

**Fire Risk
Assessment 2021
Review**
Humphries House
Brownhills
WS8 6DF

26th May 2021



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1 Introduction

1.1 Scope and Purpose

- 1.1.1 A surveyor for whg has identified the significant findings and made recommendations and / or action plans in order to assist the Responsible Person in meeting their obligations under the Regulatory Reform (Fire Safety) Order 2005 (RRFSO) to the extent of responsibility for premises or parts of premises falling under its control. As this is a high rise block it falls under category 1 and a fire risk assessment on this block will be completed or reviewed once annually.
- 1.1.2 This Fire Risk Assessment Humphries Hse inspected by building surveyor Andrew Woolley on the 26th May 2021.
- 1.1.3 The sole purpose of this report is to provide an assessment of the risk to life from fire, and to assist whg in reducing the risk of fire to which the property may be exposed.

1.2 Legislation

- 1.2.1 The applicable legislation is the Regulatory Reform (Fire Safety) Order 2005. The RRFSO essentially replaces or amends all previous fire regulations and laws, for all buildings, other than those where the Health and Safety Executive (HSE) or the local authority is the enforcing authority.
- 1.2.2 The aim of the RRFSO is to consolidate the general fire safety precautions of various parts of legislation. The legislation places the responsibility for enforcing fire precautions within buildings on the local Fire Authorities. The responsibility for enforcement is retained by the Health & Safety Executive.
- 1.2.3 A risk-based approach is required under the RRFSO, in contrast to the prescriptive process previously imposed. The RRFSO requires that the 'Responsible Person' should undertake a fire safety risk assessment, such that it can be demonstrated that the fire safety precautions are adequate and maintained to reduce the exposure of 'relevant persons', see article 8 below:

"the responsible person must – (a) take such general fire precautions as will ensure so far as is reasonably practical the safety of its employees and (b) in relation to relevant persons who are not in their employ as may reasonably be required to ensure the premises are safe"

- 1.2.4 The Responsible Person can be defined as the owner, occupier, employer or person(s) in control of the building, whilst the relevant persons are described in the RRFSO as: -
'Any person who is or may be lawfully on the premises, and also any person in the immediate vicinity of the premises who is at risk from a fire in the premises', other than fire-fighters at the time of a fire'.

1.2.5 Under the RRFSO, it is required that the following information is stored and available for inspection onsite or be available:

- The Fire Risk Assessment
- Where actions are required, proof of completion
- Record books detailing the preventative and proactive measures and any arrangements associated with fire safety; planning, organisation, control, monitoring, review etc.
- Staff training
- Previous Fire Events
- Dates of Fire Risk Assessment and reviews
- Copies of equipment test certificates

1.3 Limitations and Exclusions

1.3.2 The information and advice detailed within this report has been compiled following the principles of Publicly Available Specification; PAS79 and is considered to present a suitable level of fire safety taking in account the complexity of the building, proposed occupancy levels and local conditions. This report should be fully understood by the Responsible Person and the findings actions highlighted to be addressed within the timescales identified.

1.3.3 Unless explicitly stated this report does not include detailed evaluation of any fire protection equipment in terms of its adequacy or reliability, nor has the integrity of fire compartmentation been verified.

1.3.4 It is not considered practical for many older buildings to achieve full compliance with the current Building Standards due to their age and structural form. Consequently, the actions identified and recommended within this report should not be interpreted as a means of achieving compliance, but as a method of reducing risk and enhancing Life Safety and property protection.

1.3.5 The assessment relies on information obtained by the assessor by whg from their associated maintenance records prior of to the site visit.

1.3.6 This fire risk assessment covers the conditions of the property on the day of the inspection and from additional appropriate sources provided to the assessor by whg however does not necessarily apply to changes in conditions made after that date.

1.3.7 It is the whg's' responsibility to keep the fire risk assessment up to date; especially through any significant changes that may have taken place at the property.

1.3.8 It is considered reasonable to assume that any works identified will be in line with the recommendations of this report and be carried out with appropriate materials and in a competent manner.

1.4 Audit and Publication process

1.4.1 Following the preparation of this document a qualitative audit is undertaken prior to its publication. We endeavour to achieve this within 30 days of the fire risk assessment date.

1.4.2 As part of this audit process the remedial action target date will be inserted according to priority.

1.4.3 A compliance check will be undertaken following 91 days of published date.

2 Record of Assessments

Date of Assessment	Reason for Assessment	Comments	Name of Assessor
26.01.2021	FRA review	Minor issues for action and consideration.	Andrew Woolley
Date published 08.06.2021			
Date of Review 25.05.2022	annual review	This review took place during the COVID-19 pandemic, access to individual flats was not part of this review.	Andrew Woolley

3 Property Overview

Brief Description of Property & Construction	<p>Humphries House is an 18 storey non- traditional (Wimpey no-fines) built block situated off the main high street in Brownhills, it was built for the local authority in 1967.</p> <p>All floors are serviced by a single central staircase which terminates at the front (east facing) elevation. Each floor consists of 6 flats with the exception of the ground floor. The ground floor consists of a tenant managed community room and several small salvage rooms.</p> <p>The building has 2 lifts (Odd, Even)</p> <p>The flat numbering to this block is unique and consists of odd/even numbers on individual floors. The numbers do not flow in sequence.</p> <p>In 2012 Humphries house received an external wall insulation wrap consisting of 100mm Rockwool mineral fibre slab insulation, finished with a silicone render to all elevations along with internal refurbishment of the communal areas and individual customer front doors.</p> <p>Refurbishment of individual flats included new bathroom and kitchens along with the removal of the original heating system in preparation for a new communal heating system.</p> <p>The new communal heating system is a combination bio-mass wood pellet fed /gas boiler, located in the adjacent plant room.</p>				
No of Floors	18	No of Staircases	1	Approximate Floor Footprint Area (sq. m)	632m² (inclusive of all the plant and salvage rooms)
No of Basement levels	0	Location and Use of stairs	A single staircase located in the central core of the building. To be used in any phased evacuation by the Fire and Rescue Services.	Occupancy	Residential.

Area covered by this Assessment

This Fire Risk Assessment (FRA) does not identify individual persons at risk. It reviews current fire prevention methods, housekeeping and identifies how whg can reduce or eliminate the risk of fire. As this is a type 2 survey it doesn't include the destructive testing beyond the front door of the flat. The areas covered within this assessment are communal areas, bin storage rooms, service cupboards, dry risers, flat entrance doors, escape routes and the external perimeters around the building. The review also covered the adjacent plant rooms.

Evacuation Strategy (including Provisions for Disability)	<p>The property is a hi-rise residential block. Fire warning systems are provided within the block which is connected to dual com systems for an early warning in the event of a fire. Localised automatic detection will be provided within each residence, but this is not interconnected between individual flats or the main fire alarm.</p> <p>Physical separation between individual flats and communal areas reduces the potential for fire spread and imperforate structural protection to the stairwell maintains the availability of the circulation stair for evacuation and firefighting access.</p> <p>In the event of fire occurring, a 'stay safe' policy has been promoted by whg where residents will not evacuate unless directly affected by fire or smoke; or instructed to do so by the fire service.</p> <p>The risk to individual tenants within their home is not considered by this assessment; however, this may be individually addressed by community fire safety, care workers or whg's Wellbeing Team where appropriate. Peeps 'for individual vulnerable customers will be requested.</p>
Property Safety Strategy	<p>Physical, compartmentation is present between the circulation stairwell, the residential flats and the communal areas. Fire doors located across the communal landings and at the access points to the stairwell assist in preventing lateral and vertical fire spread.</p> <p>Fire stopping works have been installed to further prevent the passage of fire and smoke. This has included the installation of intumescent seals to the stairwell and landing doors, the sealing up of vertical shafts and the infill of gaps within storage cupboards and electrical meter cupboards with intumescent materials. Fire stopping works are still currently ongoing.</p>
Fire Scenario	<p>The likelihood of accidental fire occurring within the communal areas is very low due to the lack of potential ignition sources and fuels.</p> <p>The electrical distribution cupboards contain a viable ignition source, but this is considered to be a low risk. The potential for fire is greater within the residential properties where uncontrolled activities are permitted, i.e. cooking and smoking.</p> <p>If an accidental fire occurs within a residence, the alarm will have to be raised locally and the Fire and Rescue Service contacted. Fire spread will be restricted from entering into the communal areas provided the flat entrance door is kept closed.</p> <p>The fire will continue to develop within the room of origin, involving the available combustible fuels until positive intervention by the attending Fire and Rescue Service.</p>

4 Occupancy Summary

Person responsible for Fire Safety	Designation	Contact Details			
		Office	Mobile	Email	Other
Paul Dockerill	Director of energy and programme management	0300 555 6666	0752552009	Paul.dockerill@whgrp.co.uk	
Person responsible for Fire Safety Maintenance Programme	Designation	Contact Details			
		Office	Mobile	Email	Other
Nigel Harris	Home Maintenance Services	0300 555 6666	07831387364	Nigel.harris@whgrp.co.uk	
Person providing assessment information	Designation	Contact Details			
		Office	Mobile	Email	Other
Andrew Woolley	Building Surveyor whg	0300 555 6666		Andrew.woolley@whgrp.co.uk	
Name of Owner	Location	Activity	Persons Present - Max Nos. (approx.) Daytime / Silent Hours		
			Employees	Young Persons	Members of Public
whg 100 Hatherton Street Walsall WS1 1AB	Humphries House Lindon Drive Brownhills WS8 6DF	Residential block of 100 flats.	<5	Unknown	>10
Persons at Risk	Location	Activity	Reason and Numbers		
			Sleeping	Disability	Remote Location

5 Assessors summary of findings

Risk Category	Summary of provision	Qualifying comments
Risk to Life	Risk to life is assessed as Low to medium .	Humphries House suffered a significant issue in 2019 with leaks from the communal heating system; this resulted in the exposure of the system for replacement. Compartmentation had been compromised this is now more than 95% complete with a few minor issues to be resolved.
Risk to Firefighters	Risk to life is assessed as Low to medium .	The timber boxing to the communal heating system and cable ducting, this has now been replaced with metal stud work and fire rated composite board externally(suppalux)
Risk to Property	Risk to property is assessed as Low to medium .	Exposed cabling and compartmentation concerns will have a severe impact on the building in the event of a fire incident.
Risk of Fire	Risk of accidental fire is assessed as Low to medium .	The potential for fire is low within the communal areas due to the lack of potential possible ignition sources.
Risk of Fire Spread	Risk of fire spread assessed as Low to medium .	
Residual Risks		
Overall Summary	The overall grading for this block has been as Low to medium .	
Additional Recommendations		

Assessment Review Period	This block is identified as a category 1; a fire risk assessment will be completed once every 12 months.	Any changes e.g. Use, Tenant profile, structural alterations or other change may affect the outcomes of this assessment may require it to be reviewed immediately. All new findings must be actioned, and the FRA updated accordingly.
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6 Risk assessment grading

The priority reflects the most significant finding within the category. Other, less urgent issues may also have been identified and should be addressed.	PRIORITY
Major Improvement required within a short timescale. Signifies risk to life or property or failure to observe statutory requirements.	HIGH (7 Days)
Minor Improvement required within short to medium term timescale. Signifies minor infringement or poor process.	MEDIUM (45 Days)
Minor improvement recommended. Actions are not necessarily statutorily required but would improve the culture and effect of the fire safety strategy. No fixed timescale but should be considered medium to long term.	LOW (90 Days)
Improvement or refurbishment works to enhance and improve current fire safety measures.	PROGRAMME (90 day to assess and formulate into future programme)
The information required in this section does not apply to this particular property.	NOT APPLICABLE

Service Areas.

- PT- Projects Team.
- NC - Neighbourhood Contracts.
- NIO - Neighbourhood Impact Officers.
- ELE – Electrical team
- PMO – Programme Management Office
- RR – Response Repairs
- NS – Neighbourhood Services

7 Findings and action plans – High Priority

- TS – Tenancy Services

Report and Photo Reference	Significant findings	Urgent Action Required	Target Date for Remedial Work	Corrective Action Completed	Service area
7.1.1	Ground floor community room; Storage is still too close to the wall mounted convector heater.	Discuss with the community room user group the importance of storing flammable items adjacent to a heat source.	15-06-2021		NS (Neighbourhood Services)
7.1.2	All floors; Several areas of loose cabling have been noted in the communal areas.	After fitting of the pipe boxing there is a section of wiring that is hanging loose above the door to the communal area on each floor, please arrange immediate securing of all loose cabling with metal clips and metal cable ties to prevent collapse/entrapment if possible to be fixed to walls. To all floors 1 to 16, This is above the following doors D7, D13, D19, D25, D31, D37, D43, D49, D55, D61, D67, D73, D79, D85, D91, D97	15-06-2021		PMO (Programme Management)



8 Findings and action plans – Medium Priority

Report and Photo Reference	Significant findings	Prompt Action Required	Target Date for Remedial Work	Corrective Action Completed	Service area
8.1.1	Grounds; I was unable to locate the hydrant/s for this block	Identify all available hydrants that are the responsibility of whg, commission testing and identification for the Fire and Rescue Services, can you confirm this has been done.	08-07-2021		NC (Neighbourhood Contracts)
8.1.2	Plant room; The fire alarm in this area does not appear to be connected to an ARC.	Investigate and install a Red care or similar ARC line system to the existing fire alarm, can you please confirm this has been done.	08-07-2021		NC (Neighbourhood Contracts)
8.1.3	Electrical meter cupboards on all floor	On replacement of the new meter cupboard doors wiring has been left hanging and can be a danger to anyone working in the cupboard, can you please arrange for this wiring to be metal cable tied and refit back to a solid surface where practical.	08-07-2021		PMO (Programme Management)

8.1.4	Electrical meter cupboards to all floors	Where cabling passes through the ceiling some of the fire stopping has fell out and some has been removed, this in part is due to white cabling of the sort used by virgin media all ceiling penetration need sealing full thickness of ceiling , currently done with mastic which is a poor seal , could this not be sealed with a rockwool slab and cement, this is to all meter cupboards there is also still some pink foam stopping in meter cupboard on the 16 th floor, this needs removing and replacing with a more suitable fire stopping material	08-07-2021		PMO (Programme Management)
8.1.5	Dry Riser Cupboards	On replacement of dry riser cupboard doors, a gap has been left to the left-hand side of the cupboard, this gap can be seen to the refuse chute shaft, can this be sealed up with a suitable fire stopping material, this is to all floors.	08-07-2021		PMO (Programme Management)
8.1.6	All Floors	To the emergency lighting there is upvc trunking fitted to the ceiling, there is no visible metal fire clips, can you confirm this has been done, if not can it be arranged and recorded on liberty, be aware textured coating may contain asbestos, this is to all floors	08-07-2021		PMO (Programme Management)
8.1.7	Floor 17 Plaster above doorway	Plaster above doorway of flat 98 is damaged and needs a repair after new door fitted	08-07-2021		PMO (Programme Management)

8.1.8	Floor 16; signage	Fit new fire exit sign above communal door	08-07-2021		NIO
8.1.9	Floor 16; Smoke seals to communal door	Smoke seals are a mixture of new and old, replace seals that match to all three sides of the door and adjust door to suit,	08-07-2021	Complete 9-10-2021	PT (Project Team)
8.1.10	Floor 15; door frame	Seal gaps above door frames with intumescent mastic	08-07-2021		PMO (Programme Management)
8.1.11	Floor 15; Smoke seals to communal door opposite to flat 89	Smoke seals are a mixture of new and old, replace seals that match to all three sides of the door and adjust door to suit,	08-07-2021	Complete 9-10-2021	PT (Project Team)
8.1.12	Floor 14; smoke seals to communal door adjacent to flat 80.	Smoke seals are a mixture of new and old, replace seals that match to all three sides of the door and adjust door to suit,	08-07-2021	Complete 9-10-2021	PT (Project Team)
8.1.13	Floor 13; smoke seals to communal door D22	Smoke seals are a mixture of new and old, replace seals that match to all three sides of the door and adjust door to suit,	08-07-2021	Complete 9-10-2021	PT (Project Team)

8.1.14	Floor 13; stop tap access	It appears a hole has been cut into the existing pipe boxing above the door to flat 83 this needs to be made good.	08-07-2021	Complete 9-10-2021	PMO (Programme Management)
8.1.15	Floor 12; signage	Fit fire exit sign above door D28 showing direction of exit to staircase	08-07-2021	Complete 9-10-2021	NIO
8.1.16	Floor 12; Meter cupboard	Material left inside meter cupboard can you arrange for CLC to remove from site.	08-07-2021	Complete 9-10-2021	PMO (Programme Management)
8.1.17	Floor 8; smoke seals to communal door D55	Smoke seals are a mixture of new and old, replace seals that match to all three sides of the door and adjust door to suit,	08-07-2021	Complete 9-10-2021	PT (Project Team)
8.1.18	Floor 8; Signage	Fit fire exit sign above door D52 showing direction of exit to staircase	08-07-2021	Complete 9-10-2021	NIO
8.1.19	Floor 6; Door frame communal area.	Seal above door frame with intumescent mastic D63	08-07-2021		PMO (Programme Management)
8.1.20	Floor 6; smoke seals to communal door D64	Smoke seals are a mixture of new and old, replace seals that match to all three sides of the door and adjust door to suit,	08-07-2021	Complete 9-10-2021	PT (Project Team)

8.1.21	Floor 5; Door frames in communal area.	Seal above door frames with intumescent mastic D73 and D69	08-07-2021		PMO (Programme Management)
8.1.22	Floor 5; smoke seals to communal door opposite flat 29	Smoke seals are a mixture of new and old, replace seals that match to all three sides of the door and adjust door to suit,	08-07-2021	Complete 9-10-2021	PT (Project Team)
8.1.23	Floor 4; seal cable above flat door 16	seal cable above flat door 16 with intumescent mastic	08-07-2021	Complete 9-10-2021	PMO (Programme Management)
8.1.24	Floor 4; smoke seals to communal door D75 opposite flat 16	Smoke seals are a mixture of new and old, replace seals that match to all three sides of the door and adjust door to suit,	08-07-2021	Complete 9-10-2021	PT (Project Team)
8.1.25	Floor 3; Stop tap access cover missing	Replace missing stop tap access cover missing from boxing above flat door 23	08-07-2021	Complete 9-10-2021	PMO (Programme Management)
8.1.26	Floor 2; Door frame communal area.	Seal above door frame with intumescent mastic D91	08-07-2021		PMO (Programme Management)

8.1.27	Floor 1; Dry Riser Cupboard	Remove pink foam from around cables and seal with more suitable fire stopping	08-07-2021	Complete 9-10-2021	PMO (Programme Management)
8.1.28	Floor 1; seal around panel above communal door D93 opposite flat 3	Seal panel above door frame with intumescent mastic D93	08-07-2021		PMO (Programme Management)
8.1.29	External Rear Door tenants smoking by back door	By the rear door fit no smoking sign externally as tenant smoking by back door.	08-07-2021	Complete 9-10-2021	NIO

9 Findings and action plans – low priority and recommendations

Photo Report Reference	Significant findings	Long Term Action Required	Target Date for Remedial Work	Corrective Action Completed	Service area
9.1.1	General; There are (38 ?) customers within this block that may require a Personal Emergency Evacuation Plan.	Undertake PEEP's for all identified vulnerable customers.	07-09-2021		TS (Tenancy Services)
9.1.2	Ground floor office; This room contains an accumulation of rubbish and redundant electrical items	Remove and dispose of all rubbish and electrical items, needs good clean out	07-09-2021	Complete 9-10-2021	NIO
9.1.3	Ground floor (Electrical distribution room) Fire compartmentation required.	Install suitable fire stopping required to the high voltage cables inc removal of existing pink expanded foam. (seek advice on the safe method of removal of expanded foam from around cables)	07-09-2021	Complete 9-10-2021	PT (Projects Team)

9.1.4	<p>General to all floors;</p> <p>The heating pipework boxing on the communal areas have been covered with suppalux panels and the contractor CLC had used metal studding to support boxing with fire stopping to doorways and walls this is now not visible believe this work complies with the Building Regulations B2 6.4. Internal fire spread linings. Just confirmation and certification required.</p>	<ul style="list-style-type: none"> • Evidence should be provided to ensure the existing materials used are compliant with Building Regulations B2 6.4 and will resist the spread of fire. • Evidence should be provided to confirm suitable fire stopping methods used in the installation of the communal heating system at this block • Ensure all wiring attached to the boxing conforms to BS7671 2008 (Amendment 3 chapter 52) “Wiring systems in escape routes shall be supported in such a way that they will not be liable to premature collapse in the event of a fire. Fire clips are to be used both within trunking and where clipped to a wall. Cables must be secured at appropriate intervals by proven metal supports that have adequate fire resistance and fixed to non-combustible substrate of the building” 	07-09-2021	<p>PMO (Programme Management)</p>

9.1.5	<p>General to all floors; There is a large amount of PVCu trunking in the common areas along with cabling that is not adequately secured.</p> <p>(This item is still outstanding from the previous risk assessment.)</p>	<ul style="list-style-type: none"> • Ensure all wiring conforms to BS7671 2008 (Amendment 3 chapter 52) "Wiring systems in escape routes shall be supported in such a way that they will not be liable to premature collapse in the event of a fire. Fire clips are to be used both within trunking and where clipped to a wall. Cables must be secured at appropriate intervals by proven metal supports that have adequate fire resistance and fixed to non-combustible substrate of the building" 	07-09-2021		PMO (Programme Management)
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10 Audit information

The following information was gathered during the assessment process and is subject to change due to changes in occupancy, use, structural alteration etc. All subject areas should be re-visited during any re-assessment process to identify a new overall assessment outcome.

11 Life safety issues

11.1	Areas to Assess	Yes	No	Assessor Comments
11.1.1	Are there persons at significant risk within the property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The age and mobility profile of the customers within Humphries House is mixed there may be residents that will have mobility and sensory impairments. Humphries House is a residential building and not staffed, therefore customers must ensure they take necessary fire precautions within their flat and regularly familiarise themselves with whg's stay safe policy and fire safety guidance. PEEP's have been requested for 38 vulnerable customers this is with tenancy services from last year
11.1.2	Staff work out of hours or are lone working	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lone visits by whg colleagues within the organisation during the day along with the out of hour's team attending when needed.
11.1.3	There are existing risks to Firefighters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Low risk now as majority of cables within non-combustible pipe boxing there is some still outside of the boxing and within the meter cupboards further request to best secure this wiring, works are still on going
11.1.4	Visitors and Contractors are controlled	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contractors are monitored by the relevant contracts' manager/officers where applicable. whg have no control over non contracted whg services or customers visitors to the block.

12 Disability issues

12.1	Areas to Assess	Yes	No	Assessor Comments
12.1.1	There are persons who require additional assistance in emergency situations within the property	✓	<input type="checkbox"/>	The age and mobility profile of the customers within Humphries House is mixed there may be residents that will have mobility and sensory impairments. Humphries House is a residential building and not staffed, therefore customers must ensure they take necessary fire precautions within their flat and regularly familiarise themselves with whg's stay safe policy and fire safety guidance. As 11.1.1
12.1.2	Fire evacuation procedures consider disabled personnel	<input type="checkbox"/>	✓	The age and mobility profile of the customers within Humphries House is mixed there may be residents that will have mobility and sensory impairments. Humphries House is a residential building and not staffed, therefore customers must ensure they take necessary fire precautions within their flat and regularly familiarise themselves with whg's stay safe policy and fire safety guidance. As 11.1.1
12.1.3	'Disability specific' signs are in place e.g. to indicate wheelchair routes to refuge areas etc	<input type="checkbox"/>	✓	There are no refuge areas or Disability specific signage within Humphries House.
12.1.4	The need to support the evacuation of visually impaired persons has been considered and procedures established	<input type="checkbox"/>	<input type="checkbox"/>	The age and mobility profile of the customers within Humphries House is mixed there may be residents that will have mobility and sensory impairments. Humphries House is a residential building and not staffed, therefore customers must ensure they take necessary fire precautions within their flat and regularly familiarise themselves with whg's stay safe policy and fire safety guidance. As 11.1.1
12.1.5	Hearing impaired occupants can readily identify the fire warning system actuation.	<input type="checkbox"/>	<input type="checkbox"/>	As 11.1.1
12.1.6	People with Cognitive disorders have been considered, procedures established, and people informed	<input type="checkbox"/>	<input type="checkbox"/>	As 11.1.1

13 Ignition sources

13.1	Areas to Assess	Yes	No	Assessor Comments
13.1.1	Significant potential Ignition sources are present	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Bio-mass pellets are used as a fuel for the heating system at Humphries House. A (DSEAR) assessment has recently been carried out with 3 minor recommendations, these are being addressed by the Services Manager
13.1.2	There are significant potential ignition processes in use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See above
13.1.3	Process control measures are in place	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See above
13.1.4	Gas-powered appliances are in use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The communal heating system is a bio-mass/ gas powered boiler which is located adjacent to Humphries House in a separate building. Customers are advised not to use liquid gas appliances within their flats.
13.1.5	Space heating method is appropriate	<input type="checkbox"/>	<input type="checkbox"/>	There are no heating appliances in the common parts of Humphries House except for the wall mounted convector heaters within the community room. Testing of these appliances has expired, new testing has been requested.
13.1.6	No Smoking signs are visible	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Signage is located on all floors
13.1.7	Suitable provisions are made for smokers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Customers may smoke within their own flat but smoking is not allowed in the common parts of Humphries House.
13.1.8	There are signs of breaches of policy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13.1.9	There is lightning or earthing control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13.1.10	It is tested and records maintained in accordance with BS 6651 BS7430	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This was carried out 15-01-2021 record on the I drive.
13.1.11	Contractors are regularly monitored during work	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contractors are monitored by the relevant contract's manager/officers where applicable. whg have no control over non contracted whg services or customers visitors to the block.

13.1.12	Contractors work methods are pre-approved (hot work permits, SSOW)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All whg contractors are to provide risk and method statements prior to works. No hot works are allowed in Humphries House by whg contractors
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14 Electrical safety

14.1.1	Communal electrical equipment is appropriate to the use of the property and is not misused	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The only communal equipment is located within the community room all appliances identified are appropriate for the facility however; the majority of the appliance testing has expired.
14.1.2	Communal electrical equipment is operated by time switches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Door entry and communal lighting.
14.1.3	Communal portable electrical equipment has been inspected on a regular basis and results recorded	<input type="checkbox"/>	<input checked="" type="checkbox"/>	As 14.1.1
14.1.4	There is evidence of overloading of electrical sockets or extensive use of cable drums, multi way extensions or transformer plugs in communal areas.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
14.1.5	The fixed electrical installation in the communal area is checked regularly in accordance with current IEE Regulations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Last tested 20-06-2020 due next test soon certificate on the I drive.

14.1.6	Records of testing are maintained and available	<input type="checkbox"/>	<input type="checkbox"/>	As 14.1.5
14.1.7	Defects noted during testing have been rectified	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14.1.8	Cupboards containing Main Electrical Distribution boards are free from combustible storage or the storage is so positioned as to pose a low risk of fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Some materials in a couple of cupboards being used by contractors on going works.

14.2 Solar PV Panels – Present Yes/No

14.2	Areas to Assess	Yes	No	Assessor Comments
14.2.1	Does the block have solar photovoltaic PV panels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are some on site to the boiler room which is separated from the communal areas of the main block
14.2.2	<u>Compliance with fire safety legislation</u> Has a suitable and sufficient fire risk assessment been undertaken in compliance with the Regulatory Reform (Fire Safety) Order 2005 (or equivalent legislation in Scotland and Northern Ireland) or been reviewed following the installation of PV panels?	<input type="checkbox"/>	<input type="checkbox"/>	
14.2.3	<u>Fire safety management</u> Are windblown litter and leaves not allowed to accumulate, especially around or beneath PV panels?	<input type="checkbox"/>	<input type="checkbox"/>	
14.2.4	Is the possibility of deliberate fire rising from outside the building by intruders or from within by staff addressed?	<input type="checkbox"/>	<input type="checkbox"/>	
14.2.5	Is automatic smoke detection inside a building, especially those that are normally unoccupied, in which electrical control equipment for PV panels is located?	<input type="checkbox"/>	<input type="checkbox"/>	
14.2.6	Are a suitable number of appropriate portable fire extinguishers available adjacent to the control and switchgear and immediately accessible in the case of a fire?	<input type="checkbox"/>	<input type="checkbox"/>	
14.2.7	Is care taken that obstructions and stored materials do not reduce the level of ventilation provided for the inverters?	<input type="checkbox"/>	<input type="checkbox"/>	
14.2.8	Is the installation serviced and maintained in accordance with the installer's instructions?	<input type="checkbox"/>	<input type="checkbox"/>	

15 Security and arson controls

15.1	Areas to Assess	Yes	No	Assessor Comments
15.1.1	The property has experienced fires or other incidents in the previous 12 months	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no recorded fires within Humphries House in the last 12 months.
15.1.2	All incidents have been investigated and recorded	<input type="checkbox"/>	<input type="checkbox"/>	
15.1.3	Combustible materials are stored in close proximity to the building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
15.1.4	There is a regular, routine check of Fire Safety measures undertaken	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This block is subject to a daily inspection by the Neighbourhood Impact Officers (NIO's) who have been trained on basic fire safety measures and more specific training on basic fire door inspections.
15.1.5	Safety Check findings are recorded and identified problems corrected	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Issues are recorded and raised by the NIO's for whg's repairs teams
15.1.6	Access to the site and / or property is effectively controlled	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Humphries House has the benefit of a secure remote door entry system controlled by the customers.
15.1.7	There is CCTV or physical monitoring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Humphries House and the adjacent plant room have the benefit of CCTV which is monitored 24hrs by whg's own CCTV security team.
15.1.8	Tapes/discs are kept for a minimum of 30 days (CCTV protocol)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
15.1.9	Gates / perimeter access points are suitably protected to prevent unauthorised access but permit egress	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

16 Fuel sources

16.1	Areas to Assess	Yes	No	Assessor Comments
16.1.1	The standard of general housekeeping is adequate	✓	<input type="checkbox"/>	
16.1.2	Fuel sources and ignition sources are kept Apart	✓	<input type="checkbox"/>	
16.1.3	There are significant potential sources of Fuel	<input type="checkbox"/>	✓	
16.1.4	There are accumulations of unnecessary combustible materials or waste	✓	<input type="checkbox"/>	As 16.1.1
16.1.5	Soft furnishings have compliant upholstery Finishes	<input type="checkbox"/>	✓	Chairs are compliant small number of cushions that are not fire rated
16.1.6	There are sources of Oxygen or supporters of combustion, apart from ambient air	✓	<input type="checkbox"/>	Given the age profile of the customers within Humphries House some of the customers may be on medical oxygen, the local Fire and Rescue Service will be notified of such addresses by the oxygen supplier. PEEP's requested to identify any medical oxygen users.
16.1.7	There are potential sources of dust ignition	✓	<input type="checkbox"/>	Bio mass boiler uses pellets this contains small particles of saw dust that occasionally escape into boiler room from storage area, all ignition appliances are sealed appliances so ignition should not come into contact with any combustible material this is being looked into.

17 COSHH and hazardous materials

17.1	Areas to Assess	Yes	No	Assessor Comments
17.1.1	Hazardous chemicals are present	✓	<input type="checkbox"/>	whg manage any asbestos within the building in accordance with the Control of Asbestos Regulations 2012 Regulation 4. (CAR 2012)
17.1.2	Suitable arrangements are in place to manage the elimination or reduction of risks from hazardous substances	✓	<input type="checkbox"/>	
17.1.3	Hazardous chemicals are effectively controlled during use and in storage	<input type="checkbox"/>	<input type="checkbox"/>	
17.1.4	Waste materials are adequately controlled	✓	<input type="checkbox"/>	whg manage any asbestos within the building in accordance with the Control of Asbestos Regulations 2012 Regulation 4. (CAR 2012)
17.1.5	Suitable and appropriate signage is present	✓	<input type="checkbox"/>	whg manage any asbestos within the building in accordance with the Control of Asbestos Regulations 2012 Regulation 4. (CAR 2012)
17.1.6	Material safety data sheets are available	✓	<input type="checkbox"/>	

18 Compartmentation

18.1	Areas to Assess	Yes	No	Assessor Comments
18.1.1	There is a risk of hidden Fire Spread within the structure	✓	<input type="checkbox"/>	Compartment breaches within the heating pipe work boxing on each floor, has been addressed as part of the replacement heating pipe work project.
18.1.2	There is a risk of vertical or lateral spread within the property e.g. between occupancies or via common areas	✓	<input type="checkbox"/>	The presence and suitability of fire compartmentation works that were carried out during the 2015 installation of the communal heating system were not identified, this work is on going and will be finished in the next 3 months
18.1.3	The basement (where present) is separated from the ground storey by 30 minutes FR construction (minimum)	<input type="checkbox"/>	<input type="checkbox"/>	
18.1.4	The risk of Fire Spread is effectively controlled	<input type="checkbox"/>	✓	As 18.1.1
18.1.5	The property is sub divided into fire compartments	✓	<input type="checkbox"/>	
18.1.6	There are unprotected openings, gaps or holes in compartment walls	✓	<input type="checkbox"/>	Some minor gaps to be resolved
18.1.7	Wall and ceiling linings routes add to the risk of flame spread	✓	<input type="checkbox"/>	
18.1.8	The building has cladding on its external faces	✓	<input type="checkbox"/>	Humphries House received an External Wall Cladding system in 2012 comprising of Rock-wool slab insulation with a silicone render finish to all elevations.
18.1.9	As built cladding specifications and completion certification are available	✓	<input type="checkbox"/>	The retro fit Rockwool EWI certification is available

18.1.10	The cladding meets Building Regulations Requirements	✓	<input type="checkbox"/>	At the time of installation

19 Door sampling – Front doors to flats

19.1	Areas to Assess	Yes	No	Assessor Comments
19.1.1	Fire Doors are provided where necessary, are identified and freely available for use	✓	<input type="checkbox"/>	All communal fire doors were inspected. individual flat entrance doors and frames have been replaced 2020, no internal inspection due to COVID-19.
19.1.2	Corridor smoke-control doors are provided where necessary	✓	<input type="checkbox"/>	Minor mastic to be done to frames
19.1.3	Fire and smoke-control doors are in good condition, tight fitting to and free from distortion	✓	<input type="checkbox"/>	All communal fire doors were inspected. A number required maintenance (new smoke seals as some sets were a mixture of old and new and some miss-match)
19.1.4	Smoke stop and intumescent seals are present, and in good condition	✓	<input type="checkbox"/>	Minor repairs required As 19.1.3
19.1.5	Self-closing devices are present and functional and engage with the latch	✓	<input type="checkbox"/>	As 19.1.3
19.1.6	Where double doors are present, they close in line and have a selector where necessary	<input type="checkbox"/>	<input type="checkbox"/>	
19.1.7	The door threshold gap is consistent and doesn't foul the floor covering	✓	<input type="checkbox"/>	

19.1	Areas to Assess	Yes	No	Assessor Comments
19.1.8	Doorframes are secure to the wall with no visible gaps present.	✓	<input type="checkbox"/>	
19.1.9	Fire and smoke-control doors are indicated by signs	✓	<input type="checkbox"/>	
19.1.10	Glazing panels are fire rated, undamaged with fire rated framework	✓	<input type="checkbox"/>	
19.1.11	Automatic self-closing devices/hold open devices are present	<input type="checkbox"/>	✓	
19.1.12	Automatic self-closing devices/hold open devices are closed at critical times	<input type="checkbox"/>	<input type="checkbox"/>	
19.1.13	Automatic self closers are interlinked to the fire alarm system via smoke detection and/or alarm sounder circuit	<input type="checkbox"/>	<input type="checkbox"/>	
19.1.14	Correct signage is present for automatically self-closing doors	<input type="checkbox"/>	<input type="checkbox"/>	

20 Means of escape – Internal

20.1	Areas to Assess	Yes	No	Assessor Comments
20.1.1	Sufficient internal escape routes are provided, available, appropriate for the likely users and lead to a place of safety	✓	<input type="checkbox"/>	
20.1.2	Travel distances are acceptable	✓	<input type="checkbox"/>	
20.1.3	Internal Escape Routes are adequately indicated by appropriate pictogram signs along their entire route to final exit point	✓	<input type="checkbox"/>	
20.1.4	Signs are in good condition, unobstructed, legible and firmly fixed	✓	<input type="checkbox"/>	
20.1.5	Sliding or revolving doors are present on escape routes	<input type="checkbox"/>	✓	
20.1.6	Pass doors are provided for sliding or revolving doors	<input type="checkbox"/>	<input type="checkbox"/>	
20.1.7	Doors open in the direction of escape where appropriate	✓	<input type="checkbox"/>	
20.1.8	Final exit doors are visible, accessible and easily opened	✓	<input type="checkbox"/>	
20.1.9	Means of escape doors not in normal use are routinely checked	✓	<input type="checkbox"/>	Generally inspected during routine maintenance and by the NIO service.
20.1.10	Final exit doors are indicated internally by appropriate pictogram signs	✓	<input type="checkbox"/>	
20.1.11	All Final Exit Points are indicated externally 'Fire Exit – Keep Clear'	✓	<input type="checkbox"/>	These have been fitted.

20.1	Areas to Assess	Yes	No	Assessor Comments
20.1.12	Final exit points lead into areas from where further dispersal can take place and are not in danger from fire and smoke	✓	<input type="checkbox"/>	
20.1.13	Where required and appropriate, panic fastenings are fitted to the final exit doors	✓	<input type="checkbox"/>	
20.1.14	All panic fastening methods of use are indicated e.g. 'Push Bar/Pad to Open'	✓	<input type="checkbox"/>	
20.1.15	Non-standard securing devices are present on final exit doors with their method of operation clearly displayed	✓	<input type="checkbox"/>	Humphries House has electro magnetic door securing devices installed that disengage in the event of fire alarm activation.
20.1.16	Where non-standard securing devices are fitted, they are appropriate for the likely users	✓	<input type="checkbox"/>	
20.1.17	Where fitted, magnetic locks release automatically on fire alarm actuation and/or have manual override	✓	<input type="checkbox"/>	
20.1.18	Where present, exit doors or corridor doors with powered, automatic opening revert to normal operation during fire alarm actuation	✓	<input type="checkbox"/>	
20.1.19	Internal corridor escape routes are protected where necessary	✓	<input type="checkbox"/>	
20.1.20	Inner rooms are protected by auto detection or vision panels	<input type="checkbox"/>	✓	There were no inner rooms identified in Humphries House
20.1.21	Protected stairwell escape routes are provided	✓	<input type="checkbox"/>	
20.1.22	Floors, walkways, floor coverings, stairs and stair coverings are in good condition, free from obstruction or trip hazard	✓	<input type="checkbox"/>	
20.1.23	Handrails are provided on stairs and are in good condition	✓	<input type="checkbox"/>	
20.1.24	Internal escape routes are adequately lit by artificial or natural lighting	✓	<input type="checkbox"/>	
20.1.25	Emergency Escape Lighting is provided along internal escape routes	✓	<input type="checkbox"/>	

20.1	Areas to Assess	Yes	No	Assessor Comments
20.1.26	The internal Emergency Escape Lighting is in good repair	✓	<input type="checkbox"/>	
20.1.27	Emergency Escape Lighting is regularly tested in accordance with BS5266, findings and corrective works recorded	✓	<input type="checkbox"/>	Tested and cert on I drive 20-06-2021

21 Means of escape – External

21.1	Areas to Assess	Yes	No	Assessor Comments
21.1.1	External escape routes are provided, available, free from obstruction or hazard and lead to a place of safety	✓	<input type="checkbox"/>	
21.1.2	External escape routes are regularly monitored and maintained to ensure continuing availability for use	✓	<input type="checkbox"/>	
21.1.3	External escape routes are clearly indicated by pictogram signs along their entire route to final exit point	<input type="checkbox"/>	<input type="checkbox"/>	
21.1.4	Glazing within 2 metres horizontally and 9m vertically below an external escape stair, is fire resisting	<input type="checkbox"/>	<input type="checkbox"/>	
21.1.5	External metal escape stairs and platforms have been examined by a structural engineer within the last three years	<input type="checkbox"/>	<input type="checkbox"/>	
21.1.6	Records of examination of stairs are maintained and available	<input type="checkbox"/>	<input type="checkbox"/>	
21.1.7	Stair treads and handrails are in good condition	<input type="checkbox"/>	<input type="checkbox"/>	
21.1.8	External escape routes are adequately lit by mains powered lighting	<input type="checkbox"/>	<input type="checkbox"/>	
21.1.9	The external mains lighting control is automatic Where not, the control switch is clearly identifiable	<input type="checkbox"/>	<input type="checkbox"/>	
21.1.10	Emergency Escape Lighting is provided along external escape routes	<input type="checkbox"/>	<input type="checkbox"/>	
21.1.11	External Emergency Escape Lighting is in good repair	<input type="checkbox"/>	<input type="checkbox"/>	

21.1.12 External Emergency Escape Lighting is regularly tested and findings recorded

22 Fire fighting equipment

22.1	Areas to Assess	Yes	No	Assessor Comments
22.1.1	Portable Firefighting Equipment is provided, sufficient in number and appropriate to the risks present	✓	<input type="checkbox"/>	Lift motor room and plant room.
22.1.2	Dry Powder extinguishers are present	<input type="checkbox"/>	✓	
22.1.3	It is wall mounted or on dedicated floor stands with the operating handle at approximately 1m from the ground	✓	<input type="checkbox"/>	
22.1.4	Extinguisher security tags are present	✓	<input type="checkbox"/>	
22.1.5	Portable Firefighting Equipment positions are clearly indicated by signs where necessary and accessible on exit routes	✓	<input type="checkbox"/>	
22.1.6	Portable Firefighting Equipment is annually tested to BS5306 -3 2009 and results recorded	✓	<input type="checkbox"/>	
22.1.7	Access for Fire and Rescue is satisfactory	✓	<input type="checkbox"/>	
22.1.8	A fire hydrant is in close proximity to the building	✓	<input type="checkbox"/>	
22.1.9	It is clearly marked and freely available	<input type="checkbox"/>	✓	Identification and servicing of fire hydrants is currently being reviewed by the Neighbourhood Contracts manager need verification as this was requested previous year
22.1.10	An open water supply is provided	✓	<input type="checkbox"/>	There is a canal at the rear of Humphries House.
22.1.11	Where provided, the Fire and Rescue Service access is maintained	✓	<input type="checkbox"/>	

23 Fixed fire fighting installations

23.1	Areas to Assess	Yes	No	Assessor Comments
23.1.1	Sprinklers or drenchers are present	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
23.1.2	They cover the whole property	<input type="checkbox"/>	<input type="checkbox"/>	
23.1.3	Spare heads are available	<input type="checkbox"/>	<input type="checkbox"/>	
23.1.4	The system is maintained with servicing records available which are appropriate and current	<input type="checkbox"/>	<input type="checkbox"/>	
23.1.5	Fixed flooding Installations are present	<input type="checkbox"/>	<input type="checkbox"/>	
23.1.6	The system is maintained with servicing records available which are appropriate and current	<input type="checkbox"/>	<input type="checkbox"/>	
23.1.7	A Dry Riser installation is present	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
23.1.8	The inlet and outlets are clearly indicated and available for use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The dry riser inlet is within the main entrance.
23.1.9	The system is maintained in accordance with BS9990 2006, servicing records are available, appropriate and current	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tested 10-02-2021 certificate on the I drive.
23.1.10	A Foam Inlet is provided	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
23.1.11	It is clearly indicated and accessible	<input type="checkbox"/>	<input type="checkbox"/>	

23.1.12	The system is maintained with servicing records available which are appropriate and current	<input type="checkbox"/>	<input type="checkbox"/>	
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24 Smoke and ventilation systems

24.1	Areas to Assess	Yes	No	Assessor Comments
24.1.1	There is smoke/ventilation control present	✓	<input type="checkbox"/>	
24.1.2	The system is maintained, servicing records are available, appropriate and current	✓	<input type="checkbox"/>	Tested 18-12-2020 recorded on I drive fire risk assessment Humphries Hse
24.1.3	Ventilation ducts which breach compartments have automatic fire dampers	<input type="checkbox"/>	<input type="checkbox"/>	
24.1.4	The dampers are identifiable, maintained with servicing records available which are appropriate and current	<input type="checkbox"/>	<input type="checkbox"/>	

25 Fire evacuation lift and fire fighting shafts

25.1	Areas to Assess	Yes	No	Assessor Comments
25.1.1	A firefighting/evacuation lift is provided	<input type="checkbox"/>	✓	
25.1.2	It is clearly indicated as a firefighting/evacuation lift	<input type="checkbox"/>	✓	
25.1.3	DO NOT USE IN THE EVENT OF FIRE signage is displayed	✓	<input type="checkbox"/>	
25.1.4	The lift is maintained with servicing records available which are appropriate and current	✓	<input type="checkbox"/>	Tested 11-05-2021 recorded on I drive fire risk assessment Humphries Hse for both lifts.
25.1.5	A firefighting shaft is provided	<input type="checkbox"/>	✓	

25.1.6	The firefighting shaft is protected and maintained in good order	<input type="checkbox"/>	✓	
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26 Fire warning systems

26.1	Areas to Assess	Yes	No	Assessor Comments
26.1.1	A manually operated, electrical Fire Warning System is provided throughout the property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plant room and community room only
26.1.2	The alarm sound is uniform, clearly identifiable and audible throughout the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
26.1.3	Call points are sited appropriately, available and readily identifiable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
26.1.4	The warning system contains sensory warning devices including visual and aural stimuli	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
26.1.5	Automatic Detection is provided throughout the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
26.1.6	The automatic detection type is appropriate for the identified risks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
26.1.7	The Fire Warning system is connected to an Alarm Receiving Centre (ARC)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All activations of Humphries House are auto dialled to Baydale Contractors. The plant room does not currently have an auto -dial system.
26.1.8	The Testing regime is in accordance with BS5839 and results recorded	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tested 18-12-2020 recorded on I drive fire risk assessment Humphries Hse
26.1.9	Automatic detection is tested in accordance with BS5839 and results recorded	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tested 18-12-2020 recorded on I drive fire risk assessment Humphries Hse
26.1.10	A zone plan is available at the Control Panel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This zone plan is a text list of zones not a floor plan.

27 Management of fire safety

27.1	Areas to Assess	Yes	No	Assessor Comments
27.1.1	There is a Fire Safety Management Policy	✓	<input type="checkbox"/>	
27.1.2	The Responsible Person is identified	✓	<input type="checkbox"/>	
27.1.3	In multi occupied properties, there is adequate co-operation, communication and co-ordination between Responsible Persons and Landlord	<input type="checkbox"/>	<input type="checkbox"/>	
27.1.4	They meet regularly and communication is effective	<input type="checkbox"/>	<input type="checkbox"/>	
27.1.5	There has been a recent Fire and Rescue Service inspection	✓	<input type="checkbox"/>	
27.1.6	Improvement notices have been served	<input type="checkbox"/>	✓	
27.1.7	Improvement Notices/ inspection results have been actioned and completed	<input type="checkbox"/>	<input type="checkbox"/>	
27.1.8	There are previous Fire Risk Assessments	✓	<input type="checkbox"/>	Annual inspections
27.1.9	Previous assessment findings have been actioned and completed	✓	<input type="checkbox"/>	Only in part, some items are still outstanding, and some works are unsatisfactory.
27.1.10	Risks to Occupants identified in the FRA have been notified to them	<input type="checkbox"/>	<input type="checkbox"/>	whg intend to publish the findings of this risk assessment to all customers in Humphries House following its completion
27.1.11	Occupiers have carried out individual Fire Risk Assessments	<input type="checkbox"/>	<input type="checkbox"/>	
27.1.12	Their assessment findings have been actioned and completed	<input type="checkbox"/>	<input type="checkbox"/>	
27.1.13	A Fire Safety Log Book detailing all fire safety systems and training is available	<input type="checkbox"/>	<input type="checkbox"/>	

27.1.14	The range, detail and currency of information is satisfactory	<input type="checkbox"/>	<input type="checkbox"/>	
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28 Statutory training

28.1	Areas to Assess	Yes	No	Assessor Comments
28.1.1	Fire Safety is included in Induction training for all new staff	✓	<input type="checkbox"/>	
28.1.2	Staff members are regularly trained in Fire Safety topics appropriate to their responsibilities	<input type="checkbox"/>	<input type="checkbox"/>	
28.1.3	Fire Marshalls / Wardens / Co-ordinators are trained and appointed	<input type="checkbox"/>	<input type="checkbox"/>	
28.1.4	Training is delivered by competent persons	<input type="checkbox"/>	<input type="checkbox"/>	
28.1.5	Training includes the practical use of Firefighting equipment	<input type="checkbox"/>	<input type="checkbox"/>	
28.1.6	Where PEEPs are in use, Fire Marshalls / Wardens are aware of them	<input type="checkbox"/>	<input type="checkbox"/>	
28.1.7	Evidence of training is maintained	<input type="checkbox"/>	<input type="checkbox"/>	
28.1.8	Employees/occupants are informed of Fire Risk Assessment findings	<input type="checkbox"/>	<input type="checkbox"/>	
28.1.9	Visitors and / or Contractors are given a Fire Safety brief or copy of procedures	<input type="checkbox"/>	<input type="checkbox"/>	
28.1.10	The impact of outside undertakings on fire safety is assessed and Occupants informed of any corrective measures	<input type="checkbox"/>	<input type="checkbox"/>	

29.1	Areas to Assess	Yes	No	Assessor Comments
29.1.1	Emergency Evacuation Procedures are identifiable in common areas	✓	<input type="checkbox"/>	Fire Action Plan notices are displayed on each floor, the wording requires changing to reflect whg's stay safe policy
29.1.2	Emergency Evacuation Procedure Notices include a floor plan layout	<input type="checkbox"/>	✓	
29.1.3	The procedures identify how the Fire and Rescue Service is to be summoned	<input type="checkbox"/>	<input type="checkbox"/>	The age and mobility profile of the customers within Humphries House is mixed there may be residents that will have mobility and sensory impairments. Humphries House is a residential building and not staffed, therefore customers must ensure they take necessary fire precautions within their flat and regularly familiarise themselves with whg's stay safe policy and fire safety guidance.
29.1.4	The Evacuation Procedures consider disability with reference to the evacuation chairs / lifts / refuges	<input type="checkbox"/>	✓	PEEP's for vulnerable customers have been requested.
29.1.5	Evacuation Drills are carried out frequently and results recorded	<input type="checkbox"/>	<input type="checkbox"/>	
29.1.6	All employees / occupiers participate	✓	<input type="checkbox"/>	
29.1.7	Assembly Point locations are clearly identified and are suitable and adequate for access, safety in use and numbers	<input type="checkbox"/>	<input type="checkbox"/>	
29.1.8	Evacuation Chairs are available and/or located on all levels	<input type="checkbox"/>	<input type="checkbox"/>	
29.1.9	Sufficient trained users are available, and practice use of the chair	<input type="checkbox"/>	<input type="checkbox"/>	
29.1.10	Refuge Areas are provided and clearly identified including dedicated route	<input type="checkbox"/>	<input type="checkbox"/>	
29.1.11	Refuge areas have communications which are routinely tested	<input type="checkbox"/>	<input type="checkbox"/>	

29.1.12	A suitable lift is identified and available for use during evacuation	<input type="checkbox"/>	<input type="checkbox"/>	
29.1.13	The Emergency procedures / signs make reference to the use of evacuation chairs / lifts / refuges	<input type="checkbox"/>	✓	

30 Emergency plan, threat procedure and fire fighting plan

30.1	Areas to Assess	Yes	No	Assessor Comments
30.1.1	There is a detailed Emergency Plan available and known to Occupiers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	WMFS to co ordinate when applicable. Gurda boxes have been installed and contents to be agreed with WMFS
30.1.2	A Firefighting Plan containing property specific information is provided and immediately accessible	<input type="checkbox"/>	<input checked="" type="checkbox"/>	WMFS to co ordinate when applicable. As 30.1.1
30.1.3	The Firefighting Plan is regularly reviewed and contains current information including floorplans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
30.1.4	The property location is easily recognised externally by the Fire and Rescue Service	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
30.1.5	Persons are nominated and trained to respond to fire	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
30.1.6	A Person is nominated to liaise with the Fire and Rescue Service	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

31 Photographic references

PHOTO REF 001	REPORT REF	PHOTO REF 002	REPORT REF
	I:\Aldridge Brownhills Trust\Brownhills\Block Humphries House\Fire Safety Assessment\FRA 2021		
PHOTO REF 003	REPORT REF	PHOTO REF 004	REPORT REF



PHOTO REF 005

REPORT REF

PHOTO REF 006

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PHOTO REF 007

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PHOTO REF 008

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PHOTO REF 009

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