

Fire Risk Assessment 2020

Jones House
WS2 8JX
North Walsall

Initial inspection 12th March
2019

First review 12th March 2020

Second review 12th March
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. This block falls in whg's category 1 list therefore a fire risk assessment on this block will be completed or reviewed once every 12 months.
- 1.1.2 This Fire Risk Assessment has been prepared and presented by Senior Building Surveyor on the 12th March 2019, first annual review 12th March 2020, second annual review 9th March 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; PAS 79-2:2020, 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 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 45 days of published date.

2 Record of Assessments

Date of Assessment	Reason for Assessment	Comments	Name of Assessor
12.03.2019	FRA review and renewal	Re assessment on new format.	Steve Lister
12 th March 2019	Date published	Actions sent to all relevant teams for immediate attention via CRM call	Steve Lister
12 th March 2020	Annual review	First annual review	Steve Lister
9 th March 2021	Annual review	Second annual review	Steve Lister

3 Property Overview

<p>Brief Description of Property & Construction</p>	<p>Jones House is situated off Penkrudge Street Walsall, it consists of 6 floors and was purpose built in 1967 for the local authority. The building has 8 flats per floor, 4 to the east and 4 to the west looking at the building from the front elevation. On the ground there are 4 flats. All flats have projecting balconies (concrete slab and glazed balustrades) Jones House is a system build construction with concrete floors/walls with an external brickwork skin. In 2011 the block was refurbished both externally with a external wall insulation wrap consisting of Rockwool slab insulation mechanically fixed with a silicone render finish. Internally the original double swing common area doors were replaced for single swing doors. All work was approved by the local authority. Individual customer front doors were upgraded to incorporate additional fire safety measures (Intumescent/ cold smoke seals) the 2020 review noted most customer front doors have now been replaced) Jones house has the benefit of a centralised heating system with the boiler plant located on the ground floor west wing</p>				
<p>No of Floors including basement</p>	<p>62</p>	<p>No of Staircases</p>	<p>2</p>	<p>Approximate Floor Footprint Area (sq. m)</p>	<p>650m²</p>
<p>No of Basement levels</p>	<p>0</p>	<p>Locations of stairs</p>	<p>Two internal stairs accessing all floors. East and West. With final exits to the front of the block</p>	<p>Occupancy</p>	<p>Residential, approximately 60 persons</p>

**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. The assessment has been undertaken following the Local Government guidance "Fire Safety in purpose-built blocks of flats and the more recent PAS 79-2:2020 Code of Practice. 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 include communal areas, community room, plant room, bin storage rooms, service cupboards, dry risers, flat entrance doors, escape routes and also the external perimeters around the building where applicable.

<p>Evacuation Strategy (including Provisions for Disability)</p>	<p>The property is a low rise residential block. Localised automatic fire/smoke detection are provided within each residence but these are not interconnected between individual flats.</p> <p>Whg promote a 'STAY SAFE' message to all customers living in flatted accommodation, excluding the 'STAY SAFE' message, the passive fire protection and height of this block would allow a 'STAY PUT' strategy</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 whg's Wellbeing Team where appropriate.</p>
<p>Property Safety Strategy</p>	<p>Physical, imperforate 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/sealing up of vertical shafts and the infill of gaps within cupboards with intumescent materials.</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 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>

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		
Name of Owner	Location	Activity	Persons Present - Max Nos. (approx.) Daytime / Silent Hours			
			Employees	Young Persons	Members of Public	Tenants
Walsall Housing Group	100 Hatherton Street Walsall WS1 1AB		<5	Unknown	>5	50+
Persons at Risk	Location	Activity	Reason and Numbers			
			Sleeping	Disability	Remote Location	Other
Several residents of this block may require a PEEP	Various				No	

5 Assessors summary of findings

Risk Category	Summary of provision	Qualifying comments
Risk to Life	Risk to life is assessed as LOW	Individual flats are suitably compartmented and the common parts along with the escape routes are kept sterile.
Risk to Firefighters	Risk to life is assessed as LOW	Common parts are sterile and access, egress to and from the building is adequate.
Risk to Property	Risk to property is assessed as LOW .	The building has an alarm system in the common parts and boiler plant room that is linked to a Dual-Com system.
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 ignition sources.
Risk of Fire Spread	Risk of fire spread assessed as LOW .	
Residual Risks	None	
Overall Summary	<p>The overall grading for this block has been as LOW.</p> <p>The findings throughout the FRA which impact the grading have been listed for action within Sections 7-9 of this report.</p> <p>Implementation of these actions will maintain the overall grading.</p>	
Additional Recommendations		
Assessment Review Period	This block is identified as a category 1; a fire risk assessment review will be completed once every 12 months.	<p>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.</p> <p>All new findings must be actioned and the FRA updated accordingly.</p>

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
- T/S – Tenancy Services

7 Findings and action plans – High Priority

Reference Photo Report and	Significant findings	Urgent Action Required	Target Date for Remedial Works	Corrective Action Completed	Service area
7.1.1 Photo 1-2	Boiler plant room; The fire extinguishers, CO ² and foam do not have a valid service date.	Arrange servicing and provide certification.	22 nd March 2021		Neighbourhood Contracts
7.1.2 Photo 3	Ground floor lobby; Both communal doors leading to the individual flats (East/West) are sticking and one was fouling the floor coverings.	Ease and adjust both doors to allow complete closure into the rebated.	22 nd March 2021		Projects Team
7.1.3	Ground floor; There are no Dry -Riser signage on the dry-riser cupboard doors, this was raised by WMFS back in Sept 2020.	Install Dry-Riser signs on all 4 doors.	22 nd March 2021		Neighbourhood Impact Officers
7.1.4 Photo 4	Floor 4; The steel cover has been removed from the electrical cable ducting in the service cupboard exposing a compartmentation issue between floors.	Install intumescent pillows and sealant before refitting the steel ducting.	22 nd March 2021		Project Team and Electrical Team

8 Findings and action plans – Medium Priority

Reference Photo Report and	Significant findings	Prompt Action Required	Target Date for Remedial Works	Corrective Action Completed	Service area
8.1.1 Photo 5	Boiler plant room; There is no signage to indicate the gas service isolation point in the plant room or externally.	Install appropriate "Gas isolation point" signage	27 th April 2021		Neighbourhood Impact Officers.
8.1.2	Cleaners cupboard; The door has come loose off its top hinge.	Re secure the door	27 th April 2021		Projects Team
8.1.3	Cleaners cupboard; The wall mounted water heater has no PAT test date.	Pat test the appliance.	27 th April 2021		Electrical Team
8.1.4 Photo 6	Ground floor area adjacent to the bin store; Accumulations of rubbish were present on the floor.	Install "Do not leave rubbish in the communal area" make sure it's placed within the bin room/bins.	27 th April		Neighbourhood Impact Officers

8.1.5	Floor 4; The stairs door was not closing into the rebate	Ease and adjust the stairs access door adjacent to flat 35	27 th April 2021		Project Team
8.1.6	Floor 4 flat 33; The door closer is leaking	Renew the overhead door closer.	27 th April 2021		Project Team
8.1.7	Floor 3 adjacent flat 21; The stairs door is not closing correctly.	Rehang the stairs door.	27 th April 2021		Project Team
8.1.8	Floor 2; The communal door adjacent to flats 15/16 is binding and not closing correctly.	Ease rebated and re hang the door to close squarely into the frame.	27 th April 2021		Project Team
8.1.9	Floor 1; The stairs door adjacent to flat 12 is not closing correctly.	Re hang and adjust the stairs door	27 th April 2021		Project Team
8.1.10 Photo 7	Floor 6; The chute hopper frame is loose and the seal has broken between the wall frame.	Re secure the chute hopper frame and sealant.	27 th April 2021		Project Team

Report and Photo Reference	Significant findings	Long Term Action Required	Target Date for Remedial Works	Corrective Action Completed	Service area
9.1.1	General all floors; Fire doors to flats; 47,24,18,16,15,13 are still to be upgraded from the following FRA.	Complete all outstanding fire door set replacements. With FD30s door sets.	18 th June 2021		Project Team
9.1.2	Front and Rear elevations; There are no clear "Emergency Vehicle Parking Keep Clear" signage and markings	Identify emergency vehicle parking front & Rear and hatch area accordingly. <i>(This action was on the previous 2020 FRA)</i>	18 th June 2021		Neighbourhood Services
9.1.3	Exterior Rear Elevation; The waste bins are being stored adjacent to the block directly below customers bedroom/balcony windows. This presents a significant fire risk.	<ol style="list-style-type: none"> 1. Install steel fencing between the rear entrance and bin storeroom to restrict access and to ensure the bins do not obstruct the rear exit. 2. Install lockable bin store outside the block adjacent to the gates. <i>(This action was on the previous 2020 FRA)</i>	18 th June 2021		Neighbourhood Services
9.1.4	General all floors; Several customers have been identified with vulnerabilities that may require a PPPE (Personal Emergency Evacuation Plan)	Arrange PEEP's for all vulnerable customers <i>(This action was on the previous 2020 FRA)</i>	18 th June 2021		Tenancy Services

<p>9.1.5 Photo 11</p>	<p>General to all floors; The heating pipework boxing on the communal area appears to be constructed with softwood battens and plywood sheeting; this will not provide adequate fire protection in the event of a fire and does not conform to Building Regulations B2 6.4 Internal fire spread.</p>	<p>Remove all ply boxing and timber work, install non-combustible class 0 boxing</p> <p>(This action was on the previous 2020 FRA)</p>	<p>18th June 2021</p>		<p>Project Management</p>
<p>9.1.6</p>	<p>General to all floors; There is a large amount of PVCu trunking in the common areas and cabling that is not adequately secured.</p>	<p>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"</p> <p>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 a non-combustible substrate of the building"</p> <p>(This action was on the previous 2020 FRA)</p>	<p>18th June 2021</p>		<p>Project Management</p>
<p>9.1.7</p>	<p>General; Suitable compartmentation between individual flats needs to be established.</p>	<p>Undertake a type 4 survey of a sample of flats within the block to confirm suitable compartmentation.</p>	<p>18th June 2021</p>		<p>Surveying Team</p>

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 Jones House is mixed, there are residents that may have mobility and sensory impairments Jones House is a residential building and not staffed, therefore customers must ensure they take necessary fire precautions within their homes and regularly familiarise themselves with whg's "Stay Safe" strategy and fire safety guidance. It is recommended that all vulnerable customers be offered a PEEP as part of our continued "Stay Safe" message.
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"/>	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.

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"/>	See 11.1.1
12.1.2	Fire evacuation procedures consider disabled personnel	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vulnerable customers should receive PEEP (Personal Emergency Evacuation Plan)
12.1.3	'Disability specific' signs are in place e.g. to indicate wheelchair routes to refuge areas etc	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no refuge areas or Disability specific signage within this block. This should be considered as part of the PEEP roll out.
12.1.4	The need to support the evacuation of visually impaired persons have been considered and procedures established	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See 12.1.2
12.1.5	Hearing impaired occupants can readily identify the fire warning system actuation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See 12.1.2
12.1.6	People with Cognitive disorders have been considered, procedures established, and people informed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See 12.1.2

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"/>	
13.1.2	There is 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 checked="" type="checkbox"/>	<input type="checkbox"/>	The ground floor communal heating plant room is gas fired. All individual customers are 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"/>	There are no space heating appliances within the communal parts of this building
13.1.6	No Smoking signs are visible	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 this building.
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"/>	Test certificate dated 13 th January 2021
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 should be allowed in this building 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 and door entry systems)
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 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"/>	I:\Central Walsall Trust\North Walsall\Block Jones House\Fire Safety Assessment\FRA 2021\Jones House F Ex 20200421.pdf
14.1.6	Records of testing are maintained and available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 PV Panels – Present Yes/No

14.2	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 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 records of fire incidents within this block since the last review.
15.1.2	All incidents have been investigated and recorded	<input checked="" type="checkbox"/>	<input type="checkbox"/>	False fire alarm activations are investigated through Neighbourhood Contracts and the Fire Safety Group
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"/>	Jones House 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"/>	Jones House has the benefit of CCTV which is monitored in house 24/7
15.1.8	Tapes/discs are kept for a minimum of 30 days (CCTV protocol)	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	Minor items left in the ground floor communal area; this has been raised with the nio service.
16.1.2	Fuel sources and ignition sources are kept Apart	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Yes see 16.1.1
16.1.5	Soft furnishings have compliant upholstery Finishes	<input type="checkbox"/>	<input type="checkbox"/>	There are no soft furnishings within the common parts of jones house.
16.1.6	There are sources of Oxygen or supporters of combustion, apart from ambient air	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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 type="checkbox"/>	
17.1.4	Waste materials are adequately controlled	<input 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 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)
17.1.6	Material safety data sheets are available	<input type="checkbox"/>	<input type="checkbox"/>	Material data sheets are available for all products used by whg and their contractors.

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"/>	A Type 4 intrusive survey as described in PAS 79-2:2020 should be carried out for reassurance.
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"/>	<input checked="" type="checkbox"/>	As above
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 checked="" type="checkbox"/>	<input type="checkbox"/>	Each apartment is fitted with a FD30s front access door and has a 20 minute fire door to the kitchen and internal escape route off the lounge
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	<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"/>	Plywood panelling to the heating service pipework on all communal landings will not meet the requirements in Part B of the building regulations in respect of internal fire spread.
18.1.8	The building has cladding on its external faces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jones House received an External Wall Cladding system in 2011 comprising of mechanically fixed Rockwool slab insulation with a silicone render finish.
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 checked="" type="checkbox"/>	At the time of installation.
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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. Within each flat the kitchen and lounge doors will be of a minimum 20 minutes resistance. Several flat doors within the block are still to be 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, minor adjustments required on some.
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"/>	Minor adjustments required on some.
19.1.4	Smoke stop and intumescent seals are present, and in good condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
19.1.5	Self-closing devices are present and functional and engage with the latch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Minor adjustments required on some.
19.1.6	Where double doors are present, they close in line and have a selector where necessary	<input checked="" 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 checked="" type="checkbox"/>	Ground floor communal doors were sticking on the floor coverings.

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"/>	Most of the communal area glazing is Georgian Wired (clear) this is part of the original building construction and would have complied with fire regulations at the time of construction.
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"/>	There are 2 staircases (East and West) the building has 5 final exit points on the ground floor (3 front and 2 at the rear)
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"/>	The boiler plant room has an escape door to the rear of the building.
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"/>	

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"/>	The boiler plant room has an escape thumb turn installed.
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"/>	Jones house has an electromagnetic door securing system, these default to open when the fire alarm is activated
20.1.16	Where non-standard securing devices are fitted, they are appropriate for the likely users	<input type="checkbox"/>	<input type="checkbox"/>	
20.1.17	Where fitted, magnetic locks release automatically on fire alarm actuation and/or have manual override	✓	<input type="checkbox"/>	Yes See 20.1.15
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"/>	<input type="checkbox"/>	
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"/>	I:\Central Walsall Trust\North Walsall\Block Jones House\Fire Safety Assessment\FRA 2021\16733-Electric-Emergency Lighting_2021.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"/>	<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	Stairtreads 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	No	No	
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"/>	The boiler plant room has CO ² and foam extinguishers and CO ² within the roof top 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"/>	✓	No the fire extinguishers in the boiler plant room have not been tested/serviced.
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"/>	
22.1.10	An open water supply is provided	<input type="checkbox"/>	✓	
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 type="checkbox"/>	<input checked="" type="checkbox"/>	Access points on the front elevation (Penkridge Street) East and West points.
23.1.8	The inlet and outlets are clearly indicated and available for use	<input type="checkbox"/>	<input type="checkbox"/>	See 23.1.7
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"/>	I:\Central Walsall Trust\North Walsall\Block Jones House\Fire Safety Assessment\FRA 2021\Jones House Dry Riser 20200820.pdf
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
24.1.2	The system is maintained, servicing records are available, appropriate and current	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I:\Central Walsall Trust\North Walsall\Block Jones House\Fire Safety Assessment\FRA 2021\Jones House 20201208.pdf
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 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 type="checkbox"/>	
25.1.5	A firefighting shaft is provided	<input type="checkbox"/>	<input 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"/>	Only within the boiler plant room on the ground floor. The rest of the building has smoke detection on all floors.
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"/>	Within the boiler plant room.
26.1.4	The warning system contains sensory warning devices including visual and aural stimuli	<input type="checkbox"/>	<input checked="" 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"/>	Jones House has the benefit of a Dual-Com system that is connected to an ARC
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 checked="" type="checkbox"/>	<input type="checkbox"/>	I:\Central Walsall Trust\North Walsall\Block Jones House\Fire Safety Assessment\FRA 2021\Jones House 20201208.pdf
26.1.10	A zone plan is available at the Control Panel	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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"/>	29th September 2020
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
27.1.6	There are previous Fire Risk Assessments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	March 2019, reviewed in March 2020
27.1.7	Previous assessment findings have been actioned and completed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Several items are still outstanding
27.1.8	Risks to Occupants identified in the FRA have been notified to them	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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 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"/>	
29.1.2	Emergency Evacuation Procedure Notices include a floor plan layout	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
29.1.3	The procedures identify how the Fire and Rescue Service is to be summoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire Action notices on each floor. The age and mobility profile of the customers within Jones House is mixed, there are residents that may have mobility and sensory impairments Jones House is a residential building and not staffed, therefore customers must ensure they take necessary fire precautions within their homes and regularly familiarise themselves with whg's "Stay Safe" strategy and fire safety guidance. It is recommended that all vulnerable customers be offered a PEEP as part of our continued "Stay Safe" message
29.1.4	The Evacuation Procedures consider disability with reference to the evacuation chairs / lifts / refuges	<input type="checkbox"/>	<input type="checkbox"/>	See 29.1.3
29.1.5	Evacuation Drills are carried out frequently and results recorded	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
29.1.6	All employees / occupiers participate	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
29.1.7	Assembly Point locations are clearly identified and are suitable and adequate for access, safety in use and numbers	<input checked="" 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"/>	This should be considered as part of the PEEP roll out.
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"/>	<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
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"/>	This is a general needs block there are no staff on site.
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

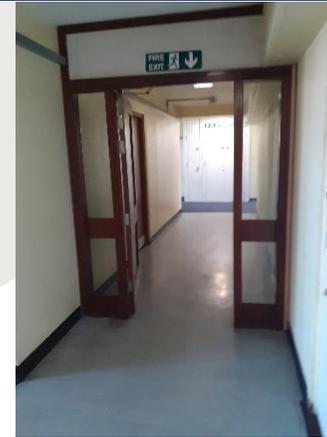
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REPORT REF 7.1.1



PHOTO REF 002



REPORT REF 7.1.2

PHOTO REF 003



REPORT REF 7.1.4

PHOTO REF 004



REPORT REF 8.1.1

PHOTO REF 00

REPORT REF 8.1.4

PHOTO REF 10

REPORT REF 8.1.10



PHOTO REF 11

REPORT REF 9.1.5

