

Fire Risk Assessment Review 2020

Thomas House
Stoney Lane
Bloxwich
WS3 3RB

Review 6th April 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 once every year.
- 1.1.2 This Fire Risk Assessment has been prepared and presented by Senior Building Surveyor on 25th April 2019, annual review 3rd April 2020. And reviewed by Building surveyor on the 6th April 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
25.04.2019	New risk assessment documentation.	Transition from the previous FRA format.	Steve Lister
Date Published 26.04.2019			Steve Lister
Date of Review 03.04/2020	Annual review	This review was carried out during the COVID-19 pandemic. There was no attempt to access individual flats during the survey.	Steve Lister
Date of Review 06.04.2021	Annual review	The review was carried out during the Covid 19 pandemic. No attempt was made to access individual flats during the survey.	Paul Mosedale

3 Property Overview

<p>Brief Description of Property & Construction</p>	<p>Thomas House is a 16 storey purpose built block of flats situated off Stoney Lane, built in 1965 for the local authority.</p> <p>Each floor consists of 4 flats except for the ground, which consists of one occupied flat (no 1) There is one single stair case to the block that terminates at the front (west) elevation, there is a second final exit to the rear (east elevation) there are 2 lifts (Odd/Even floors)</p> <p>The building has an integral community room, located on the ground floor. At the time of this assessment / review the community room facility is out of use. There are no user groups engaged to use the facility</p> <p>Thomas House is a system built block with concrete walls and floors with external brickwork skin. In 2016 the block was refurbished both externally with an external wall insulation wrap and replacement PVCu windows/balcony. This refurbishment included an external thermal wrap consisting of Rockwool slab insulation with a silicone render finish to all elevations. PVCu spandrel panels enclose the single stairs and the communal chute area. The panels are part glazed and part infill panels.</p>				
<p>No of Floors</p>	<p>16</p>	<p>No of Stair cases</p>	<p>1</p>	<p>Approximate Floor Footprint Area (sq. m)</p>	<p>375m²</p>
<p>No of Basement levels</p>	<p>0</p>	<p>Location(s) and Use(s) of stairs</p>	<p>Internal stairs accessing all floors from ground level, single escape stair well with final exist to the front (west) elevation. The stairs are located central to the front of the block.</p>	<p>Purpose Group/ Occupancy/Use(s)</p>	<p>Residential.</p>
<p>Area covered by this Assessment</p>	<p>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. The assessment has been carried out following the Local Government Group guidance "Fire Safety in purpose-build block of Flats" (type 2 survey) it does not include destructive testing beyond the front door of the flat. The areas covered within this assessment are communal areas, community room, bin storage rooms, service cupboards, dry risers, flat entrance doors, escape routes and also the external perimeters around the building.</p>				

<p>Evacuation Strategy (including Provisions for Disability)</p>	<p>Thomas House is a hi-rise residential block. Fire warning systems are provided within the block and they are connected to Auto-dial systems for an early warning in the event of a fire. Localised automatic detection may be provided within each residence but this is not interconnected between individual flats.</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 tenants within their home is not considered by this assessment; however this may be individually addressed by community fire safety, care workers or via SPIN (Supporting People In Need) where appropriate.</p> <p>Whg are in the process of introducing PEEPS for identified vulnerable residents. This should be introduced in the coming months.</p>
<p>Property Safety Strategy</p>	<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 cupboards and inset electrical meter cupboards.</p>
<p>Fire Scenario</p>	<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 customer's homes 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	
Steve Lister	Senior Building Surveyor whg	0300 555 6666	07736172544	Stephen.lister@whgrp.co.uk		
Paul Mosedale	Building Surveyor for whg	0300 555 6666	07740596291	Paul.mosedale@whgrp.co.uk		
Name of Owner	Location	Activity	Persons Present - Max Nos. (approx.) Daytime / Silent Hours			
			Employees	Young Persons	Members of Public	Tenants
Whg 100 Hatherton Street Walsall WS1 1AB	Thomas House Stoney Lane Bloxwich Walsall WS3 3RB	Residential block of 61 flats. Communal areas are a transit space for tenants and Visitors.	<5	Unknown	>5	>61
Persons at Risk	Location	Activity	Reason and Numbers			
			Sleeping	Disability	Remote Location	Other

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5 Assessors summary of findings

Risk Category	Summary of provision	Qualifying comments
Risk to Life	Risk to life is assessed as LOW .	No significant issues identified within the communal areas.
Risk to Firefighters	Risk to life is assessed as MEDIUM .	The timber boxing to the down lighters and PVCu cable trunking in the communal areas.
Risk to Property	Risk to property is assessed as LOW .	
Risk of Fire	Risk of accidental fire is assessed as LOW	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 MEDIUM .	Timber boxing present in the communal landings.
Residual Risks	Accumulations of salvage and stored full waste bins	This poses a risk to the building and communal heating infrastructure
Overall Summary	The overall grading for this block has been assessed as MEDIUM The findings throughout the FRA which impact the grading have been listed for action within Sections 7-9 of this report. Implementation of these actions will reduce the overall grading to LOW	
Additional Recommendations		
Assessment Review Period	This block is identified as a category 1; a fire risk assessment will be reviewed once every 12 months.	Any changes e.g. Use, Tenant profile, structural alterations or other change may affect the outcomes of this assessment and therefore may require it to be reviewed immediately. All new findings must be actioned and the FRA updated accordingly.

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

7 Findings and action plans – High Priority

Report and Photo Reference	Significant findings	Urgent Action Required	Corrective Action Completed	Service area
7.1.1	Floor 10 ; The hopper to the refuse chutes on these floors was not closing into the frame.	Arrange repair to the hopper. This item was tasked to the PT on the day of inspection	9.04.2021	PT (Projects Team)
7.1.2	Fire Alarm; I have been unable to locate a valid fire alarm test certificate	Provide the inspector with a valid test certificate	14.09.2020	NC (Neighbourhood Contracts)
7.1.3	Dry-riser; I have been unable to locate a valid Dry-riser test certificate.	Provide the inspector with a valid test certificate	14.09.2020	NC (Neighbourhood Contracts)
7.1.4	Lift; I have been unable to locate a valid lift test certificate for either lift.	Provide the inspector with a valid test certificate	14.09.2020	NC (Neighbourhood Contracts)

8 Findings and action plans – Medium Priority

Report and Photo Reference	Significant findings	Prompt Action Required	Corrective Action Completed	Service area
8.1.2	Lift motor room; No fire alarm within the lift room area	Install fire alarm within lift room	14.09.2020	NC (Neighbourhood Contracts)
8.1.3	Front and rear elevations; The stairs (front elevation and chute area rear elevation) are clad in PVCu spandrel panels, 50% of the panels have an infill panel of unknown material.	Provide evidence and specification of the infill panels and their suitability in this location to prevent the spread of fire	Paul Dockerill still live on CRM. 45 day FRA post inspection carried out, the following item 8.1.4 has not been completed (no information supplied for the spandrel panels)	PMO (Programme Management)
8.1.4	Cleaners room and Community room; The wall mounted water heater in the cleaner's room and all the appliances in the community room do not appear to have been PAT tested.	PAT test the appliances and record the findings.	08.092020	ET (Electrical Team)
8.1.7	Ground Floor; There is no clear lift identification (even/odd)	Install lift identification signage adjacent to each lift.	14.09.2020	NC (Neighbourhood Contracts)

9 Findings and action plans – low priority and recommendations

Report and Photo Reference	Significant findings	Long Term Action Required	Corrective Action Completed	Service area
9.1.1	General to all floors; There is a clear breach of compartmentation within the stop tap service cupboard.	Pending the complete replacement of the front door frame door set's I recommend that the stop tap service cupboard/duct to be fire stopped to prevent the spread of fire/smoke to or from the communal areas.		PMO (Programme management office)
9.1.2	15th Floor; Individual front entrance doors (59-61) do not have adequate fire rated ironmongery/letter boxes.	Pending the complete replacement of the front door frame set's, it's recommended that any doors that lack adequate fire rated ironmongery are upgraded where applicable.		PMO (Programme management office)
9.1.3	14th Floor; Individual front entrance door (54) does not have adequate fire rated ironmongery/letter boxes.	Pending the complete replacement of the front door frame sets, it's recommended that any doors that lack adequate fire rated ironmongery are upgraded where applicable.		PMO (Programme management office)
9.1.4	14th Floor; The flat entrance door to flat 56 does not have any fire rated ironmonger evident.	Pending the complete replacement of the front door frame sets, I recommend this door is replaced with a new FD30s door.		PMO (Programme management office)
9.1.5	13th Floor; Individual front entrance doors (50, 51 & 53) do not have adequate fire rated ironmongery/letter boxes.	Pending the complete replacement of the front door frame sets, it's recommended that any doors that lack adequate fire rated ironmongery are upgraded where applicable.		PMO (Programme management office)

9.1.6	Lift motor room; The steel door to the lift motor room has no handle and is extremely difficult to open	Install bolt on D handle on the outside of the door.		PT (Projects Team)
9.1.7	12th Floor; Individual front entrance doors (46 & 47) do not have adequate fire rated ironmongery/letter boxes.	Pending the complete replacement of the front door frame sets, it's recommended that any doors that lack adequate fire rated ironmongery are upgraded where applicable.		PMO (Programme management office)
9.1.8	11th Floor; Individual front entrance door (43) does not have adequate fire rated ironmongery/letter boxes.	Pending the complete replacement of the front door frame sets, it's recommended that any doors that lack adequate fire rated ironmongery are upgraded where applicable.		PMO (Programme management office)
9.1.9	9th Floor; The flat entrance door to flat (34) has been damaged by forced entry.	Pending the complete replacement of the front door frame sets, I recommend this door is replaced with a FD30s door.		PT (Projects Team)
9.1.10	8th Floor; Individual front entrance doors (33 & 32) do not have adequate fire rated ironmongery/letter boxes.	Pending the complete replacement of the front door frame sets, it's recommended that any doors that lack adequate fire rated ironmongery are upgraded where applicable.		PMO (Programme management office)
9.1.11	7th Floor; Individual front entrance doors (26-29) do not have adequate fire rated ironmongery/letter boxes.	Pending the complete replacement of the front door frame sets, it's recommended that any doors that lack adequate fire rated ironmongery are upgraded where applicable.		PMO (Programme management office)
9.1.12	6th Floor; Individual front entrance doors (22, 24 and 25) do not have adequate fire rated	Pending the complete replacement of the front door frame sets, it's recommended that any doors that lack adequate fire rated ironmongery are upgraded where		PMO (Programme management office)

	ironmongery/letter boxes.	applicable.		
9.1.13	5th Floor; Individual front entrance doors (18, 19, 20, and 21) do not have adequate fire rated ironmongery/letter boxes.	Pending the complete replacement of the front door frame sets, it's recommended that any doors that lack adequate fire rated ironmongery are upgraded where applicable.		PMO (Programme management office)
9.1.14	4th Floor; Individual front entrance doors (14 and 15) do not have adequate fire rated ironmongery/letter boxes.	Pending the complete replacement of the front door frame sets, it's recommended that any doors that lack adequate fire rated ironmongery are upgraded where applicable.		PMO (Programme management office)
9.1.15	2nd Floor; The flat entrance door to flat (6) has been damaged and has no evident fire rated ironmongery.	Pending the complete replacement of the front door frame sets, I recommend this door is replaced with a FD30s door. (Check repairs for duplicate)		PT (Projects Team)
9.1.16	1st Floor; Individual front entrance doors (2 and 3) do not have adequate fire rated ironmongery/letter boxes.	Pending the complete replacement of the front door frame sets, it's recommended that any doors that lack adequate fire rated ironmongery are upgraded where applicable.		PMO (Programme management office)
9.1.17	Ground floor Salvage area; There is an area of trunking and compartmentation missing above the door leading to the communal area	Make good the compartmentation and replace the missing trunking.		PT (Projects Team)
9.1.18	Ground Floor Cleaners cupboard; Trunking missing to the ceiling and no evidence of cable clipping.	Replace the missing trunking and ensure all cables are adequately clipped.		ET (Electrical Team)

9.1.19	Ground Floor; The first entrance door (TH0001) has defective hinges and fixings.	Replace the door with a FD30s door with vision panels and install a new leg to the frame.		PMO (Programme management office)
9.1.20	General to all floors; Open waste pipes in cleaner's cupboards. (steel waste pipe joints)	Blank off waste pipes with a suitable plug/bung to prevent the migration of smoke.		PT (Projects Team)
9.1.21	Community Room; The soft furnishings do not have appropriate fire rated labels.	Provide evidence that the furnishings comply with the Furniture and Furnishings Regulations (fire) (safety) 1988.		NC (Neighbourhood Contracts)
9.1.22 Photo	General to all floors; The down lighting boxing on the communal areas appears to be constructed with softwood battens and plywood sheeting; this would not provide adequate fire protection to the service pipework in the event of a fire and will not conform to Building Regulations B2 6.4. Internal fire spread linings.	<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. 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" 		PMO (Programme Management)
9.1.23	General to all floors; There is a large amount of PVCu trunking in the common areas stairwells and services cupboards.	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		PMO (Programme Management)

		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"		
9.1.24	General to all floors; Flat entrance doors and all communal doors have significant gaps between the frames/door	<ul style="list-style-type: none"> Flat entrance; Install new FD30s fire doors (consideration should be given to replacing the complete combination frame housing the stop tap and electric meters at the same time) to each individual flat. Stairs and lobby, Install new FD30s door sets to the communal doors on all floors. (Doors to incorporate vision panels to the existing design) and 4 hinges. All new doors are to be decorated and re numbered on completion and appropriate fire door signage installed. 	At the time of the 2021 review works had started on replacing Dry riser and service cupboard doors this will be updated by PMO as works commence and appropriate certification issued on completion.	PMO (Programme Management)
9.1.25	15th Floor; The escape stairwell has no facility to purge smoke in the event of a fire incident.	Consideration should be given to install an automatic opening vent to the existing sky light at the top of the stairs linked to the alarm.		PMO (Programme Management)

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 checked="" type="checkbox"/>	<input type="checkbox"/>	The age and mobility profile of this block suggests that some customers may have mobility and sensory impairments. Thomas 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. Whg are currently implementing PEEPS for identified vulnerable customers this should be finalised in the coming months.
11.1.2	Staff work out of hours or are lone working	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are many lone visits within the organisation along with the out of hour's team attending when needed.
11.1.3	There are existing risks to Firefighters	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No significant risks to firefighters in this block, the block is at low risk of fire.
11.1.4	Visitors and Contractors are controlled	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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 checked="" type="checkbox"/>	<input type="checkbox"/>	The age profile of this block suggests that some of customers may have mobility and sensory impairments. Thomas 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. Whg are currently implementing PEEPS for identified vulnerable customers this should be finalised in the coming months.
12.1.2	Fire evacuation procedures consider disabled personnel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The age profile of this block suggests that some of customers may have mobility and sensory impairments. Thomas 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. Whg are currently implementing PEEPS for identified vulnerable customers this should be finalised in the coming months.
12.1.3	'Disability specific' signs are in place e.g. to indicate wheelchair routes to refuge areas etc	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are no refuge areas or Disability specific signage within Thomas House.
12.1.4	The need to support the evacuation of visually impaired persons has been considered and procedures established	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The age profile of this block suggests that some of customers may have mobility and sensory impairments. Thomas 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.
12.1.5	Hearing impaired occupants can readily identify the fire warning system actuation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	As 12.1.5
12.1.6	People with Cognitive disorders have been considered, procedures established and people informed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	As 12.1.5



13 Ignition sources

(Please click the relevant tick boxes)

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"/>	
13.1.2	There are significant potential ignition processes in use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13.1.3	Process control measures are in place	<input type="checkbox"/>	<input type="checkbox"/>	
13.1.4	Gas-powered appliances are in use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There is no gas within Thomas House; customers are also advised not to use bottled gas appliances within this block.
13.1.5	Space heating method is appropriate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13.1.6	No Smoking signs are visible	<input checked="" type="checkbox"/>	<input type="checkbox"/>	On each floor and stair landing
13.1.7	Suitable provisions are made for smokers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Customers may smoke within their own flat but smoking is not allowed in the common parts of Thomas House.
13.1.8	There are signs of breaches of policy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There is no evidence of the "no smoking in the communal areas" policy being abused.
13.1.9	There is lightning or earthing control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Thomas House has lightning protection
13.1.10	It is tested and records maintained in accordance with BS 6651 BS7430	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Thomas House - 2020 Lightning Protection Inspection Report.pdf
13.1.11	Contractors are regularly monitored during work	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 Thomas House by whg contractors

14 Electrical safety

14.1	Areas to Assess	Yes	No	Assessor Comments
14.1.1	Communal electrical equipment is appropriate to the use of the property and is not misused	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14.1.2	Communal electrical equipment is operated by time switches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Where applicable (lighting/main entrance doors)
14.1.3	Communal portable electrical equipment has been inspected on a regular basis and results recorded.	<input type="checkbox"/>	<input type="checkbox"/>	
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"/>	
14.1.6	Records of testing are maintained and available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ECR Thomas House.pdf
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"/>	

14.2 Solar Photovoltaic Panels

14.1.1	Areas to Assess	Yes	No	Assessor Comments
14.2.1	Does the block have solar photovoltaic panels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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 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"/>	No fires have been reported at this block within the last 12 months. There has been several incidents of false alarms within the block, this coincided with the replacement of heat detectors on the communal areas with smoke detectors. Community Safety and WMFS have been working together to mitigate these.
15.1.2	All incidents have been investigated and recorded	<input checked="" type="checkbox"/>	<input type="checkbox"/>	As above.
15.1.3	Combustible materials are stored in close proximity to the building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The waste bins are stored in a fenced compound away from Thomas House. A new permanent enclosure is to be constructed within the coming 12 months. This was completed Sept 2019.
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"/>	The block benefits from a secure door entry system controlled by the customers.
15.1.7	There is CCTV or physical monitoring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Thomas House has 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"/>	Confirmed by whg CCTV Operative
15.1.9	Gates / perimeter access points are suitably protected to prevent unauthorised access but permit egress	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Thomas House has the benefit of front and rear access/egress points which were working and clear on the day of this assessment.

16 Fuel sources

16.1	Areas to Assess	Yes	No	Assessor Comments
16.1.1	The standard of general housekeeping is adequate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16.1.2	Fuel sources and ignition sources are kept Apart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16.1.3	There are significant potential sources of Fuel	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16.1.4	There are accumulations of unnecessary combustible materials or waste	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16.1.5	Soft furnishings have compliant upholstery Finishes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no soft furnishings within the common parts of Thomas House. There are soft furnishings within the community room that do not have appropriate labels to evidence that they conform with the Furniture and Furnishing Regulations (Fire) (Safety) 1988
16.1.6	There are sources of Oxygen or supporters of combustion, apart from ambient air	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Given the profile of the customers within Thomas 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
16.1.7	There are potential sources of dust ignition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

17 COSHH and hazardous materials

17.1	Areas to Assess	Yes	No	Assessor Comments
17.1.1	Hazardous chemicals are present	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17.1.2	Suitable arrangements are in place to manage the elimination or reduction of risks from hazardous substances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	whg manage any asbestos within the building in accordance with the Control of Asbestos Regulations 2012 Regulation 4. (CAR 2012)
17.1.3	Hazardous chemicals are effectively controlled during use and in storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17.1.4	Waste materials are adequately controlled	<input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	Where identified asbestos products are labelled in accordance with (CAR 2012)
17.1.6	Material safety data sheets are available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Material data sheets are available for all products used by whg and their contractors.
17.1.7	Appropriate PPE and/or specialised equipment are available as necessary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17.1.8	Staff members are aware of the materials, the data sheet contents and safety procedures	<input checked="" type="checkbox"/>	<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"/>	<input checked="" type="checkbox"/>	
18.1.2	There is a risk of vertical or lateral spread within the property e.g. between occupancies or via common areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The presence and suitability of the high level boxing which houses the down lighters can not be confirmed as class 0.
18.1.3	The basement (where present) is separated from the ground storey by 30 minutes FR construction (minimum)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
18.1.4	The risk of Fire Spread is effectively controlled	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The ground floor chute has the benefit of a fuse able link fire damper at the base of the chute.
18.1.5	The property is sub divided into fire compartments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
18.1.6	There are unprotected openings, gaps or holes in compartment walls in the communal areas.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
18.1.7	Wall and ceiling linings routes add to the risk of flame spread	<input checked="" type="checkbox"/>	<input type="checkbox"/>	As 18.1.2
18.1.8	The building has cladding on its external faces	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
18.1.9	As built cladding specifications and completion certification are available	<input type="checkbox"/>	<input type="checkbox"/>	
18.1.10	The cladding meets Building Regulations Requirements	<input type="checkbox"/>	<input type="checkbox"/>	

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 checked="" type="checkbox"/>	<input type="checkbox"/>	All communal fire doors were inspected along with a sample of customer front doors. Individual door identification has recently been completed. Works are underway replacing existing doors currently service cupboard doors are being replaced.
19.1.2	Corridor smoke-control doors are provided where necessary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All communal fire doors were inspected; variations in the amount of excessive gaps between the smoke seals and frame were identified.
19.1.3	Fire and smoke-control doors are in good condition, tight fitting to and free from distortion	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All communal fire doors were inspected. A number were identified as requiring adjustment and replacement, these are detailed in the actions above.
19.1.4	Smoke stop and intumescent seals are present, and in good condition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	As per 19.1.2
19.1.5	Self-closing devices are present and functional and engage with the latch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The majority of communal door closers were functioning correctly minor adjustment is required to a small number of doors
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"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	
19.1.9	Fire and smoke-control doors are indicated by signs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
19.1.10	Glazing panels are fire rated, undamaged with fire rated framework	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All glazing panels were as built, all were visually inspected during the assessment.
19.1.11	Automatic self-closing devices/hold open devices are present	<input type="checkbox"/>	<input checked="" 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"/>	Thomas House has one flight of stairs, these are separated from the main communal area by 2 FD30 fire doors, giving up to 1 hour protection to customers having to vacate the building.
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"/>	✓	
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"/>	The final exit doors are interfaced with the fire alarm and will fail safe in the event of an activation of the alarm as per the recommendations in BS 7273-2015
20.1.9	Means of escape doors not in normal use are routinely checked	<input type="checkbox"/>	✓	Generally inspected during routine block walk by the NIO service/maintenance.
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'	✓	✓	

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"/>	Thomas House has electro magnetic door securing devices installed that disengage in the event of a 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"/>	Fireman's switch overrides the door entry system
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"/>	Each landing fire door has an electromagnetic keep that fail safes on the activation of the alarm system.
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"/>	✓	None present.
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"/>	Emergency Lighting 2020.pdf

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	<input type="checkbox"/>	<input type="checkbox"/>	

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"/>	Only within the lift motor 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"/>	The lift motor room extinguisher is within test date.
22.1.7	Access for Fire and Rescue is satisfactory	<input type="checkbox"/>	✓	No, parking in the access and turning bays is being taken up by the residents and contractors. "Emergency Services Only" safety zone markings would improve this.
22.1.8	A fire hydrant is in close proximity to the building	✓	<input type="checkbox"/>	Situated adjacent to the pump house. And at the rear of the building to the right of the bin stores.
22.1.9	It is clearly marked and freely available	<input type="checkbox"/>	✓	
22.1.10	An open water supply is provided	✓	<input type="checkbox"/>	There is a canal within close proximity to Thomas House.
22.1.11	Where provided, the Fire and Rescue Service access is maintained	<input type="checkbox"/>	✓	As 22.1.7

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"/>	
23.1.9	The system is maintained in accordance with BS9990 2006, servicing records are available, appropriate and current	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unable to locate a current dry-riser test certificate.

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"/>	<input checked="" type="checkbox"/>	The inner lobby off the stairs/communal area is ventilated by passive vents.
24.1.2	The system is maintained, servicing records are available, appropriate and current	<input type="checkbox"/>	<input type="checkbox"/>	
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"/>	<input checked="" type="checkbox"/>	
25.1.2	It is clearly indicated as a firefighting/evacuation lift	<input type="checkbox"/>	<input type="checkbox"/>	
25.1.3	DO NOT USE IN THE EVENT OF FIRE signage is displayed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
25.1.4	The lift is maintained with servicing records available which are appropriate and current	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unable to locate the latest lift test/maintenance certificate
25.1.5	A firefighting shaft is provided	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
25.1.6	The firefighting shaft is protected and maintained in good order	<input type="checkbox"/>	<input type="checkbox"/>	

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"/>	
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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	The AID's (Alarm Initiating Device) on the stairs were changed from smoke activation to heat activation following a series of false alarms as a result of unauthorised persons entering the building. A decision has recently been made by whg Fire Safety Group to review the type and future system of fire detection within Thomas House.
26.1.7	The Fire Warning system is connected to an Alarm Receiving Centre (ARC)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All activations are dialled to Pro guard
26.1.8	The Testing regime is in accordance with BS5839 and results recorded	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
26.1.9	Automatic detection is tested in accordance with BS5839 and results recorded	<input type="checkbox"/>	<input checked="" type="checkbox"/>	I have been unable to locate a current fire alarm test certificate.
26.1.10	A zone plan is available at the Control Panel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This is in the form of a list of zone locations.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	
27.1.2	The Responsible Person is identified	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
27.1.3	There has been a recent Fire and Rescue Service inspection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
27.1.4	Improvement notices have been served	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
27.1.5	Improvement Notices/ inspection results have been actioned and completed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
27.1.6	There are previous Fire Risk Assessments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Undertaken annually
27.1.7	Previous assessment findings have been actioned and completed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
27.1.8	Risks to Occupants identified in the FRA have been notified to them	<input type="checkbox"/>	<input checked="" type="checkbox"/>	whg intend to publish the findings of this risk assessment to all customers following it's completion

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"/>	<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 Evacuation Procedures

29.1	Areas to Assess	Yes	No	Assessor Comments
29.1.1	Emergency Evacuation Procedures are identifiable in common areas and/or alongside at each call point	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire Action Plan notices are displayed on each floor, several variations of this signage have been used giving conflicting information. The signage needs to be consistent and reflect whg's stay safe policy (Ref 8.1.2)
29.1.2	The procedures identify how the Fire and Rescue Service is to be summoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
29.1.3	The Evacuation Procedures consider disability with reference to the evacuation chairs / lifts / refuges	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The customer profile of this block suggests that a proportion of the customers may have mobility and sensory impairments. Thomas 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	Evacuation Drills are carried out frequently and results recorded	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
29.1.5	All employees / occupiers participate	<input type="checkbox"/>	<input type="checkbox"/>	
29.1.6	Assembly Point locations are clearly identified and are suitable and adequate for access, safety in use and numbers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See 29.1.4
29.1.7	Evacuation Chairs are available and/or located on all levels	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See 29.1.4
29.1.8	Sufficient trained users are available and practice use of the chair	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See 29.1.4
29.1.9	Refuge Areas are provided and clearly identified including dedicated route.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no identified refuge areas within Thomas House.
29.1.10	Refuge areas have communications which are routinely tested	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See 29.1.4
29.1.11	A suitable lift is identified and available for use during evacuation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See 29.1.4
29.1.12	The Emergency procedures / signs make reference to the use of evacuation chairs / lifts / refuges	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See 29.1.4

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
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
30.1.3	The Firefighting Plan is regularly reviewed and contains current information including floorplans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	WMFS to co ordinate when applicable
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"/>	The customer profile of this block suggests that a proportion of the customers may have mobility and sensory impairments. Thomas 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.
30.1.6	A Person is nominated to liaise with the Fire and Rescue Service	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

PHOTO REF 01	REPORT REF	PHOTO REF 02	REPORT REF
Digital Images SRL 03042020		Digital Images SRL 03042020	
PHOTO REF 03	REPORT REF	PHOTO REF 04	REPORT REF
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