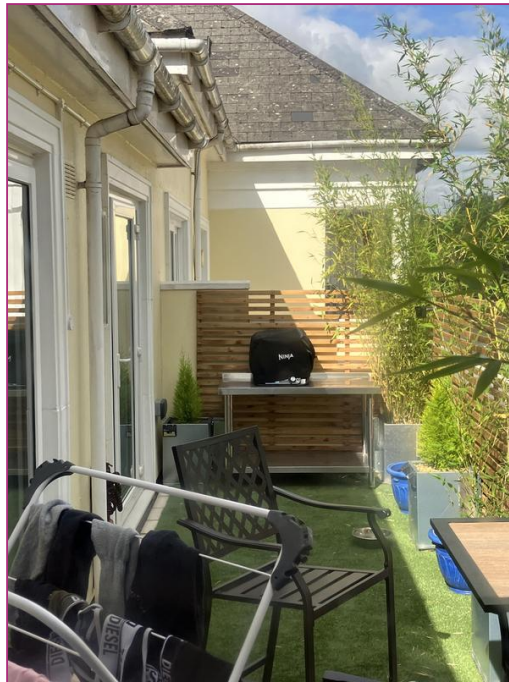


Photo 23



Photo 24 - Secondary escape to apartments 22-30

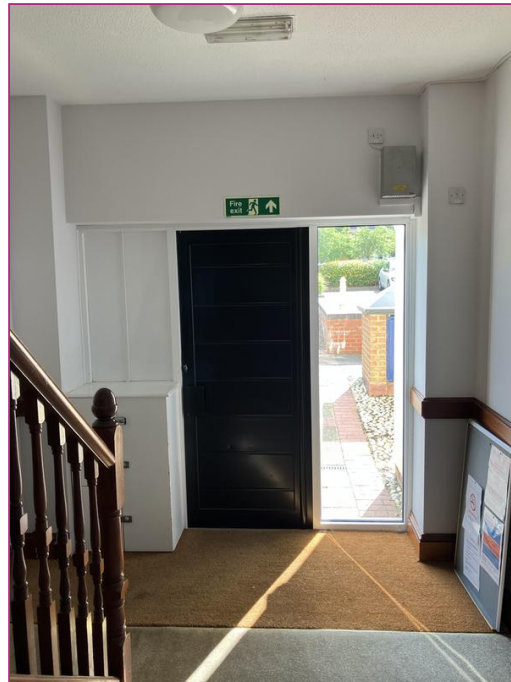


Photo 25 - Block 1-6



Photo 26 - Block 12-14



Photo 27 - Block 20-30 shared deck access to 22-30.

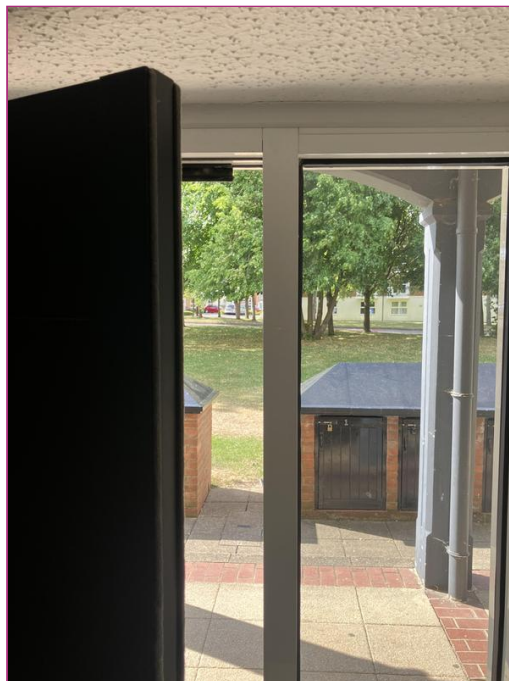


Photo 28

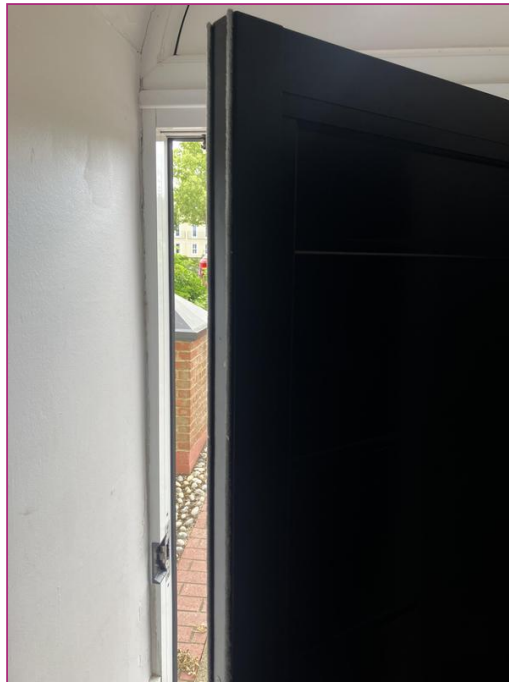


Photo 29



Photo 30 - Block 20-30



Photo 31



Photo 32

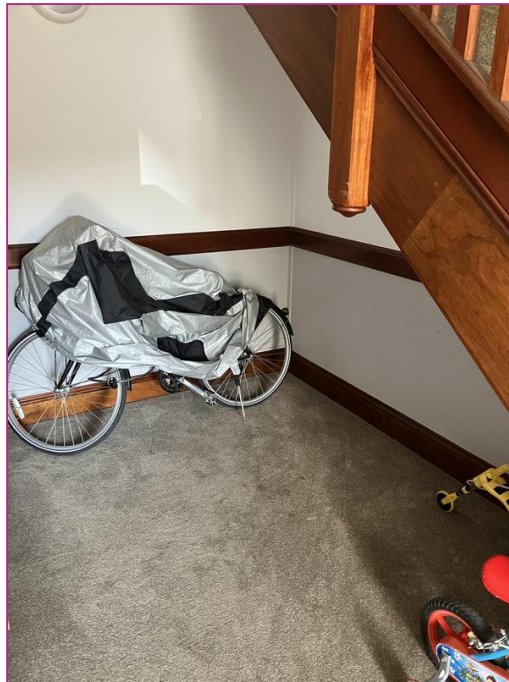


Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48

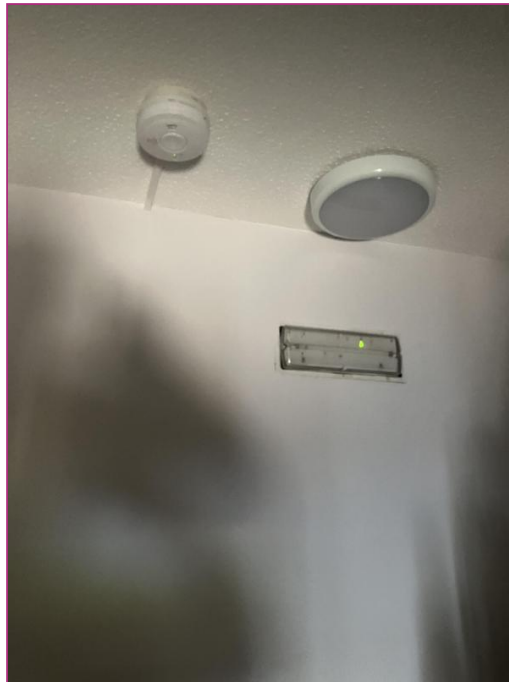


Photo 49



Photo 50

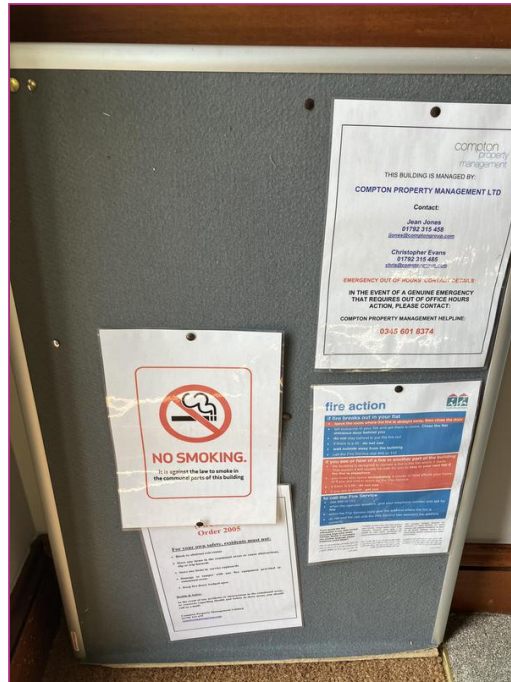


Photo 51

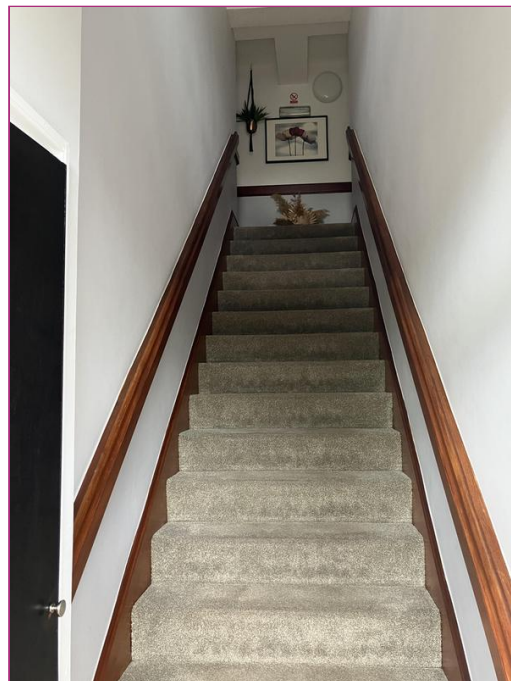


Photo 52 - No fire safety information to Block 12-14 or 18-19.

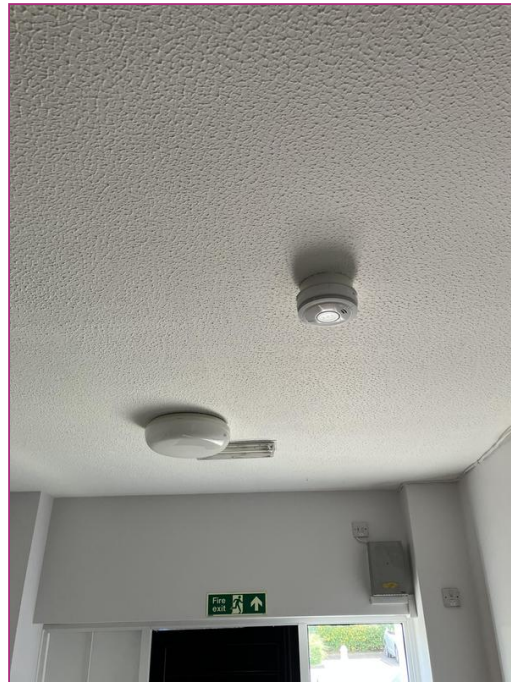


Photo 53



Photo 54



Photo 55



Photo 56