# Fire Risk Assessment

| | |
|---|---|
| Property assessed: | 43-44 Pembroke Court Kendal LA9 5JA |
| Client: | South Lakes Housing |
| UPRN: | 318089 |
| Property Classification: | Level 3 |
| Document Print Date: | 07/02/2019 |

| | |
|---|---|
| FRA Inspection Date: | 28/09/2018 |
| FRA Issued to Client: | 07/02/2019 |
| FRA valid to: | 07/02/2022 |
| FRA completed by: | Savills (UK) Ltd,<br>33 Margaret Street, London W1G 0JD<br>T: 020 7409 8737<br>E: fireriskhousing@savills.com |

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Please Note - The Action Plan within this report will update to reflect the status of each recommendation as at the date on which the report is generated. Please refer to the Document Print Date on the cover page.

# 1 Executive Summary

## 1.1 Compliance and Risk Record

| | |
|---|---|
| Property Classification | Level 3 |
| BAFE SP205 -1 Certificate Number | Refer to Master Property List |
| Responsible Person | South Lakes Housing |
| Assessment Completed by | Gareth Fulton |
| Assessment Checked by | John Herbison |
| Date of inspection | 28/09/2018 |
| Date of Assessment Issue to Client | 07/02/2019 |

| | |
|---|---|
| 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 this property is: | Medium |
| Taking into account the nature of the property and occupants, as well as 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: | Moderate Harm |
| The derived assessment risk rating of the property is: | Moderate |
| On satisfactory completion of all remedial works the risk rating of this property may be reduced to: | Tolerable |

| | |
|---|---|
| Recommended Reassessment Date | 07/02/2022 |

## 1.2 Recommendation Summary

| Priority | Number of recommendations not complete | |
|---|---|---|
| | At time of assessment | At report print date |
| U | 0 | 0 |
| A | 2 | 2 |
| B | 0 | 0 |
| C | 1 | 1 |
| R | 0 | 0 |
| Man1 | 2 | 2 |
| Man2 | 3 | 3 |

Note: See section 3.4 for the timescales associated with each priority in the table above.

## 1.3 Evacuation Strategy

| | |
|---|---|
| Evacuation strategy for this property at time of assessment | Simultaneous Evacuation |
| Notes | The property is a purpose built block with an adequate standard of compartmentation. The current Simultaneous Evacuation strategy is not considered appropriate. |
| Recommended evacuation strategy for this propeerty | Stay Put |

# 2 Action Plan

| Details | | Comments/recommendations | | Photo |
|---|---|---|---|---|
| Question | C.1 | Comment: The block entrance door(s) are provided with a manual locking system but were not locked at the time of inspection. | | No image available |
| Section | Arson | | | |
| Action ID | 171915 | | | |
| Quantity<br>- Known<br>- Potential | <br>N/A<br>N/A | Recommendation: The block entrance door(s) should be kept locked shut to prevent unauthorised entry. | | |
| Priority | Man1 | Due Date: 07/03/2019 | Status: Not Complete | |
| Question | K.20 | Comment: The property is a purpose built block with an adequate standard of compartmentation. The current Simultaneous Evacuation strategy is not considered appropriate. | | No image available |
| Section | Means of Escape | | | |
| Action ID | 171922 | | | |
| Quantity<br>- Known<br>- Potential | <br>N/A<br>N/A | Recommendation: Management should adopt a Stay Put strategy for the property. See also O1 | | |
| Priority | Man1 | Due Date: 07/03/2019 | Status: Not Complete | |
| Question | L.1 | Comment: Flat entrance doors/frames are original 'notional' timber fire doors, However given the amount of glazing present it is considered they should be replaced. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). | | |
| Section | Flat Entrance Doors | | | |
| Action ID | 171925 | | | |
| Quantity<br>- Known<br>- Potential | <br>2<br>2 | Recommendation: Door(s) and frames as noted should be replaced with FD30S self-closing fire doors and framesets. | | |
| Priority | A | Due Date: 07/05/2019 | Status: Not Complete | |
| Question | O.1 | Comment: A generic Fire Action Notice(s) indicating a Simultaneous Evacuation strategy was displayed within the common area. This notice is not suitable for this residential block. | | |
| Section | Fire Safety Signs and Notices | | | |
| Action ID | 171930 | | | |
| Quantity<br>- Known<br>- Potential | <br>1<br>1 | Recommendation: A fire action notice(s) advising of the 'Stay Put' evacuation policy should be provided in the common areas. | | |
| Priority | A | Due Date: 07/05/2019 | Status: Not Complete | |
| Question | K.16 | Comment: There was no information available regarding arrangements in the building for means of escape for people with disabilities. | | No image available |
| Section | Means of Escape | | | |
| Action ID | 171920 | | | |
| Quantity<br>- Known<br>- Potential | <br>N/A<br>N/A | Recommendation: Management should encourage tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. A contact reference for this assistance should be added to the fire action notices for the premises. | | |
| Priority | Man2 | Due Date: 07/02/2020 | Status: Not Complete | |

| | | | | |
|---|---|---|---|---|
| Question | P.5 | Comment: No access was possible to any of the flats to confirm that they are fitted with an adequate smoke alarm system. | | No image available |
| Section | Means of Giving Warning in Case of Fire | | | |
| Action ID | 171933 | | | |
| Quantity<br>- Known<br>- Potential | <br>N/A<br>2 | Recommendation: All flats should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS5839-6:2014. | | |
| Priority | Man2 | Due Date: 07/02/2020 | Status: Not Complete | |
| Question | V.2 | Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out. | | No image available |
| Section | Testing and Maintenance | | | |
| Action ID | 171945 | | | |
| Quantity<br>- Known<br>- Potential | <br>N/A<br>N/A | Recommendation: Management should confirm/ensure that the common area emergency lighting system is tested monthly and serviced annually in accordance with BS5266-8:2004 and records kept on-site or in a central database. | | |
| Priority | Man2 | Due Date: 07/02/2020 | Status: Not Complete | |
| Question | O.2 | Comment: Fire door signage is not considered adequate. No signage present on the external store door | | No image available |
| Section | Fire Safety Signs and Notices | | | |
| Action ID | 171931 | | | |
| Quantity<br>- Known<br>- Potential | <br>1<br>1 | Recommendation: Provide 'Fire door keep locked' signage to the electrical cupboard fire door(s) | | |
| Priority | C | Due Date: 07/02/2021 | Status: Not Complete | |

# 3 Introduction and Scope

## 3.1 Limitations of this assessment

This fire risk assessment report represents the Fire Risk Assessment Company's understanding for the current building designs and use, the fire strategy and proposed evacuation procedures. It is to provide an assessment of the risk to life from fire and does not address building or property protection or business continuity. The report is not an assurance against risk and is based on the best judgement of the consultant involved. The assessment may rely on information given by others and no liability is accepted for the accuracy of such information. Should any of the properties (or their operations) change in any way the risk assessments should be updated accordingly. In addition, it is recommended that this fire risk assessment is reviewed at least annually. Each fire risk assessment identifies areas to which access was not available during the inspection. In certain instances, we may have made recommendations for further inspection in the report, however as general guidance we would recommend that the 'no access' areas are inspected as soon as possible.

## 3.2 Legislation

This fire risk assessment has been carried out to meet the requirements of The Regulatory Reform (Fire Safety) Order 2005 [the Order]. The following is a summary description of some of the key articles listed in the Order:

| | |
|---|---|
| Article 3 | Defines the responsible person as a.) the employer, bi.) the person in control of the premises, or b.ii) the owner/landlord. |
| Article 4 | Defines the meaning of general fire precautions |
| Article 5 | States 'a person in control of the premises' may be a person who has an obligation for the maintenance / repair of the premises or the safety in the premises. |
| Article 6 | Lists exemptions, which includes domestic premises occupied as a single private dwelling. |
| Article 8 | Requires general fire precautions are undertaken to ensure the safety of employees / relevant persons. |
| Article 9 | Requires the responsible person to carry out a fire risk assessment. This assessment must be reviewed regularly and if there is reason to suspect that it is no longer valid there has been a significant change. |
| Article 11 | Defines the responsible person as a.) the employer, bi.) the person in control of the premises, or b.ii) the owner/landlord. |
| Article 13 | Requires the recording of significant findings from the fire risk assessment, where a.) five or more people are employed, b.) a licence under an enactment is in force, or c.) an alterations notice is in force. |
| Article 14 | Requires that escape routes and exits are kept clear and accessible at all times. |
| Article 15 | Highlights the need for fire drills and competent persons to assist in their undertaking. |
| Article 17 | Requires suitable maintenance of fire safety facilities and equipment. |
| Article 19 | Requires communication with employees, including the significant findings of the fire risk assessment. |
| Article 20 | Requires that any external employers / employees who are working (or have staff working) in premises are provided with relevant information on the risks and the preventive and protective measures in place. |
| Article 21 | Requires that employees are provided with suitable and appropriate training. |
| Article 22 | Requires co-operation / coordination where two or more responsible persons share duties in premises. |
| Article 23 | Lists the general duties of employees at work. |

## 3.3 Risk Level

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

| Risk level | Action and time table |
|---|---|
| Trivial | No action is required and no detailed records need be kept. |
| Tolerable | No major additional controls required. However, there might be a need for improvements that involve minor or limited cost |
| Moderate | 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 |
| Substantial | Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken. |
| Intolerable | Building (or relevant area) should not be occupied until the risk is reduced. |

It should be noted that, although the purpose of estimating the risk level is to place the risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following action plan. The fire risk assessment should be reviewed regularly and a reassessment completed by the date recommended in this report.

## 3.4 Recommendation Priorities

All recommendations made for remedial action as result of the fire risk assessment are assigned a priority in this report. The priorities used have an associated timescale for completion of the recommendations. These are as follows:

| Recommendation Priorities: | Recommended Timescales |
|---|---|
| U | 1 day |
| A | 3 months |
| B | 18 months |
| C | 24 months |
| R | Unlimited |
| Man1 | 1 month |
| Man2 | 12 months |

The above timescales may be altered when the action plan for the premises is collated with other properties in the stock. Please refer to the collated action plan in the Client Portal.

# 4 Property Details

| | |
|---|---|
| UPRN | 318089 |
| Number Range | 43-44 |
| Building Name | |
| Street Number | |
| Street | Pembroke Court |
| City/Town | Kendal |
| Postcode | LA9 5JA |
| Property Designation | General Needs (5 Storeys and under) |

| Building Layout Information | |
|---|---|
| Total No. of Floors | 2 |
| Total No. of Floors (common area only) | 1 |
| Total No. of Storeys (ground and above) | 2 |
| Ground Floor Area (m2) (if applicable) | N/A |
| Total Area of All Floors (m2) (if applicable) | N/A |
| Building Layout Description | A purpose built 2 storey block of 2 flats. One flat per floor. Both flats accessed from ground floor hallway. No storage within the common area. External stores. Stepped access. |
| Extent of Common Areas (area assessed) | Small ground floor hallway |
| Areas of the building to which access was not available. | No access to individual flats |
| Total number of Flats/Bedsits/Bedrooms (as applicable) | 2 |
| Number accessed off the Common Area | 2 |
| Flats/Bedsits/Bedrooms sample inspected | N/A |
| Building Use | Single Use |
| Details of ancillary use (if applicable) | |
| Total No. of Common Entrances/Exits | 1 |
| Block Accessibility | Stepped |
| Total No. of Common Staircases | 0 |

| Construction Information | |
|---|---|
| Construction Type | Traditional |
| Property Type | Purpose Built |
| Date of Construction or Conversion (year approx.) | 1970 |
| Floor Construction Type | Concrete |
| Stair Construction Type | Not Applicable |
| External Wall Construction Type | Cavity Masonry |
| External Wall Finish Type | Render |

| Construction Information | |
|---|---|
| Other Construction Information | None provided |

| Occupant Information | |
|---|---|
| Management Extent | Partially Managed Building (Manager or Senior Staff not onsite regularly) |
| Details of any onsite management | Occasional staff attendance expected - low numbers anticipated |
| Person managing fire safety in the premises | Ian Mitchell - Compliance Manager |
| Person consulted during the FRA | N/A |
| Number of Residents | Assumed to be two residents per flat |
| -Comments | Exact numbers not known |
| Number of Employees | No staff on site |
| -Comments | Occasional staff attendance expected - low numbers anticipated |
| Number of members of the public (maximum estimated) | Residential - low number |
| -Comments | Residential block - low number of visitors expected at any one time |
| Identified people especially at risk | General Needs - No information |
| -Comments | No information, however, General Needs premises so occupants are typical of the general population |

| Other information | |
|---|---|
| Fire loss experience (since last FRA) | None noted |
| Any other relevant information | None noted |

In preparing this report reference has been made to a number of key legislative and guidance documents as identified below. Other guidance documents may also be applicable to the assessment which have not been listed here. A full list of guidance documents used in the assessment is available from the risk assessment company on request.

| Fire Safety Legislation | |
|---|---|
| Main fire safety legislation applying to these premises | 01) Regulatory Reform (Fire Safety) Order 2005 |
| Other applicable legislation | |

| Fire Safety Guidance | |
|---|---|
| Main fire safety guidance used in this assessment | 01) LGA - 'Fire safety in purpose-built blocks of flats' - 2012 |
| Other key fire safety guidance referred to | PAS79 - 'Fire Risk Assessment - a recommended methodology' - 2012 |

# 5 FRA Questionnaire

## Elimination or Reduction of Fire Hazards

### A. Electrical Ignition Sources

| Question - A.1: Was access gained to the electrical intake/meter cupboard(s) for the block? | Yes |
|---|---|
| Comment: The electrical intake/meter cupboard for the block was accessed at the time of inspection. | |

| Question - A.2: Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available) | Yes |
|---|---|
| Comment: Management have confirmed that common area fixed electrical systems are inspected and tested within the last five years in accordance with BS 7671:2008 (as amended) and records kept on a central database. | |

| Question - A.3: Is the common area fixed electrical installation free from visible defects? (from cursory visual inspection only) | Yes |
|---|---|
| Comment: No defects were noted in the common area fixed electrical installation (from cursory visual inspection only) | |

| Question - A.4: Is portable appliance testing (PAT) being completed within the common areas? | Not Applicable |
|---|---|
| Comment: No portable electrical appliances were seen within the common areas during this inspection | |

| Question - A.5: Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection? | Yes |
|---|---|
| Comment: Use of personal portable electrical appliances is prohibited within the common areas. No breach of this policy was observed during the inspection. | |

| Question - A.6: If occurring, is the use of multi-way plug adaptors and/or extension leads within the common areas considered acceptable? | Not Applicable |
|---|---|
| Comment: No multi-way adaptors or extension leads were noted in use in the common areas during this inspection. | |

### B. Smoking Policies

| Question - B.1: Are there suitable arrangements in place for those who wish to smoke? (State what arrangements are in place) | Yes |
|---|---|
| Comment: Residents who wish to smoke can do so within their private accommodation only. | |

| Question - B.2: Is there a policy in place to prevent or restrict smoking within the building? | Yes |
|---|---|
| Comment: The policy prohibits smoking in the common areas and residents are permitted to smoke within their private accommodation only. | |

| Question - B.3: Does the policy in relation to smoking appear to be observed? | Yes |
|---|---|
| Comment: No evidence of illicit smoking was seen in the common area at the time of inspection. | |

| Question - B.4: Is there adequate provision of 'No Smoking' signage within the common area? | Yes |
|---|---|
| Comment: Adequate 'No Smoking' signage is provided in the common area as required by the Smoke-free (Premises and Enforcement) Regulations 2006. | |

## C. Arson

| Question - C.1: Are the premises secured against arson by outsiders? (Please state how) | | | | No |
|---|---|---|---|---|
| Comment: The block entrance door(s) are provided with a manual locking system but were not locked at the time of inspection. | | | | |
| Recommendation: The block entrance door(s) should be kept locked shut to prevent unauthorised entry. | | | | No image available |
| Priority: Man1 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 171915 | |

| Question - C.2: Are bins stored in a suitable location? (Please state bin type and location) | Yes |
|---|---|
| Comment: There was no designated bin storage area for the Paladin/Wheelie bins but they were sufficiently remote from the building to be considered acceptable. | |

| Question - C.3: Are bins adequately secured at or within their storage location? (Please state how bins are secured) | Yes |
|---|---|
| Comment: There was no designated bin storage area for the Paladin/Wheelie bins but they were sufficiently remote from the building to be considered acceptable. | |

| Question - C.4: Is fire load close to the premises minimised? | Yes |
|---|---|
| Comment: There was no unnecessary fire load noted close to the building at the time of inspection. | |

## D. Space Heating

| Question - D.1: Are the common areas of the building provided with any form of FIXED space heating system? (State type provided) | No |
|---|---|
| Comment: The common area has no form of fixed heating and individual residential units have their own heating systems. | |

| Question - D.3: Are the common areas of the building provided with any form of PORTABLE space heating system? (State type provided) | No |
|---|---|
| Comment: No portable heaters were noted within the common area at the time of inspection. | |

## E. Cooking

| | |
|---|---|
| Question - E.1: Are common cooking facilities provided in the block? | No |
| Comment: No common cooking facilities are provided in the block. | |

## F. Lightning

| | |
|---|---|
| Question - F.1: Does the building have a lightning protection system installed? | No |
| Comment: No lightning protection system was noted | |

| | |
|---|---|
| Question - F.2: Is it considered unnecessary to have a specialist assessment completed to determine if a lightning protection system is required? | Yes |
| Comment: The height and design of the building is unlikely to necessitate a lightning protection system | |

## G. House-Keeping

| | |
|---|---|
| Question - G.1: Is the property regularly cleaned to prevent the build up of combustibles? | Yes |
| Comment: No cleaning rota is displayed but the common area is clean and tidy | |

| | |
|---|---|
| Question - G.2: Are combustible items kept clear from sources of ignition such as electrical equipment? | Yes |
| Comment: The electrical intake/meter cupboard was clear of combustible storage at the time of inspection. | |

| | |
|---|---|
| Question - G.3: Are escape routes kept clear of combustible items or waste materials? | Yes |
| Comment: The common escape routes were clear of combustible materials and waste at the time of inspection | |

| | |
|---|---|
| Question - G.4: Are escape routes kept clear of any trip hazards? | Yes |
| Comment: The common escape routes were kept clear of any trip hazards at the time of inspection | |

| | |
|---|---|
| Question - G.5: Are any hazardous materials noted being stored correctly? | Not Applicable |
| Comment: No hazardous materials were noted in the common area at the time of inspection | |

| | |
|---|---|
| Question - G.6: Are all other house-keeping issues satisfactory? | Yes |
| Comment: There were no other house-keeping issues noted at the time of inspection. | |

## H. Contractors

| | |
|---|---|
| Question - H.1: Are fire safety conditions imposed on outside contractors when working on the premises? | Yes |
| Comment: Information received confirming that fire safety conditions are imposed on outside contractors when working on the premises | |

| | |
|---|---|
| Question - H.2: Are there satisfactory controls in place over works carried out on the premises by outside contractors? (e.g. Hot Work Permits) | Yes |
| Comment: Information received confirming that there are satisfactory controls in place over works carried out on the premises by outside contractors | |

| | |
|---|---|
| Question - H.3: Are there satisfactory controls in place over works carried out in the premises by in-house staff? (e.g. Hot Work Permits) | Yes |
| Comment: Information received confirming that there are satisfactory controls in place over works carried out on the premises by in-house staff | |

## I. Dangerous Substances

| | |
|---|---|
| Question - I.1: Are any 'dangerous substances' stored or in use within the property? | No |
| Comment: No dangerous substances noted being stored or in use at the time of inspection | |

## J. Other Significant Hazards

| | |
|---|---|
| Question - J.1: Are all other Fire Hazard issues considered satisfactory? [1] | Yes |
| Comment: There were no other fire hazard issues noted at the time of inspection. | |

# General Fire Protection Measures

## K. Means of Escape

| | |
|---|---|
| Question - K.1: Is the escape route design deemed satisfactory? (Consider current design codes) | Yes |
| Comment: The means of escape design is broadly in accordance with current design codes and is deemed satisfactory | |

| | |
|---|---|
| Question - K.2: Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed) | Yes |
| Comment: The escape routes are considered to be adequately protected (subject to recommendations which may be noted elsewhere in this report) | |

| | |
|---|---|
| Question - K.3: Is there adequate provision of exits for the numbers who may be present? | Yes |
| Comment: The provision of exits is considered adequate for the number of people expected to be present | |

| | |
|---|---|
| Question - K.4: Is there adequate exit width for the numbers who may be present? | Yes |
| Comment: The exit widths provided appear adequate for the numbers expected to be present | |

| | |
|---|---|
| Question - K.5: Are doors on escape routes easily opened (and are sliding or revolving doors avoided)? | Yes |
| Comment: All doors on escape routes are fitted with ironmongery which is easily opened without the use of a key, and there are no sliding or revolving doors | |

| | |
|---|---|
| Question - K.6: Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision) | No |
| Comment: Doors or gates on escape routes are not provided with electrically operated access control systems | |

| | |
|---|---|
| Question - K.8: Do final exits open in the direction of escape where necessary? | Yes |
| Comment: The final exit door opens inwards however this is considered satisfactory as it will be used by less than 60 people | |

| | |
|---|---|
| Question - K.9: Are travel distances satisfactory? (consider single direction and more than one direction) | Yes |
| Comment: Travel distances appear to be in line with that allowed in current guidance | |

| Question - K.10: Are the precautions for all inner rooms suitable? | Yes |
|---|---|
| Comment: There are suitable precautions for all inner rooms. | |

| Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required? | Not Applicable |
|---|---|
| Comment: There is a single means of escape route within the property, which leads to a final exit(s). Escape route separation is not required. | |

| Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required? | Not Applicable |
|---|---|
| Comment: No corridors requiring cross-corridor fire doors were noted in the property. | |

| Question - K.13: Do escape routes lead to a place of safety? | Yes |
|---|---|
| Comment: Escape routes lead to a place of safety | |

| Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision) | Not Applicable |
|---|---|
| Comment: Not applicable to this property at the time of this assessment. | |

| Question - K.15: Are the stairs and/or lobbies provided with an adequate automatic or remotely operated smoke ventilation system? (State provision) | Not Applicable |
|---|---|
| Comment: An automatic or remotely operated smoke ventilation system is not required in this building | |

| Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities? | | | | Not Known |
|---|---|---|---|---|
| Comment: There was no information available regarding arrangements in the building for means of escape for people with disabilities. | | | | |
| Recommendation: Management should encourage tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. A contact reference for this assistance should be added to the fire action notices for the premises. | | | | No image available |
| Priority: Man2 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 171920 | |

| Question - K.17: Are all other means of escape issues satisfactory? [1] | Yes |
|---|---|
| Comment: There were no other means of escape issues noted at the time of inspection. | |

| Question - K.19: What is the current evacuation strategy for the property? | Simultaneous Evacuation |
|---|---|
| Comment: The current evacuation strategy is Simultaneous Evacuation as denoted by the fire action notices(s) displayed in the common area. | |

| Question - K.20: Is the current evacuation strategy for the property considered appropriate? | | | | No |
|---|---|---|---|---|
| Comment: The property is a purpose built block with an adequate standard of compartmentation. The current Simultaneous Evacuation strategy is not considered appropriate. | | | | |
| Recommendation: Management should adopt a Stay Put strategy for the property. See also O1 | | | | No image available |
| Priority: Man1 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 171922 | |

| Question - K.21: What is the recommended evacuation strategy for the property? | Stay Put |
|---|---|
| Comment: | |

## L. Flat Entrance Doors

| Question - L.1: Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors) | | | | No |
|---|---|---|---|---|
| Comment: Flat entrance doors/frames are original 'notional' timber fire doors, However given the amount of glazing present it is considered they should be replaced. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). | | | | |
| Recommendation: Door(s) and frames as noted should be replaced with FD30S self-closing fire doors and framesets. | | | | |
| Priority: A | Known Quantity: 2 | Potential Quantity: N/A | Action ID: 171925 | |

| Question - L.2: Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair? | Not Applicable |
|---|---|
| Comment: See L.1. | |

| Question - L.3: Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated? | Not Applicable |
|---|---|
| Comment: See L.1. | |

| Question - L.4: Are fanlights above flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated? | Not Applicable |
|---|---|
| Comment: There are no fanlights over the flat entrance doors in this property. | |

| Question - L.5: Are side panels to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated? | Not Applicable |
|---|---|
| Comment: There are no side panels to the flat entrance doors in this property. | |

| Question - L.6: Are all flat entrance (or residents' bedroom/bedsit) doors fitted with adequate self-closing devices? | Not Applicable |
|---|---|
| Comment: See L.1. | |

| Question - L.7: Are all flat entrance (or residents' bedroom/bedsit) doors fitted with intumescent strips and cold smoke seals? | Not Applicable |
|---|---|
| Comment: See L.1. | |

| Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC) | Not Applicable |
|---|---|
| Comment: See L.1. | |

| Question - L.9: Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [1] | Yes |
|---|---|
| Comment: There were no other residents' bedroom/bedsit door issues noted at the time of inspection. | |

## M. Common Area Fire Doors

| Question - M.1: Are all common area doors and frames requiring fire resistance appropriately fire rated? | Yes |
|---|---|
| Comment: All common area fire doors and/or frames appear to be appropriately fire rated. External store doors have been recently upgraded and are considered satisfactory (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). | |

| Question - M.2: Are all common area fire rated fire doors in good condition - and not in need of repair? | Yes |
|---|---|
| Comment: All common area fire rated fire doors and frames appear to be in good condition. | |

| Question - M.3: Is all glazing to common area fire doors appropriately fire rated? | Not Applicable |
|---|---|
| Comment: There are no glazed common area fire doors in this property | |

| Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated? | Not Applicable |
|---|---|
| Comment: There are no fanlights/side panels to common area fire doors in this property. | |

| | |
|---|---|
| Question - M.5: Are common area fire doors fitted with adequate self-closing devices where required? | Yes |
| Comment: Common area fire doors are fitted with adequate self-closing devices or are kept locked shut. | |

| | |
|---|---|
| Question - M.6: Are intumescent strips and smoke seals provided to common area fire doors? | Yes |
| Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals. | |

| | |
|---|---|
| Question - M.7: Are common area fire doors adequate otherwise? (Ironmongery, hold open hooks etc.) | Yes |
| Comment: Common area fire doors are considered adequate. (Subject to any issues noted elsewhere in this report) | |

| | |
|---|---|
| Question - M.8: Are all other common area fire door issues satisfactory? | Yes |
| Comment: There are no common area fire doors within this property | |

## N. Emergency Lighting

| | |
|---|---|
| Question - N.1: Is emergency lighting provided to the common areas of the block? (if 'Yes' then describe provision) | Yes |
| Comment: Emergency lighting is provided to the common areas of the block. | |

| | |
|---|---|
| Question - N.2: From visual inspection, does the emergency lighting system appear to be in good working order? | Yes |
| Comment: The emergency lighting provided appears to be in good working order from visual inspection (System not tested at time of inspection). | |

| | |
|---|---|
| Question - N.3: From visual inspection, does the coverage of the emergency lighting system provided appear to be adequate? (Internal and external) | Yes |
| Comment: The coverage of the emergency lighting provided is adequate | |

## O. Fire Safety Signs and Notices

| | |
|---|---|
| Question - O.1: Is there adequate provision of fire action notices within the common areas? (Consider recommended evacuation strategy and unsuitability of generic notices) | No |
| Comment: A generic Fire Action Notice(s) indicating a Simultaneous Evacuation strategy was displayed within the common area. This notice is not suitable for this residential block. | |
| Recommendation: A fire action notice(s) advising of the 'Stay Put' evacuation policy should be provided in the common areas. | |
| Priority: A / Known Quantity: 1 / Potential Quantity: N/A / Action ID: 171930 | |

| | |
|---|---|
| Question - O.2: Is fire door signage adequate? (Consider 'Fire door keep shut', 'Fire door keep locked shut' and 'Automatic Fire Door Keep Clear' signage. Exclude doors recommended for replacement) | No |
| Comment: Fire door signage is not considered adequate. No signage present on the external store door | |
| Recommendation: Provide 'Fire door keep locked' signage to the electrical cupboard fire door(s) | No image available |
| Priority: C / Known Quantity: 1 / Potential Quantity: N/A / Action ID: 171931 | |

| | |
|---|---|
| Question - O.3: If required, is directional/exit signage adequate? | Not Applicable |
| Comment: Directional and exit signage is not required in this property as there is a single escape route with only one final exit required. | |

| | |
|---|---|
| Question - O.4: Are all other fire safety signs issues satisfactory? [1] (Consider lift signage, and escape door signs. 'No Smoking' signage is covered in the Smoking Policies section.) | Yes |
| Comment: No other fire safety signs issues were noted at the time of inspection. | |

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

| | |
|---|---|
| Question - P.1: Has the building got an electrical fire alarm system comprising manual call points and/or automatic detection? (Provide details) | No |
| Comment: There is no fire alarm system provided in the common areas of the building | |

| | |
|---|---|
| Question - P.4: Are the premises considered safe without a common area fire detection/alarm system? | Yes |
| Comment: A common fire alarm system is not required as the building is purpose built and suitable for the recommended Stay Put strategy | |

| | | | | |
|---|---|---|---|---|
| Question - P.5: If applicable, are independent domestic hard-wired smoke/heat alarm systems within the flats installed to a suitable standard? (Grade D LD3 minimum standard) | | | | Not Known |
| Comment: No access was possible to any of the flats to confirm that they are fitted with an adequate smoke alarm system. | | | | |
| Recommendation: All flats should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS5839-6:2014. | | | | No image available |
| Priority: Man2 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 171933 | |

| | |
|---|---|
| Question - P.6: Is a social alarm system required to allow remote monitoring of any common fire alarm system and/or independent domestic hard-wired smoke/heat alarm systems within the flats? (Specialised Housing) | No |
| Comment: A social alarm system is not required to allow remote monitoring of independent domestic hard-wired smoke/heat alarm systems within the flats. | |

| | |
|---|---|
| Question - P.9: Are all other fire detection and alarm system issues satisfactory? [1] | Yes |
| Comment: There were no other fire detection and alarm issues noted at the time of inspection. | |

## Q. Limiting Fire Spread

| | |
|---|---|
| Question - Q.1: In general, is the level of compartmentation adequate for the use and evacuation strategy for the property ? (Special consideration should be given to converted or non 'purpose built' premises) | Yes |
| Comment: The property is a purpose built block with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report). | |

| | |
|---|---|
| Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings) | Not Applicable |
| Comment: No hidden voids were identified during this inspection. (A Type 1 Fire Risk Assessment (non-intrusive/non-destructive) is unable to provide full information in this regard) | |

| | |
|---|---|
| Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped? | Not Applicable |
| Comment: Not applicable to this property at the time of this assessment. | |

| | |
|---|---|
| Question - Q.4: Are pipes and other services provided with adequate fire-stopping measures as required where they pass through fire resisting construction? (Consider fire collars etc) | Not Applicable |
| Comment: Not applicable to this property at the time of this assessment. | |

| Question - Q.5: If a waste chute is provided within the building are adequate measures in place to limit fire spread/growth? (Consider provision of fusible link dampers and sprinklers etc) | Not Applicable |
|---|---|
| Comment: Not applicable to this property at the time of this assessment. | |

| Question - Q.6: Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building? | Not Applicable |
|---|---|
| Comment: There were no roof voids noted above the common areas. No access to first floor | |

| Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary) | Yes |
|---|---|
| Comment: The electrical intake/meter cupboard appears to be adequately fire resisting and firestopped. | |

| Question - Q.8: Is compartmentation maintained behind electrical meter cabinets recessed into flat walls and/or between the meter cabinet and the common area? | Not Applicable |
|---|---|
| Comment: There are no electrical meter cabinets recessed into flat compartment walls in this property. | |

| Question - Q.9: If present, are common ventilation systems, ventilation ducts and grills adequate to limit fire spread/growth? (Consider dampers etc.) | Not Applicable |
|---|---|
| Comment: There were no common ventilation systems noted within this property. | |

| Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread? | Yes |
|---|---|
| Comment: The wall and ceiling linings would appear to be appropriate to limit fire spread. | |

| Question - Q.11: If provided, are soft furnishings in common areas appropriate to limit fire spread/growth? | Not Applicable |
|---|---|
| Comment: There were no soft furnishings noted within the common areas at the time of inspection. | |

| Question - Q.12: If provided, are curtains or drapes within common areas appropriate to limit fire spread/growth? | Not Applicable |
|---|---|
| Comment: There were no curtains or drapes noted within the common areas at the time of inspection. | |

| Question - Q.13: Are the external walls of the building satisfactory with regard to fire spread? (For buildings over 18m consider flammability of cladding/external insulation system if provided) | Not Applicable |
|---|---|
| Comment: The building height and distance from the boundaries is such that there are no requirements under Building Regulations with regard to external fire spread. | |

| | |
|---|---|
| Question - Q.14: Are all other fire spread/compartmentation issues satisfactory? [1] | Yes |
| Comment: There were no other fire spread/compartmentation issues noted at the time of inspection. | |

## R. Fire Extinguishing Appliances

| | |
|---|---|
| Question - R.1: Are portable fire extinguishers provided in the common areas, including staff/plant rooms? (Give details of any provision) | No |
| Comment: No extinguishers were provided within the common areas. | |

| | |
|---|---|
| Question - R.5: Are portable fire extinguishers required in the common areas? | No |
| Comment: Fire extinguishers are not required in the common areas of this property as no staff/trained users are likely to be present. | |

## S. Other Fire Safety Systems and Equipment

| | |
|---|---|
| Question - S.1: Is the building provided with drop key override switch facilities for Fire and Rescue Service access? | No |
| Comment: No drop key override switch facility is provided | |

| | |
|---|---|
| Question - S.2: Is the building provided with a fire mains system? (Dry or wet riser etc.) | No |
| Comment: The building is not provided with a fire mains. | |

| | |
|---|---|
| Question - S.3: Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift) | No |
| Comment: The building is not provided with a lift | |

| | |
|---|---|
| Question - S.4: Is the building provided with disabled evacuation aids? (Evacuation chairs, sheets, mats or sledges etc.) | No |
| Comment: The building has no apparatus for the evacuation of people with disabilities. | |

| | |
|---|---|
| Question - S.5: Is a sprinkler system provided within the building? (provide details of type and extent) | No |
| Comment: No sprinkler system is provided within the building. | |

| | |
|---|---|
| Question - S.6: Are hose reels provided within the building? | No |
| Comment: Hose reels are not provided within the building. | |

| | |
|---|---|
| Question - S.7: Is any other relevant fire safety system or equipment installed? [1] (state type of system and comment as necessary) | No |
| Comment: There are no other relevant fire safety systems or equipment installed. | |

## Fire Safety Management

### T. Procedures and Arrangements

| | |
|---|---|
| Question - T.1: Please CONFIRM the Property Designation | General Needs (5 Storeys and under) |
| Comment: | |

### V. Testing and Maintenance

| | | | | |
|---|---|---|---|---|
| Question - V.2: Is the common area emergency lighting system tested and serviced in accordance with relevant guidance? | | | | Not Known |
| Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out. | | | | |
| Recommendation: Management should confirm/ensure that the common area emergency lighting system is tested monthly and serviced annually in accordance with BS5266-8:2004 and records kept on-site or in a central database. | | | | No image available |
| Priority: Man2 | Known Quantity: N/A | Potential Quantity: N/A | Action ID: 171945 | |

## Additional Issues

### X. Electrical Services

| | |
|---|---|
| Question - X.1: Are any wiring systems visible within the common escape route(s) supported in accordance with BS 7671:2011 (as amended) such that they will not be liable to premature collapse in the event of fire? (Consider the use of non-metallic cable clips, ties etc.) | Not Applicable |
| Comment: There were no surface mounted wiring systems noted within the common escape routes. | |

### Y. Gas Services

| | |
|---|---|
| Question - Y.1: Are there any fixed gas installations present within the common parts of the building? (Consider gas pipework and meters) | No |
| Comment: There were no gas installations noted within the common parts of the building | |

### Z. Other Issues

| | |
|---|---|
| Question - Z.1: Are all other issues deemed satisfactory? [1] | Yes |
| Comment: There were no other relevant issues noted at the time of inspection. | |

# BAFE Certificate

| | |
|---|---|
| Part 1a | Name & Address of Certificated Organisation:<br>Savills (UK) Ltd, 33 Margaret Street, London, W1G 0JD |
| Part 1b | BAFE registration number of issuing Certificated Organization:<br>NSI00539 |
| Part 2 | Name of client:<br>South Lakes Housing |
| Part 3a | Address of premises for which the fire risk assessment was carried out:<br>43-44 Pembroke Court<br>Kendal<br>LA9 5JA |
| Part 3b | Part or parts of the premises to which the fire risk assessment applies:<br>Common Parts only (not dwellings, where applicable) |
| Part 4 | Brief description of the scope and purpose of the fire risk assessment:<br>Life Safety (as per agreed Specification) |
| Part 5 | Effective date of the fire risk assessment:<br>07/02/2019 |
| Part 6 | Recommended date for reassessment of the premises:<br>07/02/2022 |
| Part 7 | Unique reference number of this certificate:<br>Refer to Master Property List |

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

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

Signed for and on behalf of the issuing Certificated Organization:

John Herbison FCABE MIFireE (Director)

Date of Issue 07/02/2019