

Fire Risk Assessment



Property assessed: Marmion House, 1-36, Dial Lane, West Bromwich, B70 0LL

Client: Riverside

UPRN: 9777010039

Property classification: Level 1

Document print date: 30 January 2024



FRA valid to: 30 January 2025

FRA inspection date: 25 January 2024

FRA issued to client: 30 January 2024

FRA completed by: Savills (UK) Ltd
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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 1
BAFE SP205 -1 Certificate Number	Refer to Master Property List
Responsible Person	Riverside
Assessment Completed by	Neil Sturdy
Assessment Checked by	Stuart Hood
Date of inspection	25 January 2024
Date of Assessment Issue to Client	30 January 2024
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	30 January 2025

1.2 Recommendation Summary

Number of recommendations not complete:

Priority	From previous assessments	From this assessment	From all assessments at report print date
U	0	0	0
A	0	0	0
B	2	0	2
C	0	0	0
R	1	0	1
Man1	1	1	2
Man2	12	5	17
Man3	0	0	0
ManR	0	0	0
Total	16	6	22

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	Stay Put
Notes	The premises is purpose-built with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.
Recommended evacuation strategy for this property	Stay Put



2 Action Plan

2.1 Recommendations from this Assessment

Details	Recommendations	Photo
<p>Question: B.3</p> <p>Section: Smoking Policies</p> <p>Action ID: 1316220</p> <p>Quantity</p> <ul style="list-style-type: none">- Known N/A- Potential N/A <p>Priority Man1</p>	<p>Comment: There was evidence of smoking in the common area in the form of cigarette butts.</p> <p>Recommendation: Management should confirm/ensure that the policy in relation to smoking within the common areas is enforced through communication with residents/employees or other building users.</p> <p>Client Status: Unassigned</p> <p>FRA Due Date: 01/03/2024</p>	

Details	Recommendations	Photo
<p>Question: K.2</p> <p>Section: Means of Escape</p> <p>Action ID: 1316221</p> <p>Quantity</p> <ul style="list-style-type: none">- Known 1- Potential 1 <p>Priority Man2</p>	<p>Comment: The fire-fighting facilities may not be in accordance with current guidance. But, LGA - 'Fire safety in purpose-built blocks of flats' - 2012 - 71.7 states, In these circumstances, the advice of the fire and rescue service may need to be sought, as it may not be possible, or even appropriate, to consider upgrades to meet current benchmarks. What is important is that the facilities provided should, at least, meet the standard of the day when the block was built and that these should be maintained in efficient working order.</p> <p>Recommendation: Management should satisfy themselves that the current fire-fighting arrangements are satisfactory by consulting with the FRS.</p> <p>Client Status: Unassigned</p> <p>FRA Due Date: 30/04/2024</p>	



Details	Recommendations	Photo
<p>Question: O.7</p> <p>Section: Fire Safety Signs, Notices, Plans and Information to Residents</p> <p>Action ID: 1316222</p> <p>Quantity</p> <ul style="list-style-type: none">- Known N/A- Potential N/A <p>Priority Man2</p>	<p>Comment: No access was possible to the Secure Information Box at the time of inspection.</p> <p>Recommendation: Management should confirm that the Secure Information Box contains information as required by the Fire Safety (England) Regulations 2022. This should include contact details for the responsible person and other relevant/appropriate persons plus marked up floor plans and a block plan.</p> <p>Client Status: Unassigned</p> <p>FRA Due Date: 30/04/2024</p>	No image available


Details	Recommendations	Photo
<p>Question: Q.13d</p> <p>Section: Limiting Fire Spread</p> <p>Action ID: 1316225</p> <p>Quantity</p> <ul style="list-style-type: none">- Known N/A- Potential N/A <p>Priority Man2</p>	<p>Comment: The external wall construction of the building does not appear to be of sufficiently low risk that it can be assessed visually as part of this Type 1 assessment. More than 5 stories high. A specialist survey will be required.</p> <p>Recommendation: Management should arrange for an assessment of the external wall construction to be completed by a specialist consultant.</p> <p>Client Status: Unassigned</p> <p>FRA Due Date: 30/04/2024</p>	No image available

Details	Recommendations	Photo
<p>Question: T.11b</p> <p>Section: Procedures and Arrangements</p> <p>Action ID: 1316223</p> <p>Quantity</p> <ul style="list-style-type: none">- Known N/A- Potential N/A <p>Priority Man2</p>	<p>Comment: It could not be confirmed that a procedure is in place for reporting faults expected to last for more than 24 hrs (and their rectification), with lifts for use by firefighters, evacuation lifts and essential fire-fighting equipment (as provided within the building), to the Fire and Rescue Service.</p> <p>Recommendation: Management should confirm/ensure that a procedure is in place for reporting faults expected to last for more than 24 hrs (and their rectification), with lifts for use by firefighters, evacuation lifts and essential fire-fighting equipment (as provided within the building), to the Fire and Rescue Service.</p> <p>Client Status: Unassigned</p> <p>FRA Due Date: 30/04/2024</p>	No image available




Details	Recommendations	Photo
<p>Question: V.9</p> <p>Section: Testing and Maintenance</p> <p>Action ID: 1316224</p> <p>Quantity</p> <ul style="list-style-type: none">- Known N/A- Potential N/A <p>Priority Man2</p>	<p>Comment: No information was available to confirm that the drop key override switch facility for the Fire and Rescue Service is regularly checked to ensure that it remains operational.</p> <p>Recommendation: Management should confirm/ensure that the drop key override switch facilities for Fire and Rescue Service access are inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.</p> <p>Client Status: Unassigned</p> <p>FRA Due Date: 30/04/2024</p>	<p>No image available</p>


2.2 Recommendations from Previous Assessments

Details	Recommendations	Photo
<p>Question: G.6</p> <p>Section: House-Keeping</p> <p>Action ID: 498799</p> <p>Quantity</p> <ul style="list-style-type: none">- Known N/A- Potential N/A <p>Priority Man2</p>	<p>Comment: It was noted that some residents are using their private balconies for storage of combustible items. MHCLG have identified this as an area of risk in their 'Advice Note on Balconies on Residential Buildings'.</p> <p>Recommendation: Management should confirm/ensure that a policy is in place and communicated to residents which covers what can and cannot be stored and used on balconies. This should include policy/advice on combustible storage, smoking materials and barbecue use.</p> <p>Client Status: Unassigned</p> <p>FRA Due Date: 07/10/2020</p>	



Details	Recommendations	Photo
<p>Question: K.16</p> <p>Section: Means of Escape</p> <p>Action ID: 269388</p> <p>Quantity</p> <ul style="list-style-type: none">- Known N/A- Potential N/A <p>Priority Man2</p>	<p>Comment: There was no evidence of occupation in the building by people with disabilities at the time of inspection.</p> <p>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.</p> <p>Client Status: Unassigned</p> <p>FRA Due Date: 15/07/2019</p>	<p>No image available</p>

Details	Recommendations	Photo
<p>Question: P.5</p> <p>Section: Means of Giving Warning in Case of Fire</p> <p>Action ID: 269394</p> <p>Quantity</p> <ul style="list-style-type: none">- Known 1- Potential 1 <p>Priority Man1</p>	<p>Comment: A Grade D smoke alarm was noted within the entrance hallway of sample flats 1, 17, 22 and 29. However, the alarm had been disabled in Flat 17 by covering the detector with a dust shield. No access to other flats.</p> <p>Recommendation: The cover should be removed from the detector in Flat 17 to ensure the system is functioning correctly at all times.</p> <p>Client Status: Unassigned</p> <p>FRA Due Date: 15/05/2019</p>	

Details	Recommendations	Photo
<p>Question: Q.2</p> <p>Section: Limiting Fire Spread</p> <p>Action ID: 269395</p> <p>Quantity</p> <ul style="list-style-type: none">- Known 0- Potential 5 <p>Priority Man2</p>	<p>Comment: It was not possible to sample inspect the hidden voids identified without causing damage or requiring opening up. A number of the covers to the voids did not appear to be adequately sealed, however a contractor on site indicated the voids had been sealed on the inside within the previous 12 months.</p> <p>Recommendation: Management should confirm/ensure that compartmentation within the voids is adequate. This may require an intrusive inspection.</p> <p>Client Status: Unassigned</p> <p>FRA Due Date: 15/07/2019</p>	



Details	Recommendations	Photo
<p>Question: Q.3</p> <p>Section: Limiting Fire Spread</p> <p>Action ID: 1098936</p> <p>Quantity</p> <ul style="list-style-type: none"> - Known 3 - Potential 3 <p>Priority B</p>	<p>Comment: All services risers/common cupboards were inspected and the following compartmentation/fire stopping issues were noted- Tape has been applied to the ceiling of the service risers located on second, fourth and sixth floor, it is assumed there is a hole beneath the tape that will require firestopping to limit the spread of a potential fire to the upper floors.</p> <p>In the ground floor electrical cupboard there is a panel fixed to the wall using expanding pink fire resisting foam, the materials used can not be guaranteed to provide the required fire resistance to the flat behind.</p> <p>As most of the pink expanding foam has been removed from the service risers and a good level of fire stopping applied within the cupboards, the previous recommendation has been marked as "resolved", however, additional measures have been recommended in section M.2 in regard to the use of expanding foam.</p> <p>Recommendation: The holes noted behind the tape should be sealed with a suitable fire-stopping material such as an intumescent paste. The minimum period of fire resistance required is 60 minutes.</p> <p>Client Status: Unassigned</p> <p>FRA Due Date: 21/04/2024</p>	

Details	Recommendations	Photo
<p>Question: V.10</p> <p>Section: Testing and Maintenance</p> <p>Action ID: 269409</p> <p>Quantity</p> <ul style="list-style-type: none"> - Known N/A - Potential N/A <p>Priority Man2</p>	<p>Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.</p> <p>Recommendation: Management should confirm/ensure that lifts are inspected, tested and serviced in accordance with the relevant legislation and guidance and records kept on-site or in a central database.</p> <p>Client Status: Unassigned</p> <p>FRA Due Date: 15/07/2019</p>	<p>No image available</p>

Details	Recommendations	Photo
<p>Question: X.1</p> <p>Section: Electrical Services</p> <p>Action ID: 815400</p> <p>Quantity</p> <ul style="list-style-type: none"> - Known 1 - Potential 1 <p>Priority R</p>	<p>Comment: Surface mounted wiring systems contained within plastic trunking were present within the common escape routes but it was not possible to determine if the cables within were adequately supported with fire resisting fixings to prevent premature collapse.</p> <p>Recommendation: The cable fixings, conduit or trunking as noted within the common escape route should be replaced with a cable support system which ensures that wiring is not liable to premature collapse in event of a fire (unless the existing clipping system can be confirmed as adequate).</p> <p>Client Status: Unassigned</p> <p>FRA Due Date: N/A</p>	<p>No image available</p>





Details	Recommendations	Photo
<p>Question: Q.4</p> <p>Section: Limiting Fire Spread</p> <p>Action ID: 269397</p> <p>Quantity</p> <ul style="list-style-type: none">- Known 0- Potential 8 <p>Priority Man2</p>	<p>Comment: It was unclear if the conduit from the electric cupboards/risers have been fitted with sufficient fire stopping to prevent spread of smoke and fire.</p> <p>Recommendation: It should be confirmed that the open conduit passing from the electric cupboards/risers have been fitted with sufficient fire stopping to prevent the spread of smoke and fire.</p> <p>Client Status: Unassigned</p> <p>FRA Due Date: 15/07/2019</p>	


Details	Recommendations	Photo
<p>Question: O.9</p> <p>Section: Fire Safety Signs, Notices, Plans and Information to Residents</p> <p>Action ID: 1098933</p> <p>Quantity</p> <ul style="list-style-type: none">- Known N/A- Potential N/A <p>Priority Man2</p>	<p>Comment: It could not be confirmed that up-to-date floor plans and a block plan, marked up with key fire fighting equipment, have been prepared and shared electronically with the Fire and Rescue Service.</p> <p>Recommendation: Management should confirm that up-to-date floor plans and a block plan, marked up with key fire fighting equipment, are prepared and shared electronically with the Fire and Rescue Service.</p> <p>Client Status: Unassigned</p> <p>FRA Due Date: 21/07/2023</p>	

Details	Recommendations	Photo
<p>Question: O.8</p> <p>Section: Fire Safety Signs, Notices, Plans and Information to Residents</p> <p>Action ID: 1098932</p> <p>Quantity</p> <ul style="list-style-type: none">- Known N/A- Potential N/A <p>Priority Man2</p>	<p>Comment: It could not be confirmed that the Secure Information Box is inspected at least annually to ensure that it continues to meet the requirements of Regulation 4(2) of the Fire Safety (England) Regulations 2022.</p> <p>Recommendation: Management should confirm that the Secure Information Box is inspected at least annually to confirm that it continues to meet the requirements of Regulation 4(2) of the Fire Safety (England) Regulations 2022.</p> <p>Client Status: Unassigned</p> <p>FRA Due Date: 21/07/2023</p>	





Details	Recommendations	Photo
<p>Question: O.1a</p> <p>Section: Fire Safety Signs, Notices, Plans and Information to Residents</p> <p>Action ID: 1098930</p> <p>Quantity</p> <ul style="list-style-type: none">- Known N/A- Potential N/A <p>Priority Man2</p>	<p>Comment: It could not be confirmed that residents are provided with a copy of the fire safety instruction notice for the premises detailing the evacuation strategy in place, how to report a fire, and what action to take once a fire has occurred. This is required to be issued to new residents when they first move in and be reissued annually to all residents.</p> <p>Recommendation: Management should confirm that residents are provided with a copy of the fire safety instruction notice for the premises detailing the evacuation strategy in place, how to report a fire, and what action to take once a fire has occurred. This is required to be issued to new residents when they first move in and be reissued annually to all residents.</p> <p>Client Status: Unassigned</p> <p>FRA Due Date: 21/07/2023</p>	


Details	Recommendations	Photo
<p>Question: T.11a</p> <p>Section: Procedures and Arrangements</p> <p>Action ID: 1098940</p> <p>Quantity</p> <ul style="list-style-type: none">- Known N/A- Potential N/A <p>Priority Man2</p>	<p>Comment: It could not be confirmed that monthly routine checks of lifts for use by firefighters, evacuation lifts and essential fire-fighting equipment (as provided within the building) are being carried out, with records kept and made accessible to residents. Essential fire-fighting equipment (as defined in the Fire Safety (England) Regulations) includes inlets and outlets for fire mains, smoke control systems, suppression systems, fire detection and alarm systems, evacuation alert systems and automatic door release mechanisms linked to fire alarm systems.</p> <p>Recommendation: Management should confirm/ensure that monthly routine checks of lifts for use by firefighters, evacuation lifts and essential fire-fighting equipment (as provided within the building) are being carried out, with records kept and made accessible to residents.</p> <p>Client Status: Unassigned</p> <p>FRA Due Date: 21/07/2023</p>	

Details	Recommendations	Photo
<p>Question: O.2a</p> <p>Section: Fire Safety Signs, Notices, Plans and Information to Residents</p> <p>Action ID: 1098931</p> <p>Quantity</p> <ul style="list-style-type: none">- Known N/A- Potential N/A <p>Priority Man2</p>	<p>Comment: It could not be confirmed that fire door information to the effect that (a) fire doors should be kept shut when not in use; (b) residents or their guests should not tamper with the self-closing devices; and (c) residents should report any faults or damages with doors immediately to the responsible person is provided to residents. This is required to be provided to new residents when they first move in and reissued annually to all residents.</p> <p>Recommendation: Management should confirm that it provides information about fire doors, as required by the Fire Safety (England) Regulations 2022, to new residents when they move in and reissue this to all residents annually. The fire door information provided should be to the effect that (a) fire doors should be kept shut when not in use; (b) residents or their guests should not tamper with the self-closing devices; and (c) residents should report any faults or damages with doors immediately to the responsible person.</p> <p>Client Status: Unassigned</p> <p>FRA Due Date: 21/07/2023</p>	



Details	Recommendations	Photo
<p>Question: P.5a</p> <p>Section: Means of Giving Warning in Case of Fire</p> <p>Action ID: 1098934</p> <p>Quantity</p> <ul style="list-style-type: none">- Known N/A- Potential N/A <p>Priority Man2</p>	<p>Comment: It could not be confirmed that there is a rolling programme in place to check that flats are fitted with an adequate Grade D LD3 (or better) smoke alarm system.</p> <p>Recommendation: Management should ensure that an ongoing rolling programme of checks is in place to confirm that all flats in this General Needs block are fitted with a working smoke alarm of at least Grade D LD3 standard. If new systems are required to be installed these should be to Grade D1 LD2 standard, in accordance with BS 5839-6:2019.</p> <p>Client Status: Unassigned</p> <p>FRA Due Date: 21/07/2023</p>	

Details	Recommendations	Photo
<p>Question: Q.13h</p> <p>Section: Limiting Fire Spread</p> <p>Action ID: 1098939</p> <p>Quantity</p> <ul style="list-style-type: none">- Known N/A- Potential N/A <p>Priority Man2</p>	<p>Comment: It could not be confirmed that the fire and rescue service has been provided with information about the design and materials of the building's external walls, nor if a process is in place to inform the FRS of any subsequent material changes made to them.</p> <p>Recommendation: Management should confirm/ensure that the fire and rescue service has been provided with information about the design and materials of the building's external walls. A process should be confirmed to be in place to inform the FRS of any subsequent material changes made to them.</p> <p>Client Status: Unassigned</p> <p>FRA Due Date: 21/07/2023</p>	

Details	Recommendations	Photo
<p>Question: Q.5d</p> <p>Section: Limiting Fire Spread</p> <p>Action ID: 1098937</p> <p>Quantity</p> <ul style="list-style-type: none">- Known 1- Potential 1 <p>Priority B</p>	<p>Comment: No automatic fire-resisting shutter was fitted to the base of the refuse chute. This is required as the refuse chute hoppers open directly into the protected escape route.</p> <p>Recommendation: As the refuse chute is not separated from the escape route by fire-resisting construction an automatic fire-resisting shutter should be fitted to the base. This should be operated (as a minimum) on a fixed temperature fusible link.</p> <p>Client Status: Unassigned</p> <p>FRA Due Date: 21/04/2024</p>	



3 Introduction and Scope

3.1 Limitations of this assessment

This fire risk assessment (FRA) has been undertaken based on the Fire Risk Assessment Company's understanding of the building's current design, use, fire strategy and evacuation procedures. It provides an assessment of the risk to life from fire and does not address building or property protection, or business continuity.

This report is not an assurance against risk and is based on the best judgement of the Fire Risk Assessment Company.

This FRA may rely on information supplied by others and no liability is accepted for the accuracy of such information.

Where information has been provided (e.g. regarding corporate policies and procedures or systems maintenance) this will be considered as confirming compliance unless evidence to the contrary is found during the assessment.

Information contained in this report should not be relied upon and used by third parties without the express permission of the Fire Risk Assessment Company.

This FRA should be subject to review not later than the Recommended Reassessment Date stated in the report or when:

- a) material alterations to the premises take place;
- b) a significant change occurs in the matters taken into account when the FRA was carried out;
- c) a significant change to fire precautions occurs; or
- d) there is any other reason to suspect that the original FRA might no longer be valid (this might include the occurrence of a fire).

This FRA may identify areas to which access was not available during the inspection. In certain instances, the Fire Risk Assessment Company may have made specific recommendations for further inspection in the report, however, as general guidance it is recommended that any areas not accessed are inspected as soon as possible.

Assessment of external wall construction and building structure is required for multi-occupied residential buildings, but is a specialist area usually beyond the remit of fire risk assessors.

In addition, the level of intrusive access required for complete assessment is impossible to achieve during a non-intrusive FRA.

The Fire Risk Assessment Company will therefore usually rely on the provision (by the Client Organisation) of accurate information and assessments by experts when considering the adequacy of these elements.

In some cases, it may be appropriate for external walls to be assessed during the FRA but this is limited to low-rise buildings of traditional construction, utilising non-combustible materials, where there is minimal risk of external fire spread.

Where the FRA includes an assessment of the external walls, this is based on a non-intrusive visual inspection from ground level and should not be considered as comprehensive.

Where it is necessary to establish the height of the top storey to determine the applicability of certain regulations this information is expected to have been supplied by the responsible person. Where this is not made available an estimate will be made using a typical floor to floor height value of 3.0m.

It should be noted that this might not be accurate in non-typical buildings and may lead to the incorrect application of legislative requirements.

Where this FRA makes comments about fire safety systems these are assumed to have been designed and installed in accordance with the relevant guidance. Inspections of such systems during the FRA are limited to a visual check with no testing being carried out. Where new works, alterations or extensions are noted on-site it is assumed that all appropriate consents and approvals have been obtained.



Recommendations made in this report may propose works to be completed which are subject to consents or approvals under other legislation.

The Client Organisation should ensure that all appropriate consents and approvals are obtained prior to commencement of any such works.

It is assumed that recommendations made in this report will be progressed and carried out by persons who are qualified and competent to do so.

Where recommendations made in this report include quantities, these are estimated, indicative values which should not be relied upon without confirmation/remeasurement.

Where this report refers to technical guidance such as British Standards it should be taken to be the most recently updated version irrespective of the version cited. If in doubt about any matters relating to the guidance cited reference should be made back to the Fire Risk Assessment Company for clarification.



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 that the responsible person has an obligation to comply with the duties imposed by the order and any other person who has to any extent control of the premises, has an obligation in relation to maintenance, repair or safety of 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 particularly if there is reason to suspect that it is no longer valid or there has been a significant change.
Article 11	Requires the responsible person to manage the required preventive and protective arrangements and record the arrangements 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 12	Requires the responsible person to eliminate or reduce risks from dangerous substances.
Article 13	Requires suitable firefighting equipment and fire detection and alarm systems are provided.
Article 14	Requires that escape routes and exits are kept clear and accessible at all times.
Article 15	Requires appropriate procedures to be established including 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.
Article 24	Allows the introduction of additional regulations.

The Fire Safety (England) Regulations 2022 were introduced under Article 24 and commenced on 23 January 2023. The regulations add additional requirements for multi-occupied residential buildings depending on building height.

The Fire Safety Act 2021 commenced on 16 May 2022 and clarified that the Fire Safety Order applies to a building's structure, external walls and any common parts of premises including all flat entrance doors for buildings containing two or more sets of domestic premises.



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 Timetable
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	12 months
C	18 months
R	Unlimited
Man1	1 month
Man2	3 months
Man3	6 months
ManR	Unlimited

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

Property Information	
UPRN	9777010039
Number Range	1-36
Building Name	Marmion House
Street Number	
Street	Dial Lane
City/Town	West Bromwich
Postcode	B70 0LL
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	9
Total No. of Floors (common area only)	9
Total No. of Storeys (ground and above)	9
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	A nine-storey purpose-built block with thirty-six self-contained flats. The main entrance opens directly to the front staircase and leads into a lobby of four flats with an additional staircase and exit at the rear. Both staircases are lobbied at each floor level and each floor lobby contains four flats. In addition to the flats, each floor lobby contains a dry riser outlet, a communications riser and two electric cupboards/risers. A single lift serves the upper floors and opens into accommodation in each lobby. The lift motor room is on the eighth floor. The bin room is accessed externally. An externally accessed bin chute bin store is provided
Extent of Common Areas (area assessed)	Stairs, lobbies, all riser cupboards, refuse bin room, lift machinery room and the refuse room.
Areas of the building to which access was not available.	Residents flats and service cupboards apart from the sample inspected.
Total number of Flats/Bedsits/Bedrooms (as applicable)	36
Number accessed off the Common Area	36
Flats/Bedsits/Bedrooms sample inspected	Flats 18, 26 & 28
Building Use	Single
Details of ancillary use (if applicable)	N/A
Total No. of Common Entrances/Exits	2
Block Accessibility	Ramped
Total No. of Common Staircases	2



Construction Information	
Construction Type	Concrete Frame
Other Construction Type	
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1970
Floor Construction Type	Concrete
Other Floor Construction Type	
Stair Construction Type	Concrete
Other Stair Construction Type	
External Wall Construction Type	Masonry - Cavity
Other External Wall Construction Type	
External Wall Finish Type	Brick
Other External Wall Finish Type	
Roof Type	Flat
Other Roof Type	
Other Construction Information	No further information.



External Wall Assessment

Fire Safety (England) Regulations 2022 applicable?

External Wall Assessment Details

External wall assessment details provided by?

External wall assessment type?

Wall Construction

Are structural timber systems used in the construction of the external walls?

Are the external walls constructed of materials sufficiently non-combustible/low risk to not require further consideration?



Wall Attachments and Features

Externally attached balcony construction?

External sun shading provided?

Solar panels provided?

Green wall provision?

Are the attachments or features considered likely to contribute to external fire spread?

Outline the reasons why the attachments or features are considered likely to contribute to external fire spread.

Window and Door Details

Windows and doors estimated percentage of total area?

Window frame type?

Door and frame type?

Are the windows and doors considered likely to contribute unduly to external fire spread?

Outline the reasons why the attachments or features are considered likely to contribute to external fire spread.

Spandrel and Infill Panel Details

Spandrel and/or infill panel type?

Are the spandrel and/or infill panel considered likely to contribute unduly to external fire spread?

Outline the reasons why the spandrel and/or infill panel are considered likely to contribute unduly to external fire spread.

Risk and mitigation

From this external wall assessment is it considered that a further fire risk appraisal of the external walls is required?

What is the overall level of risk of fire spread due to the design and construction of the external walls?

If considered necessary what actions have been taken/recommended to mitigate the risk relating to the external wall?

Other actions recommended



Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	Management/maintenance staff attend the property occasionally during office hours Monday - Friday.
Person managing fire safety in the premises	Michael O'Flaherty - Head of Building Safety
Person consulted during the FRA	Riverside building manager - Christian.
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 was reported, and no evidence was noted.
Any other relevant information	There were fire door replacement works being undertaken at the time of the assessment.

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 and the Fire Safety Act (2021)
Other applicable legislation	02) Housing Act 2004 03) The Fire Safety (England) Regulations 2022

Fire Safety Guidance	
Main fire safety guidance used in this assessment	01) LGA - 'Fire safety in purpose-built blocks of flats' - 2011
Other key fire safety guidance referred to	PAS 79:2012 Fire risk assessment. Guidance and a recommended methodology.



5 FRA Questionnaire

General

Applicability of Fire Safety (England) Regulations 2022

Question - Will the premises being assessed fall within the scope of The Fire Safety (England) Regulations 2022?	Yes - Residential 18m and over (or 7+ storeys)
<p>Comment: The premises contain two or more sets of domestic premises and a common escape route and have an estimated top storey height of 18m (or more) from the lowest ground level when measured in accordance with Appendix D to Approved Document B1, or have seven or more storeys (excluding any below ground). The premises are therefore within the scope of The Fire Safety (England) Regulations 2022.</p>	

Assessment Type

Question - What type of fire risk assessment does this report constitute?	Re-assessment
<p>Comment: Savills has previously completed one or more Type 1 fire risk assessments on this property. Where actions have been raised in previous reports which remain outstanding it is Savills policy not to duplicate these in this Type 1 assessment - these actions will instead be listed in Section 2.2 'Recommendations from Previous Assessments'.</p>	



Main Property Use

Question - Which of the following categories best describes the main use of the property?	General Needs Flats
Comment: Nine storey purpose built general needs	



Elimination or Reduction of Fire Hazards

A. Electrical Ignition Sources

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

Question - 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: Riverside advises that a programme is in place to inspect common area fixed electrical installations every five years in accordance with BS 7671:2018 (as amended). The date recorded on the label for the last test is 02/04/2022	



Question - 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 - Are portable electrical appliances and other electrical equipment in the common areas, checked for damage and wear, such as under a PAT scheme?	Not Applicable
Comment: No portable electrical appliances were seen within the common areas during this inspection.	

Question - 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: Riverside advise that a policy is in place prohibiting the use of common electrical power points for personal use. No breach of this policy was noted at the time of inspection.	



Question - 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 - 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 - Is there a policy in place to prevent or restrict smoking within the building?	Yes
Comment: Riverside advise that smoking is not permitted in the communal areas in accordance with the Smoke-free (Premises and Enforcement) Regulations 2006.	



Question - Does the policy in relation to smoking appear to be observed?				No
Comment: There was evidence of smoking in the common area in the form of cigarette butts.				
Recommendation: Management should confirm/ensure that the policy in relation to smoking within the common areas is enforced through communication with residents/employees or other building users.				
Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 1316220	

Question - Is there adequate provision of at least one legible 'No Smoking' sign covering 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. No smoking signs are installed within every accommodation lobby.				



C. Arson

Question - Are the premises secured against arson by outsiders? (Please state how)	Yes
Comment: The block entrance doors are fitted with a key fob door release system and they were locked at the time of inspection.	

Question - Are bins stored in a suitable location and adequately secured against arson? (Please state bin type, location and security arrangements)	Yes
Comment: Paladin bins are stored in an integral, externally accessed bin storage room, located at the front elevation.	



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



F. Lightning

Question - Does the building have a lightning protection system installed?	Yes
Comment: A lightning protection system is provided.	

Question - From visual inspection, does the lightning protection system appear to be in good condition?	Yes
Comment: The visible parts of the lightning protection system appear to be intact and in good condition from visual inspection.	



G. House-Keeping

Question - Is the property regularly cleaned to prevent the build up of combustibles?	Yes
Comment: The common areas are clean and a cleaning rota is displayed.	

Question - 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 - Are escape routes kept clear of combustible items or waste materials which constitute a fire hazard?	Yes
Comment: The common escape routes were clear of combustible materials and waste at the time of inspection. Fire door replacement works were being undertaken at the time of the assessment. See H1.	

Question - Are escape routes kept clear of any trip hazards or obstructions?	Yes
Comment: The common escape routes were clear of any trip hazards at the time of inspection. Fire door replacement works were being undertaken at the time of the assessment. See H1.	

Question - 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 - Are all other house-keeping issues satisfactory [1]?	No
<p>Comment: It was noted that some residents are using their private balconies for storage of combustible items. Riverside confirms via the Riskhub Client Portal that the previous recommendation is Unassigned so this has been marked as Unresolved.</p>	

Question - Are all other house-keeping issues satisfactory [2]?	Yes
<p>Comment: There were no other house-keeping issues noted at the time of inspection.</p>	



H. Contractors

Question - Are fire safety conditions, controls and restrictions (such as hot working permits etc.) in place for those carrying out work on the premises covering both contractors and in-house staff?	Yes
Comment: Riverside advises that fire safety conditions and controls are established during procurement and are ongoing throughout the contract term.	

I. Dangerous Substances

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




J. Other Significant Hazards

Question - 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 - Is the escape route design deemed satisfactory? (Consider current design codes)	Yes		
Comment: The means of escape design is broadly in accordance with design codes in use at the time of construction and is deemed satisfactory.			
Question - Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)	Not Known		
Comment: The fire-fighting facilities may not be in accordance with current guidance. But, LGA - 'Fire safety in purpose-built blocks of flats' - 2012 - 71.7 states, In these circumstances, the advice of the fire and rescue service may need to be sought, as it may not be possible, or even appropriate, to consider upgrades to meet current benchmarks. What is important is that the facilities provided should, at least, meet the standard of the day when the block was built and that these should be maintained in efficient working order.			
Recommendation: Management should satisfy themselves that the current fire-fighting arrangements are satisfactory by consulting with the FRS.			
Priority: Man2	Known Quantity: 1	Potential Quantity: 1	Action ID: 1316221



Question - 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. Two exits for presumed seventy two residents.	

Question - 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 - 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 - Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)	Yes
Comment: Doors on escape routes are provided with electrically operated access control systems. Key fob entry system.	

Question - Are electrically operated access control systems fitted to doors or gates on escape routes provided with override facilities and/or designed to 'fail-safe' on power failure?	Yes
Comment: The entrance door to the premises has a mechanical device fitted which overrides the access control system. A lever handle manually overrides the electronic locking system.	

Question - From visual inspection, is the access control system in good working condition? (In particular consider access controls linked to the fire alarm system in high-rise blocks).	Yes
Comment: From visual inspection, the access control system appears to be in good working condition.	



Question - Do final exits open in the direction of escape where necessary?	Yes
Comment: Doors on escape routes open in the direction of escape.	

Question - 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 LGA Fire safety in purpose-built blocks of flats -2012 - 58.27 - Flats with more than one escape stairway	

Question - Are the precautions for all inner rooms suitable?	Not Applicable
Comment: No inner rooms were identified at the time of inspection.	



Question - Are escape routes adequately separated from each other, with fire resisting construction where required?	Yes
Comment: The two sets of stairs are separated from each other by fire resisting construction and doors.	

Question - 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 - Do escape routes lead to a place of safety?	Yes
Comment: Escape routes lead to a place of safety; directly to the road outside.	



Question - Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)	Yes
Comment: The stairs are provided with adequate permanent ventilation (louvres on the eighth floor) and manually opening windows for the control of smoke. There is no smoke ventilation provided to the central lobbies which give access to the flats.	

Question - Are the stairs and/or lobbies provided with an automatic or remotely operated smoke ventilation system? (Provide details of system)	Not Applicable
Comment: An automatic or remotely operated smoke ventilation system is not required in this building.	

Question - Are there suitable arrangements in the building for means of escape for people with disabilities? (Consider information for residents, PEEPs PCFRAs etc.)	Not Known
Comment: There was no evidence of or information about the building having occupants with disabilities at the time of inspection. It is not known if tenants are advised to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. Riverside confirms via the Riskhub Client Portal that the previous recommendation is Unassigned so this has been marked as Unresolved.	



Question - 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 - What is the current evacuation strategy for the property?	Stay Put
Comment: The current evacuation strategy is Stay Put as denoted by the fire action notices displayed in the common area.	

Question - Is the current evacuation strategy for the property considered appropriate?	Yes
Comment: The premises is purpose-built with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.	



Question - What is the recommended evacuation strategy for the property?	Stay Put
Comment:	



L. Flat Entrance/Residents' Bedroom/Bedsit Doors

Question - Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors)	Yes
Comment: Flat entrance doors were being upgraded to FD30S self-closing fire door sets at the time of the assessment.	

Question - Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?	Yes
Comment: There was a programme in place for replacing residents' entrance doors with FD30S self-closing fire doors at the time of the assessment. Refer to L1,	



Question - Are flat entrance fire doors checked at least every 12 months on a 'best endeavours' basis, including ensuring that self-closing devices are working satisfactorily, with appropriate records maintained?	Yes
Comment: The on-site management confirmed that a programme of annual checks to flat entrance doors (including self-closing devices) is in place in accordance with Regulation 10 of the Fire Safety (England) Regulations 2022.	

Question - Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
Comment: There is no glazing present to any flat entrance doors in this property.	

Question - 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 - 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 - Are all sampled flat entrance (or residents' bedroom/bedsit) fire doors fitted with adequate self-closing devices where required?	Yes
Comment: There was a programme in place for replacing residents' entrance doors with FD30S self-closing fire doors at the time of the assessment. Refer to L1,	

Question - Are all sampled flat entrance (or residents' bedroom/bedsit) fire doors fitted with intumescent strips and cold smoke seals?	Yes
Comment: There was a programme in place for replacing residents' entrance doors with FD30S self-closing fire doors with intumescent strips and cold smoke seals at the time of the assessment. Refer to L1,	



Question - Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)	Yes
Comment: Letterboxes fitted to flat entrance doors have metal flaps and appear to be in good condition.	

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



M. Common Area Fire Doors

Question - Are all common area doors and frames requiring fire resistance appropriately fire rated?	Yes
<p>Comment: All common area fire doors and/or frames appear to be appropriately fire-rated. notional timber and metal, FD30s and FD60S doors and frames. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). A programme was in place for replacing common area service cupboards with FD30S/FD60S lockable fire doors at the time of the assessment.</p>	

Question - Are all common area fire rated fire door sets in good condition - and not in need of repair?	Yes
<p>Comment: A programme was in place for replacing common area service cupboards with FD30S/FD60S lockable fire doors at the time of the assessment. Refer to M1,</p>	



Question - Are communal area fire doors checked at least every 3 months, including ensuring that self-closing devices are working satisfactorily, with appropriate records maintained?	Yes
Comment: Management has confirmed that a programme of quarterly checks to common area fire doors (including self-closing devices) is in place in accordance with Regulation 10 of the Fire Safety (England) Regulations 2022.	

Question - Is all glazing to common area fire doors appropriately fire rated?	Yes
Comment: All glazing to common area fire doors appears to be appropriately fire rated.	

Question - Are fanlights/side panels to common area fire doors appropriately fire rated?	Yes
Comment: Fanlights/side panels to common area fire doors appear to be appropriately fire rated.	



Question - Are common area fire door sets fitted with adequate self-closing devices where required?	Yes
Comment: Common area fire doors are fitted with adequate self-closing devices where required.	

Question - Are adequate intumescent strips and smoke seals provided to common area fire doors where required?	Yes
Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals, also see M1.	

Question - Is the ironmongery fitted to common area fire doors considered satisfactory? (consider locks, hinges, hold open devices, leaf selectors etc.)	Yes
Comment: Common area fire doors are considered adequate (subject to any issues noted elsewhere in this report).	



Question - Are common area fire door sets adequate otherwise? [1]	Yes
Comment: No other common area fire door issues noted at the time of inspection.	



N. Emergency Lighting

Question - Is emergency lighting provided to the common areas of the block? (if 'Yes' then describe provision)	Yes
<p>Comment: Charging indicators to lighting units and/or test switches were noted confirming that emergency lighting is provided to the common areas of the premises. Light units are installed within the entrance lobbies, stairways, landings and accommodation lobbies.</p>	

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



Question - 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 appears to be adequate.	



O. Fire Safety Signs, Notices, Plans and Information to Residents

Question - Is there adequate provision of appropriate Fire Action Notices, clearly displayed within the common areas, which include instructions on how to report a fire, the evacuation strategy in place and what to do if a fire occurs?	Yes
Comment: A suitable residential Fire Action Notice detailing the Stay Put strategy in place, how to report a fire, and what action to take once a fire has occurred was clearly displayed within the common area. The fire action notices are displayed on each floor.	

Question - Are residents provided with a copy of the fire safety instruction notice for the premises (when moving in and annually thereafter) which includes information on how to report a fire, the evacuation strategy in place and what to do if a fire occurs?	Not Known
Comment: It could not be confirmed that residents are provided with a copy of the fire safety instruction notice for the premises detailing the evacuation strategy in place, how to report a fire, and what action to take once a fire has occurred. This is required to be issued to new residents when they first move in and be reissued annually to all residents. Riverside confirms via the Riskhub Client Portal that the previous recommendation is Unassigned so this has been marked as Unresolved.	



Question - 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)	Yes
Comment: Fire door signage is considered adequate, also see M1.	

Question - Is information about fire doors, as required by the Fire Safety (England) Regulations 2022, provided to new residents when they move in and reissued to all residents annually?	Not Known
Comment: It could not be confirmed that fire door information to the effect that (a) fire doors should be kept shut when not in use; (b) residents or their guests should not tamper with the self-closing devices; and (c) residents should report any faults or damages with doors immediately to the responsible person is provided to residents. This is required to be provided to new residents when they first move in and reissued annually to all residents. Riverside confirms via the Riskhub Client Portal that the previous recommendation is Unassigned so this has been marked as Unresolved.	

Question - If required, is directional/exit signage adequate?	Yes
Comment: Directional and exit signage is considered adequate.	



Question - Is adequate wayfinding signage provided to each stair landing and lift lobby which includes clear markings identifying floors and individual flat numbers? (Signage should conform to paragraph 15.13 to 15.16 of Approved Document B Volume 1 2019)	Yes
Comment: Suitable wayfinding signage is provided in the stair landings and lift lobbies to identify floor-level and flat numbers. This appears to be in accordance with the guidance in paragraph 15.13 to 15.16 of Approved Document B Volume 1 2019.	

Question - 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.	

Question - Is a suitable Secure Information Box (SIB) provided in or on the building which is readily accessible to the Fire and Rescue Service?	Yes
Comment: A suitable Secure Information Box (SIB) is provided in/on the building which is readily accessible to the Fire and Rescue Service. Located externally by the bin store.	



Question - Does the Secure Information Box contain information as required by the Fire Safety (England) Regulations 2022? (Contact details for the responsible person and other relevant/appropriate persons plus marked up floor plans and block plan).				Not Known
Comment: No access was possible to the Secure Information Box at the time of inspection.				No image available
Recommendation: Management should confirm that the Secure Information Box contains information as required by the Fire Safety (England) Regulations 2022. This should include contact details for the responsible person and other relevant/appropriate persons plus marked up floor plans and a block plan.				
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 1316222	

Question - Is the Secure Information Box inspected at least annually to ensure that it continues to meet the requirements of Regulation 4(2) of the Fire Safety (England) Regulations 2022?				Not Known
Comment: It could not be confirmed that the Secure Information Box is inspected at least annually to ensure that it continues to meet the requirements of Regulation 4(2) of the Fire Safety (England) Regulations 2022. Riverside confirms via the Riskhub Client Portal that the previous recommendation is Unassigned so this has been marked as Unresolved.				

Question - Have up-to-date floor plans and a block plan, marked up with key fire fighting equipment, been prepared and shared electronically with the Fire and Rescue Service?				Not Known
Comment: It could not be confirmed that up-to-date floor plans and a block plan, marked up with key fire fighting equipment, have been prepared and shared electronically with the Fire and Rescue Service. Riverside confirms via the Riskhub Client Portal that the previous recommendation is Unassigned so this has been marked as Unresolved.				



P. Means of Giving Warning in Case of Fire

Question - Has the building got a BS5839 electrical fire detection and alarm (or detection only) system comprising manual call points and/or automatic detection? (Provide details)	Yes
Comment: There is an automatic detection system within the bin room which would appear to be provided for control of the drencher system only.	

Question - From visual inspection, does the common area fire detection/alarm system appear to be in good working condition?	Yes
Comment: The fire alarm system appears to be in good working order (from visual inspection only - no system tests were carried out).	



Question - Is the Grade and Category of the common area fire detection/alarm system appropriate for the building type, occupancy and fire risk?	Yes
Comment: The Part 1 automatic detection system within the bin room would appear to be provided for control of the drencher system only.	

Question - Are sampled flats provided with adequate individual smoke alarm systems to Grade D LD3 minimum standard (from visual inspection)?	Not Known
Comment: A Grade D smoke alarm was noted within the entrance hallway of sample Flats 18, 26 & 29. No access to other flats. Riverside confirms via the Riskhub Client Portal that the previous recommendation is Unassigned so this has been marked as Unresolved. The previous recommendation for flats not sampled to be checked to confirm the provision and working condition of at least Grade D LD3 smoke alarm systems to BS 5839-6:2019 has been superseded as this is now dealt with within P.5a.	

Question - Is a rolling programme of checks in place to ensure that individual smoke alarm systems to flats are fitted and remain effective?	Not Known
Comment: It could not be confirmed that there is a rolling programme in place to check that flats are fitted with an adequate Grade D LD3 (or better) smoke alarm system. Riverside confirms via the Riskhub Client Portal that the previous recommendation is Unassigned so this has been marked as Unresolved.	



Question - Is the common fire detection and alarm system provided with a remote monitoring facility such as a connection to an Alarm Receiving Centre?	Not Applicable
Comment: There is no requirement for the common fire alarm system installed in this property to be connected to an alarm receiving centre.	

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



Q. Limiting Fire Spread

Question - In general, from a limited visual inspection of the areas accessed during this Type 1 FRA, is the level of compartmentation considered adequate for the use and evacuation strategy for the property? (Consider conversions and non-traditional construction).	Yes
Comment: The premises are purpose-built with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report).	

Question - From a limited visual inspection of the areas accessed during this Type 1 FRA was the building free from obvious defects indicating potential issues with structural fire precautions which would warrant a specialist intrusive survey?	Yes
Comment: No obvious defects indicating potential issues with structural fire precautions which would warrant a specialist intrusive survey were noted. As this is based on a limited visual inspection of the areas accessed during this Type 1 FRA it should not be considered as conclusive evidence of compliance.	



Question - Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings)	Not Known
Comment: It was not possible to sample inspect the hidden voids identified without causing damage or requiring opening up. There are panels that appear to lead into the flats, no evidence to suggest the materials are adequately fire stopped from within. Riverside confirms via the Riskhub Client Portal that the previous recommendation is Unassigned so this has been marked as Unresolved.	

Question - Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?	Yes
Comment: From sample inspection, services risers/cupboards appear to be adequately fire-resisting and firestopped.	

Question - 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 Known
Comment: It was unclear if the conduit from the electric cupboards/risers have been fitted with sufficient fire stopping to prevent spread of smoke and fire. Riverside confirms via the Riskhub Client Portal that the previous recommendation is Unassigned so this has been marked as Unresolved.	



Question - Is the building provided with refuse chute facilities for the disposal of rubbish by residents?	Yes
Comment: A refuse chute is provided in the building for the disposal of rubbish by residents.	

Question - Are the refuse chute access hoppers located within enclosed chute rooms?	No
Comment: The refuse chute access hoppers are located within the protected escape routes. As there is an alternative stairway this is deemed satisfactory.	

Question - Are the refuse chute hopper doors adequately fire resisting and self-closing, with suitable seals?	Yes
Comment: The refuse chute hopper doors appear to be adequately fire-resisting and self-closing, with suitable seals.	



Question - Is an adequate automatic fire-resisting shutter provided at the base of the refuse chute, operated (as a minimum) on a fixed temperature fusible link? (Required where refuse chute hoppers open into protected stairways or lobbies.)	No
Comment: No automatic fire-resisting shutter was fitted to the base of the refuse chute. This is required as the refuse chute hoppers open directly into the protected escape route.	

Question - Is a sprinkler system provided to the refuse room at the base of the refuse chute? (To be considered where refuse chute hoppers open into protected stairways or lobbies containing more than two flat entrance doors.)	Yes
Comment: There is an open sprinkler head system fitted over the bins at the base of the refuse chute, with water discharge controlled by smoke detectors.	

Question - 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 - the building has a flat roof.	



Question - 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 - 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 - 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 - Are wall and ceiling linings appropriate to limit fire spread? (Surface spread of flame classification)	Yes
Comment: The wall and ceiling linings would appear to be appropriate to limit fire spread.	

Question - 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 - 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 - Has the assessor been provided with full details of the external wall construction of the building? (Including details of design, materials, specified attachments, window and door frames and spandrel/infill panels etc).	No
Comment: Management has not provided sufficient details of the external wall construction of the building for the purposes of this fire risk assessment. This should include, as appropriate, details of design, materials, specified attachments, window and door frames and spandrel/infill panels etc.	

Question - Is the external wall construction of the building of sufficiently low risk that it can be assessed visually as part of this Type 1 assessment?	No		
Comment: The external wall construction of the building does not appear to be of sufficiently low risk that it can be assessed visually as part of this Type 1 assessment. More than 5 stories high. A specialist survey will be required.	No image available		
Recommendation: Management should arrange for an assessment of the external wall construction to be completed by a specialist consultant.			
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 1316225

Question - Has management provided the fire and rescue service with information about the design and materials of the building's external walls and put in place a process to inform the FRS of any subsequent material changes made to them?	Not Known
Comment: It could not be confirmed that the fire and rescue service has been provided with information about the design and materials of the building's external walls, nor if a process is in place to inform the FRS of any subsequent material changes made to them. Riverside confirms via the Riskhub Client Portal that the previous recommendation is Unassigned so this has been marked as Unresolved.	



Question - 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 - Are portable fire extinguishers provided in the building? (Give details of any provision)	Yes
<p>Comment: Extinguishers were provided as follows:- 1x carbon dioxide extinguisher located in the lift machinery room.</p>	

Question - Is it considered appropriate to provide portable fire extinguishers in the areas noted given the building occupancy?	Yes
<p>Comment: The provision of portable fire extinguishers is considered appropriate for this property as they are in non-residential areas only where staff/contractors are expected to be trained in their safe usage.</p>	



Question - Is the existing provision of portable fire extinguishers considered adequate for the building (type, number, location etc.)?	Yes
Comment: The type, number and location of portable fire extinguishers are considered adequate for the risks present.	

Question - Are all fire extinguishing appliances unobstructed and readily accessible?	Yes
Comment: The portable fire extinguishers provided are appropriately located and readily accessible.	



S. Other Fire Safety Systems and Equipment

Question - Is the building provided with drop key override switch facilities for Fire and Rescue Service access?	Yes
Comment: A drop key override switch facility is provided.	

Question - Does the drop key override switch facilities for Fire and Rescue Service access appear to be in good condition?	Yes
Comment: The drop key switch worked satisfactorily when tested.	



Question - Is the building provided with a fire mains system? (Dry or wet riser etc.)	Yes
Comment: The building is provided with a dry rising fire main with outlets on all floors.	

Question - Does the fire mains system appear to be in good condition (from limited visual inspection)?	Yes
Comment: There were no obvious issues noted with the fire main	

Question - Is the building provided with a firefighting lift, an evacuation lift or an old-standard 'fireman's' lift?	Yes
Comment: The building is provided with a lift used for fire safety purposes:- Access to all floors except the eighth.	



Question - Does the firefighting lift, evacuation lift or old-standard 'fireman's' lift appear to be in good condition (from limited visual inspection)?	Yes
Comment: There were no obvious issues noted with the lift used for fire safety purposes.	

Question - 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 - Is a sprinkler system provided within the building? (provide details of type and extent)	Yes
Comment: The sprinkler drencher system is provided in refuse chute room on the ground floor. No other sprinkler system provided in the block, as this was not a requirement at the time of construction. It should be noted that Building Regulations Approved Document B1 2019 now requires the provision of sprinklers to flats in blocks with a storey height of more than 11m (previously 30m). This should be taken into consideration when planning any future refurbishment of the block.	



Question - Does the sprinkler system appear to be in good condition (from limited visual inspection)?	Yes
Comment: There were no obvious issues noted with the sprinkler system.	

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

Question - Is the building provided with a BS 8629:2019 Evacuation Alert System?	No
Comment: A BS 8629:2019 Evacuation Alert System is not provided in the building.	



Question - Are fire doors in the building fitted with automatic hold open or free-swing devices? (Electromagnetic, Dorgards etc.)	No
Comment: Fire doors in the building are not fitted with automatic hold-open or free-swing devices.	

Question - 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 - Is completion of the Management Section questions required for this Property Designation? (Required for all Property Designations other than General Needs (5 Storeys and under))	Management Section Required
Comment: The Property Designation is 9 storey general needs block. Completion of the Management Section questions is required for this property type.	

Question - Has a competent person(s) been appointed within the organisation to assist in undertaking preventative and protective fire safety measures?	Yes
Comment: Riverside advise that a competent person has been appointed within the organisation to assist with undertaking preventative and protective fire safety measures. Savills is engaged to provide risk assessment and other fire safety advice.	



Question - Is there a suitable record of the fire safety arrangements?	Yes
Comment: There is a suitable record of the fire safety arrangements for the building managed by the compliance team. A regional office is nearby at Hawthorn Fields.	

Question - Are there appropriate procedures in place in the event of fire and are these documented?	Yes
Comment: Documented fire safety procedures for residents are displayed in the Fire Action Notices.	

Question - Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?	Yes
Comment: The building is not staffed and residents are required to self-evacuate if necessary. Residents will call the Fire and Rescue Service if they become aware of a fire.	



Question - Are there suitable fire assembly points away from any risk?	Not Applicable
<p>Comment: The building has a Stay Put evacuation strategy and no general assembly points are required.</p>	

Question - Are there adequate procedures in place for the evacuation of people with a disability who are likely to be present?	See K.16
<p>Comment: The building has a Stay Put evacuation strategy, with no full-time staff presence. Residents are expected to self-evacuate if necessary. (Refer to Question K.16).</p>	

Question - Are staff nominated to use fire extinguishing appliances in the event of fire?	Not Applicable
<p>Comment: There is no full time staff presence.</p>	



Question - Are staff nominated to assist with evacuations in the event of fire?	Not Applicable
Comment: The building has a Stay Put evacuation strategy, with no full-time staff presence. Residents are expected to self-evacuate if necessary. Staff have therefore not been nominated to assist with evacuation in the event of a fire. (Refer to Question K.16).	

Question - Is there appropriate liaison with the local Fire and Rescue Service?	Yes
Comment: Management advises that liaison with the local Fire and Rescue Service takes place and familiarisation visits are carried out.	

Question - Are routine in-house fire safety checks carried out? (Including control and indicating equipment normal, extinguishers in place and visible, lighting working, fire doors (frames/seals/closing), fastenings, final exits and escape routes clear)	Yes
Comment: Management advises that routine in-house fire safety checks are being carried out by staff.	



Question - Are monthly routine checks of lifts for use by firefighters, evacuation lifts and essential fire-fighting equipment (if provided within the building) carried out, with records kept and made accessible to residents?	Not Known
<p>Comment: It could not be confirmed that monthly routine checks of lifts for use by firefighters, evacuation lifts and essential fire-fighting equipment (as provided within the building) are being carried out, with records kept and made accessible to residents. Essential fire-fighting equipment (as defined in the Fire Safety (England) Regulations) includes inlets and outlets for fire mains, smoke control systems, suppression systems, fire detection and alarm systems, evacuation alert systems and automatic door release mechanisms linked to fire alarm systems. Riverside confirms via the Riskhub Client Portal that the previous recommendation is Unassigned so this has been marked as Unresolved.</p>	

Question - Is a procedure in place for reporting faults expected to last for more than 24 hrs (and their rectification), with lifts for use by firefighters, evacuation lifts and essential fire-fighting equipment, to the Fire and Rescue Service?	Not Known		
<p>Comment: It could not be confirmed that a procedure is in place for reporting faults expected to last for more than 24 hrs (and their rectification), with lifts for use by firefighters, evacuation lifts and essential fire-fighting equipment (as provided within the building), to the Fire and Rescue Service.</p>	No image available		
<p>Recommendation: Management should confirm/ensure that a procedure is in place for reporting faults expected to last for more than 24 hrs (and their rectification), with lifts for use by firefighters, evacuation lifts and essential fire-fighting equipment (as provided within the building), to the Fire and Rescue Service.</p>			
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 1316223

Question - Are all other fire safety management issues satisfactory?	Yes
<p>Comment: There were no other fire safety management issues noted at the time of inspection.</p>	



U. Training and Drills

Question - Do staff receive adequate induction and annual refresher fire safety training (to include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm)?	Not Applicable
Comment: The building has no staff present so fire safety training is not required.	

Question - Are fire drills carried out at appropriate intervals?	Not Applicable
Comment: The building has a Stay Put evacuation strategy so fire drills are not required.	



V. Testing and Maintenance

Question - Is the common area fire detection/alarm system tested and serviced in accordance with relevant guidance, with appropriate records kept up to date?	Yes
Comment: Riverside advises that the system/equipment is inspected, tested and serviced in accordance with relevant guidance.	

Question - Is the common area emergency lighting system tested and serviced in accordance with relevant guidance, with appropriate records kept up to date?	Yes
Comment: Riverside advises that the system/equipment is inspected, tested and serviced in accordance with relevant guidance.	



Question - Are all fire extinguishers tested and serviced in accordance with relevant guidance, with appropriate records kept up to date?	Yes
Comment: Riverside advises that the system/equipment is inspected, tested and serviced in accordance with relevant guidance, with records held centrally.	

Question - Are fire mains inspected, tested and serviced in accordance with relevant guidance, with appropriate records kept up to date?	Yes
Comment: Riverside advises that the system/equipment is inspected, tested and serviced in accordance with relevant guidance.	

Question - Is the lightning protection system inspected and tested in accordance with relevant guidance, with appropriate records kept up to date?	Yes
Comment: Riverside advises that the system/equipment is inspected, tested and serviced in accordance with relevant guidance.	



Question - Are access control systems inspected, tested and serviced in accordance with relevant guidance, with appropriate records kept up to date?	Yes
Comment: Riverside advises that the system/equipment is inspected, tested and serviced in accordance with relevant guidance.	

Question - Are drop key override switch facilities for Fire and Rescue Service regularly checked to ensure that they remain operational?	Not Known		
Comment: No information was available to confirm that the drop key override switch facility for the Fire and Rescue Service is regularly checked to ensure that it remains operational.	No image available		
Recommendation: Management should confirm/ensure that the drop key override switch facilities for Fire and Rescue Service access are inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.			
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 1316224

Question - Are lifts for use by firefighters or evacuation lifts inspected, tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? (Firefighting, 'fireman's' or evacuation lift)	Not Known
Comment: No evidence was available on-site to confirm that regular inspection, testing and servicing of the firefighting lift is being carried out. Riverside confirms via the Riskhub Client Portal that the previous recommendation is Unassigned so this has been marked as Unresolved.	



Question - Is the sprinkler system provided within the building inspected, tested and serviced in accordance with relevant guidance, with appropriate records kept up to date?	Yes
Comment: Riverside advises that the system/equipment is inspected, tested and serviced in accordance with relevant guidance.	



W. Records

Question - Is there a logbook available for inspection on-site, either in paper or online digital format?	Yes
Comment: Management advises that fire safety checks are recorded online.	

Question - Are details of fire drills recorded in the log book or digital log book system?	Not Applicable
Comment: The building has a Stay Put evacuation strategy so fire drills are not required.	



Question - Are details of fire safety training recorded in the log book or digital log book system?	Not Applicable
Comment: There are no staff present on-site so fire safety training is not required.	

Question - Are routine in-house fire safety checks recorded in the log book or digital log book system?	Yes
Comment: Fire safety checks carried out are recorded online.	

Question - Is there a manual or digital system in place, locally or centrally, to record all relevant information regarding testing, servicing and maintenance of all fire safety systems and equipment?	Yes
Comment: Riverside advises that records of inspection, testing and/or servicing are held electronically on a central database.	



Additional Issues

X. Electrical Services

Question - Are any wiring systems visible within the common escape route(s) supported in accordance with BS 7671:2018 (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 Known
Comment: Surface mounted wiring systems contained within plastic trunking were present within the common escape routes but it was not possible to determine if the cables within were adequately supported with fire resisting fixings to prevent premature collapse. Riverside confirms via the Riskhub Client Portal that the previous recommendation is Unassigned so this has been marked as Unresolved.	

Y. Gas Services

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

Question - Confirm that contemporaneous notes have been made of this assessment and photographs of them have been attached to the comments.	Notes confirmed and photos added
Comment: It is confirmed that contemporaneous notes have been taken of this assessment and that photographs have been attached to the commentary, as evidence required for BAFE Certification.	



Assessment Risk Rating

Assessment Risk Rating

Question - 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
Comment:	

Question - 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
Comment:	



Question - The derived assessment risk rating of the property is:	Moderate
Comment:	

Question - On satisfactory completion of all remedial works the risk rating of this property may be reduced to:	Tolerable
Comment:	



BAFE Certificate

Part 1a	Name & Address of Certificated Organisation: Savills (UK) Ltd 33 Margaret Street, London W1G 0JD
Part1b	BAFE registration number of issuing Certificated Organisation: NSI00539
Part 2	Name of client: Riverside
Part 3a	Address of premises for which the fire risk assessment was carried out: Marmion House, 1-36, Dial Lane, West Bromwich, B70 0LL
Part 3b	Part or parts of the premises to which the fire risk assessment applies: Common Parts only (not dwellings, where applicable)
Part 4	Brief description of the scope and purpose of the fire risk assessment: Life Safety (as per agreed Specification)
Part 5	Effective date of the fire risk assessment: 30 January 2024
Part 6	Recommended date for reassessment of the premises: 30 January 2025
Part 7	Unique reference number of this certificate: Refer to Master Property List

This certificate is issued by the organisation named in Part 1 of the schedule in respect of fire risk assessment provided for the person(s) or organisation 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 Organisation' 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 Organisation:



John Herbison FCABE MIFireE (Director)

Date of Issue: 30 January 2024