

# FIRE RISK ASSESSMENT



## Chivenor House

**Drem Croft, Castle Vale, Birmingham, B35 7HY**

ASSESSED BY	John Hubbard
ASSESSED ON	30/10/2024
APPROVED BY	Andy Davis
APPROVED ON	24/01/2025
ASSESSMENT REF.	RB-XMD3J6
RECOMMENDED REVIEW DATE	30/10/2025
VERSION	1

***firecomply***

 **The Pioneer Group**  
*Making lives and communities better*

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# INTRODUCTION

## Overview

A **fire risk assessment** is an organised and methodical examination of your premises, the activities carried on there and the likelihood that a fire could start and cause harm.

The Regulatory Reform (Fire Safety) Order 2005, which came into effect on 1st October 2006, applies to the majority of non-domestic premises. The legislation places certain obligations on the 'Responsible Person or Duty Holder' for the premises, that includes carrying out a suitable and sufficient fire risk assessment by a competent person. The assessment set out in this document is intended to satisfy this requirement.

The 'responsible person or duty holder' is typically the employer and any other person who may have control of any part of the premises, e.g. occupier, owner, or manager.

## Legislation

This fire risk assessment has been compiled using the PAS79 methodology alongside relevant current guidance and best practices. It is designed to help reduce risks to a tolerable level.

British and Northern Irish fire safety legislation requires the 'dutyholder' or 'responsible person' to produce a fire risk assessment and act on its findings / recommendations. Neither the production of a fire risk assessment, nor the completion of all the recommendations it makes, should be construed as an assessment of compliance with legislation.

## Disclaimer

Whilst this fire risk assessment is produced in good faith and the assessor will have suitable qualifications and/or experience to produce it, they can only assess what they have seen and what they have been told. Specifically, if the assessor is not granted or is unable to access any area or if information is not disclosed to them, it may impede the suitability of this assessment.

The assessor will assume that the building (and any alterations or change of use) comply with Building Regulations. If further changes are made to the building (especially its structure, layout or use) the fire risk assessment should be reviewed and updated.

## The Assessor – John Hubbard, GFireE DipFD

John has 30-years' experience within South Yorkshire Fire & Rescue Service, 11 years as an Operational Fire Officer and 19 years as Fire Safety Officer. During his time within the Service John undertook numerous training courses and examinations at The Fire Service College, covering all aspects of fire safety, prevention, investigation and management.

Since retiring from the Service in 2012, John has worked extensively across the UK undertaking Fire Risk Assessments, Fire Door Surveys & Compartmentation Surveys within a variety of public and private sector settings.

His experience spans a range of buildings within the social housing (low, medium, high-rise buildings, sheltered and supported accommodation), health care (hospitals and care homes), education (primary, secondary, further & higher education), Blue Light (police forces), local authority (owned, managed and maintained), commercial and industrial sectors.

John is a Graduate of the Institution of Fire Engineers and is Enhanced DBS checked. John also holds the Fire Door Inspection Scheme (FDIS) Diploma.

## Enforcement

Your local fire and rescue authority enforces this legislation. They have the power to inspect your premises to check that you are complying with your duties under the Order. They will look for evidence that you have carried out a suitable fire risk assessment and acted upon the significant findings of that assessment.

## Assessment Review

The fire risk in any building may be subject to change. Under the Order, part of the duties of the 'responsible person' is to review this assessment periodically and in the event of:

- A fire or near miss occurs
- Failure of fire safety systems (e.g. fire detection or emergency lighting)
- Changes to work processes undertaken in the building
- Alterations to the internal layout of the building
- Introduction, change of use or increase in the storage of hazardous substances
- Significant changes to the type and quantity and / or method of storage of combustible materials
- Significant changes in the number or type of people (e.g. young persons, those with disability)

## Managing Fire Safety

Good management of fire safety is essential to ensure that fires are unlikely to occur; that if they do occur they are likely to be controlled quickly, effectively and safely or that if a fire does occur and grow, to ensure that everyone in your premises are able to escape to a place of total safety easily and quickly.

## Significant Findings

The Significant Findings section contains actions that should be addressed based on their priority scores. Continue to implement control measures and monitor them for effectiveness.

# Assessment Risk Scoring & Methodology

The building risk score is a subjective calculation based on how likely the assessor believes a fire is to occur and how severe the consequences (severity of injury or death) might be if that fire were to happen.

The type of people that occupy a building, the risk of arson, and the ignition sources present are common examples of what affects the likelihood of fire. However, fairly simple steps can often be taken to reduce the possibility of fire.

The other objective is to mitigate the severity of a fire, its intensity and the smoke it produces. Occupants' mobility and their ability to escape are primary considerations, along with how quickly the fire would spread and how many people it might affect.

The matrix below explains how the assessor determines the building risk score. Carrying out the assessment's action recommendations should reduce the risk score.

SEVERITY ▴ ▼ LIKELIHOOD	TRIVIAL HARM	SLIGHT HARM	MODERATE HARM	EXTREME HARM
LOW	TRIVIAL	TOLERABLE	TOLERABLE	MODERATE
MEDIUM	TOLERABLE	TOLERABLE	MODERATE	SUBSTANTIAL
HIGH	TOLERABLE	MODERATE	SUBSTANTIAL	INTOLERABLE

TRIVIAL	RATING	Limited action is required, review FRA as recommended; existing controls are generally satisfactory.
TOLERABLE	RATING	No major additional controls required. However, there might be a need for some improvements.
MODERATE	RATING	Essential action must be made to reduce the risk. Risk reduction measures should be implemented within a defined time period.
SUBSTANTIAL	RATING	Considerable resources might have to be allocated to reduce the risk. Improvements should be undertaken urgently.
INTOLERABLE	RATING	Imminent risk of significant harm. Immediate action required.

## Action Timescales and Severities

All remedial actions are given a **timescale**. Ideally, this is the time to resolution, but where work takes longer (for example, because it is a large or more complicated piece of work), it must have at least been initiated within this timescale.



All remedial actions are also given a **severity** which distinguishes between matters that constitute breaches of legislation and those that do not. Under the relevant fire safety legislation, breach of the requirements of the legislation in respect of fire precautions constitutes a criminal offence only if the breach results in the risk of serious injury or death of one or more persons who are lawfully on the premises, or in the immediate vicinity of the premises, in the event of fire.

# CERTIFICATE OF CONFORMITY

## LIFE SAFETY FIRE RISK ASSESSMENT



The life safety elements of this fire risk assessment comply with the BAFE SP205 scheme which ensures that we and our risk assessment staff have met the required technical and quality management standards.

Firecomply Ltd (BAFE 303008) certify all requirements in the BAFE SP205 scheme in respect of life safety fire risk assessment have been complied with. Any questions can be addressed to the assessor or the quality manager.

ASSESSMENT AND CERTIFICATE REFERENCE  
RB-XMD3J6

ASSESSED ON, BY  
30/10/2024, John Hubbard GFireE DipFD (Senior Fire Risk Assessor)

APPROVED / VALIDATED ON, BY  
24/01/2025, Andy Davis BA (Hons) DipFD (Managing Director)

RECOMMENDED REVIEW DATE  
30/10/2025

FINDINGS  
17 Actions / 40 Controls

PRODUCED FOR  
The Pioneer Group

RESPONSIBLE PERSON  
Simon Wilson

SPECIFICATION CONFORMS TO  
Our own internal quality system.

ASSESSMENT SCOPE  
Type 1 Fire Risk Assessment

### Assessed Property

PROPERTY NAME  
Chivenor House

PROPERTY REFERENCE  
CHI294000C - The Pioneer Group

ADDRESS  
Drem Croft  
Castle Vale  
Birmingham  
B35 7HY

#### FIRE RISK RATING

LIKELIHOOD **HIGH**

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

SEVERITY **SLIGHT HARM**

Outbreaks of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs). Typically high level of compartmentation.

RISK **MODERATE**

Essential action must be made to reduce the risk. Risk reduction measures should be implemented within a defined time period.

ASSESSING / ACCREDITED ORGANISATION  
Firecomply Ltd  
The Gables, High Street, Barnburgh, Doncaster, South Yorkshire, DN5 7EP  
01889 742583 — [www.firecomply.com](http://www.firecomply.com)

THIRD PARTY CERTIFICATION BODY  
SSAIB, 7-9 Earsdon Road, Whitley Bay, NE25 9SX

## Assessor Remarks

Access could not be gained to the outstanding flats from the previous Type 3 Fire Risk Assessment programme to undertake an assessment.

Firecomply have not been provided with relevant records for the servicing and maintenance of the equipment within the buildings, however a spreadsheet showing the dates the Estates Team have attended the premises and undertaken their inspections was provided. These inspections comprise of the fire alarm tests and visual checks of fire doors and exits throughout the building, which are undertaken weekly.

The assessment is based on the current occupancy and the assumption that all residents can evacuate independently. If this situation changes and occupants do not have the same mobility and cognitive awareness, the assessment should be reviewed.

# EXTENDED INFO

## Property Information

Number of Floors

12

Number of Flats (Bedrooms if no flats)

40

### Brief Details of Construction

The premises are of traditional construction with concrete columns and floors, brick/block walls and what appear to be cement rendered external walls under a flat concrete roof with a bitumen coating and topped with paving slabs.

Each flat is fitted with a small Juliet balcony, which has a metal base, framework and grilles.

### Building Description

The premises were built around 1970 and comprise a 12-storey purpose built block of 40 residential flats.

At lower ground floor level there is a plant room, storage rooms, laundry room, wheelchair/scooter store and a telecoms room. The former nursery is now back under the control of The Pioneer Group however at the time of the assessment it was not in use.

At ground floor level there is the main entrance/exit leading to the entrance lobby, off which are a communal lounge with a kitchen, a fitness room, the old warden's office and an exit leading to the rear garden and the street.

A single protected staircase with lobby approach connects all floors. Flat entrance doors open into the lift lobby which contains 2 passenger lifts, a dry riser outlet located in a cupboard and an electrical cupboard. A door then leads from the lift lobby to the stairs lobby. In the stairs lobby there is a further door to the refuse chute room.

The flats are set out on the following floors:

### Floor Flats

1	3-6
2	7-10
3	11-15 (no flat 13)
4	16-19
5	20-23
6	24-27
7	28-31
8	32-35
9	36-39
10	40-43

The block contains 1-bedroom and 2-bedroom flats, both of which have the same basic layout. On entering the flat, the nearest room is bedroom 2 (2-bedroom flats only), then bedroom 1 on one side of the hallway with the bathroom on the other side. Beyond these, at the far end of the hallway is the door to the lounge and, inside the lounge is the door to the kitchen.

The lift motor and antenna rooms are situated at roof level.

Automatic fire detection is installed within individual flats.

A fire alarm system including automatic fire detection (smoke detectors in the communal lobbies and stairs and heat detectors in the refuse chute rooms) is installed in the communal areas.

Emergency lighting is installed in the communal areas.

A dry riser is fitted throughout the building.

A fire alarm system to BS 5839-1 Category L5 is fitted in the bin store.

A sprinkler system is fitted within the bin store.

Other Comments and Observations

The block of flats sits partially over the attached Chivenor Primary School which, to our knowledge and understanding, is sufficiently fire separated from these premises.

Evacuation Strategy

Stay put

Assembly Point

Car park - school side, for those evacuating from the common parts

# Occupancy Information

Occupancy Type

General needs flats with an assumed occupancy of 120 persons (based on 2 occupants and 1 visitor per flat).

Number of Residents

80

Number of Employees

1

Number of Visitors

40

Total Occupants

121

# Guidance & Legislation

Legislation

Regulatory Reform (Fire Safety) Order 2005, Housing Act 2004, Fire Safety (England) Regulations 2022, Building Safety Act 2022

Standards

BS9999:2008 Code of Practice: Fire safety in the design, management and use of buildings

Suggested Guidance

Fire Safety in Purpose-built Flats (Local Government Group)

# Client Information

Client Name

The Pioneer Group

Responsible Person

Simon Wilson

Responsible Person Job Title

Chief Executive

Competent Person (appointed by the Responsible Person)

Carl Lewis

Competent Person Job Title

Head of Asset Management

People Seen

Unaccompanied

Date of Previous FRA

25/10/2023

Client Reference

CHI294000C

Project Reference

FRA Programme 2023

# FINDINGS

This assessment identifies 17 actions and 40 controls. The latest history is shown for 9 previously identified actions and 32 previously identified controls that were reviewed as part of this assessment.

17 ACTIONS	INCOMPLETE	40 CONTROLS	ONGOING
HIGH	3	ALL	40
MEDIUM	13		
NO TIMESCALE	1		

## Management of Fire Safety - Training, Drills & Housekeeping

As part of the fire risk assessment, management of fire safety needs to be regarded as of equal importance to fire protection measures. In its broadest sense, fire safety management includes certain policies and procedures designed to prevent the occurrence of fire by eliminating or controlling fire hazards. We have assessed the standard of housekeeping in the building, the evacuation procedure that is in place, the presence of staff, and any occupants that have been deemed to be especially at risk.

4.1.1	Are there any staff based on the premises?	THERE ARE NO STAFF PERMANENTLY BASED ON THE PREMISES.
4.1.2	Are provisions in place for any occupants that may be deemed to be especially at risk?	NO OCCUPANTS HAVE BEEN IDENTIFIED THAT MAY BE DEEMED TO BE ESPECIALLY AT RISK.
4.1.3	Were all relevant areas of the premises accessed as part of the assessment? <div>Access was gained to all common part areas.</div>	YES
4.1.4	Are suitable building plans provided (for premises 18m or greater in height or 7 storeys)?	NO

● A plan of each floor of the building must be prepared.

If the plans of each floor would be the same in all material respects, a single plan for those floors may be provided, provided that the plan clearly indicates the floors to which it relates.

The floor plans must, together, identify the location of all lifts (identifying any designed for use by firefighters or for evacuation) and key fire-fighting equipment in the building including rising mains, smoke control systems and fire suppression systems.

In addition, a single-page building plan must be prepared, which shows the following:

- the environs of the building (e.g. the building and its immediate surroundings)
- details of the use of the building, for example for commercial or residential purposes
- access for fire and rescue appliances
- the dimensions of the building
- information on the number of storeys of the building and the number of basement levels (if any)
- information regarding the presence of maisonettes or scissor section flats
- inlets for dry rising mains
- inlets for wet rising mains
- the location of shut-off controls for any sprinkler systems
- access points for the building
- the location of the secure information box
- the location of the central controls for any smoke control system
- the location of any firefighting shaft
- the location of main stairways in the building
- the location of the controls for any evacuation alert system

A hard copy of the floor plans and the building plan must be placed in the secure information box.

In addition, the local fire and rescue service must be provided with a copy of these plans by electronic means (i.e. email).

If any changes are made to the layout of the building or the location of the key fire fighting equipment described above, the floor plans and building plan must be updated as soon as reasonably practicable after the changes are made.

The updated plans must then provided to the fire and rescue service by electronic means.

WHY	The floor plans and the building plan were not available at the time of the assessment.
LOCATION	Secure information box.
HISTORY	28/02/23 <b>Marked as not started</b>
	21/12/23 <b>Reviewed and confirmed as not started</b>
	24/01/25 <b>Reviewed and confirmed as not started</b>

MEDIUM	
REFERENCE	RB-IKI7A3
DUE	28/05/2023
CATEGORY	General: General - Records and Log Books
QUANTITY	1

? 4.1.5 Has suitable fire door information been provided to residents?

YES

● Information has been delivered to all residents by the Estates team.



? 4.1.6 Has routine monthly testing and maintenance been carried out on Firefighting/ Evacuation lifts & other key firefighting equipment?

NOT APPLICABLE

The lifts within these premises are not used for firefighting or evacuation purposes.

? 4.1.7 If any of the essential fire-fighting equipment was noted as unserviceable, were the Fire & Rescue Service notified?

NOT APPLICABLE

None of the essential firefighting equipment was noted as unserviceable.

? 4.1.8 Have suitable fire safety instructions been provided to the residents?

YES

- We are informed that, on moving in, residents are provided with an information pack including fire safety guidance.

? **4.1.9** If present, has relevant information been passed on to the Fire & Rescue Service regarding the external wall systems? **NO**  
See 4.4.9 - still awaiting a report on the design of the external wall system.

? **4.1.10** When the employees of another employer work in the premises are they provided with adequate fire instructions and information? **YES**

- All work requiring the use of contractors is organised, controlled and instructions are provided by staff.

HISTORY 28/02/23 First identified in assessment  
21/12/23 Reviewed and confirmed as ongoing  
24/01/25 Reviewed and confirmed as ongoing

? **4.1.11** Is the evacuation procedure suitable, and supported by the provisions on site? **YES**

- There is a dual evacuation strategy in place within these premises whereby the residents within flats can stay put if unaffected by an outbreak of fire and residents/visitors within the common parts are to evacuate to the designated assembly point.

HISTORY 21/12/23 First identified in assessment  
24/01/25 Reviewed and confirmed as ongoing

## Management of Fire Safety - Procedures, Testing & Records

As part of the fire risk assessment, management of fire safety needs to be regarded as of equal importance to fire protection measures. In its broadest sense, fire safety management includes certain policies and procedures designed to prevent the occurrence of fire by eliminating or controlling fire hazards.

We have reviewed the available records and evidence to demonstrate that the relevant in-house inspections/testing and routine/preventative servicing and maintenance of the relevant systems are taking place and that underlying procedures are in place for controlling works undertaken within the premises.

? **4.2.1** If required, is there supporting evidence that regular co-ordination and co-operation is in place between the relevant parties responsible for the premises? **NOT APPLICABLE**  
The premises have only the one Responsible Person referred to in this report.

? **4.2.2** Are the premises free from an active enforcement/alterations notice? **YES**  
At the time of the assessment there were no enforcement/alterations notices in force.

? **4.2.3** Are routine in-house inspections and tests of the fire alarm, smoke ventilation systems, extinguishers, suppression systems, escape routes, exit doors, standard and emergency lighting systems undertaken and are records kept of these? **YES**

- Records of the routine in-house inspections and tests of the fire alarm, bin chute rooms, escape routes, exit doors and emergency lighting systems, suppression system within the bin room and external areas were provided.

Template Name	Inspection Date	Completed Date	Inspector Name	Inspector Email	Email To	Section No	Section Name	Question A	Question B	Question Text	Answer	Photo Link	Question Type	Comments
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.1	10th Floor	12.7	1	Cleaning	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.2	10th Floor	12.8	1	Roof Door Secure	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.3	Internal	12.9	1	Parting Area	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.4	Internal	13.1	1	Staircase	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.5	Internal	13.2	1	Ground Maintenance	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.6	Internal	13.3	1	Lighting	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.7	Internal	13.4	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.8	Internal	13.5	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.9	Internal	13.6	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.10	Internal	13.7	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.11	Internal	13.8	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.12	Internal	13.9	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.13	Internal	14.1	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.14	Internal	14.2	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.15	Internal	14.3	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.16	Internal	14.4	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.17	Internal	14.5	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.18	Internal	14.6	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.19	Internal	14.7	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.20	Internal	14.8	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.21	Internal	14.9	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.22	Internal	15.1	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.23	Internal	15.2	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.24	Internal	15.3	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.25	Internal	15.4	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.26	Internal	15.5	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.27	Internal	15.6	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.28	Internal	15.7	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.29	Internal	15.8	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.30	Internal	15.9	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.31	Internal	16.1	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.32	Internal	16.2	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.33	Internal	16.3	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.34	Internal	16.4	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.35	Internal	16.5	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.36	Internal	16.6	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.37	Internal	16.7	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.38	Internal	16.8	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.39	Internal	16.9	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.40	Internal	17.1	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.41	Internal	17.2	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.42	Internal	17.3	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.43	Internal	17.4	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.44	Internal	17.5	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.45	Internal	17.6	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.46	Internal	17.7	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.47	Internal	17.8	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.48	Internal	17.9	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.49	Internal	18.1	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.50	Internal	18.2	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.51	Internal	18.3	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.52	Internal	18.4	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.53	Internal	18.5	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.54	Internal	18.6	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.55	Internal	18.7	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.56	Internal	18.8	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.57	Internal	18.9	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.58	Internal	19.1	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.59	Internal	19.2	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.60	Internal	19.3	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.61	Internal	19.4	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.62	Internal	19.5	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.63	Internal	19.6	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.64	Internal	19.7	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.65	Internal	19.8	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.66	Internal	19.9	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.67	Internal	20.1	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.68	Internal	20.2	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.69	Internal	20.3	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.70	Internal	20.4	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.71	Internal	20.5	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.72	Internal	20.6	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.73	Internal	20.7	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.74	Internal	20.8	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.75	Internal	20.9	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.76	Internal	21.1	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.77	Internal	21.2	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.78	Internal	21.3	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.79	Internal	21.4	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.80	Internal	21.5	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.81	Internal	21.6	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.82	Internal	21.7	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.83	Internal	21.8	1	Fire & Alarm Test	Pass	0	Multi-select	
Black Inspection CHIVENOR HOUSE	15/10/2024	15/10/2024	Gerard Benridge	gerard.benridge@chivenor.org.uk	musen@chivenor.org.uk	1.84	Internal							

? **4.2.4** Is there evidence/records to confirm that the fire alarm, rising mains, smoke ventilation systems, extinguishers, automatic self-closing refuse shutters, suppression systems, standard and emergency lighting systems are tested and subject to regular preventative maintenance to industry standards by suitably qualified contractors?

NO

Confirm that the fire alarm, dry rising main, automatic self-closing refuse shutters, suppression system(bin room) and standard/emergency lighting systems are tested and subject to regular preventative maintenance to industry standards by suitably qualified contractors.

WHY Records for the testing/maintenance of the fire alarm, dry rising main, automatic self-closing refuse shutters, suppression system(bin room) and standard/emergency lighting systems testing to industry standards by suitably qualified contractors. not provided.

LOCATION Records.

MEDIUM

REFERENCE RB-17AGXI  
DUE 24/04/2025  
CATEGORY General: General - Records and Log Books  
QUANTITY 1

? **4.2.5** Is there satisfactory control over works carried out in the premises by outside contractors (including hot work permits)?

YES

All subcontract work is managed through formal procedures, any hot works will require the issue of Hot works Permit.

HISTORY 28/02/23 First identified in assessment  
21/12/23 Reviewed and confirmed as ongoing  
24/01/25 Reviewed and confirmed as ongoing

? **4.2.6** If hot work is undertaken by in-house personnel, are suitable precautions taken, including hot work permits?  
Hot works are only undertaken by external contractors.

YES

## Sources of Ignition & Fuel

The assessor has reviewed the potential sources of ignition in and around the premises. This includes electrical ignition sources, smoking, arson and lightning.

? **4.3.1** Does basic security against arson appear reasonable?

YES

Access to the premises is controlled by fob or access control.

HISTORY 28/02/23 First identified in assessment  
21/12/23 Reviewed and confirmed as ongoing  
24/01/25 Reviewed and confirmed as ongoing



? **4.3.2** Are the premises free from any fire loss experience?

YES

At the time of the assessment there was no evidence of any fire loss within these premises.

? **4.3.3** Are the premises and immediate surroundings free of unnecessary or inappropriate combustible materials? and are they separated from ignition sources?

YES

At the time of the assessment the premises were clear of inappropriate combustible materials.

? **4.3.4** Are gas and electricity intake/meter rooms/cupboards adequately secured and kept clear of combustible materials?

YES

The electricity intake room was adequately secured and clear of combustible materials.

HISTORY 21/12/23 First identified in assessment  
24/01/25 Reviewed and confirmed as ongoing

? **4.3.5** Are external bin stores/areas suitably secured with no combustible waste found outside of the designated area?

YES

The bin store/area was readily identifiable and the area was clear of combustible waste.

HISTORY 21/12/23 First identified in assessment

24/01/25 Reviewed and confirmed as ongoing

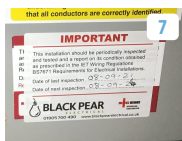


- ? **4.3.6** Is any fixed electrical equipment free from obvious damage and is there evidence of a recent professional inspection? **YES**

The installation is free from any noticeable defects. The consumer unit has a label to show that it was inspected on 08/09/2021.

The EICR identified the system as unsatisfactory, but remedial works have now been carried out and certificates issued for this work.

HISTORY 28/02/23 First identified in assessment  
21/12/23 Reviewed and confirmed as ongoing  
24/01/25 Reviewed and confirmed as ongoing



- ? **4.3.7** Is there any equipment which is subject to In-Service Inspection and Testing of Electrical Equipment (ITEE)? If so, is it free from obvious damage and is there evidence of a recent professional inspection? **YES**

Inspection and Testing of Electrical Equipment was last carried out in February 2024 and valid for twelve months.

HISTORY 21/12/23 First identified in assessment  
24/01/25 Reviewed and confirmed as ongoing



- ? **4.3.8** Is the use of inappropriate portable heaters avoided as far as possible?

**THERE WERE NO PORTABLE HEATERS IN THE COMMUNAL AREAS AT THE TIME OF THE ASSESSMENT.**

- ? **4.3.9** Are reasonable measures taken to prevent fires of electrical origin?

**YES**

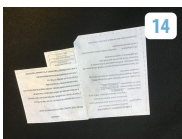
Reasonable measures appear to have been taken.

HISTORY 28/02/23 First identified in assessment  
21/12/23 Reviewed and confirmed as ongoing  
24/01/25 Reviewed and confirmed as ongoing

- ? **4.3.10** Are the premises free of any unnecessary or inappropriate sources of ignition? **YES**  
At the time of the assessment the premises were clear of inappropriate ignition sources.

- ? **4.3.11** If provided, are soft furnishings, upholstered furniture, curtains or drapes within common areas appropriate to limit fire spread/growth? **YES**

All soft furnishings located within the communal areas appear to be modern and in good condition.



- ? **4.3.12** If lightning protection is provided, is it in a good state of repair and maintained? **NO**

- Confirm that the lightning protection system has been tested in the last 12 months in accordance with BS EN 62305.

WHY No evidence of testing the lightning protection system was provided.  
LOCATION Records.

- Repair the defective lightning conductor.

WHY The lightning conductor did not appear to be connected.  
LOCATION Roof.



- Lightning protection was provided.

HISTORY 28/02/23 First identified in assessment  
21/12/23 Reviewed and confirmed as ongoing  
24/01/25 Reviewed and confirmed as ongoing

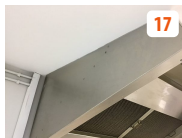


- 4.3.13 Are cooking facilities provided in the premises?

- 4.3.14 Are filters changed and duct work cleaned regularly?

- It should be confirmed that the filters are subjected to a regular maintenance scheme. (This is dependent on the kitchen being used).

WHY It could not be confirmed that the filters are cleaned/replaced as part of a maintenance scheme.  
LOCATION Communal Kitchen.  
HISTORY 28/02/23 Marked as not started  
21/12/23 Reviewed and confirmed as not started  
24/01/25 Reviewed and confirmed as not started



- 4.3.15 Is suitable extinguishing equipment available?

- A fire blanket was provided.

HISTORY 28/02/23 First identified in assessment  
21/12/23 Reviewed and confirmed as ongoing  
24/01/25 Reviewed and confirmed as ongoing



- 4.3.16 Are there any fixed gas heating installations present within the common parts of the premises and are they serviced and maintained?

- Maintained annually as part of the maintenance programme.

HISTORY 28/02/23 First identified in assessment  
21/12/23 Reviewed and confirmed as ongoing  
24/01/25 Reviewed and confirmed as ongoing

#### MEDIUM

REFERENCE RB-JWG7FQ  
DUE 24/04/2025  
CATEGORY General: General -  
Records and Log  
Books  
QUANTITY 1

#### HIGH

REFERENCE RB-CTUAI2  
DUE 24/02/2025  
CATEGORY Electrical: Elec - Srv -  
Lightning Protection  
QUANTITY 1

YES

NO

#### MEDIUM

REFERENCE RB-YJUSQ1  
DUE 28/05/2023  
CATEGORY General: General -  
Records and Log  
Books  
QUANTITY 1

YES

YES

? **4.3.17** Are any hazardous materials appropriately stored?

**THERE WERE NO HAZARDOUS MATERIALS OBSERVED DURING THE ASSESSMENT.**

? **4.3.18** Are all other Fire Hazard issues considered satisfactory?

No other Fire Hazards were observed during the assessment.

**NOT APPLICABLE**

## Protection

The provision of passive fire protection, in the form of fire resisting walls, ceilings and doors play an important part in the fire safety provisions in the building. The extent to which they are required has been assessed, and we have reviewed the provision of fire resisting doors, fire resisting walls, and the separation of roof voids, where possible. Statements regarding the fire resistance of the structure have been based on typical expected fire resistances of materials and construction. They comprise a visual inspection of the readily accessible areas only.

? **4.4.1** If there are any internal bin rooms or rubbish chutes, are they suitably secured, fire protected and provided with adequate ventilation?

**YES**

The refuse chutes are fitted with automatic self-closing shutters and a sprinkler system.

HISTORY 28/02/23 First identified in assessment  
21/12/23 Reviewed and confirmed as ongoing  
24/01/25 Reviewed and confirmed as ongoing



? **4.4.2** Are risers/service penetrations, where fitted, suitably fire-stopped and free from any visible damage?

**YES**

All visible penetrations appeared to be suitably fire stopped.

HISTORY 28/02/23 First identified in assessment  
21/12/23 Reviewed and confirmed as ongoing  
24/01/25 Reviewed and confirmed as ongoing



? **4.4.3** Is the fire resisting construction (including any glazing) of a suitable standard and maintained?

**NO**

The escape routes and stairs appeared to be sufficiently separated from the rest of the premises.

Complete the construction of the service cupboard.

WHY The wall to the service cupboard adjacent to flat 20 had not being completed.(Possibly due to the door to flat 20 still waiting to be replaced).  
LOCATION Service cupboard adjacent flat 20.



**HIGH**

REFERENCE RB-Q2IU8V  
DUE 24/02/2025  
CATEGORY Technical: Tech - Fire Stopping - Minor  
QUANTITY 1

? **4.4.4** Are any roof voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?

**NOT APPLICABLE**

There are no roof voids; the premises has a flat roof.

HISTORY 28/02/23 First identified in assessment  
24/01/25 Reviewed and confirmed as ongoing

? **4.4.5** Are escape routes clear of any surface linings (eg, paint build-up, wallpaper and cladding) that might unnecessarily promote the spread of fire or generate excess smoke?

YES

There are no linings present that are considered to promote fire spread.

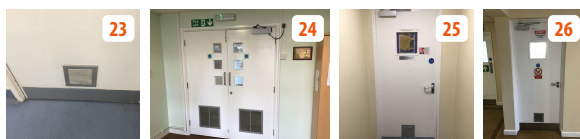
HISTORY 28/02/23 First identified in assessment  
21/12/23 Reviewed and confirmed as ongoing  
24/01/25 Reviewed and confirmed as ongoing

? **4.4.6** Where fire doors are fitted in the communal areas, do they operate easily, close fully (and automatically i.e. self-closing devices fitted) with all seals, glazing and ironmongery intact, relevant signage fitted and free from excessive gaps or any damage?

NO

The doors should be replaced with doors meeting FD30 criteria, including all components.

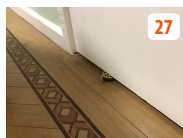
WHY The door leaves had been rendered ineffective by the fitment of ventilation grilles.  
LOCATION Laundry Room, Communal Lounge, Hair & Beauty & Fitness room.  
HISTORY 28/02/23 Marked as not started  
21/12/23 Reviewed and confirmed as not started The Pioneer Group are currently sourcing quotations before appointing a contractor to undertake the works.  
24/01/25 Reviewed and confirmed as not started



REFERENCE RB-792VAW  
DUE 28/05/2023  
CATEGORY Technical: Tech - Doors - Replace  
QUANTITY 4

The gap between the door and frame should be 2-4mm and no more than 3mm on the threshold. The gaps should be reduced to be within these required tolerances.

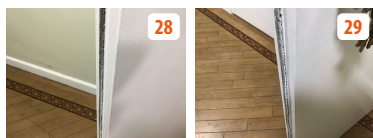
WHY The door had an excessive gap: threshold (16mm).  
LOCATION Floor 9 Electrical Services cupboard.  
HISTORY 28/02/23 Marked as not started  
21/12/23 Reviewed and confirmed as not started The Pioneer Group are currently sourcing quotations before appointing a contractor to undertake the works.  
24/01/25 Reviewed and confirmed as not started



REFERENCE RB-9HG1GL  
DUE 28/05/2023  
CATEGORY Technical: Tech - Doors - Repair  
QUANTITY 1

The smoke seals/intumescent strips should be replaced.

WHY The smoke seals were damaged (painted over).  
LOCATION Floor 3 Electrical Services cupboard & Dry Riser cupboard.  
HISTORY 28/02/23 Marked as not started  
21/12/23 Reviewed and confirmed as not started The Pioneer Group are currently sourcing quotations before appointing a contractor to undertake the works.



REFERENCE RB-Y243DQ  
DUE 28/05/2023  
CATEGORY Technical: Tech - Doors - Repair  
QUANTITY 2

Confirm if the lounge door meets at least FD30 criteria.

WHY Access could not be gained to the flat.  
LOCATION Flats 5, 11, 12, 30 & 38.  
HISTORY 28/02/23 Marked as not started  
21/12/23 Reviewed and confirmed as not started Access was gained to flats 16, 23 and 31 only during this FRA.

REFERENCE RB-7NP1G5  
DUE 28/05/2023  
CATEGORY Technical: Tech - Inspection Before Works - Housing  
QUANTITY 8

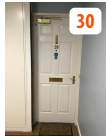
? **4.4.7** From a visual inspection, do flat front doors appear to be in a good condition and fitted with a suitable self-closing device?

NO

The door should be replaced with a door set meeting FD60S criteria as per all of the other flat doors.

WHY The flat door is not to the standard set by the Pioneer Group.  
LOCATION Flat 20.

REFERENCE RB-GE9JE7  
DUE 24/04/2025  
CATEGORY Technical: Tech - Doors - Replace



QUANTITY 1

- Re fit the self-closing device and inform the resident once again of the need to ensure the self closing device is fitted and working at all times.

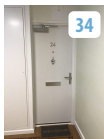
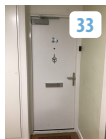
WHY The self-closing device fitted to the entry/exit door had being disconnected.  
LOCATION Flat 21.



HIGH

REFERENCE RB-SPB9TH  
DUE 31/01/2025  
CATEGORY Technical: Tech -  
Doors - Repair  
QUANTITY 1

- All flat entry/exit doors apart from Flat 20 have been replaced with FD60S door sets.



- 4.4.8 Do all other doors operate easily, close fully with all glazing and ironmongery intact and are they free from any damage?

YES

- The other doors sampled operated easily and were free from damage.

- 4.4.9 Are the external walls of the building satisfactory with regard to fire spread? (Consider flammability of cladding/external insulation system if provided).

NO

- A record of the design of the external walls of the building must be prepared, including details of the materials from which they are constructed.

MEDIUM

REFERENCE RB-DCK4GC  
DUE 28/05/2023  
CATEGORY General: General -  
Records and Log  
Books  
QUANTITY 1

This record must be provided to the local fire and rescue service by electronic means. Typically, other than in the case of low-risk, traditional masonry construction, the information that should be provided will comprise the following:

- an overview of the design of the external wall
- brief information on the materials of construction, insulation and any cladding
- any known defects in the construction (either as originally built or currently)
- the level of risk presented by the external walls, cladding and any attachments (as determined, where necessary, by an appraisal carried out by specialists)
- any mitigating steps that have been taken in relation to the risk as identified in the fire risk assessment

A suitable template for recording the information, for example [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1123770/Template-External\\_Wall\\_Information\\_for\\_FRS.odt](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1123770/Template-External_Wall_Information_for_FRS.odt) must be provided electronically to the fire and rescue service.

WHY A record of the design of the external walls of the building was not available at the time of the assessment.  
LOCATION The external walls appear to be concrete but the materials behind the external face are unknown.  
Records.  
HISTORY 28/02/23 Marked as not started  
21/12/23 Reviewed and confirmed as in progress RLB are in the process of carrying out structural surveys.  
24/01/25 Reviewed and confirmed as not started



## Means of Escape from Fire

The proper provision of means of escape is an essential part of fire safety measures in any and all premises. We have reviewed whether adequate escape routes are provided, whether they can be easily used and navigated, and whether the provision of emergency lighting, or other means of lighting, are sufficient.

Statements in the report regarding escape lighting are based on visual inspection only. The mains services were live at the time of inspection. No test of luminance levels was carried out.

- ? **4.5.1** Is there adequate provision of unobstructed exit routes and easily and immediately openable exits which open in the direction of escape (where required) and lead to a place of safety? **YES**

The escape routes were sufficient in number and size to allow safe egress of all occupants.

- ? **4.5.2** 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**

The door release button has an override switch fitted nearby.

HISTORY 21/12/23 First identified in assessment  
24/01/25 Reviewed and confirmed as ongoing



- ? **4.5.3** Are there reasonable arrangements for means of escape for disabled occupants? **YES**
- These are General Needs flats; therefore, occupants may be present with some disabilities. Where necessary, new tenants (and any tenants known to have deteriorating health should be encouraged to have a home fire safety check by the local Fire and Rescue Service. Specific measures regarding occupants with any disabilities identified can be discussed and actions taken as necessary in conjunction with the relevant local community services.

Refuges have been provided on each floor of the stairwell.

HISTORY 28/02/23 First identified in assessment  
21/12/23 Reviewed and confirmed as ongoing  
24/01/25 Reviewed and confirmed as ongoing



- ? **4.5.4** Are there suitable fire precautions for any inner rooms? **YES**

Smoke detection was provided in the access rooms.

HISTORY 28/02/23 First identified in assessment  
21/12/23 Reviewed and confirmed as ongoing  
24/01/25 Reviewed and confirmed as ongoing

- ? **4.5.5** Are the premises fitted with a suitable and sufficient emergency lighting system? **YES**

Emergency lighting is installed and appears to be in working order.

HISTORY 28/02/23 First identified in assessment  
21/12/23 Reviewed and confirmed as ongoing  
24/01/25 Reviewed and confirmed as ongoing



- ? **4.5.6** Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings or an automatic or remotely operated smoke ventilation system? **YES**

- Permanent ventilation was provided at the head of the stairs, in the stair lobbies and in the refuse chute rooms.

HISTORY 28/02/23 First identified in assessment  
21/12/23 Reviewed and confirmed as ongoing  
24/01/25 Reviewed and confirmed as ongoing



- ? **4.5.7** Are fire action notices provided and do they reflect the escape strategy for the premises? **YES**

- There is a dual evacuation strategy in place within these premises whereby the residents within flats can stay put if unaffected by an outbreak of fire and residents/visitors within the common parts are to evacuate to the designated assembly point.



- ? **4.5.8** Is the fire safety signage suitable and sufficient, including No smoking and Exit signs? **YES**

- No Smoking, lift and escape signage were displayed.

HISTORY 28/02/23 First identified in assessment  
21/12/23 Reviewed and confirmed as ongoing  
24/01/25 Reviewed and confirmed as ongoing



- The Fire Assembly point was clearly identified.

LOCATION Car park.  
HISTORY 21/12/23 First identified in assessment  
24/01/25 Reviewed and confirmed as ongoing



## Means of Giving Warning

We have reviewed the provision of a fire detection and alarm system in the building, and its suitability in line with the evacuation procedure, and other fire safety systems.

For domestic premises we have, where possible, reviewed whether domestic smoke alarms have been provided in the individual flats.

Statements regarding the fire alarm system are based on visual inspection only; no audibility tests have been carried out.

? **4.6.1** Are the premises fitted with a suitable and sufficient fire alarm system? And does it have a zone plan?

NO

- Confirm the appropriate and required level of automatic fire detection (AFD) Grade D, Category LD2 is in place within individual flats.

If AFD is not in place, then automatic fire detection (AFD) Grade D1, Category LD1 should be provided, in accordance with BS5839-6:2019.

WHY It was not possible to access each of the individual flats to confirm the level of automatic fire detection within the flat.  
LOCATION Flats 5, 11, 12, & 38.  
HISTORY 28/02/23 **Marked as not started**  
21/12/23 **Reviewed and confirmed as not started** Access was gained to flats 16, 23 and 31 during this FRA.  
24/01/25 **Reviewed and confirmed as not started**

#### MEDIUM

REFERENCE RB-H6MV3K  
DUE 28/05/2023  
CATEGORY Electrical: Elec - Wrks - Fire Alarm  
QUANTITY 8

- Consideration should be given to installing Evacuation Alert Control Indicating Equipment (EACIE). This would be a system for the sole use of the Fire and Rescue Service, where if necessary they could send a signal to evacuate part/s or the whole of the building where necessary.

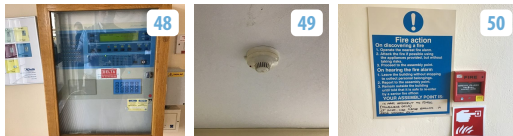
WHY The Fire and Rescue Service have no method of evacuating the residents in a staged evacuation procedure should the need occur (this could replace the existing alarm).  
LOCATION Throughout the premises.

#### NO TIMESCALE

REFERENCE RB-85MPP2  
DUE No Due Date  
QUANTITY 1

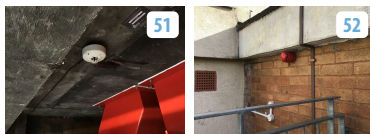
- A Category L3 fire alarm system appeared to be installed in the escape routes and adjacent rooms.

HISTORY 28/02/23 **First identified in assessment**  
21/12/23 **Reviewed and confirmed as ongoing**  
24/01/25 **Reviewed and confirmed as ongoing**



- A Category L5 fire alarm system appeared to be installed in the bin store.

HISTORY 28/02/23 **First identified in assessment**  
21/12/23 **Reviewed and confirmed as ongoing**  
24/01/25 **Reviewed and confirmed as ongoing**



## Firefighting Arrangements

With regards to the height, complexity and use of the premises we have made an assessment of the firefighting arrangements. This includes the provision of fire extinguishers, fire brigade access, and the provision of sprinklers.

? **4.7.1** If a sprinkler/suppression system has been fitted, is it suitable and sufficient?  
See 4.2.4. for servicing.

NOT APPLICABLE

- A sprinkler system is fitted in the bin room to protect around the bins.

HISTORY 28/02/23 **First identified in assessment**  
21/12/23 **Reviewed and confirmed as ongoing**  
24/01/25 **Reviewed and confirmed as ongoing**



? **4.7.2** If a firefighting shaft is required, is it intact and all services within it maintained?  
The premises do not have a firefighting shaft.

**NOT APPLICABLE**

? **4.7.3** If required, due to the size/height of the building, has a dry/wet riser been installed?  
For testing see 4.2.4.

**YES**

● A dry rising main was fitted to the premises.

HISTORY 21/12/23 First identified in assessment  
24/01/25 Reviewed and confirmed as ongoing

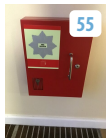


? **4.7.4** If required, has a Secure Information Box been provided?

**YES**

● An up to date premises information box is provided.

HISTORY 21/12/23 First identified in assessment  
24/01/25 Reviewed and confirmed as ongoing



? **4.7.5** Is there suitable floor numbering and wayfinding signage on each floor?

**YES**

● Pioneer have confirmed wayfinding signage is to the required standard.

HISTORY 21/12/23 First identified in assessment  
24/01/25 Reviewed and confirmed as ongoing

? **4.7.6** Is the premises provided with drop key override switch facilities for Fire and Rescue Service access, and do they work?

**YES**

● The Fire Control switch over the main entrance worked when tested.

HISTORY 21/12/23 First identified in assessment  
24/01/25 Reviewed and confirmed as ongoing



? **4.7.7** Where required, are the correct fire extinguishers provided, and are they suitably positioned?

**NO**

● The fire extinguisher should be serviced.

WHY The fire extinguisher had not been serviced since 05/2023.  
LOCATION Lift motor room and old wardens office.



● The fire extinguisher in the entrance lobby was last serviced in 02/2024.

HISTORY 28/02/23 First identified in assessment  
24/01/25 Reviewed and confirmed as ongoing

**MEDIUM**

REFERENCE RB-HSD5QF  
DUE 24/04/2025  
CATEGORY Electrical: Elec - Srv -  
Fire Extinguishers  
QUANTITY 1



- ? **4.7.8** Is adequate access available to the premises for the Fire & Rescue Service?  
Fire & Rescue Service access was adequate at the time of the assessment. **YES**
- ? **4.7.9** Are any other measures for the use by, or the protection of, firefighters in working order?  
There are no additional measures in place for the use by, or the protection of, firefighters. **NOT APPLICABLE**
- ? **4.7.10** Are any wiring systems visible within the common escape route(s) supported, in accordance with BS 7671, such that they will not be liable to premature collapse in the event of fire? **YES**
- All visible cables appeared to be supported.
- HISTORY 21/12/23 First identified in assessment  
24/01/25 Reviewed and confirmed as ongoing

## Additional Considerations

- ? **4.8.1** Are all other elements of the premises acceptable and without need of any remedial actions?  
No further life safety measures are required, other than those referred to in this report. **YES**

## Other Actions and Controls

Findings in this section have not been linked to a section or question.

- The gap between the door and frame should be 2-4mm and no more than 3mm on the threshold. The gaps should be reduced to be within these required tolerances.
- WHY The door had an excessive gap: threshold (10mm).  
LOCATION Floor 4 Flats Lobby door.  
HISTORY 28/02/23 Marked as not started  
21/12/23 Reviewed and confirmed as not started The Pioneer Group are currently sourcing quotations before appointing a contractor to undertake the works.  
24/01/25 Reviewed and confirmed as not started The Pioneer Group are currently sourcing quotations before appointing a contractor to undertake the works.



MEDIUM	
REFERENCE	RB-75TPXA
DUE	28/05/2023
CATEGORY	Technical: Tech - Doors - Repair
QUANTITY	1

## Actions and Controls Reviewed as Completed or Cancelled

Findings in this section have been reviewed in this assessment as completed or cancelled. They are not included in any summaries.

- **COMPLETED** Confirm that the information detailed below has been given to all flat occupants.

MEDIUM	
REFERENCE	RB-8ARMT1
DUE	21/03/2024
CATEGORY	General: General - Records and Log Books
QUANTITY	40

**WHY** The Fire Safety (England) Regulations 2022 require that from 23 January 2023, the Responsible Person must give information about flat entrance doors to all residents (tenants and leaseholders) of all blocks of flats, that fire doors should be kept shut when not in use, self-closing devices should not be tampered with, and any fault or damage should be immediately reported to the Responsible Person. This information must be provided to any new resident as soon as reasonably practicable after they move in, and all residents must be reminded about this information every 12 months.

**Where**

**LOCATION** Each flat.

**COMPLETED** Records should be provided to show that routine in-house inspections/testing of the emergency lighting systems are being carried out.

**WHY** There were no records to show that routine in-house inspections/testing of the emergency lighting systems were being carried out.

**LOCATION** Records.

**MEDIUM**

**REFERENCE** RB-NDMDLZ  
**DUE** 21/03/2024  
**CATEGORY** General: General - Records and Log Books  
**QUANTITY** 1

**COMPLETED** The gap between the door and frame should be 2-4mm and no more than 3mm on the threshold. The gaps should be reduced to be within these required tolerances.

**WHY** The door had an excessive gap: threshold (11mm).

**LOCATION** Floor 9 Refuse Chute door.

**HISTORY** 28/02/23 **Marked as not started**  
21/12/23 **Reviewed and confirmed as not started** The Pioneer Group are currently sourcing quotations before appointing a contractor to undertake the works.  
24/01/25 **Reviewed and confirmed as completed**

**MEDIUM**

**REFERENCE** RB-6AWFGL  
**DUE** 28/05/2023  
**CATEGORY** Technical: Tech - Doors - Repair  
**QUANTITY** 1



**COMPLETED** The gap between the door and frame should be 2-4mm and no more than 3mm on the threshold. The gaps should be reduced to be within these required tolerances.

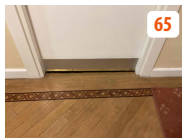
**WHY** The door had an excessive gap: threshold (8mm).

**LOCATION** Floor 8 Flats Lobby door.

**HISTORY** 28/02/23 **Marked as not started**  
21/12/23 **Reviewed and confirmed as not started** The Pioneer Group are currently sourcing quotations before appointing a contractor to undertake the works.  
24/01/25 **Reviewed and confirmed as completed** Brush strip fitted.

**MEDIUM**

**REFERENCE** RB-25F2EQ  
**DUE** 28/05/2023  
**CATEGORY** Technical: Tech - Doors - Repair  
**QUANTITY** 1



**COMPLETED** The gap between the door and frame should be 2-4mm and no more than 3mm on the threshold. The gaps should be reduced to be within these required tolerances.

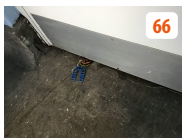
**WHY** The door had an excessive gap: threshold (13mm).

**LOCATION** Floor 7 Flats Lobby door.

**HISTORY** 28/02/23 **Marked as not started**  
21/12/23 **Reviewed and confirmed as not started** The Pioneer Group are currently sourcing quotations before appointing a contractor to undertake the works.  
24/01/25 **Reviewed and confirmed as completed**

**MEDIUM**

**REFERENCE** RB-WR6B93  
**DUE** 28/05/2023  
**CATEGORY** Technical: Tech - Doors - Repair  
**QUANTITY** 1



**COMPLETED** The gap between the door and frame should be 2-4mm and no more than 3mm on the threshold. The gaps should be reduced to be within these required tolerances.

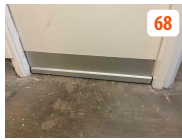
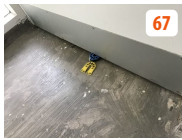
**WHY** The door had an excessive gap: threshold (16mm).

**LOCATION** Floor 6 Stairs door.

**HISTORY** 28/02/23 **Marked as not started**  
21/12/23 **Reviewed and confirmed as not started** The Pioneer Group are currently sourcing quotations before appointing a contractor to undertake the works.  
24/01/25 **Reviewed and confirmed as completed** Drop down seal fitted.

**MEDIUM**

**REFERENCE** RB-8QTRKN  
**DUE** 28/05/2023  
**CATEGORY** Technical: Tech - Doors - Repair  
**QUANTITY** 1



**COMPLETED** The gap between the door and frame should be 2-4mm and no more than 3mm on the threshold. The gaps should be reduced to be within these required tolerances.

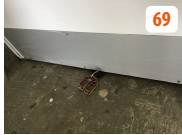
WHY The door had an excessive gap: threshold (16mm).

LOCATION Floor 6 Flats Lobby door.

HISTORY 28/02/23 **Marked as not started**

21/12/23 **Reviewed and confirmed as not started** The Pioneer Group are currently sourcing quotations before appointing a contractor to undertake the works.

24/01/25 **Reviewed and confirmed as completed**



**COMPLETED** The gap between the door and frame should be 2-4mm and no more than 3mm on the threshold. The gaps should be reduced to be within these required tolerances.

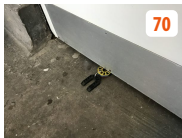
WHY The door had an excessive gap: threshold (10mm).

LOCATION Floor 5 Flats Lobby door.

HISTORY 28/02/23 **Marked as not started**

21/12/23 **Reviewed and confirmed as not started** The Pioneer Group are currently sourcing quotations before appointing a contractor to undertake the works.

24/01/25 **Reviewed and confirmed as completed**



**COMPLETED** The gap between the door and frame should be 2-4mm and no more than 3mm on the threshold. The gaps should be reduced to be within these required tolerances.

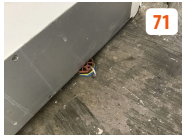
WHY The door had an excessive gap: threshold (16mm).

LOCATION Floor 2 Stairs door.

HISTORY 28/02/23 **Marked as not started**

21/12/23 **Reviewed and confirmed as not started** The Pioneer Group are currently sourcing quotations before appointing a contractor to undertake the works.

24/01/25 **Reviewed and confirmed as completed** Drop down seal fitted.



**COMPLETED** The gap between the door and frame should be 2-4mm and no more than 3mm on the threshold. The gaps should be reduced to be within these required tolerances.

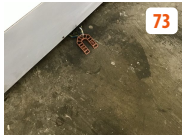
WHY The door had an excessive gap: threshold (11mm).

LOCATION Floor 2 Flats Lobby door.

HISTORY 28/02/23 **Marked as not started**

21/12/23 **Reviewed and confirmed as not started** The Pioneer Group are currently sourcing quotations before appointing a contractor to undertake the works.

24/01/25 **Reviewed and confirmed as completed**



**COMPLETED** The hinges should be replaced with hinges meeting BS EN 1935 Grade 11.

WHY The hinges were excessively worn.

LOCATION Scooter Store.

#### MEDIUM

REFERENCE RB-34ZNNWG

DUE 28/05/2023

CATEGORY Technical: Tech -  
Doors - Repair

QUANTITY 1

#### MEDIUM

REFERENCE RB-SXJLRP

DUE 28/05/2023

CATEGORY Technical: Tech -  
Doors - Repair

QUANTITY 1

#### MEDIUM

REFERENCE RB-GS9ILJ

DUE 28/05/2023

CATEGORY Technical: Tech -  
Doors - Repair

QUANTITY 1

#### MEDIUM

REFERENCE RB-IN2QIK

DUE 28/05/2023

CATEGORY Technical: Tech -  
Doors - Repair

QUANTITY 1

#### MEDIUM

REFERENCE RB-YL5GRQ

DUE 28/05/2023

CATEGORY Technical: Tech -  
Doors - Repair

HISTORY 28/02/23 **Marked as not started**  
21/12/23 **Reviewed and confirmed as not started** The Pioneer Group are currently sourcing quotations before appointing a contractor to undertake the works.  
24/01/25 **Reviewed and confirmed as completed**

QUANTITY 1



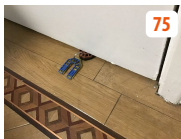
**COMPLETED** The gap between the door and frame should be 2-4mm and no more than 3mm on the threshold. The gaps should be reduced to be within these required tolerances.

WHY The door had excessive gaps: top (5mm), hinge side (5mm) and threshold (11mm).

LOCATION Floor 4 Electrical Services cupboard.

HISTORY 28/02/23 **Marked as not started**

21/12/23 **Reviewed and confirmed as not started** The Pioneer Group are currently sourcing quotations before appointing a contractor to undertake the works.



**MEDIUM**

REFERENCE RB-668UCS

DUE 28/05/2023

CATEGORY Technical: Tech -  
Doors - Repair

QUANTITY 1

**COMPLETED** Confirm if the flat entrance door meets FD30S criteria.

WHY Access could not be gained to confirm if the flat entrance door meets FD30S criteria.

LOCATION Flats 5, 11, 12, 30 & 38.

HISTORY 28/02/23 **Marked as not started**

21/12/23 **Reviewed and confirmed as not started** Access was gained to flats 16, 23 and 31 only during this FRA.

**MEDIUM**

REFERENCE RB-ID5PJN

DUE 28/05/2023

CATEGORY Technical: Tech -  
Inspection Before  
Works - Housing

QUANTITY 8

**COMPLETED** The control panel should be inspected and brought back into full working order.

WHY The control panel to the system was not working, this was highlighted in the annual service visit.

LOCATION Bin room.



**HIGH**

REFERENCE RB-3ABZ2L

DUE 04/01/2024

CATEGORY Electrical: Elec - Wrks -  
Other

QUANTITY 1

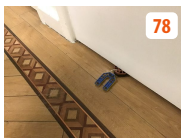
**CANCELLED** The gap between the door and frame should be 2-4mm and no more than 3mm on the threshold. The gaps should be reduced to be within these required tolerances.

WHY The door had an excessive gap: threshold (11mm).

LOCATION Floor 9 Dry Riser cupboard.

HISTORY 28/02/23 **Marked as not started**

21/12/23 **Reviewed and confirmed as not started** The Pioneer Group are currently sourcing quotations before appointing a contractor to undertake the works.



**MEDIUM**

REFERENCE RB-8BZJ1C

DUE 28/05/2023

CATEGORY Technical: Tech -  
Doors - Repair

QUANTITY 1

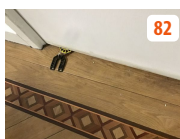
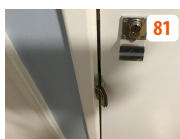
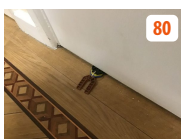
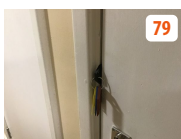
**CANCELLED** The gap between the door and frame should be 2-4mm and no more than 3mm on the threshold. The gaps should be reduced to be within these required tolerances.

WHY The door had excessive gaps:  
Floor 8 Dry Riser cupboard lock side (6mm) and threshold (11mm).

LOCATION Floor 8 Dry Riser cupboard.

HISTORY 28/02/23 **Marked as not started**

21/12/23 **Reviewed and confirmed as not started** The Pioneer Group are currently sourcing quotations before appointing a contractor to undertake the works.



**MEDIUM**

REFERENCE RB-BCMYY3

DUE 28/05/2023

CATEGORY Technical: Tech -  
Doors - Repair

QUANTITY 1

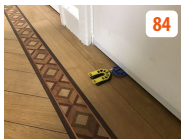
**CANCELLED** The gap between the door and frame should be 2-4mm and no more than 3mm on the threshold. The gaps should be reduced to be within these required tolerances.

WHY The door had an excessive gap: threshold (16mm).  
LOCATION Floor 7 Dry Riser cupboard.  
HISTORY 28/02/23 **Marked as not started**  
21/12/23 **Reviewed and confirmed as not started** The Pioneer Group are currently sourcing quotations before appointing a contractor to undertake the works.



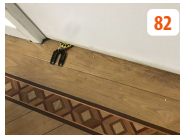
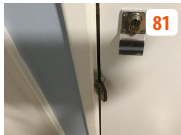
**CANCELLED** The gap between the door and frame should be 2-4mm and no more than 3mm on the threshold. The gaps should be reduced to be within these required tolerances.

WHY The door had an excessive gap: threshold (8mm).  
LOCATION Floor 6 Dry Riser cupboard.  
HISTORY 28/02/23 **Marked as not started**  
21/12/23 **Reviewed and confirmed as not started** The Pioneer Group are currently sourcing quotations before appointing a contractor to undertake the works.



**CANCELLED** The gap between the door and frame should be 2-4mm and no more than 3mm on the threshold. The gaps should be reduced to be within these required tolerances.

WHY The door had excessive gaps: lock side (7mm) & threshold (10mm).  
LOCATION Floor 5 Dry Riser cupboard.  
HISTORY 28/02/23 **Marked as not started**  
21/12/23 **Reviewed and confirmed as not started** The Pioneer Group are currently sourcing quotations before appointing a contractor to undertake the works.



#### MEDIUM

REFERENCE RB-P115LB  
DUE 28/05/2023  
CATEGORY Technical: Tech -  
Doors - Repair  
QUANTITY 1

#### MEDIUM

REFERENCE RB-WBBZJP  
DUE 28/05/2023  
CATEGORY Technical: Tech -  
Doors - Repair  
QUANTITY 1

#### MEDIUM

REFERENCE RB-R5UPXL  
DUE 28/05/2023  
CATEGORY Technical: Tech -  
Doors - Repair  
QUANTITY 1

# ACTION PLAN

A plan of each floor of the building must be prepared.

If the plans of each floor would be the same in all material respects, a single plan for those floors may be provided, provided that the plan clearly indicates the floors to which it relates.

The floor plans must, together, identify the location of all lifts (identifying any designed for use by firefighters or for evacuation) and key fire-fighting equipment in the building including rising mains, smoke control systems and fire suppression systems.

In addition, a single-page building plan must be prepared, which shows the following:

- the environs of the building (e.g. the building and its immediate surroundings)
- details of the use of the building, for example for commercial or residential purposes
- access for fire and rescue appliances
- the dimensions of the building
- information on the number of storeys of the building and the number of basement levels (if any)
- information regarding the presence of maisonettes or scissor section flats
- inlets for dry rising mains
- inlets for wet rising mains
- the location of shut-off controls for any sprinkler systems
- access points for the building
- the location of the secure information box
- the location of the central controls for any smoke control system
- the location of any firefighting shaft
- the location of main stairways in the building
- the location of the controls for any evacuation alert system

A hard copy of the floor plans and the building plan must be placed in the secure information box.

In addition, the local fire and rescue service must be provided with a copy of these plans by electronic means (i.e. email).

If any changes are made to the layout of the building or the location of the key fire fighting equipment described above, the floor plans and building plan must be updated as soon as reasonably practicable after the changes are made.

The updated plans must then provided to the fire and rescue service by electronic means.

The floor plans and the building plan were not available at the time of the assessment.

REFERENCE RB-IKI7A3 DUE 28/05/2023 QUANTITY 1

LOCATION Secure information box.

CATEGORY General: General - Records and Log Books

COMPLETED ON / BY

MEDIUM

A record of the design of the external walls of the building must be prepared, including details of the materials from which they are constructed.

MEDIUM

This record must be provided to the local fire and rescue service by electronic means. Typically, other than in the case of low-risk, traditional masonry construction, the information that should be provided will comprise the following:

- an overview of the design of the external wall
- brief information on the materials of construction, insulation and any cladding
- any known defects in the construction (either as originally built or currently)
- the level of risk presented by the external walls, cladding and any attachments (as determined, where necessary, by an appraisal carried out by specialists)
- any mitigating steps that have been taken in relation to the risk as identified in the fire risk assessment

A suitable template for recording the information, for example [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1123770/Template-External\\_Wall\\_Information\\_for\\_FRS.odt](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1123770/Template-External_Wall_Information_for_FRS.odt) must be provided electronically to the fire and rescue service.

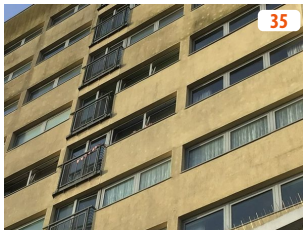
A record of the design of the external walls of the building was not available at the time of the assessment.

The external walls appear to be concrete but the materials behind the external face are unknown.

REFERENCE RB-DCK4GC DUE 28/05/2023 QUANTITY 1

LOCATION Records.

CATEGORY General: General - Records and Log Books



COMPLETED ON / BY

Confirm if the lounge door meets at least FD30 criteria.

Access could not be gained to the flat.

MEDIUM

REFERENCE RB-7NP1G5 DUE 28/05/2023 QUANTITY 8

LOCATION Flats 5, 11, 12, 30 & 38.

CATEGORY Technical: Tech - Inspection Before Works - Housing

COMPLETED ON / BY

Confirm the appropriate and required level of automatic fire detection (AFD) Grade D, Category LD2 is in place within individual flats.

MEDIUM

If AFD is it not in place, then automatic fire detection (AFD) Grade D1, Category LD1 should be provided, in accordance with BS5839-6:2019.

It was not possible to access each of the individual flats to confirm the level of automatic fire detection within the flat.

REFERENCE RB-H6MV3K DUE 28/05/2023 QUANTITY 8

LOCATION Flats 5, 11, 12, & 38.

CATEGORY Electrical: Elec - Wrks - Fire Alarm

ACTION CONTINUES...

...ACTION CONTINUED

COMPLETED ON / BY

It should be confirmed that the filters are subjected to a regular maintenance scheme. (This is dependent on the kitchen being used).  
It could not be confirmed that the filters are cleaned/replaced as part of a maintenance scheme.

MEDIUM

REFERENCE RB-YJUSQ1 DUE 28/05/2023 QUANTITY 1  
LOCATION Communal Kitchen.  
CATEGORY General: General - Records and Log Books

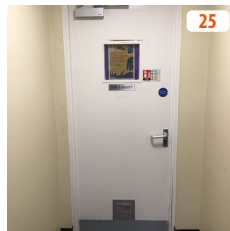


COMPLETED ON / BY

The doors should be replaced with doors meeting FD30 criteria, including all components.  
The door leaves had been rendered ineffective by the fitment of ventilation grilles.

MEDIUM

REFERENCE RB-792VAW DUE 28/05/2023 QUANTITY 4  
LOCATION Laundry Room, Communal Lounge, Hair & Beauty & Fitness room.  
CATEGORY Technical: Tech - Doors - Replace



COMPLETED ON / BY

The gap between the door and frame should be 2-4mm and no more than 3mm on the threshold.  
The gaps should be reduced to be within these required tolerances.  
The door had an excessive gap: threshold (10mm).

MEDIUM

REFERENCE RB-75TPXA DUE 28/05/2023 QUANTITY 1  
LOCATION Floor 4 Flats Lobby door.  
CATEGORY Technical: Tech - Doors - Repair



COMPLETED ON / BY

The gap between the door and frame should be 2-4mm and no more than 3mm on the threshold.  
The gaps should be reduced to be within these required tolerances.  
The door had an excessive gap: threshold (16mm).

**MEDIUM**

REFERENCE RB-9HG1GL DUE 28/05/2023 QUANTITY 1  
LOCATION Floor 9 Electrical Services cupboard.  
CATEGORY Technical: Tech - Doors - Repair

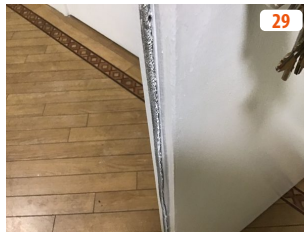
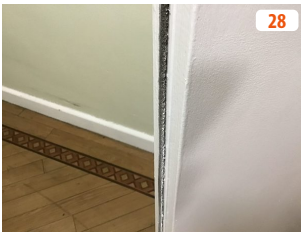


COMPLETED ON / BY

The smoke seals/intumescent strips should be replaced.  
The smoke seals were damaged (painted over).

**MEDIUM**

REFERENCE RB-Y243DQ DUE 28/05/2023 QUANTITY 2  
LOCATION Floor 3 Electrical Services cupboard & Dry Riser cupboard.  
CATEGORY Technical: Tech - Doors - Repair

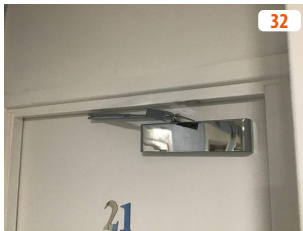


COMPLETED ON / BY

Re fit the self-closing device and inform the resident once again of the need to ensure the self closing device is fitted and working at all times.  
The self-closing device fitted to the entry/exit door had being disconnected.

**HIGH**

REFERENCE RB-SPB9TH DUE 31/01/2025 QUANTITY 1  
LOCATION Flat 21.  
CATEGORY Technical: Tech - Doors - Repair



COMPLETED ON / BY

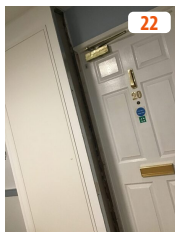
Complete the construction of the service cupboard.  
The wall to the service cupboard adjacent to flat 20 had not being completed.(Possibly due to the door to flat 20 still waiting to be replaced).

**HIGH**

REFERENCE RB-Q2IU8V DUE 24/02/2025 QUANTITY 1  
LOCATION Service cupboard adjacent flat 20.  
CATEGORY Technical: Tech - Fire Stopping - Minor

ACTION CONTINUES...

...ACTION CONTINUED

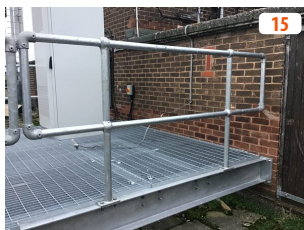


COMPLETED ON / BY

Repair the defective lightning conductor.  
The lightning conductor did not appear to be connected.

REFERENCE RB-CTUAI2 DUE 24/02/2025 QUANTITY 1  
LOCATION Roof.  
CATEGORY Electrical: Elec - Srv - Lightning Protection

HIGH



COMPLETED ON / BY

Confirm that the fire alarm, dry rising main, automatic self-closing refuse shutters, suppression system(bin room) and standard/emergency lighting systems are tested and subject to regular preventative maintenance to industry standards by suitably qualified contractors.  
Records for the testing/maintenance of the fire alarm, dry rising main, automatic self-closing refuse shutters, suppression system(bin room) and standard/emergency lighting systems testing to industry standards by suitably qualified contractors. not provided.

REFERENCE RB-17AGXI DUE 24/04/2025 QUANTITY 1  
LOCATION Records.  
CATEGORY General: General - Records and Log Books

MEDIUM

COMPLETED ON / BY

Confirm that the lightning protection system has been tested in the last 12 months in accordance with BS EN 62305.  
No evidence of testing the lightning protection system was provided.

REFERENCE RB-JWG7FQ DUE 24/04/2025 QUANTITY 1  
LOCATION Records.  
CATEGORY General: General - Records and Log Books

MEDIUM

COMPLETED ON / BY

The door should be replaced with a door set meeting FD60S criteria as per all of the other flat doors.  
The flat door is not to the standard set by the Pioneer Group.

REFERENCE RB-GE9JE7 DUE 24/04/2025 QUANTITY 1  
LOCATION Flat 20.  
CATEGORY Technical: Tech - Doors - Replace

MEDIUM

ACTION CONTINUES...

...ACTION CONTINUED



COMPLETED ON / BY

The fire extinguisher should be serviced.  
The fire extinguisher had not been been serviced since 05/2023.

MEDIUM

REFERENCE RB-HSD5QF DUE 24/04/2025 QUANTITY 1  
LOCATION Lift motor room and old wardens office.  
CATEGORY Electrical: Elec - Srv - Fire Extinguishers



COMPLETED ON / BY

Consideration should be given to installing Evacuation Alert Control Indicating Equipment (EACIE).  
This would be a system for the sole use of the Fire and Rescue Service, where if necessary they  
could send a signal to evacuate part/s or the whole of the building where necessary.  
The Fire and Rescue Service have no method of evacuating the residents in a staged evacuation  
procedure should the need occur (this could replace the existing alarm).

NO TIMESCALE

REFERENCE RB-85MPP2 DUE No Due Date QUANTITY 1  
LOCATION Throughout the premises.

COMPLETED ON / BY



# Fire Doors

Keep you safe in the event of a fire.

**Make sure you:**

- Keep fire doors closed, do not wedge them open
- Do not drill into, add grilles or modify the door
- Do not remove the self-closing device
- Tell us if the gap around the door isn't the same all the way around or if seals are loose or missing
- Make sure the door closes correctly around all parts of the door frame

**If you have any concerns about your fire doors or need to report any damage, please call our reception on 0121 748 8100.**

For more information visit:  
**[firedoorsafetyweek.co.uk](http://firedoorsafetyweek.co.uk)**



**The Pioneer Group**  
setting fire to your community's future

Assignment Name	Inspection Date	Inspected Date	Inspector Name	Inspector Email	Email To	Section No	Section Name	Question #	Question #	Question Text	Answer	Photo (Yes/No)	Question Type	Comments
Black Inspection CHANDLER HOUSE	11/15/2014	11/15/2014	Sarah L Benning	gerald.benning@cityofchandler.org	msc.mcc	12	100% Force	12.7	1	Cleaning	Pass	0	Multiple/Text	
Black Inspection CHANDLER HOUSE	11/15/2014	11/15/2014	Sarah L Benning	gerald.benning@cityofchandler.org	msc.mcc	12	100% Force	12.8	4	Reel Door Secure	Pass	0	Single/Multi	
Black Inspection CHANDLER HOUSE	11/15/2014	11/15/2014	Sarah L Benning	gerald.benning@cityofchandler.org	msc.mcc	13	External	13.1	1	Parking Area	Pass	0	Multiple/Text	
Black Inspection CHANDLER HOUSE	11/15/2014	11/15/2014	Sarah L Benning	gerald.benning@cityofchandler.org	msc.mcc	13	External	13.2	1	Screen	Pass	0	Multiple/Text	
Black Inspection CHANDLER HOUSE	11/15/2014	11/15/2014	Sarah L Benning	gerald.benning@cityofchandler.org	msc.mcc	13	External	13.3	1	Ground Maintenance	Pass	0	Multiple/Text	
Black Inspection CHANDLER HOUSE	11/15/2014	11/15/2014	Sarah L Benning	gerald.benning@cityofchandler.org	msc.mcc	13	External	13.4	1	Light & Pentry	Pass	0	Multiple/Text	
Black Inspection CHANDLER HOUSE	11/15/2014	11/15/2014	Sarah L Benning	gerald.benning@cityofchandler.org	msc.mcc	13	External	13.5	1	Lighting	Pass	0	Multiple/Text	
Black Inspection CHANDLER HOUSE	11/15/2014	11/15/2014	Sarah L Benning	gerald.benning@cityofchandler.org	msc.mcc	13	External	13.6	4	Front & Rear First Aid	Pass	0	Multiple/Text	
Black Inspection CHANDLER HOUSE	11/15/2014	11/15/2014	Sarah L Benning	gerald.benning@cityofchandler.org	msc.mcc	13	External	13.7	1	Handrail	Pass	0	Multiple/Text	
Black Inspection CHANDLER HOUSE	11/15/2014	11/15/2014	Sarah L Benning	gerald.benning@cityofchandler.org	msc.mcc	13	External	13.8	1	Screen	Pass	0	Multiple/Text	
Black Inspection CHANDLER HOUSE	11/15/2014	11/15/2014	Sarah L Benning	gerald.benning@cityofchandler.org	msc.mcc	14	Scouters Changing Area	14.1	1	Scouters Changing Area	Pass	0	Multiple/Text	
Black Inspection CHANDLER HOUSE	11/15/2014	11/15/2014	Sarah L Benning	gerald.benning@cityofchandler.org	msc.mcc	15	Box Room, Sanitation System	15.1	1	Sanitation System	Pass	0	Multiple/Text	
Black Inspection CHANDLER HOUSE	11/15/2014	11/15/2014	Sarah L Benning	gerald.benning@cityofchandler.org	msc.mcc	15	Box Room, Sanitation System	15.2	1	Sanitation System	Pass	0	Multiple/Text	

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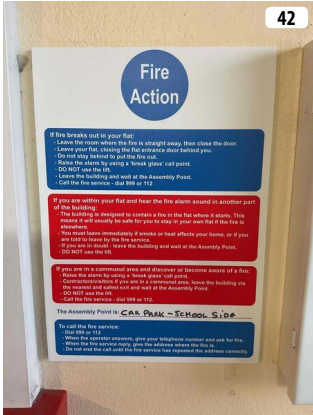
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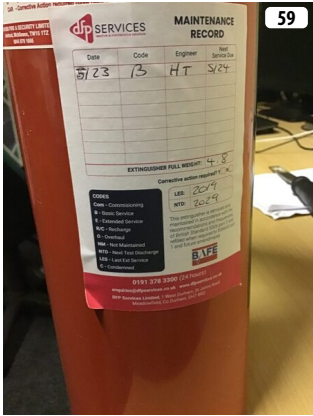
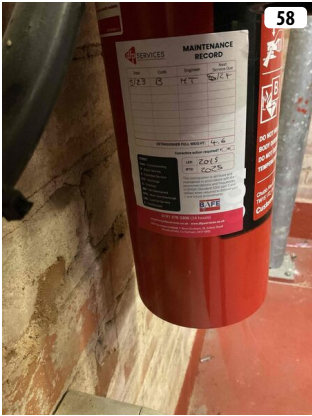
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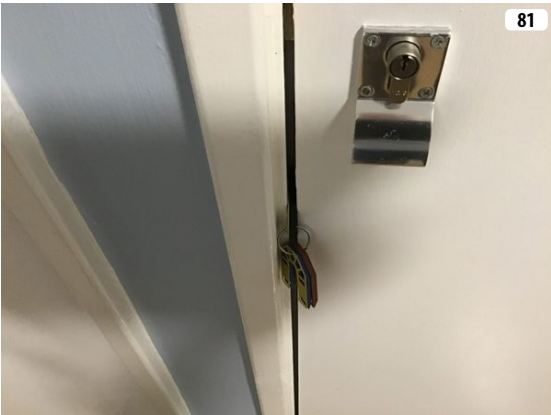
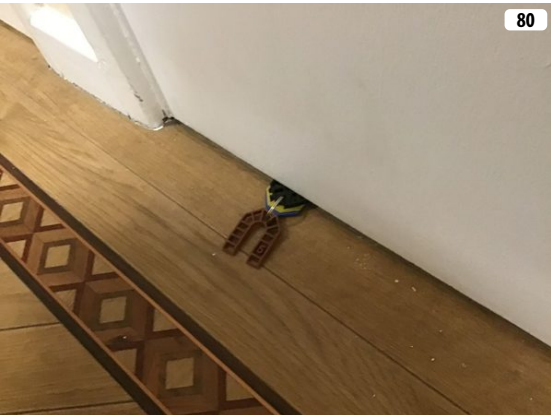
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Firecomply is an independent, specialist fire consultancy which provides a range of tailored services to meet the requirements of our diverse portfolio of Clients.

We bring a pragmatic approach to our Clients, applying the knowledge and experience from careers within the Fire & Rescue Service, which is highly valued by them and ensures precious budgets are not spent unnecessarily and without good reason.

OUR CORE SERVICES INCLUDE

- Fire Risk Assessments
- Fire Door Surveys
- Compartmentation Surveys
- Fire Engineering Reports
- Consultancy Support

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