Combined Fire/Health & Safety Risk Assessment

Site / Development: Rede House, 63-75, Corporation Road, Middlesbrough, TS1 1LY
Client Name: F.D.I Freeholds Ltd
Survey Date: 10 Sep 2025

Details

Client name:	F.D.I Freeholds Ltd
Site / Development:	Rede House 63-75 Corporation Road Middlesbrough TS1 1LY
Survey Date:	10 Sep 2025
Report Date:	19 Sep 2025
Site Reference:	201
Surveyor	William Smith
Next Review Date:	10 Sep 2026
Next Assessment Date:	10 Sep 2026

Contents

Risk Profile

Category name	Original Risk	→	Potential Rating
Occupation	0	→	0
Construction	5	→	0
Electrical	5	→	0
Smoking	0	→	0
Heating and ventilation	0	→	0
Cooking	0	→	0
Arson	5	→	0
Ignition sources	5	→	0
Combustible and flammable materials	5	→	0
Fire detection and warning and smoke ventilation systems	5	→	0
Firefighting provisions	5	→	0
Means of escape	5	→	0
Inspections, testing and maintenance	5	→	0
Evacuation	5	→	0
Training	0	→	0
Firefighting information	0	→	0
History, actions and notices	0	→	0
Risk Matrix	0	→	0
Health and Safety Management	5	→	0
Risk Assessments	5	→	0
Accidents and Incidents	0	→	0
Utilities	0	→	0
Internal Environment	5	→	0
Welfare Facilities	0	→	0
General Structure	0	→	0
Waste Management	0	→	0
External Environment	0	→	0
All	**5**	→	**0**

Fire Risk Assessment

Introduction

This report is intended to assist the client in meeting their obligations to comply with Article 9 of the Regulatory Reform (Fire Safety) Order 2005 (the 'Fire Safety Order'), which requires that a risk assessment be carried out.

The Fire Safety Order requires that you keep your risk assessment under review. A date for routine review is provided on the front of this report. However, you should review the report sooner should there be any reason to suspect that it is no longer valid, if a significant change takes place or if a fire occurs.

We have based our assessment on observations made whilst at the premises and on information provided to us, either verbally or in writing.

We believe that the assessment is suitable and sufficient, has been undertaken by a competent person and can confirm that in preparing the report we have exercised all reasonable skill and care.

Scope and Limitations of assessment

The scope of this assessment is for the readily accessible areas of the premises. All observations regarding the condition of the construction and general arrangements are based on a visual inspection only with no intrusive surveys being undertaken, unless otherwise stated. As it is not always possible to access all rooms and areas, or to inspect less readily accessible areas, such as voids above ceilings, it is also necessary to rely on a degree of sampling and to apply reasonable assumptions and judgement.

With regard to the level of investigation and assessment the following applies:

Persons at risk
Any persons at a specific risk will be detailed in the relevant section of this assessment.

Named responsible person
This is not intended to represent a legal interpretation of responsibility, but merely reflects the managerial arrangement in place at the time of this risk assessment.

Fire detection and means of giving warning
Findings are based on a visual inspection with no audibility tests or verification of full compliance with relevant British Standards being carried out.

Emergency Lighting
Findings are based on a visual inspection of the system with no test of luminance levels or verification of full compliance with relevant British Standards being carried out.

Heating, Ventilation, Air Conditioning (HVAC)
Findings are based on a visual inspection only, as a full investigation of the design of HVAC systems is outside the scope of this fire risk assessment.

Fire separation and compartmentation
Findings are based on a visual inspection of readily accessible areas. A degree of sampling may be undertaken where appropriate.

Arson
If specific advice on security (including security against arson) is required, the advice of a security specialist should be obtained.

All aspects of this report meet the requirements of the Regulatory Reform (Fire Safety) Order 2005. However, there may be items that are required by insurers, or other parties, which fall outside the scope of this assessment.

Dangerous Substances

This fire risk assessment has considered dangerous substances that are used or stored in the assessed areas of the premises, only to the extent necessary to determine the adequacy of the general fire precautions (as defined in Article 4 of the Fire Safety Order) and to advise you accordingly. If dangerous substances are used or stored on your premises, you should ensure that you have met the duties under the Dangerous Substances and Explosive Atmospheres Regulations 2002 (DSEAR) that apply to you, including carrying out a risk assessment of the relevant work activities.

Recommendations

Our recommendations are provided in the Risk Improvement Programme section. This section details the actions to be taken, which are considered necessary to satisfy the requirements of the Fire Safety Order and to protect people from fire. If any recommendation in the Risk Improvement Programme is unclear, you should seek further clarification.

Completion of risk improvements can be updated within Cardinus' INDIGO software platform. The INDIGO software will evidence levels of compliance through actions taken and reflect these actions within updated assessment reports that can be made available to relevant stakeholders.

BAFE SP205 Scheme - Validation of fire risk assessments

We are certificated under the BAFE Fire Protection Industry Scheme SP205 Part 1 Life Safety Fire Risk Assessment and are authorised to issue a certificate of conformity for this fire risk assessment. You will find this at the end of this report.

To meet with the requirements of our BAFE SP205 Part 1 Life Safety Fire Risk Assessment certification scheme, we validate and sign-off all fire risk assessments. The validation and sign-off is carried out by a senior fire risk assessor, referred to as the validator, and is part of a wider, quality assurance procedure.

Disclaimer

The purpose of this report is to provide an assessment of the risk to life from fire, and, where appropriate, to make recommendations to ensure compliance with fire safety legislation. The report does not address the risk to property or business continuity from fire.

The submission of this report constitutes neither a warranty of future results by Cardinus, nor an assurance against risk. The report represents only the best judgement of the consultant involved in its preparation, and is based, in part, on information provided by others. No liability whatsoever is accepted for the accuracy of such information.

External Wall Construction

Assessment of the fire risks of external walls and any cladding are excluded from the scope of this fire risk assessment.

Due to the complexities involved in the identification of materials, and the possible need for the removal of samples for testing through an intrusive inspection process, our fire risk assessment will consider the presence of the external wall systems and/or balconies and where appropriate will recommend a fire risk appraisal (FRAEW) of the external wall construction is carried out in accordance with PAS 9980: 2022.

Where a recommendation has been made for a FRAEW to be carried out, it is strongly recommended that you obtain advice from qualified and competent specialists, as described in PAS 9980: 2022.

The outcome of any FRAEW is a determination of whether the external wall construction is acceptable or whether remedial action is necessary to replace some or all of the components of the external wall make-up, or to address shortcomings, such as the absence of cavity barriers.

Cardinus shall not be liable for any loss, damage, or any other liability directly or indirectly arising out of, or in any way connected with the combustibility or fire protection performance of all façade materials including but not limited to external cladding to include associated core filler, insulation and cavity barriers.

Useful Links to Guidance

Check your fire safety responsibilities under the Fire Safety Order:
https://www.gov.uk/guidance/check-your-fire-safety-responsibilities-under-the-fire-safety-order

UK Government - Building safety advice:
https://www.gov.uk/guidance/building-safety-programme

Health & Safety Risk Assessment

Introduction

Cardinus Risk Management was instructed to undertake a review of and report on the general property health, safety and welfare risks to assist the client in meeting their statutory obligations and Common Law duties including (but not exclusively) duties under the current:

- Health & Safety at Work Acts
- European Workplace Legislation
- The Occupiers' Liability Acts
- Tort
- The Defective Premises Act

The purpose of this report is to provide an assessment of the health, safety and welfare risks from the building and activities carried out by any employer, and, where appropriate, make recommendations to aid compliance with relevant Health, Safety and Welfare Legislation. Every effort has been made to ensure that all statements and information offered in this report are given in good faith; statements and information offered relate to matters seen during the safety review and information supplied at the time. It should, however, be noted that where we have been provided with information by other parties, we take no responsibility for its accuracy.

Scope and Limitations of assessment

This Health & Safety Risk Assessment takes account of the statutory and other obligations referred to above to meet place of work and non-place of work situations (including the common areas of blocks of flats, which may also rank as a 'place of work').

This report will highlight the required statutory risk assessments that require completion, as well as identifying general facilities test and maintenance requirements. Also, any potential risks relating to the internal and external areas of the property will be reported on with recommendations made.

This assessment is not intended to be an audit or inspection of health & safety procedures for the organisation. The purpose is to identity any hazards associated with the general construction and facilities at the site and to establish the existence of risk assessments for defined activities and procedures.

We believe that the assessment is suitable and sufficient, has been undertaken by a competent person and can confirm that in preparing the report we have exercised all reasonable skill and care.

Recomendations

Our recommendations are provided in the Risk Improvement Programme section. This section details the actions to be taken, which are considered necessary to satisfy the requirements of Health & Safety regulations and to protect people from hazards. If any recommendation in the Risk Improvement Programme is unclear, you should seek further clarification.

Completion of risk improvements can be updated within Cardinus' INDIGO software platform. The INDIGO software will evidence levels of compliance through actions taken and reflect these actions within updated assessment reports that can be made available to relevant stakeholders.

Disclaimer

The purpose of this report is to provide an assessment of the risks and, where appropriate, to make recommendations to ensure compliance with Health & Safety legislation. The report does not address the risk to property or business continuity.

The submission of this report constitutes neither a warranty of future results by Cardinus, nor an assurance against risk. The report represents only the best judgement of the consultant involved in its preparation, and is based, in part, on information provided by others. No liability whatsoever is accepted for the accuracy of such information.

Useful Links to Guidance

Check your responsibilities under the Health & Safety regulations:
https://www.hse.gov.uk/

Risk Rating Definitions for the Risk Improvement Programme Recommendations

In order to ascertain a priority and a risk level for the tasks defined in the Risk Improvement Programme, a simple matrix is used by the risk assessors in order to bring consistency to the levels of risk. This allows for the significant findings to be given a specific risk rating as detailed below:

Likelihood of fire	Classification of fire risk		
	Likely consequence of fire:		
	Slight harm	Moderate harm	Extreme harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

Low	Medium ✓	High

In this context, a definition of the above terms is as follows:

Low: Unusually low likelihood of fire as a result of negligible potential sources of ignition.
Medium: Normal fire hazards (potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
High: Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Taking into account the nature of the premises and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

Slight harm	Moderate harm ✓	Extreme harm

In this context, a definition of the above terms is as follows:

Slight harm: Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).
Moderate harm: Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to result in multiple fatalities.
Extreme harm: Significant potential for serious injury or death of one or more occupants.

Accordingly, it is considered that the risk to life from fire at these premises is:

Trivial	Tolerable	Moderate ✓	Substantial	Intolerable

A suitable risk-based control plan should involve effort and urgency that are proportional to risk.

Using the table below we can provide a consistent assessment of risk whilst setting recommended timescales for actions to be completed.

Risk level	Action and timescale
Trivial	No action is required and no detailed records need be kept.
Tolerable	No major additional fire precautions required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are occupied, urgent action should be taken.
Intolerable	Premises (or relevant area) should not be occupied until the risk is reduced.

Intolerable or Substantial risk = High – Priority 1
Immediate (should be implemented as soon as possible), including, where relevant, interim measures necessary to ensure the safety of occupants until permanent measures can be implemented.
The risk from fire, its effect on persons in the premises or the probability of a fire starting is intolerable or substantial.
There could also be a serious contravention of fire safety legislation and/or recommendations and guidance. The responsible person should be informed as soon as reasonably practicable.

Moderate risk = Medium – Priority 2
Short term (should be implemented within, say, three months).
The risk from fire, its effect on persons in the premises or the probability of a fire starting is moderate.
There could also be a contravention of fire safety legislation and/or recommendations and guidance.

Tolerable risk = Low – Priority 3
Medium term (should be implemented within, say, three to six months).
The risk from fire its effect on the persons in the premises or the probability of a fire starting is tolerable.
There may be a contravention of good practice, fire safety legislation and/or recommendations and guidance.

Trivial risk = Low – Priority 4
Long term (should be implemented as and when the opportunity arises, such as at the time of replacement of a fire door or refurbishment of premises).

Note: There will be occasions where the timescale of a recommendation can be reduced due to the ease in which the work can be implemented, such as the provision of a fire action notice or similar. To this end a recommendation could be given a low rating but given a shorter timescale of say 1 month. Generally all recommendations should be completed as soon as reasonably practicable.

Any recommendations for risk improvement emanating from this assessment are contained in a separate ‘Risk Improvement Programme’ report, which should be read in conjunction with this assessment. Completion of risk improvements can be updated within Cardinus’ INDIGO software platform. The INDIGO software will evidence levels of compliance through actions taken and reflect these actions within updated assessment reports that can be made available to relevant stakeholders.

Cardinus shall not be liable for any loss, damage, or any other liability directly or indirectly arising out of, or in any way connected with the combustibility or fire protection performance of all façade materials including but not limited to external cladding to include associated core, filler, signage and insulation.

Survey Details

Occupation

	Original rating	Potential rating
	0	0

2. Where this assessment is of a residential building, what is the fire risk assessment type? — 0 / 0

Type 1.

Details:
Common parts only (non-destructive).

3. What is the main use for the building[s]? — 0 / 0

Mixed residential and commercial.

Details:
The property consists of self-contained student accommodation housed over 6 floors in a converted detached block, with commercial units at ground floor level. The property benefits from communal facilities, which include laundry rooms, a gym, cinema and break-out room.

The commercial units are outside the scope of this assessment and the commercial tenants are responsible for fire and health and safety regulations within their demised areas.

The commercial tenants are also responsible for ensuring that they have adequate emergency procedures in place and that staff have been adequately trained to implement those procedures.

4. What is the fire evacuation strategy? — 0 / 0

Simultaneous.

Details:
A simultaneous evacuation policy adopts the following approach.

When a fire occurs anywhere in the building the entire building is evacuated immediately on receiving an alarm signal (e.g. from a fire detection and fire alarm system).

5. Approximate number of occupants? — 0 / 0

243

6. Approximate number of occupants - additional detail — 0 / 0

Other.

Details:
This is an approximate figure based on there being one person per residential unit plus three staff members.

The staff members work Monday to Friday between 08h30 and 16h30.

Note: The commercial occupant numbers are unknown.

7. Persons at risk? — 0 / 0

Staff, Residents & Visitors.

8. Who is the person responsible for fire safety? (e.g. employer or person having control of the premises.) — 0 / 0

Chris Jones.

Details:
The named property manager is responsible for fire safety at a local level.

XENIA Estates is responsible for fire safety at a corporate level.

Note: This was an accompanied visit with Mr Neil McSorley, who carries out the site's maintenance.

Construction

Original rating	Potential rating
5	0

9. What is the height of the building in storeys including ground level? **0** **0**

7

Details:
The building is 7 storeys in height.


Rear elevation.


Right-hand side elevation.


Rear and left-hand side elevation.

Left-hand side elevation.


Front elevation.

10. What is the height of the building in storeys including ground level - additional detail **0** **0**

Other.

Details:
There are a rooftop plant room, accessible from the internal stair.

11. How many basement levels are there in the building? **0** **0**

0

12. How many basement levels are there in the building - additional detail **0** **0**

Not applicable.

Details:
No basement levels identified.

13. How many units / apartments are there in the property? **0** **0**

240.

14. How many units / apartments are there in the property - additional detail **0** **0**

Mixed

Details:
There are 240 residential units housed on floors 1-6.

Note: The commercial units do not form part of this assessment.

15. What is the approximate date of construction? **0** **0**

Circa 1970.

Details:
Planning for the original 7-storey office block appears to have been granted in December 1969 - please refer to the Committee Report for planning application number M/FP/1028/13/P.

16. What is the approximate date of construction - additional detail **0** **0**

Due to the age of the building, it cannot be confirmed that the conversion is in compliance with post 1991 Building Regulations.

17. Is the property purpose-built or a conversion? **0** **0**

Conversion.

Details:
The original construction was circa 1970 when the building was used as council offices.

In 2014 planning was granted to convert the building into its current form, student accommodation with shops on the ground floor (planning application number M/FP/1028/13/P refers).

18. What is the general building construction? **0** **0**

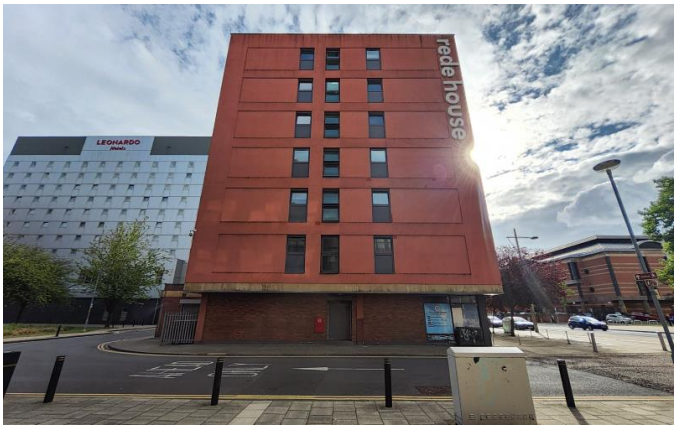
Other.

Details:
Based on a visual inspection of exposed structural elements, the building presents as being, steel framed with cast-in-place concrete flooring.

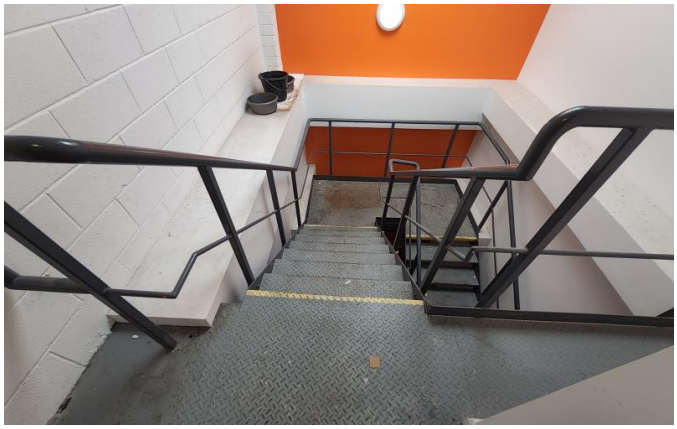
The external elevations were constructed of masonry brick and expanded polystyrene board (EPS) with a rendered finish. (This information was taken from the fire risk appraisal of the external walls FRAEW report).

Internally the construction appears to be concrete floors and a metal suspended stair, with brick and timber stud walls with a plasterboard finish.

Masonry construction.



Rendered facade.



Suspended metal stairs.

19. General description of the means of escape: **0** **0**

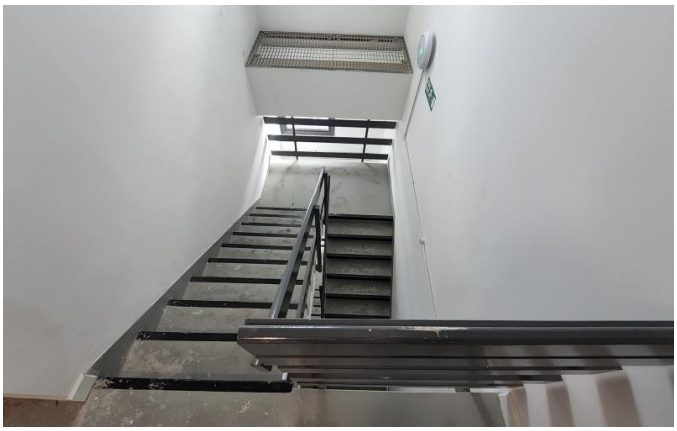
Other.

Details:

The means of escape for the property consists of a central protected staircase and two additional protected staircases (one at each end of the building). There are 4 ground floor fire exits.

The 4 ground floor fire exit door release mechanisms are automatically triggered in the event of the fire alarm being activated.

Protected escape routes.



Protected stair core.

20. Are there any combustible or potentially combustible materials and/or cladding on the external walls? **5** **0**

Yes.

Details:

Following a street level, visual inspection to the exterior of the building, we noted evidence of potentially combustible materials and/or cladding on the external walls.

A fire risk appraisal of the external walls (FRAEW) has been carried out by Michael Russel, fire surveyor from BB7 on the 23rd of May 2023.

The report summary:
"There are three external wall build ups identified within the premises, including: System 1 which contains two layers of masonry with combustible PIR insulation noted within the cavity, it was also noted that the cavity of system 1 contained non-combustible blown mineral wool insulation in areas but was not fully filled, while System 2 and System 3 contain two layers of masonry with EPS insulation attached to the external leaves of masonry with 3-5mm of render applied."

"Following the Step 1 review process of PAS9980, a full Fire Risk Assessment of External Wall (FRAEW) for Rede House is required and the risk review has detailed that the premises id ***Medium Risk****. remedial works are recommended to bring the risk down to tolerable. Where we have 'recommended' something, then it is our professional opinion that it is necessary. Where we have asked for something to be 'considered'; this will improve the safety of the building, but we don't consider it necessary to achieve a positive outcome on the PAS 9980 assessment."*

"BB7 make the following Recommendations:"

"BB7 recommended that the mains wired heat detection is installed/extended within all rooms in Rede House. This would include a heat detector within a room, bathroom or alternate hall which has a window within the EPS facade. This would activate a simultaneous evacuation of all the apartments within that section (or the whole building if that is the preference), Xenia Estates should confirm the detection already in place for BB7 to review against the recommendation made."

"Full Personal Emergency Evacuation Plan (PEEP) should be provided for persons living within the apartments who require it. A means to effectively evacuate them both within management hours and out with management hours would be required. This would include a plan for visitors who may require assistance evacuating. Advice from a specialist fire engineer can be sought in this regard."

"BB7 makes the following considerations:"

"Considerations should be given to replace all areas of EPS insulation within external wall systems 2 & 3 which contain the combustible EPS materials. This may be over time or when funds become available. This would eliminate the risk of rapid fire external fire spread, property damages and risk client brand reputation in the event of a fire within this element. If the works are to be carried out by BB7 recommends that all combustible elements are removed and replaced with alternatives that achieve Class A2-s1-d0 or better;"

"As and when boiler flues are replaced on the south elevation (corporation road) they could be sleeved with a steel to add a degree of fire protection within the cavity due to combustible the PIR insulation. This is a cost-effective measure that will reduce the risk of fire getting into the cavity, but we don't consider it necessary."
"The client should consider these when upgrading the flues."

"As and when the windows are replaced within Rede House a suitable cavity barrier system should be installed due to the combustible elements within the cavity. This will improve the safety of the building, but we don't consider it a necessity. If these works are carried out BB7 recommends that the cavity barriers either;
- A steel at least 0.5mm thick
- Timber at least 38mm thick,
- Polystyrene -sleeved mineral wool or mineral wool slab.
- Calcium silicate, cement-based boards at least 12.5mm thick

The buildings fire risk assessment should be updated taking into consideration the risk weighting determined for the external walls, but also the FRA's Action plan should be actioned in relation to

fire separation (compartmentation), fire door inspections and maintenance.

Consideration should be given to providing a written fire strategy for the building.

Consideration should be made to undertake internal compartmentation fire-stopping works carried out by a third-party certified specialist fire-stopping contractor.

We have suggested upgrades as and when this may become reasonably practical when other works are being undertaken. This would reduce the uncertainty of the EPS as it would further restrict fire getting into the cavity."

We have also been provided with a Peer Review Report by FRC Consultants Ltd, dated the 25th of October 2025, which has been prepared by Phillip Stephenson (Charted Building Surveyor).

5 FRC Peer Review - Summary and Conclusions

"5.1 Summary

5.1.1 Rede House is a mixed-use building incorporating commercial/retail accommodation to ground floor level with student accommodation to the upper floors. The block contains 158 flats with plant room at roof level and some amenity space for student use on the ground floor. The building is understood to have been converted to student accommodation circa 2014. Prior to this the building served as office space on the upper floors.

5.1.2 A final height of the building was never fully determined although it is assumed to be over 18m.

5.1.3 An error was noted in the version of Approved Document B that was being referenced, although the content being discussed was correct.

5.1.4 The building was believed to contain combustible materials to the external wall systems and as such BB7 Consultants Ltd were instructed to undertake a FRAEW Report, which was issued in June 2023 following intrusive site investigations undertaken in May 2023.

5.1.5 The reports outline three primary wall types namely;
- Brickwork (System 1)
- Insulated Render (System 2)
- Insulated Render (System 3)

5.1.6 It is not clear from the report how many sample inspections were undertaken, and only a selection of these were included within the report for evidence. The summaries of the wall types initially do not align, potentially as they are covering off the findings of multiple inspections although this is not clear. The inspections also do not cover the internal finish although this discussed at a later stage of the report.

5.1.7 The reports state that it has been prepared in line with the principles of PAS9980 and broadly include the key information and most importantly the risk analysis methodology as would be expected from an FRAEW.

5.1.8 The process followed does utilise the guidance within PAS9980 but appears to be out of order with both the scoring and analysis of the various elements being considered jumping around between sections, which at times can make it difficult to follow.

5.1.9 The final report provided the building with a MEDIUM risk rating against the PAS9980 appraisal process.

5.2 Conclusions

5.2.1 It is clear from the documentation that the assessor (representing BB7) understands the PAS 9980 criteria for risk assessment and has employed this methodology in this instance. The presentation of the information is however not always clear.

5.2.2 A clearer summary of the investigations could be provided if all the survey information is not

going to be included, ideally outlining how many inspections were undertaken, on which wall systems and their locations on the building.

5.2.3 There is no specific information in relation to windows and doors, and there is no comment on penetrations, although "considerations" are provided relating to both, so it is not clear as to the background and thinking behind where these considerations have come from.

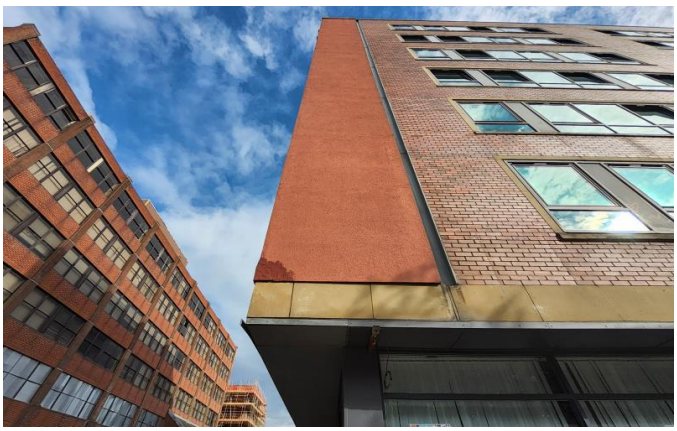
5.2.4 Some of the risk appraisal section such as the Risk Factor Tables, would be better being split by wall type so that it was a little clearer how the rating effect each wall type more clearly.

5.2.5 Similarly, the summary of the risk factors and quantitative ranking system lumps each section together rather than considering them separately.

5.2.6 The ultimate risk rating applied to the building is fair and the recommendations are balanced and proportionate."
Note: It was not evident that any of the recommended work has started.

T# 2025-309582 Advice For External Wall Systems / Cladding / Balconies


Rendered surfaces.


Rendered surfaces.

21. Where relevant, has a fire risk appraisal of the external walls (FRAEW) been carried out? **0** **0**

Yes.

Details:
A fire risk appraisal of the external walls (FRAEW) has been carried out, please refer to question 20 for further information.

22. Were there any significant areas which were unable to be accessed? **0** **0**

No.

Details:
All significant areas were accessible.

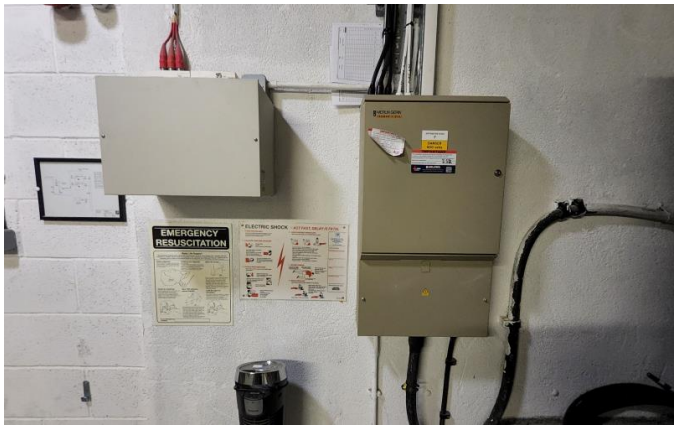
Electrical

Original rating	Potential rating
5	0

23. Are the fixed electrical installations subject to periodic inspection and testing? **0** **0**

No hazard identified at the time of this assessment.

Details:
There is evidence that the periodic inspection of the electrical installations has been carried out by Barlows electrical contractors in 2024.



Landlord supply.

Electrical inspection label dated 21/08/2024.

24. Has Portable Appliance Testing (PAT) been carried out? **5** **0**

No/Unable to confirm - Risk of fire from non-PAT tested electrical equipment.

Details:

There is evidence that the PAT testing of the electrical equipment has been carried out; however, we noted AV equipment in the riser cupboards with no PAT labels visible.

T# 2025-309585 PAT testing AV

Example of un-tested AV equipment in the riser cupboards.

Example of a PAT label on the microwave in flat 39.


Example of a PAT label on the gym equipment.

25. Are there measures in place to limit the use of and damage to trailing leads? **0** **0**

No hazard identified at the time of this assessment.

Details:
No evidence of damage to trailing leads.

26. Are extension leads and adaptors being used safely? **0** **0**

Not Applicable.

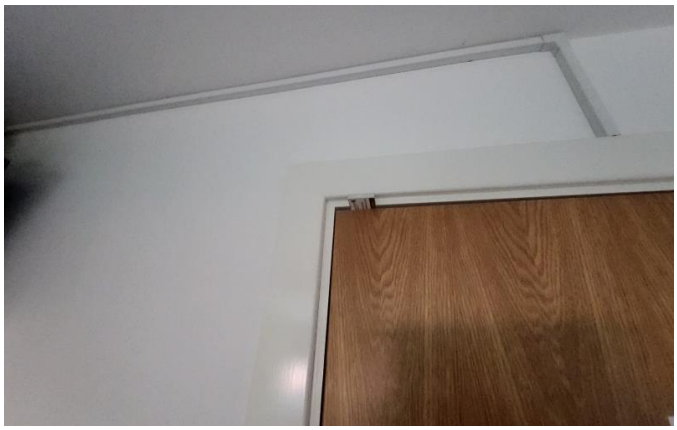
Details:
No items of this nature identified at the premises.

27. Are there any wiring systems that are liable to premature collapse in extreme heat? **5** **0**

No/Unable to confirm - Risk of wiring systems collapsing prematurely due to the lack of adequate fixings.

Details:
Wiring systems are not supported by adequate fire-resistant fastenings and fixings.

T# 2025-309587 Cable entanglement hazard



Example of plastic electrical conduit above flat 06-01's front entrance door.

Example of plastic electrical conduit above flat 02-39's front entrance door.

28. Other hazards or deficiencies observed. **0** **0**

No other hazard or deficiency observed at the time of this assessment.

Smoking

	Original rating	Potential rating
	0	0

29. Is smoking prohibited in relevant parts of the building and are suitable designated areas provided? **0** **0**

No hazard identified at the time of this assessment.

Details:
The relevant areas of the premises comply with the Smoke-free (Signs) Regulations 2012. "No Smoking" signage is in place.There was no evidence of discarded smoking materials within any of the common areas at the time of this assessment.

No-smoking signs in the common areas.

30. Other hazards or deficiencies observed. **0** **0**

No other hazard or deficiency observed at the time of this assessment.

Details:
No further detail required.

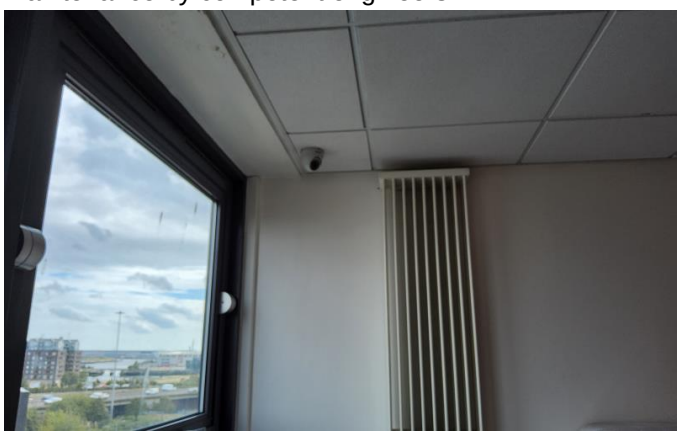
Heating and ventilation

Original rating	Potential rating
0	0

31. Are all heating ventilation and air conditioning (HVAC) installations subject to regular maintenance? **0** **0**

No hazard identified at the time of this assessment.

Details:
We have been informed that the HVAC installations are subject to regular servicing and maintenance by competent engineers.


Example of a radiator in the common corridors.


Example of an air-conditioning system in the communal areas.

Gas combi-boilers in the plant room.

32. Are fixed and/or portable heaters fit for purpose and clear of combustible materials? **0** **0**

No hazard identified at the time of this assessment.

Details:
All heaters found to be fit for purpose and clear of combustible materials.

33. Other hazards or deficiencies observed. **0** **0**

No other hazard or deficiency observed at the time of this assessment.

Cooking

	Original rating	Potential rating
	0	**0**

34. Are kitchen equipment and appliances in good condition and clear of combustible materials? **0** **0**

Not Applicable.

Details:
No items of this nature identified at the premises.

Small staff kitchen on the ground floor.

35. Are cooking extraction systems periodically inspected and cleaned? **0** **0**

Not Applicable.

Details:
No items of this nature identified at the premises.

36. Other hazards or deficiencies observed. **0** **0**

No other hazard or deficiency observed at the time of this assessment.

Arson

Original rating	Potential rating
5	0

37. Are all reasonable measures in place to prevent unauthorised entry to premises? — 0 — 0

No hazard identified at the time of this assessment.

Details:
There is controlled access to the property with good overall security, which includes both internal and external CCTV provisions and an occupier-operated intercom system.

The staff members work Monday to Friday between 08h30 and 16h30.

Main entrance/exit door.


External CCTV.

Occupier-operated intercom system.

38. Are there combustible materials in close proximity to the building? — 5 — 0

No/Unable to confirm - Risk of arson from combustible materials in close proximity to the building.

Details:
Combustible materials were readily available for ignition by outsiders. We noted wooden pallets and office furniture to the rear of the building.
T# 2025-309596 Arson combustible materials

Wooden pallets to the rear of the building.

Office furniture to the rear of the building.

39. Is there a risk from arson or accidental ignition in the external waste bins, which could affect the building? **5** **0**

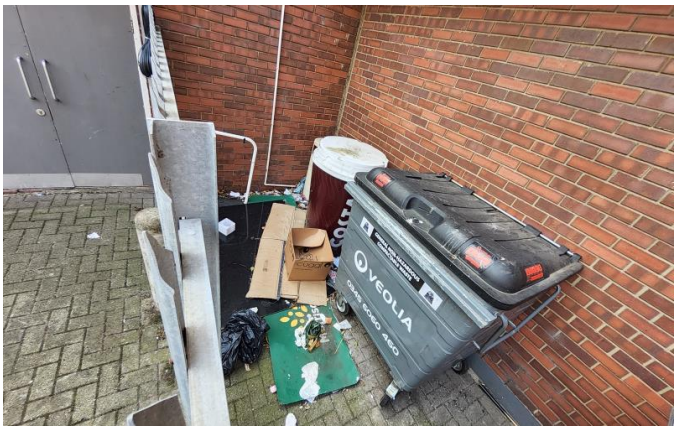
No/Unable to confirm - Risk of arson from external waste bins located in close proximity to the building.

Details:

External waste bins are located close to the building in an secure location; however, we noted combustible waste on the floor next to the waste bins.

T# 2025-309599 Arson bins other

External bin storage area to the rear of the building.



External bin storage area to the rear of the building.

40. Is there a risk of arson by access to the letterbox? **0** **0**

No hazard identified at the time of this assessment.

Details:

Internal, individual, residents' postboxes installed.

Internal, individual, residents' postboxes.

41. Other hazards or deficiencies observed. **0** **0**

No other hazard or deficiency observed at the time of this assessment.

Ignition sources

Original rating	Potential rating
5	0

42. Are measures in place to reduce risk of ignition from working practices and processes? **5** **0**

No/Unable to confirm - Unsafe working practices or processes that could lead to a risk of fire.

Details:
At the time of the assessment we noted that there are shared laundry rooms on various floor levels for the staff and residents to use.

It is important that fire safety rules are applied to the laundry room.
T# 2025-309602 Working practices and processes laundry


Example of a laundry room.

43. Is there a risk of fire from any equipment or machinery? **0** **0**

No hazard identified at the time of this assessment.

Details:
The main items of machinery and equipment are subject to a maintenance and repair regime and appear to be used in a safe fashion. The risks associated with the type of work carried out are not outside what would be expected.

This refers to:
- The gym equipment.
- The resident and firefighter lifts.
- The water pumping equipment.

Water pumping equipment.

Lifts.

Gym equipment.

44. Other hazards or deficiencies observed. **0** **0**

No other hazard or deficiency observed at the time of this assessment.

Combustible and flammable materials

Original rating	Potential rating
5	0

45. Is there adequate control over combustible material fire loading and storage? **5** **0**

No/Unable to confirm - Risk of fire spread from incorrect storage/excessive amounts of combustible materials.

Details:

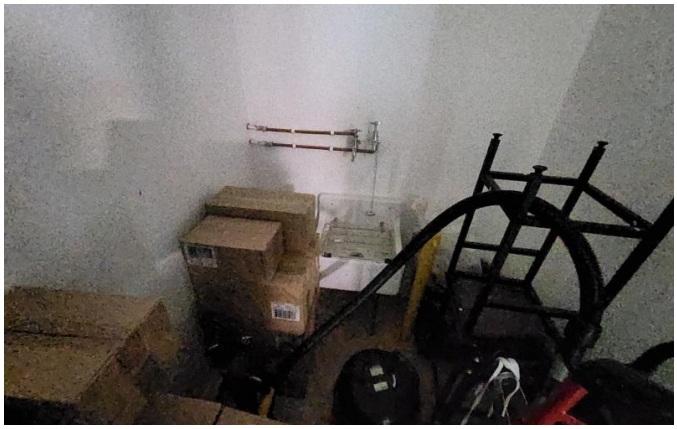
Items not adequately controlled with superfluous amounts of combustible materials increasing the fire loading of premises.

We noted combustible materials are stored in the following locations:
- Electric meter room.
- Riser cupboards.
- Plant rooms.

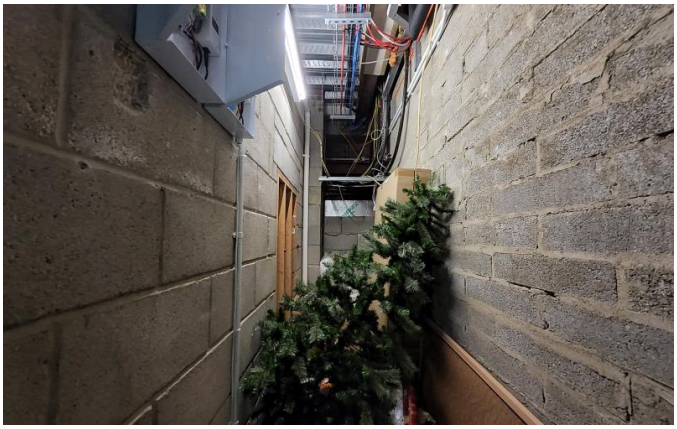
T# 2025-309604 Combustible material storage residential

Combustible waste in the water tank room.

Example of combustible waste in the riser cupboards.



Combustible waste in the riser cupboards..



Combustible waste in the ground floor storeroom next to the cloakrooms.

46. Is there adequate control over the use and storage of flammable liquids and/or gases? **5** **0**

No/Unable to confirm - Risk of fire from flammable liquids and/or gases.

Details:
Flammable liquids and/or gases on the premises are stored incorrectly and not in accordance with relevant guidelines.
T# 2025-309607 Flammable liquids and gases storage residential

Paint stored in the plant room.

COSHH cupboard in the maintenance storeroom.

47. Is there a hot works permit procedure in place? **5** **0**

No/Unable to confirm - Risk of fire from uncontrolled hot works. / Arrangements for hot work procedures not known.

Details:
Hot works permit and procedure to be implemented.

T# 2025-309608 Hot works procedures

48. Are there items on balconies or other areas, that might pose a risk from fire? **0** **0**

Not Applicable.

Details:
No items of this nature identified at the premises.

49. Other hazards or deficiencies observed. **0** **0**

No other hazard or deficiency observed at the time of this assessment.

Fire detection and warning and smoke ventilation systems

Original rating	Potential rating
5	0

50. Is there adequate provision of a fire detection and warning system? **5** **0**

No/Unable to confirm - Fire detection and alarm system inadequate.

Details:
An automatic fire detection and warning system is installed in the common parts, with a fire alarm panel in the entrance lobby and manual break glass call points located on escape routes.

There are smoke and heat alarms installed in the common areas, with sounders visible on the roof.
We understand the system is fully monitored by Southern Monitoring.

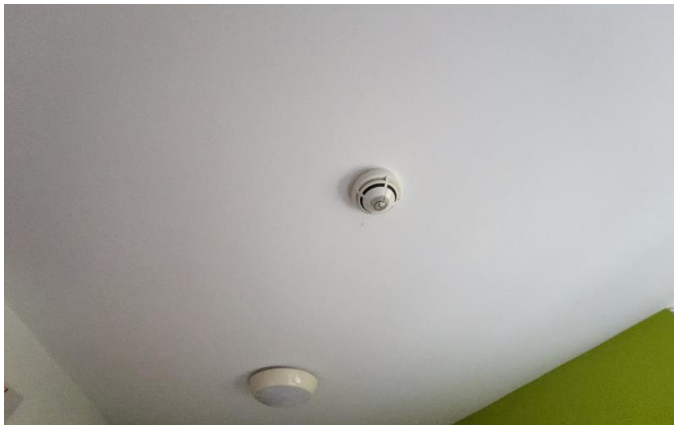
We inspected flats 6-01 and 2-39 and can confirm that there is a smoke alarm in each of the two flats assessed and we have been advised that the system is interlinked with the common part fire detection system to support and facilitate the simultaneous evacuation strategy.

However, we are unable to confirm if the following recommendation by BB7 has been completed: *"BB7 recommended that the mains wired heat detection is installed/extended within all rooms in Rede House. This would include a heat detector within a room, bathroom or alternate hall which has a window within the EPS facade. This would activate a simultaneous evacuation of all the apartments within that section (or the whole building if that is the preference), Xenia Estates should confirm the detection already in place for BB7 to review against the recommendation made."*

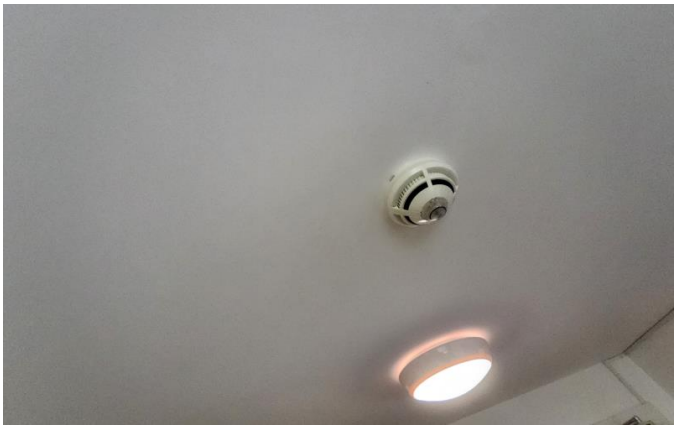
T# 2025-309642 Flat / common part system confirmation

Fire alarm panel with no faults at the time of the assessment.

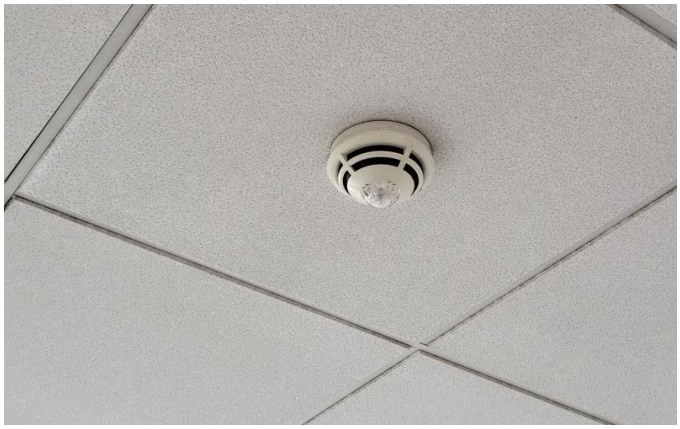
Example of a manual call point next to the final exits.



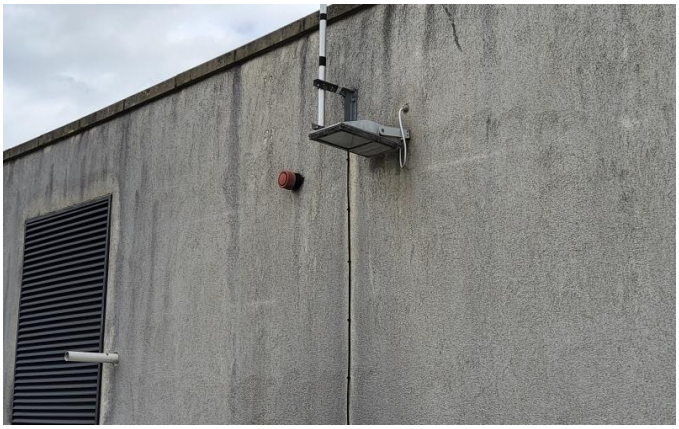
Example of a smoke alarm in flat 6-01.



Example of a smoke alarm in flat 2-39.



Example of a smoke alarm in the common areas of the building.



Example of a sounder unit on the flat roof.

Example of a smoke alarm in the common areas of the building.

51. Is there unnecessary provision of a fire detection and/or fire alarm system? **0** **0**

No hazard identified at the time of this assessment.

Details:
Appropriate fire detection and warning system installed.

Please refer to question 50 for recommendations.

52. Is there adequate provision of a smoke ventilation system? **0** **0**

No hazard identified at the time of this assessment.

Details:
There is a smoke ventilation system installed. A system of automatic smoke detection is provided to operate the smoke control system automatic opening vents [AOVs].

The AOV system is provided with manual firefighting control switches. There are high-level vents located at the head of the escape stairways.

Example of an openable window in the protected stair core.

High-level AOV.

Smoke Vent Swich Control Panel.

53. Other hazards or deficiencies observed. **0** **0**

No other hazard or deficiency observed at the time of this assessment.

Firefighting provisions

Original rating	Potential rating
5	0

54. Is there a reasonable provision of fire extinguishers? **5** **0**

No/Unable to confirm - No fire extinguishers available for small localised fires.

Details:
No fire extinguishers provided.

T# 2025-309643 Fire extinguishers provision residential facilities

55. Is there reasonable provision of fire blankets? **5** **0**

No/Unable to confirm - No fire blankets are available for small localised fires.

Details:
No fire blankets provided.

T# 2025-309644 Fire blanket provision

Staff kitchen.

56. Is there reasonable provision of sprinkler systems? **0** **0**

Not Applicable

Details:
No requirement for a sprinkler system.

57. Is there reasonable provision of fixed firefighting installations? **5** **0**

No/Unable to confirm - Risk of fire spread due to lack of fixed firefighting installations.

Details:
Appropriate fixed firefighting installations are installed. Dry risers provided.

Note: The dry riser units signage provision is incorrect; we noted that the inlet sign has been placed on the outlet unit.
T# 2025-310592 Fixed firefighting installation other

Dry riser inlet.

Dry riser outlet.

58. Is there reasonable provision of fire suppression systems? **0** **0**

Not Applicable.

Details:
No requirement for a gas fire suppression system.

59. Other hazards or deficiencies observed. **0** **0**

No other hazard or deficiency observed at the time of this assessment.

Means of escape

Original rating	Potential rating
5	0

60. Are all escape routes clear of combustible materials and obstruction? 5 0

No/Unable to confirm - Persons may be unable to evacuate the premises quickly due to obstructed escape routes.

Details:

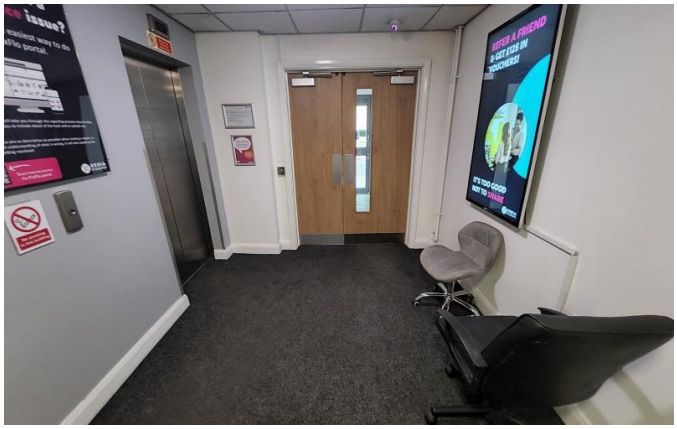
Escape routes obstructed.

At the time of the assessment we noted:
- Combustible furniture on the 6th floor escape routes.
- Residents doormats in the common corridors.
- Furniture on the ground floor escape routes.

T# 2025-309645 Escape routes obstructed

Furniture on the 6th floor escape route.

Example of doormats on the escape routes in the common corridors.



Example of furniture on the ground floor escape routes.

61. Are travel distances within the guidelines for the type of premises? 0 0

No hazard identified at the time of this assessment.

Details:

All travel distances are within the guidelines for the type of premises.

The premises benefits from refuge points on the stair core with a linked Emergency Voice Communication System.

Refuge fire point.

Refuge fire point system.

62. Is the fire separation of floors and compartments considered to be satisfactory? **5** **0**

No/Unable to confirm - Fire resistance between compartments requires attention to stop the spread of smoke and flames.

Details:

There is a lack of fire resistance between floors and compartments.

At the time of the assessment we noted the following:
1. There is incomplete compartmentation in the common corridors behind the false ceilings.
2. There is expanding foam used in the electrical/riser cupboards to create a fire-break in the plant end electrical cupboards.
3. There is incorrect fire-stopping visible in the riser cupboards.
4. There are holes in the ceilings where services have been installed.
5. The ceiling tiles are damaged on most of the floor levels.
6. There is incomplete compartmentation around the fire door assemblies in the riser cupboards.

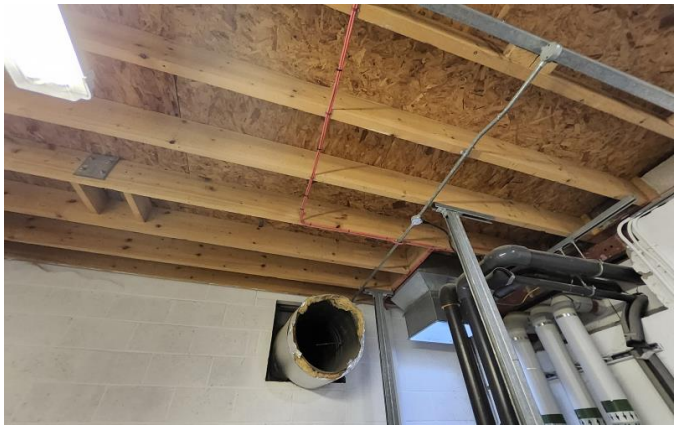
T# 2025-309647 Fire separation comprehensive survey


Damaged ceiling tiles in the common corridors.


Expanding foam used to fire-stop gaps between compartments.

Expanding foam used to fire-stop gaps between compartments.

Damaged and missing ceiling tiles in the protected stair.



Incomplete compartmentation with exposed beams in the water tank room.

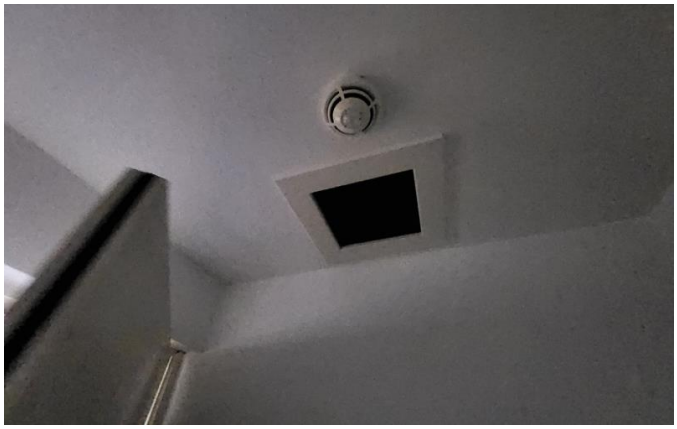
Evidence of fire-stopping in the plant room.

Incomplete compartmentation with exposed beams in the boiler room.

Expanding foam used to fire-stop gaps in the riser cupboards.

Incomplete compartmentation around the riser cupboard doors.

Incomplete compartmentation in the riser cupboards.



Missing access hatch in the 5th floor storeroom.

Incomplete compartmentation above the cross-corridor door.

Expanding foam used to fire-stop gaps in the riser cupboards.

Incomplete compartmentation in the laundry room riser cupboard.

Incorrect levels of fire-stopping in the riser cupboards.

Incomplete compartmentation in the riser cupboards.

Damaged ceiling in the bike store.

63. Are all fire exits easily and immediately openable? **5** **0**

No/Unable to confirm - Risk of persons becoming trapped by defective fire exits.

Details:

The door releases are part of a mag lock interface so if a power cut takes place then these disengage; however, we did not note any emergency break glass override points.

T# 2025-309648 Fire exits electronic lock override

Front entrance/exit door.

Front entrance/exit door.

Electronic exit with emergency break glass point in the cycle store.

Rear fire exit door.

Rear fire exit door's electronic release switch.

64. Is there adequate provision of self-closing, fire-resisting doors? **5** **0**

No/Unable to confirm - Inadequate fire doors could lead to the spread of smoke and fire.

Details:

As this fire risk assessment is of the common parts of the premises it is not always possible to gain access to inspect all entrance doors to individual flats.

However, we inspected flat 6-01 and 2-39's front entrance doors, the fire doors appeared to be FD30S fire doors with three fire-rated hinges, combined intumescent strips with cold smoke seals and a positive self-closing device.

We noted that both of the flat front doors had gaps that exceeded the recommended tolerances.

Furthermore, we inspected the common area doors, the doors appeared to be:
- FD30S lobby fire doors with three fire-rated hinges, combined intumescent strips with cold smoke seals and a self-closing device.

Nevertheless, we noted the following issues:
1. The lobby doors had gaps between the doors and door frames that exceed the recommended tolerances.
2. The lobby door frames are damaged.
3. The lobby doors did not close fully into the door frame or against the 2nd door leaf.
4. The lobby doors were missing screws from the hinges.
5. The lobby doors were missing cold smoke seals.
6. The plant room doors had gaps that exceed the recommended tolerances.

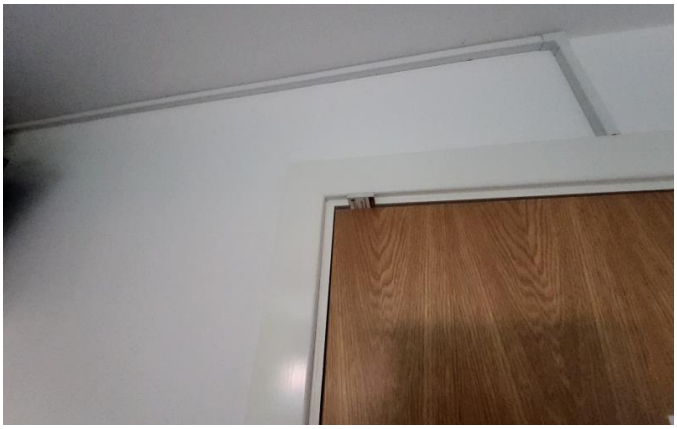
Therefore, we would recommend that further emphasis is placed on addressing the safety issues within a suitable timeframe.

T# 2025-309649 Flat entrance fire doors quality assurance

Room 6-01's front entrance door.

Room 6-01's front entrance door's positive self-closing device.

Room 6-01's front entrance door's fire-rated hinges and combined intumescent strips with cold smoke seals.

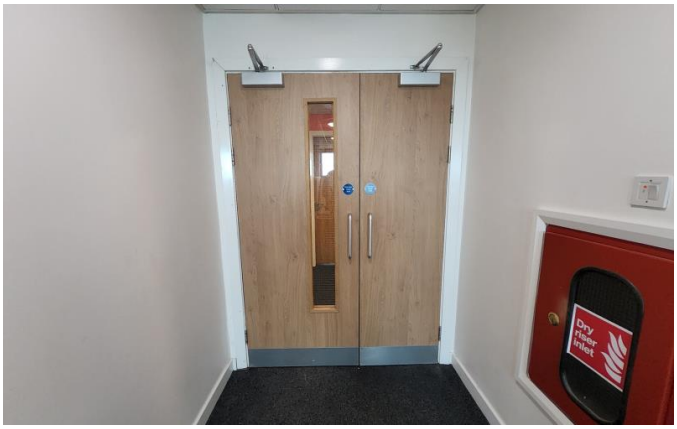


Room 6-01's front entrance door with gaps that exceed the recommended tolerances.

Room 6-01's front entrance door with gaps that exceed the recommended tolerances.

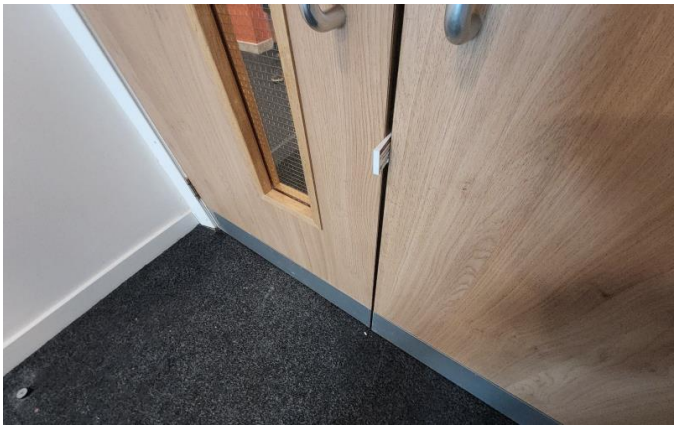
Room 2-39's front entrance door.

Room 2-39's front entrance door with gaps that exceed the recommended tolerances.

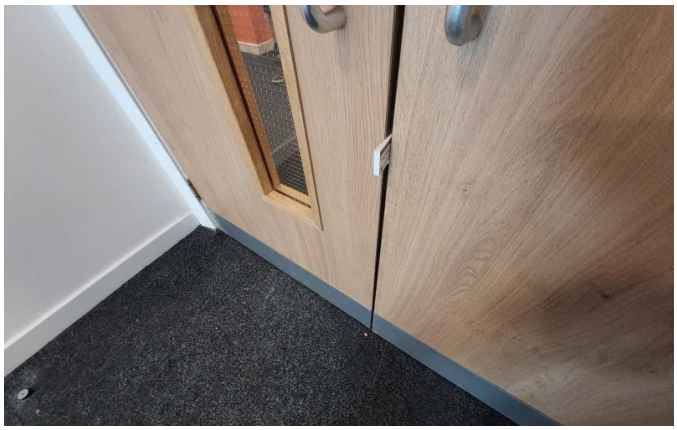


Example of a fire-rated lobby door.

Example of a fire-rated lobby door's positive self-closing device.

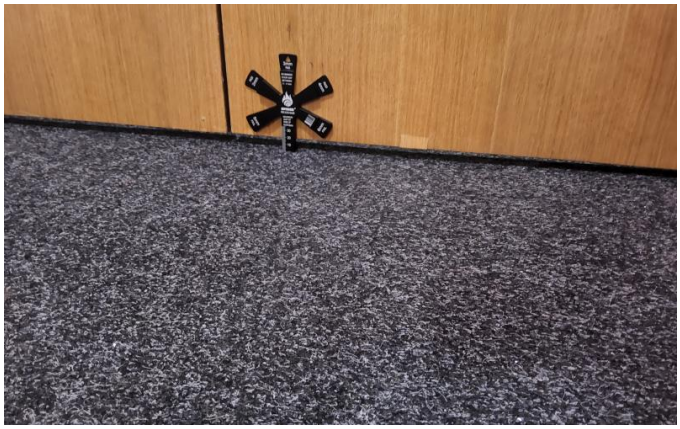


Example of a lobby door with gaps that exceed the recommended tolerances. .



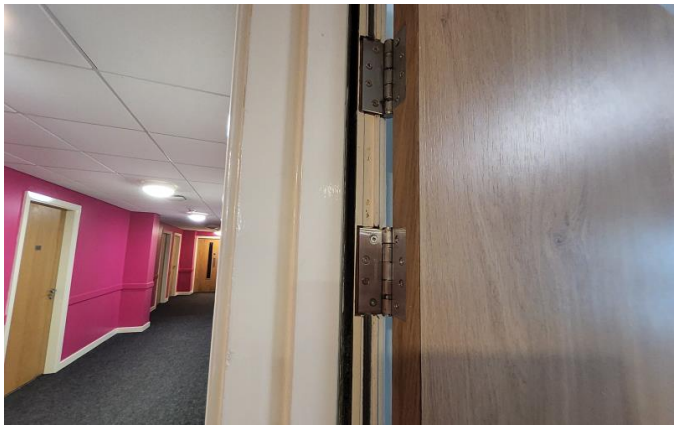
Example of a fire-rated lobby door with gaps that exceed the recommended tolerances.

Example of a lobby door that doesn't close fully.



Example of a lobby door with gaps that exceed the recommended tolerances.

Example of a plant room door with gaps that exceed the recommended tolerances.



Example of a lobby door with seals missing.

65. Are all self-closing, fire-resisting doors free from obstruction? **0** **0**

No hazard identified at the time of this assessment.

Details:
Self-closing fire doors are free from obstruction and are not wedged open.

66. Is there adequate provision of non-self-closing, fire-resisting doors? **5** **0**

No/Unable to confirm - Inadequate fire doors could lead to the spread of smoke and fire.

Details:
We were able to confirm that doors to services riser cupboards throughout the property are of an adequate fire-resisting
specification, the doors appear to be FD30S rated:

A fire door with associated frame and hardware providing a minimum of 30 minutes fire resistance. Combined intumescent strips and cold smoke seals should be fitted along both vertical and top edges of the door or alternatively fitted into the door frame.

However, we noted the following issues with the non-self-closing doors:
1. Riser cupboards in the common areas were missing screws from the hinges.
2. Riser cupboard doors have gaps that exceed the recommended tolerances.

Therefore, we would recommend that further emphasis is placed on addressing the safety issues within a suitable time-frame.
T# 2025-309655 Fire doors other 1

Example of a riser cupboard door.

Riser cupboard door with gaps that exceed the recommended tolerances.

Example of a riser cupboard door with screws missing from the hinges.

Example of a riser cupboard door's fire-rated hinges and combined intumescent strips with cold smoke seals.

Riser cupboard door with gaps that exceed the recommended tolerances.

67. Are fire-resisting doors to cupboards, stores and service ducts etc., kept locked where required? **0** **0**

No hazard identified at the time of this assessment.

Details:
All fire doors were found to be secure where required.

68. Are all fire-resisting doors fitted with appropriate label signage? **5** **0**

No/Unable to confirm - Unlabelled fire doors could lead to the spread of smoke and fire.

Details:
Fire doors were not fitted with label signage.

We noted the following signage deficiencies in the building:
- Final exit door's were missing 'fire door, keep clear' signs.
- Lobby fire door's were missing 'fire door, keep shut' signs.
- Riser cupboard and plant room door's were missing' fire door, keep locked signs.

T# 2025-309658 Fire door signage - keep clear

T# 2025-309659 Fire door keep shut signage

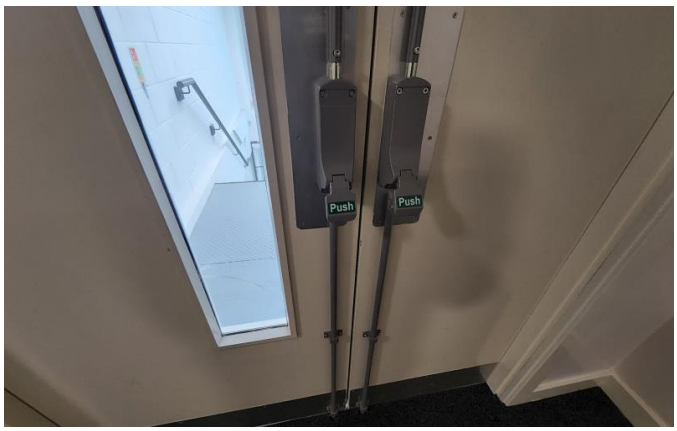
T# 2025-309661 Fire door keep locked signage

Fire exits are missing the 'Fire exit keep clear' sign on the doors.

Incorrect signs on the riser cupboard doors.

'Fire door keep shut' signs on the riser lobby doors.

'Push pad to open' fire exit signs.



Push to open instruction signs.

'Fire door keep locked' signs on the plant room doors.

Ground floor lobby doors with no signs visible.

Kitchen and cloakroom doors with no signs visible.

69. Is there considered to be a reasonable standard of fire safety signs? **5** **0**

No/Unable to confirm - Persons may be unable to evacuate the premises quickly due to a lack of emergency escape signage.

Details:

There is reasonable provision of fire safety signs; however, we noted;
- Final exits did not always have a 'Fire Exit' sign visible.
- The lift warning signs were missing from the lift lobbies.

T# 2025-309667 Signage fire exit

T# 2025-309668 Signage do not use lift

Floor level and flat identification signs.

Fire exit directional signs visible.

Fire exit directional signs visible.

Fire exit signs are missing from above the final exit doors.

Fire exit signs are missing from above the final exit doors.

Example of a lift in the common areas missing a "Do not use life is event of fire' sign.

Example of a lift warning sign on the ground floor lifts.

70. Is there considered to be a reasonable standard of fire action notices? **0** **0**

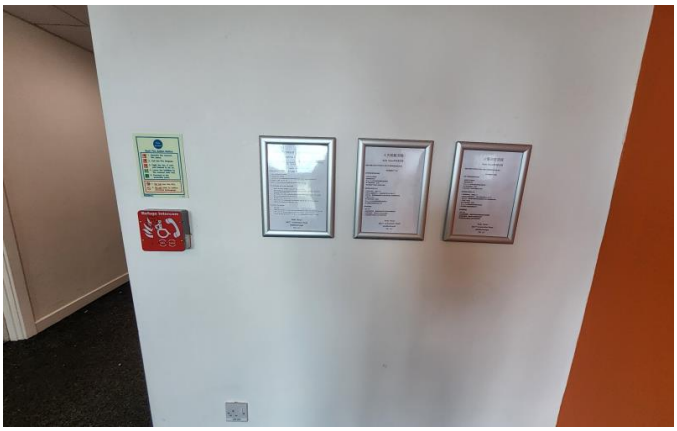
No hazard identified at the time of this assessment.

Details:

There is a reasonable provision of fire action notices. The fire action notices are posted at strategic points and visible to building users.

We noted the fire evacuation procedure has been translated and made visible on all floor levels to assist the occupancy of the building.

Simultaneous fire action notices.



Example of the translated fire evacuation procedures.

71. Is there considered to be reasonable provision of emergency lighting? **0** **0**

No hazard identified at the time of this assessment.

Details:
There appears to be adequate provision of emergency lighting.


Internal emergency lighting.


External emergency lighting.

72. Other hazards or deficiencies observed. 0 0

No other hazard or deficiency observed at the time of this assessment.

Inspections, testing and maintenance

Original rating 5 | Potential rating 0

73. Is the fire alarm system subject to routine tests and maintenance? 0 0

No hazard identified at the time of this assessment.

Details:
We were informed that there is a regime in place for the periodic testing and maintenance of the automatic fire detection and warning system.

74. Is the emergency and escape lighting system subject to routine tests and maintenance? 0 0

No hazard identified at the time of the assessment.

Details:
We were informed that there is a regime in place for the periodic testing and maintenance of the emergency lighting.

75. Are the fire extinguishers serviced annually? 0 0

Not Applicable.

Details:
No fire extinguishers are currently installed at the premises.

Note: We have made a recommendation in question 54 for the provision of fire extinguishers in the high-risk areas. Therefore, we recommend that once the fire extinguishers have been installed that a regime for the inspection and maintenance of the fire extinguishers is adopted and records kept.

76. Are the smoke control systems subject to tests and maintenance? 0 0

No hazard identified at the time of this assessment.

Details:
We were informed that there is a regime in place for the periodic testing and maintenance of the smoke control system.

77. Are the external escape stairs and/or gangways in a reasonable condition and periodically inspected by a competent person? 0 0

Not Applicable.

Details:
There are no external escape stairs and/or gangways of this nature at the premises.

78. Are the dry and/or wet rising mains subject to periodic inspections and maintenance? **0** **0**

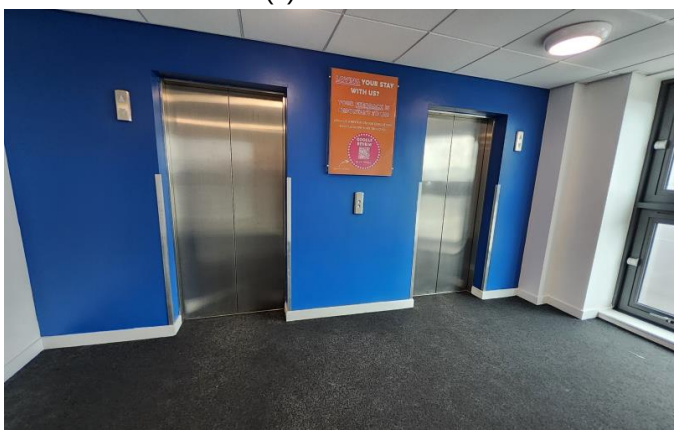
No hazard identified at the time of this assessment.

Details:
We were informed that there is a regime in place for the periodic testing and maintenance of the rising mains.

79. Are the lifts subject to periodic testing, inspections and maintenance? **0** **0**

No hazard identified at the time of this assessment.

Details:
We were informed that there is a regime in place for the periodic testing, inspection and maintenance of the lift(s).



Lifts.

80. Are the sprinkler systems subject to periodic testing, inspections and maintenance? **0** **0**

Not Applicable.

Details:
No sprinkler systems in the premises.

81. Residential premises.
Are the flat entrance and common part fire doors subject to periodic inspections and maintenance? **5** **0**

No/Unable to confirm - Failure of fire doors due to the lack of inspection and maintenance.

Details:
We were informed that there is a regime in place for the periodic inspection and maintenance of the flat entrance and common part fire doors; however, we noted numerous issues with the current fire door provisions, highlighted in questions 64 and 66.

T# 2025-309678 Flat entrance and common part fire doors inspection and maintenance

82. Non-residential premises.
Are the fire doors subject to periodic inspections and maintenance? **0** **0**

Not Applicable.

Details:
The premises is residential.

Note: The commercial units do not form part of this report.

83. Are the fire exits subject to periodic inspections and maintenance? **0** **0**

No hazard identified at the time of this assessment.

Details:
We were informed that there is a regime in place for the periodic inspection and maintenance of the fire exits.

84. Are the fire dampers subject to periodic testing, inspections and maintenance? **0** **0**

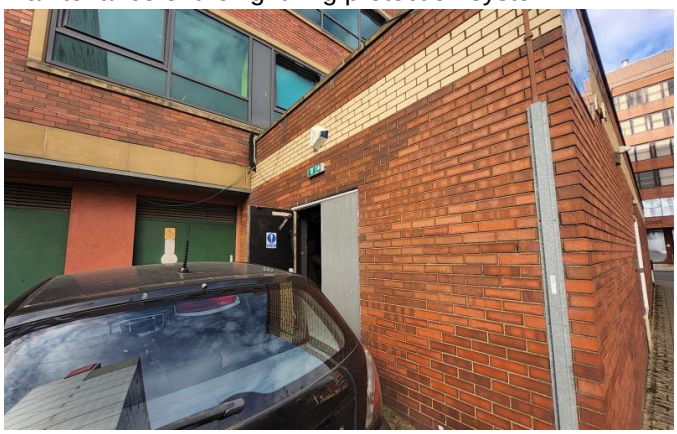
Not Applicable.

Details:
No fire dampers were identified at the premises.

85. Is any lightning protection system subject to periodic testing, inspections and maintenance? 0 0

No hazard identified at the time of this assessment.

Details:
We were informed that there is a regime in place for the periodic testing, inspection and maintenance of the lightning protection system.



Lightning protection system.

Lightning protection system.

86. Are routine fire safety checks carried out? 0 0

No hazard identified at the time of this assessment.

Details:
We were informed that there is a regime in place for routine fire safety checks to be carried out.

87. Are there adequate records of inspection, testing and maintenance? 0 0

No hazard identified at the time of this assessment.

Details:
We were informed that adequate records of inspection, testing and maintenance are kept digitally.

88. Other hazards or deficiencies observed.
Including any electric vehicle, battery charging points. 0 0

No other hazard or deficiency observed at the time of this assessment.

Evacuation

Original rating	Potential rating
5	0

89. Are adequate commercial property emergency action plans and procedures in place? 0 0

Not Applicable.

Details:
No requirement, the premises is residential.

Note: The commercial units do not form part of this report.

90. Have the commercial tenants' fire risk assessments been provided? 5 0

No/Unable to confirm - Inadequate/no provision of commercial tenants' fire risk assessments.

Details:
Inadequate, incomplete or no commercial tenants' fire risk assessments provided.

T# 2025-309679 Commercial tenant's fire risk assessment

91. Are there adequate residential property emergency action plans and procedures in place? **0** **0**

No hazard identified at the time of this assessment.

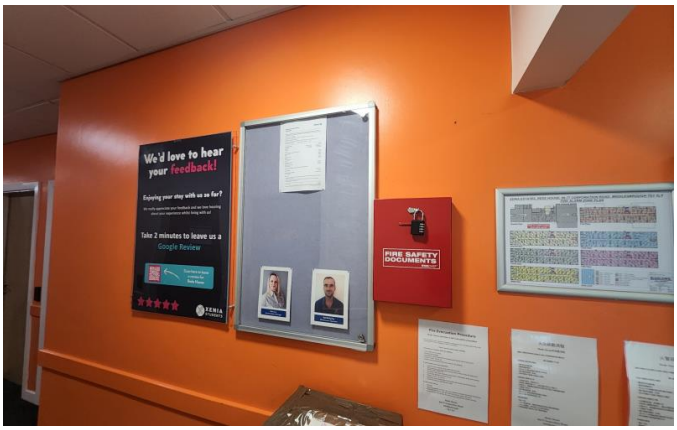
Details:
The fire action notices and fire evacuation procedures constitute the emergency action plan.

92. Is there adequate engagement with residents to provide fire safety advice? **0** **0**

No hazard identified at the time of this assessment.

Details:
General fire safety information is provided on the internal noticeboard. The organisation uses their online website portal to convey fire safety information to residents.

Example of a noticeboard.



Example of a noticeboard.

93. Are fire procedures for visitors and outside contractors in place? **0** **0**

No hazard identified at the time of this assessment.

Details:
Evacuation plan details are supplied to visitors and outside contractors. Fire action notices are posted at strategic points.

Note: See Q96 for procedures for those visiting who may have disabilities.

94. Is there satisfactory control over works carried out in the building by contractors? **0** **0**

No hazard identified at the time of this assessment.

Details:
It is understood that fire safety conditions and control measures are placed on contractors. Risk assessments, method statements and evidence of insurances are required.

95. Are regular fire evacuation drills carried out? **0** **0**

Not Applicable.

Details:
No requirement for fire evacuation drills. The property is a residential block.

96. Has consideration been given to the evacuation of disabled persons? **5** **0**

No/Unable to confirm - Disabled persons in the building may be unable to evacuate safely.

Details:
As this is a private residential property there is no requirement for individual evacuation plans for disabled persons.

Any form of personal emergency escape plan would not be practicable in application for this type of property, as there would not be any reliable source of assistance available.

However, we are unable to confirm if the following recommendation by BB7's FRAEW report has been completed:
"Full Personal Emergency Evacuation Plan (PEEP) should be provided for persons living within the apartments who require it. A means to effectively evacuate them both within management hours and out with management hours would be required. This would include a plan for visitors who may require assistance evacuating. Advice from a specialist fire engineer can be sought in this regard."

T# 2025-309683 Disabled evacuation residential

97. Specialised housing - is there adequate provision of person-centred fire risk assessments? — Original rating: **0** — Potential rating: **0**

Not Applicable.

Details:
This question is not relevant to the premises. No person-centred risk assessments are required.

98. Other hazards or deficiencies observed. — Original rating: **0** — Potential rating: **0**

No other hazard or deficiency observed at the time of this assessment.

Training

Original rating: **0** — Potential rating: **0**

99. Are the persons who are expected to carry out the role of fire marshals given appropriate training? — Original rating: **0** — Potential rating: **0**

Not Applicable.

Details:
This question is not relevant to the premises. There is no requirement for fire marshals.

100. Are all staff given fire awareness training? — Original rating: **0** — Potential rating: **0**

No hazard identified at the time of this assessment.

Details:
We were informed that all staff members receive regular fire safety training.

101. Other hazards or deficiencies observed. — Original rating: **0** — Potential rating: **0**

No other hazard or deficiency observed at the time of this assessment.

Firefighting information

Original rating: **0** — Potential rating: **0**

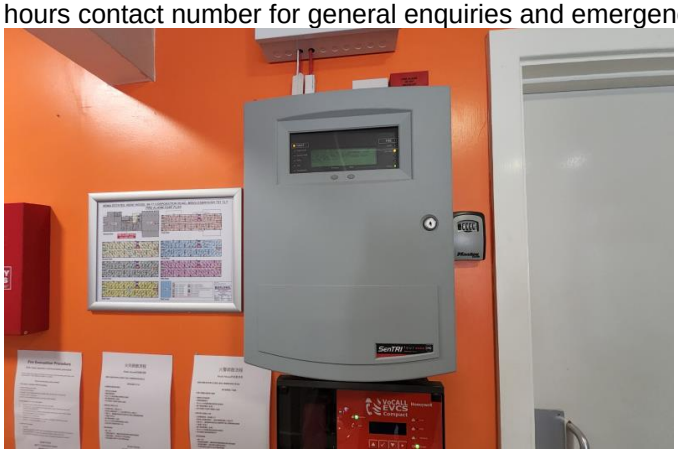
102. Is information provided for firefighting operations? — Original rating: **0** — Potential rating: **0**

No hazard identified at the time of this assessment.

Details:
Documentation to assist in firefighting operations is provided and easily accessible to fire service personnel.

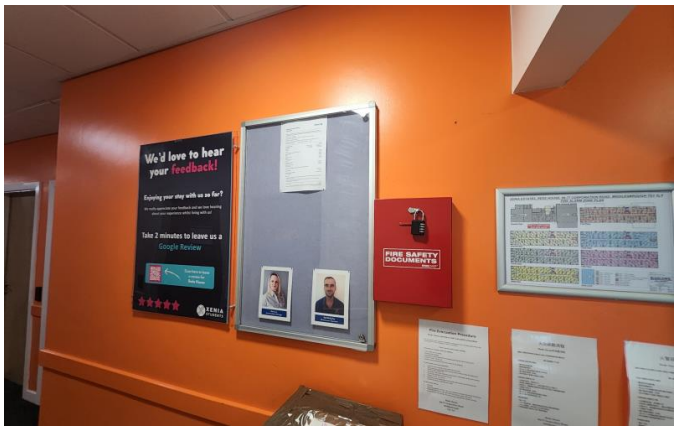
We noted the following:
- A premise information box in the entrance lobby.
- Wayfinding signage to assist firefighters with identifying the correct floor level or flat numbers on all floor levels.
- There are floor/zone plans visible next to the fire alarm panel.

The staff members work Monday to Friday between 08h30 and 16h30 and there is an out-of-hours contact number for general enquiries and emergencies.



Fire alarm panel with a zone plan in the entrance lobby.

Wayfinding signs.



Premise information box (PIB).

103. Is there reasonable access for fire engines and firefighters? **0** **0**

No hazard identified at the time of this assessment.

Details:
Good access for fire engines and firefighters.

Firefighter access is from the main roadways around the building.

104. Is there provision of a Secure Information Box where required? (also known as a Premises Information Box) **0** **0**

No hazard identified at the time of this assessment.

Details:
There is a Secure Information Box provided with the following information readily available:

- The UK contact details.
- The UK contact details of any other person who has the facilities to and is permitted to access the building as the responsible person considers appropriate.
- Copies of the building's floor plans, which identify specified key firefighting equipment.
- A single page block plan, which identifies specified key firefighting equipment.

PIB.

105. Are there any hazardous materials or issues that the local Fire and Rescue Service should be made aware of? **0** **0**

No hazard identified at the time of this assessment.

Details:
No hazardous materials or processes.

106. Other hazards or deficiencies observed. **0** **0**

No other hazard or deficiency observed at the time of this assessment.

History, actions and notices

	Original rating	Potential rating
	0	0

107. Is there evidence of any recent fires and/or other fire loss experience? **0** **0**

No hazard identified at the time of this assessment.

Details:
No evidence of any recent fires noted at the time of this assessment. No information provided or available from the client regarding other fire loss experience.

108. Is there a current fire safety prohibition, enforcement or deficiency notice issued by the local fire authority? 0 0

No hazard identified at the time of this assessment.

Details:
No evidence of any notices issued by enforcement authorities. No information provided or available from the client regarding notices.

109. Does the organisation have access to fire safety advice and assistance from a competent person[s]? 0 0

No hazard identified at the time of this assessment.

Details:
Evidence that the organisation has access to advice and assistance from competent persons regarding general fire precautions.

Risk Matrix

	Original rating	Potential rating
	0	0

110. Taking into account the fire prevention measures observed at the time of this risk assessment, is it considered that the hazard from fire (likelihood of fire) at these premises is: 0 0

Medium.

111. Taking into account the nature of the premises and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, is it considered that the consequences for life safety in the event of fire be: 0 0

Moderate harm.

112. Accordingly, is it considered that the risk to life from fire at these premises is: 0 0

Moderate.

Health and Safety Management

	Original rating	Potential rating
	5	0

113. Is there a written Health and Safety policy for the organisation in control of the building? 0 0

No hazard identified at the time of this assessment.

Details:
Evidence of a written Health and Safety policy for the organisation in control of the building.

114. Are there adequate controls on contractors? 0 0

No hazard identified at the time of this assessment.

Details:
Evidence of adequate controls on contractors.

115. Is there a current Health and Safety information poster visible with completed details? 5 0

No evidence of a current Health & Safety Information poster being displayed.

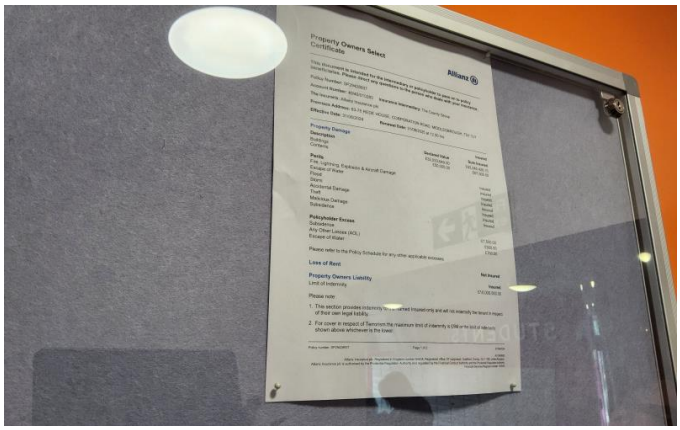
Details:
There is a Health and Safety poster in the common areas; however, the relevant contact information was missing from the poster.
T# 2025-309684 Health and Safety Poster details

Health and Safety poster.

116. Is a copy of the organisation's Employers' Liability insurance certificate displayed or available? 0 0

No hazard identified at the time of this assessment.

Details:
Copy of Employers' Liability insurance certificate is displayed in a prominent position or otherwise available.



Employers' Liability insurance certificate.

Risk Assessments

	Original rating	Potential rating
	5	0

117. Has a First-Aid needs assessment been carried out? 5 0

No/Unable to confirm - Risks due to the lack of a First-Aid needs assessment.

Details:
No evidence of a First-Aid needs assessment being in place.

T# 2025-309685 First-Aid Needs Assessment

118. Has an assessment been made regarding facilities provided for proper access and provision for all persons as required under the Equality Act 2010? 0 0

Not Applicable.

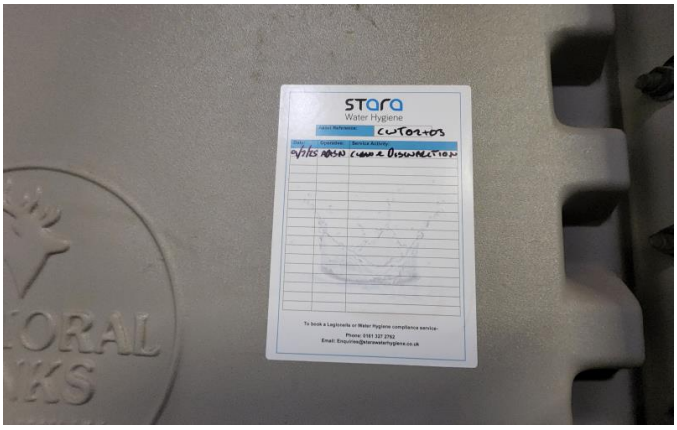
Details:
No requirement - the building does not offer public services. Any requests for reasonable adjustments are made on a case-by-case basis.

119. Are there site specific risk assessments carried out for Legionella? 0 0

No hazard identified at the time of this assessment.

Details:
Evidence of a Legionella risk assessment having been carried out.


Water tank.



Legionella inspection/testing label.

120. Are there site specific risk assessments carried out for Working at Height? **5** **0**

No/Unable to confirm - Risk of falls.

Details:
If there is a working practice of this nature, then the management should conduct the necessary risk assessments, if not already carried out, in place or current.
T# 2025-309686 Working at Height

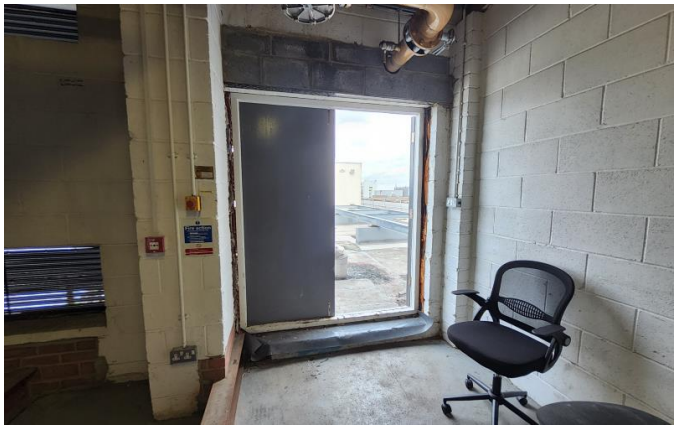

Barriers on the roof.


'Mansafe' roof system installed.

121. Are there any roof areas with unrestricted access? **5** **0**

No/Unable to confirm - Risk of falls.

Details:
If there are roof areas of this nature, then the management should conduct the necessary risk assessments, if not already carried out, in place or current.
T# 2025-309688 Roof Safety

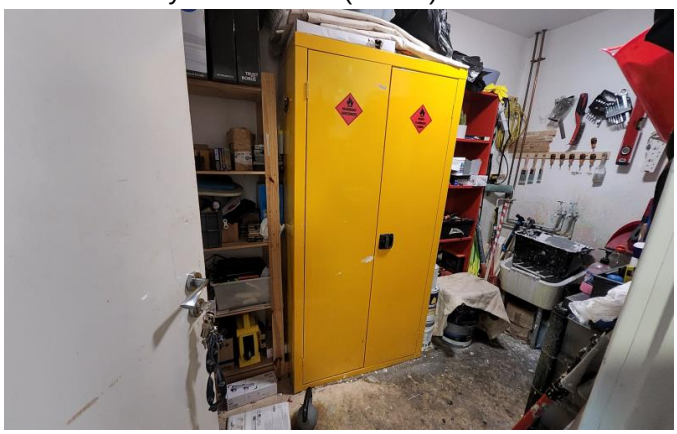


Roof access door was unlocked.

122. Are there site specific risk assessments for the Control of Substances Hazardous to Health (COSHH)? **0** **0**

No hazard identified at the time of this assessment.

Details:
Evidence that hazardous substances have adequate COSHH assessments available with Material Safety Data Sheets (MSDS).



COSHH cupboard with relevant information kept in the locked maintenance manager's storeroom.

123. Is there a current Asbestos Management Survey in place? **5** **0**

No/Unable to confirm - Risks from possible presence of Asbestos.

Details:
No evidence of an Asbestos Management Survey having been conducted.

T# 2025-309690 Asbestos Survey

124. Are there site specific risk assessments and maintenance programmes in place for any power-operated doors/gates? **0** **0**

Not Applicable.

Details:
No requirement - no doors/gates of this nature identified at the premises.

125. Has a Display Screen Equipment (DSE) risk assessment been carried out? **0** **0**

No hazard identified at the time of this assessment.

Details:
Evidence is in place to confirm that a DSE risk assessment has been carried out.

DSE equipment.

126. Has a Manual Handling risk assessment been carried out? **0** **0**

No hazard identified at the time of this assessment.

Details:
Evidence is in place to confirm that a Manual Handling risk assessment has been carried out.

127. Has a Lone Worker risk assessment been carried out? **5** **0**

No/Unable to confirm - Risks to lone workers.

Details:
If there is a working practice of this nature, then the management should conduct the necessary risk assessments, if not already carried out, in place or current.
T# 2025-309691 Lone Worker Risk Assessment

128. Has a Driving at Work risk assessment been carried out? **0** **0**

Not Applicable.

Details:
No requirement - no activities of this nature identified at the premises.

129. Have any swimming pools been subject to a risk assessment? **5** **0**

No/Unable to confirm - Risks to pool users.

Details:
There is a shared communal gym on the ground floor, the management should conduct the necessary risk assessments, if not already carried out, in place or current.
T# 2025-309692 Gymnasium Risk Assessment

Gym.

Accidents and Incidents

Original rating	Potential rating
0	0

130. Is there an accident book on site and is it readily available? — 0 / 0

No hazard identified at the time of this assessment.

Details:
Accident book on site and readily available.

Utilities

Original rating	Potential rating
0	0

131. Are arrangements in place for statutory inspections of lifts and lifting equipment? — 0 / 0

No hazard identified at the time of this assessment.

Details:
Arrangements are in place for the statutory inspections of lifts and/or lifting equipment to be carried out.

All statutory inspection certificates for the lifts and/or lifting equipment are held centrally or on site.

Lifts.

132. Other utility hazards or deficiencies observed. — 0 / 0

No other hazard or deficiency observed at the time of this assessment.

Internal Environment

Original rating	Potential rating
5	0

133. Are the internal pedestrian routes free from slip and/or trip hazards? — 0 / 0

No/Unable to confirm - Risk of accidents occurring as a result of slips or trips.

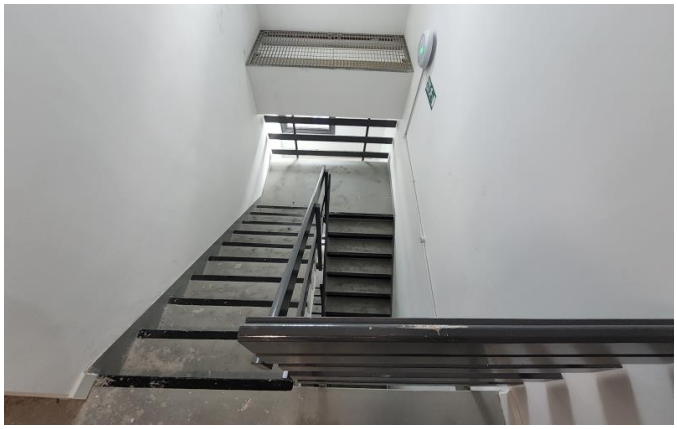
Details:
Pedestrian routes are not free from slip and/or trip hazards.

Please refer to question 60 for recommendations.

134. Are there any changes in levels or other areas that may require handrails? — 0 / 0

No hazard identified at the time of this assessment.

Details:
Handrails are provided for any significant changes in levels and/or other areas.

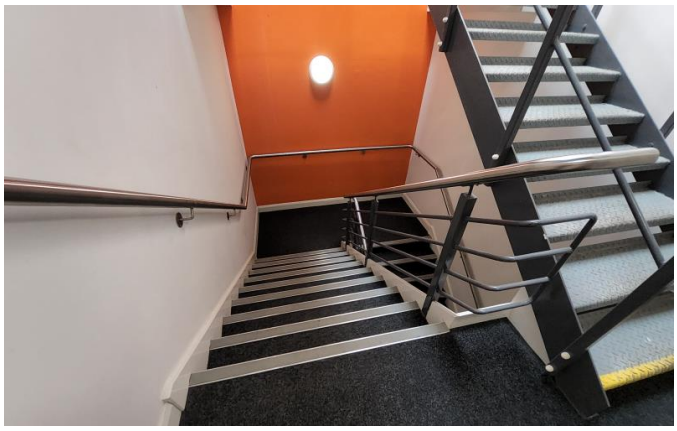


Handrails are fitted to the internal stairs.

135. Are there changes in levels and/or surfaces in the building[s] that may require marking and/or anti-slip material? **0** **0**

No hazard identified at the time of this assessment.

Details:
Changes in levels and/or surfaces in the building found to be adequate.



Anti-slip nosings are fitted to the internal stairs.

136. Do cleaners ensure that they reduce the risk of slips by using adequate signs and barriers? **0** **0**

Not Applicable.

Details:
No requirement - no issues of this nature identified at the premises at the time of this assessment.
We have been informed that the cleaning contract is with an external agency, who provides their equipment.

137. Do cleaners ensure that all of their work equipment and/or materials are locked away? **0** **0**

Not Applicable.

Details:
No requirement - no cleaning materials and/or equipment identified at the premises at the time of this assessment.

138. Are there any areas where a fall from height hazard exists? **0** **0**

No hazard identified at the time of this assessment.

Details:
No fall from height hazards identified at the time of this assessment.

139. Does the artificial lighting appear adequate in the assessed internal areas? **0** **0**

No hazard identified at the time of this assessment.

Details:
Standard artificial lighting appears to be adequate.

Artificial lighting.

140. Is the premises being generally maintained in a clean and tidy condition? **0** **0**

No hazard identified at the time of this assessment.

Details:
Premises appears to be generally maintained in a clean and tidy condition.

141. Are all relevant large glazing panels marked to help prevent persons coming into collision with panels? **0** **0**

No hazard identified at the time of this assessment.

Details:
Large glazing panels have been marked.

Glazing systems are marked.

142. Does all on-site glazing appear to be in good condition? **0** **0**

No hazard identified at the time of this assessment.

Details:
All on-site glazing appears to be in good condition.

Glazing panels.

143. Are unavoidable high-level and/or low-level obstructions, such as beams or pipework, appropriately marked? **0** **0**

Not Applicable.

Details:
No requirement - no unavoidable obstructions identified at the premises at the time of this assessment.

144. Are there any internal fixtures and fittings that appear not to be secure? **0** **0**

No hazard identified at the time of this assessment.

Details:
All internal fixtures and fittings appear to be secure.

145. Are there any areas with obvious issues of damp and/or mould? **0** **0**

No hazard identified at the time of this assessment.

Details:
No significant areas of damp and/or mould identified.

146. Are there any obvious requirements for Health and Safety signage? (Other than those required under the Fire Safety Order.) **5** **0**

No/Unable to confirm - Risk of premises users being unaware of potential hazards.

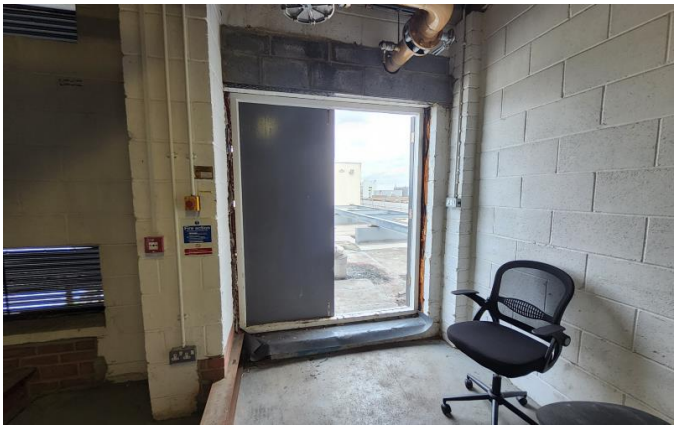
Details:
Safety signs and notices are displayed; however, we noted the following deficiencies:

- Not all cupboards/storeroom with electrical equipment have an electrical hazard warning sign visible.
- The roof access doors are missing adequate hazard warning signs.

T# 2025-309697 Health and Safety Signs - Electrical Cupboards

T# 2025-309698 Health and Safety Signs - Roof Access

Maintenance manager's storeroom door.



Roof access door.

Electrical hazard signs.

147. Other internal environment hazards or deficiencies observed. **0** **0**

No other hazard or deficiency observed at the time of this assessment.

Welfare Facilities

Original rating	Potential rating
0	0

148. Is there considered to be a sufficient number of sanitary conveniences provided? **0** **0**

No hazard identified at the time of this assessment.

Details:
Sufficient number of sanitary conveniences are provided

Cloakroom on the ground floor.

149. Are suitable facilities provided for the safe disposal of sanitary waste? 0 0

No hazard identified at the time of this assessment.

Details:
Suitable facilities are provided for the disposal of sanitary waste.

150. Other welfare facilities hazards or deficiencies observed. 0 0

No other hazard or deficiency observed at the time of this assessment.

General Structure

	Original rating	Potential rating
	0	0

151. Do windows and/or doors open into walkways where significant collisions could take place? 0 0

No hazard identified at the time of this assessment.

Details:
There is no apparent risk of collision from windows or doors opening into walkways.

152. Are there any obvious areas where windows require devices to restrict opening? 0 0

No hazard identified at the time of this assessment.

Details:
Windows are fitted with devices to restrict the window opening or prevent falling through.

153. Where the bottom edge of any opening window is less than 800mm above floor level, is a barrier fitted to prevent falls? 0 0

Not Applicable.

Details:
No windows of this nature identified at the premises.

154. Are safety glass and/or barriers fitted, to prevent the falling through of glazed areas, where required? 0 0

No hazard identified at the time of this assessment.

Details:
Safety glass and/or barriers are fitted as required.

155. Does the general building structure appear to be adequate? 0 0

No hazard identified at the time of this assessment.

Details:
The general structure of the building, including items such as chimneys, aerials, satellite dishes, gutters etc. appears to be sound and in good order.

156. Other general structure hazards or deficiencies observed. 0 0

No other hazard or deficiency observed at the time of this assessment.

Waste Management

	Original rating	Potential rating
	0	0

157. Is all waste at the central collection or storage areas reasonably secured and in a clean and tidy condition? 0 0

No/Unable to confirm - Risk of vermin infestation and/or littering.

Details:
Waste storage areas are not secured and/or are in an untidy condition.

Please refer to question 39 for recommendations.

158. Other waste management hazards or deficiencies observed. 0 0

No other hazard or deficiency observed at the time of this assessment.

External Environment

	Original rating	Potential rating
	0	0

159. Are there any obvious concerns regarding the building[s] car parking and traffic routes? 0 0

Not Applicable.

Details:
No requirement - no areas of this nature were identified at the premises at the time of this assessment.

Note: There is an 'NCP' car park next to the building, which does not form part of this assessment.

160. Are height and/or width restrictions clearly indicated by signage? 0 0

Not Applicable.

Details:
No requirement - no areas of this nature were identified at the premises at the time of this assessment.

161. Does the ventilation of any enclosed car parking areas appear adequate? 0 0

Not Applicable.

Details:
No requirement - no parking areas of this nature were identified at the premises at the time of this assessment.

162. Is there artificial lighting available for vehicle movement areas? 0 0

Not Applicable.

Details:
No requirement - no areas of this nature were identified at the premises at the time of this assessment.

163. Are there any obvious concerns regarding pedestrian routes? 0 0

No hazard identified at the time of this assessment.

Details:
Pedestrian routes appear well marked and/or separate from moving traffic.

Pedestrian footpaths.

Pedestrian footpaths.

164. Are external walkways and/or steps in a reasonable condition with no obvious slip or trip hazards? 0 0

No hazard identified at the time of this assessment.

Details:
Walkways and/or steps appear to be in reasonable condition with no obvious slip or trip hazards.

165. Are there any obvious concerns relating to tree and/or general grounds maintenance? **0** **0**

Not Applicable.

Details:

No requirement - no areas of this nature were identified at the premises at the time of this assessment.

166. Other external environment hazards or deficiencies observed. **0** **0**

No other hazard or deficiency observed at the time of this assessment.

Risk Improvement Programme

About this Risk Improvement Programme

The purpose of this section of the risk assessment is to provide recommendations to aid compliance with relevant legislation and/or good practices.

All actions taken to deal with these recommendations should be recorded. This will demonstrate to any enforcing authority your commitment to fulfilling your legal obligations.

To assist in complying with the Risk Improvements that resulted from the risk survey, each improvement has been individually classified and assigned a timescale for completion. Regardless of the timescale, all recommendations should be completed as soon as reasonably practicable.
There will be occasions where the timescale of a recommendation can be reduced due to the ease in which the work can be implemented, such as the provision of a fire action notice or similar. To this end a recommendation could be given a low rating but given a shorter timescale of say 1 month.

Specialist advice may be necessary to implement certain Risk Improvements and the following guidance may cover broad principles only. Some items may require planning or other permissions from your local authority and/or the property owner; who should be consulted with before implementing, particularly those improvements that may alter the structure or appearance of any premises.

Where appropriate, works should be carried out by third-party, certified, specialist contractors that are a member of a recognised trade body or association.

The table below shows the recommended Risk Improvements that have been assigned.
No responsibility can be accepted for any unauthorised amendments or alterations to this report.

Ref	Task Subject	Type	Priority	Required By Date
2025-309582	Advice For External Wall Systems / Cladding / Balconies	Recommended	Medium	19/12/2025
2025-309585	PAT testing AV	Recommended	Medium	19/12/2025
2025-309587	Cable entanglement hazard	Recommended	Medium	19/12/2025
2025-309596	Arson combustible materials	Recommended	Medium	19/12/2025
2025-309599	Arson bins other	Recommended	Medium	19/12/2025
2025-309602	Working practices and processes laundry	Recommended	Medium	19/12/2025
2025-309604	Combustible material storage residential	Recommended	Medium	19/12/2025
2025-309607	Flammable liquids and gases storage residential	Recommended	Medium	19/12/2025
2025-309608	Hot works procedures	Recommended	Medium	19/12/2025
2025-309642	Flat / common part system confirmation	Recommended	Medium	19/12/2025
2025-309643	Fire extinguishers provision residential facilities	Recommended	Medium	19/12/2025
2025-309644	Fire blanket provision	Recommended	Medium	19/12/2025
2025-310592	Fixed firefighting installation other	Recommended	Medium	19/12/2025
2025-309645	Escape routes obstructed	Recommended	Medium	19/12/2025
2025-309647	Fire separation comprehensive survey	Recommended	Medium	19/12/2025
2025-309648	Fire exits electronic lock override	Recommended	Medium	19/12/2025
2025-309649	Flat entrance fire doors quality assurance	Recommended	Medium	19/12/2025
2025-309655	Fire doors other 1	Recommended	Medium	19/12/2025
2025-309658	Fire door signage - keep clear	Recommended	Medium	19/12/2025

2025-309659	Fire door keep shut signage	Recommended	Medium	19/12/2025
2025-309661	Fire door keep locked signage	Recommended	Medium	19/12/2025
2025-309667	Signage fire exit	Recommended	Medium	19/12/2025
2025-309668	Signage do not use lift	Recommended	Medium	19/12/2025
2025-309678	Flat entrance and common part fire doors inspection and maintenance	Recommended	Medium	19/12/2025
2025-309679	Commercial tenant's fire risk assessment	Recommended	Medium	19/12/2025
2025-309683	Disabled evacuation residential	Recommended	Medium	19/12/2025
2025-309684	Health and Safety Poster details	Recommended	Medium	19/12/2025
2025-309685	First-Aid Needs Assessment	Recommended	Medium	19/12/2025
2025-309686	Working at Height	Recommended	Medium	19/12/2025
2025-309688	Roof Safety	Recommended	Medium	19/12/2025
2025-309690	Asbestos Survey	Recommended	Medium	19/12/2025
2025-309691	Lone Worker Risk Assessment	Recommended	Medium	19/12/2025
2025-309692	Gymnasium Risk Assessment	Recommended	Medium	19/12/2025
2025-309697	Health and Safety Signs - Electrical Cupboards	Recommended	Medium	19/12/2025
2025-309698	Health and Safety Signs - Roof Access	Recommended	Medium	19/12/2025

Risk Improvement Details

Medium Priority

2025-309582 Advice For External Wall Systems / Cladding / Balconies

A fire risk appraisal of the external walls (FRAEW) has been carried out by BB7 on the 29th of October 2023.

1. Carry out the remedial actions as outlined in the FRAEW.

Required by: 19 Dec 2025

Type: Recommended

2025-309585 PAT testing AV

Portable Appliance Testing (PAT) of relevant electrical equipment is to be carried out by a competent electrical contractor with a record of testing to be kept.

This refers to.

1. All items of portable electrical equipment (belonging to or under the management of the organisation) that may require PAT testing.
   Specifically, various AV items and equipment in the services cupboards.
2. Consider the use of an asset register for all items to assist with record-keeping.

Note: Consideration should be given to having any AV items and equipment within the services cupboards, that are plugged into power outlet sockets, fitted to the mains via a fused fixed spur; they would then become part of the electric system and only require testing as part of the 5-yearly cycle.

Required by: 19 Dec 2025

Type: Recommended

2025-309587 Cable entanglement hazard

Wiring systems should be supported in such a way that they will not collapse when affected by fire, especially in and around escape routes.

We noted plastic electrical conduit on the escape routes.

BS 7671 - Requirements for Electrical Installations, outlines the need for cabling to be supported by fire-resistant fastenings and fixings, which are not liable to premature collapse in extreme heat. This means that plastic cable clips, non-metallic cable ties and plastic trunking to support wiring systems would be unlikely to comply with these rules.

The requirements of BS 7671 apply to all wiring systems in a building, including those of distribution circuits, final circuits, safety services and data and communications services.

The sole use of plastic fixings and non-metallic cable ties no longer comply with the regulations and rightly so, as exposure to fire could result in the melting of trunking and the risk of loose cabling.

1. It is recommended that a survey is carried out by a competent engineer to ensure that the identified fastenings and fixings meet the required standards, and that those which do not are either replaced or upgraded.

If it is found that the wiring is sufficiently fixed in place, then no further action will be necessary.

Note: Where there is an installation of multi-media data cabling, there may be evidence available from the installer to prove that all work was carried out to the appropriate standards and requirements.

Required by: 19 Dec 2025

Type: Recommended

2025-309596 Arson combustible materials

As stored combustible materials increase the available fuel for a fire it is good practice to keep these items to a minimum. Clear combustible materials from the exterior of the building to prevent the likelihood of arson.
This refers to.

1. The wooden pallet and office furniture that were found to the rear of the building.

We recommend that regular checks are carried out both internally and externally to reduce the risk of combustible material storage.

Required by: 19 Dec 2025

Type: Recommended

2025-309599 Arson bins other

We noted combustible waste on the floor next to the waste bins.

We recommend that a review of the bins are carried out and if additional bins are required then they should be provided to prevent combustible waste from being discarded on the floor areas, which could attract vermin.

Required by: 19 Dec 2025

Type: Recommended

2025-309602 Working practices and processes laundry

Laundry room – advice and guidance

It is important that fire safety rules are applied to the laundry room.
Staff and residents should be made aware of some simple rules.

1. Do not put articles soiled with vegetable or other cooking oils in the dryer.
2. Ensure that there are no items in pockets etc. such as lighters or other flammable items.
3. Take great care when disposing of any chemicals, such as, stain removers and other chemicals. These can react with soluble laundry bags and other contaminated cloths etc.
4. Remove lint from dryer filters after every load.
5. Do not cover any vent or openings on the machines.
6. Regularly sweep or vacuum areas around the dryer to prevent fluff build-up.

We recommend that signage, with the above information is provided on the safe use in each of the laundry rooms provided.

Required by: 19 Dec 2025

Type: Recommended

2025-309604 Combustible material storage residential

As stored combustible materials increase the available fuel for a fire it is good practice to keep these items to a minimum.
Clear the following areas of all combustible materials and items.

1. Electric meter room.
2. Riser cupboards.
3. Plant rooms.
4. Ground floor storerooms.

Note: As this can be an ongoing issue in many residential premises it is recommended that regular checks are made of all common part services cupboards and items are cleared as necessary.
If an issue persists, consider posting signage reminding residents of the importance of keeping these areas clear.

Required by: 19 Dec 2025

Type: Recommended

2025-309607 Flammable liquids and gases storage residential

Flammable liquids to be removed.
This refers to.

1. The paint stored in the plant room.

We recommend that a review of the storage areas is carried out, and if paint is to be stored in the plant room, then it must be stored in a flammable liquids cupboard, similar to the one currently installed in the maintenance storeroom.

Required by: 19 Dec 2025

Type: Recommended

2025-309608 Hot works procedures

Contractors hot work procedures: these should be considered when planning and undertaking any hot works.

- A hot work permit system is a formal written system and is an extension of the safe system of work.
- A hot work permit is used to prevent fire or explosion and will specifically detail the work to be carried out, how and when it is to be done and the precautions to be taken.
- A hot work permit should be issued to persons carrying out temporary work which involves; gas/electric welding and cutting, blowtorches, grinding wheels or cutting discs.

Hot work is only to be carried out by persons trained in the use of equipment, hazards and precautions to prevent fires.

Note: In residential premises any organisation employing people to carry out hot work in the common parts and/or external areas is responsible for issuing and controlling the permit system.

Required by: 19 Dec 2025

Type: Recommended

2025-309642 Flat / common part system confirmation

There is an automatic fire detection and warning system installed.
The system appears to meet with the guidance from Lacors – Housing Fire Safety Guidance for a property of this type.

However, we are unable to confirm if the following recommendation by BB7 has been completed:
"BB7 recommended that the mains wired heat detection is installed/extended within all rooms in Rede House. This would include a heat detector within a room, bathroom or alternate hall which has a window within the EPS facade. This would activate a simultaneous evacuation of all the apartments within that section (or the whole building if that is the preference), Xenia Estates should confirm the detection already in place for BB7 to review against the recommendation made."

Required by: 19 Dec 2025

Type: Recommended

2025-309643 Fire extinguishers provision residential facilities

Due to the nature and design of the property there is no requirement for fire extinguishers in the residential common parts. However, fire extinguishers are recommended for higher risk areas.
As the areas identified are considered to be a place of work, the following provision of fire extinguishers is recommended:

1. Main electrical intake room - One 2kg CO2 fire extinguisher.
2. Lift motor room - One 2kg CO2 fire extinguisher.
3. Reception desk - One 13A rated, water additive or foam fire extinguisher and one 2kg CO2 fire extinguisher.

Note: Fire extinguishers should be provided, maintained and installed in accordance with the guidance given in BS 5306.

Required by: 19 Dec 2025

Type: Recommended

2025-309644 Fire blanket provision

Fire blanket to be provided in the following areas.

1. Main kitchen - we recommend that a fire blanket is provided to deal with small fires.

Note: The fire blanket should be securely wall-hung in a position of safety for the user, away from heat sources or obstructions.
It should be located so as to prevent a person from having to pass a fire to access the fire blanket, thereby potentially making egress from the room inaccessible.

Required by: 19 Dec 2025

Type: Recommended

2025-310592 Fixed firefighting installation other

Ensure that the correct riser signage is placed on the relevant units.

1. We noted that the dry riser inlet sign is placed on the dry riser outlet.

We recommend that a review of the signage is carried out to ensure that accurate information is visible for the fire and rescue service.

Required by: 19 Dec 2025

Type: Recommended

2025-309645 Escape routes obstructed

All escape routes are to be kept clear of obstruction and/or combustible materials to ensure that all persons can evacuate the premises as quickly and as safely as possible.
This refers to.

- Combustible furniture on the 6th floor escape routes.
- Residents' doormats in the common corridors. Whilst there is no good reason to fully remove all doormats, any overly large or lifting doormats should be replaced with mats of a standard size and reasonable quality.
- Furniture on the ground floor escape routes.

Note: It is important that all escape routes, and areas which could affect the means of escape, are kept clear of obstructions and combustible materials.
As this can be an ongoing issue, it is recommended that regular checks are made of all escape routes and items are cleared as necessary.

If this does become a recurring issue, post signage reminding residents of the importance of keeping these areas clear.

Required by: 19 Dec 2025

Type: Recommended

2025-309647 Fire separation comprehensive survey

Fire stopping required for any and all breaches in fire-resisting walls, floors and ceilings caused by cabling, pipes etc. to maintain effective fire resistance between compartments.
This refers to.

1. The incomplete compartmentation in the common corridors behind the false ceilings.
2. The excessive use of expanding foam in the electrical/riser cupboards to create a fire-breaks.
3. The incorrect fire-stopping, which is visible in the riser cupboards.
4. The holes in the walls/ceilings where services have been installed.
5. The ceiling tiles that are damaged on most of the floor levels.
6. The incomplete compartmentation around the fire door assemblies in the riser cupboards.

Therefore;
1. It is recommended that a comprehensive survey is carried out to identify all areas where fire-resisting construction has been compromised or is not of an adequate standard.

The survey report should identify all issues and provide recommendations for remedial works where required. Ideally, a third-party certified contractor should be used that is a member of a recognised trade body or association. Where minor works are carried out to a property, a certificate may be issued by a tradesperson under a relevant competent person scheme.

This allows registered installers who are competent in their field to self-certify. All works of this nature should be carried out using the appropriate materials installed to the manufacturer's guidelines and specifications.

All installation procedures and construction should comply with the relevant guidance, current building regulations and good practices.

Note: Most polyurethane foams are only suitable where the gaps to be filled are 10-30mm wide, such as bed and side joints to lintels, frames and minor penetrations in blockwork walls or concrete floors. Gaps that require filling in timber structures are not likely to achieve satisfactory fire-resistant results.

Required by: 19 Dec 2025

Type: Recommended

2025-309648 Fire exits electronic lock override

Manual break glass overrides are required for all doors with magnetic locking systems.
This refers to.

1. All final exit doors, where the magnetic locking systems are installed.

Suitable emergency disconnection arrangements should be provided. This should take the form of a green break glass emergency override unit positioned adjacent to the door.

Required by: 19 Dec 2025

Type: Recommended

2025-309649 Flat entrance fire doors quality assurance

Fire doors leading to a shared or communal area are required to provide fire and smoke protection and are part of a layered approach to most fire strategies for buildings.

We inspected flats 6-01 and 2-39's front entrance doors, the fire doors appeared to be FD30S fire doors with three fire-rated hinges, combined intumescent strips with cold smoke seals and a positive self-closing device.
However, we noted that both of the flat front doors had gaps that exceeded the recommended tolerances.

Furthermore, we inspected the common area doors, the doors appeared to be:
- FD30S lobby fire doors with three fire-rated hinges, combined intumescent strips with cold smoke seals and a self-closing device.

Nevertheless, we noted the following issues:
1. The lobby doors had gaps between the doors and door frames that exceed the recommended tolerances.
2. The lobby door frames are damaged.
3. The lobby doors did not close fully into the door frame or against the 2nd door leaf.
4. The lobby doors were missing screws from the hinges.
5. The lobby doors were missing cold smoke seals.
6. The plant room doors had gaps that exceed the recommended tolerances.

It is important to confirm the presence of fire safety features for all flat entrance and common part fire doors. We recommend that a quality assurance inspection is carried out.

1. Confirm that the flat entrance and common part fire doors are fitted with effective self-closing devices. To be effective these must be capable of closing the door from any angle of opening and should be strong enough to overcome the resistance of any latch or sealing system.
2. Confirm that the flat entrance and common part fire doors are fitted with a combined intumescent strip and cold smoke seal.
3. Confirm that the flat entrance and common part fire doors are fitted with three fire-rated hinges.
4. All flat entrance and common part fire doors should be included in an inspection regime in line with current government recommendations.
5. Building owners should also communicate with residents to ensure that they are aware of the importance of maintaining and not interfering with the operation of the self-closing devices on their flat entrance fire doors.
6. Residents should be told that fire doors must not be altered as that can reduce their fire resistance.
7. We recommend carrying out a 100% check of all flat entrance and common part fire doors to confirm their overall condition and suitability.

Note: All works carried out involving the inspection, installation, maintenance or upgrading of fire doors should be undertaken by a competent person.
Ideally, a third-party certified contractor should be used that is a member of a recognised trade body or association.

Required by: 19 Dec 2025

Type: Recommended

2025-309655 Fire doors other 1

We were able to confirm that doors to services riser cupboards throughout the property are of an adequate fire-resisting specification, the doors appear to be FD30S rated:

A fire door with associated frame and hardware providing a minimum of 30 minutes fire resistance. Combined intumescent strips and cold smoke seals should be fitted along both vertical and top edges of the door or alternatively fitted into the door frame.

However, we noted the following issues with the non-self-closing doors:
1. Riser cupboards in the common areas were missing screws from the hinges.
2. Riser cupboard doors have gaps that exceed the recommended tolerances.

The following actions are required:
1. Screws should be replaced in the fire-rated hinges of the riser cupboard doors.
2. Adjust the doors to reduce the gaps around the doors.

Note: All works carried out involving the inspection, installation, maintenance or upgrading of fire doors should be undertaken by a competent contractor. Ideally a third-party certified contractor should be used that is a member of a recognised trade body or association.

Required by: 19 Dec 2025

Type: Recommended

2025-309658 Fire door signage - keep clear

The following fire exit doors require 'Fire exit keep clear' signs.

1. All final exits were missing 'Fire door keep clear' signs.

Note: Is recommended that regular checks are made of all fire door label signage and signs are replaced as necessary.

Required by: 19 Dec 2025

Type: Recommended

2025-309659 Fire door keep shut signage

Fire doors that have been fitted with self-closing devices should be labelled 'Fire door - keep shut' on both sides at around eye level.
This refers to.

1. We noted lobby and self-closing doors with either no 'Fire door keep shut' signs or doors with signs only visible on one side of the door leaf.

Note: Is recommended that regular checks are made of all fire door label signage and signs are replaced as necessary.

Required by: 19 Dec 2025

Type: Recommended

2025-309661 Fire door keep locked signage

Fire-resisting doors to cupboards, stores and service ducts that are not self-closing, because they are routinely kept locked shut, should be labelled 'Fire door- keep locked' on the outside.
This refers to.

1. We noted riser cupboard doors with the incorrect fire door signs, the 'fire door keep shut' signs should be replaced with 'fire door keep locked signs.

Note: Is recommended that regular checks are made of all fire door label signage and signs are replaced as necessary.

Required by: 19 Dec 2025

Type: Recommended

2025-309667 Signage fire exit

Fire exits should be clearly marked and visible, so that occupants of a building can see where to go in an emergency. Additional signage is required in the following areas:

1. All final exits were missing a 'Fire exit' sign.

Note: It is important to fix signs above exit doors and doors leading to exits, so that if the door were to be open the signage is still visible. Where there is signage fixed to the face of a door it may not always be visible to those needing to see it in an emergency.

Required by: 19 Dec 2025

Type: Recommended

2025-309668 Signage do not use lift

It is recommended that 'In the event of a fire do not use lift' signs are fixed adjacent to the lift entrance doors at all levels.

We noted that all of the lifts, with the exception of the ground floor lifts, were missing the 'do not use lift' sign.

Therefore, we recommend that suitable lift warning signs are installed to all lifts, throughout the property.

Required by: 19 Dec 2025

Type: Recommended

2025-309678 Flat entrance and common part fire doors inspection and maintenance

As fire doors are designed to prevent the spread of smoke and flame it is important to maintain these doors in good order. This could be achieved by carrying out periodic checks on all fire doors and maintaining a register with a record of defects and corrective maintenance.

The Fire Safety (England) Regulations 2022 make it a legal requirement from 23 January 2023 for responsible persons for all multi-occupied residential buildings in England with storeys over 11 metres in height to:

- undertake quarterly checks of all fire doors (including self-closing devices) in the common parts.
- undertake – on a best endeavours basis – annual checks of all flat entrance doors (including self-closing devices) that lead onto a building's common parts.

The regulations will also require responsible persons to provide to residents of all multi-occupied residential buildings with two or more sets of domestic premises (that have common parts) information on the importance of fire doors to a building's fire safety.

What does "best endeavours" mean?

Responsible persons are to determine the best approach to take to engage with residents in order to gain access to

undertake the annual checks of flat entrance doors. This could include the responsible person agreeing a date with residents, so that access can be granted.

Problems with access.

Residents should be encouraged to allow responsible persons access to check their flat entrance doors. Use can be made of the information to residents required by these regulations, or other resident engagement strategies. If access cannot be achieved, the responsible person should gather evidence of the steps they have taken to discharge this duty. This could include copies of correspondence between the responsible person and the resident seeking permission to gain access.

Minimum requirements for inspections of fire doors.

The minimum requirement is for the responsible person to undertake an inspection of the doors to identify any obvious damage or issues. It should not be necessary to engage a specialist for these checks, as the responsible person should be able to carry out these checks themselves. There are several useful guides available online, which can support a responsible person in undertaking checks.

A responsible person should consider:

- whether there have been any alterations or damage to a door's glazing, apertures or air transfer grille,
- whether there are any gaps around the doorframe and whether seals and hinges are fitted correctly,
- whether the door closer shuts the door,
- whether the door closes correctly around the whole frame,
- whether there is any visible damage (either deliberate or from wear and tear) to the door or door closer.

If any issues or damage are identified from these checks, it might be appropriate to undertake more detailed checks of the doors (or the self-closing devices). This could include engaging a specialist.

Where defects are reported, it is important that action is taken within an appropriate timescale and that they are not simply left until the next inspection.

Checks of fire doors in buildings below 11 metres.

The new regulations do not replace the existing duty for a responsible person to put in place general fire precautions in any premises covered by the Fire Safety Order, regardless of the building's height.

The Fire Safety Act 2021 has clarified that in any residential building, which contains two or more sets of domestic premises, is within the scope of the Fire Safety Order.

Responsible persons for residential buildings below 11 metres in height have a duty to put in place general fire precautions in these buildings, this duty includes making sure that all fire doors, including flat entrance doors, are capable of providing adequate protection.

This could be achieved by carrying out the same checks as detailed for buildings above 11 metres. Responsible persons of all residential buildings with two or more sets of domestic premises will also be required to provide residents with information on fire doors.

Required by: 19 Dec 2025

Type: Recommended

2025-309679 Commercial tenant's fire risk assessment

It is advised that a copy of each commercial tenants' fire risk assessment, identifying the responsible person, is requested. It is a requirement that the landlord in a multi-occupied property is informed of any significant hazards identified in the assessment.

The assessment should include confirmation that all relevant test and maintenance requirements are carried out.

A copy of any relevant emergency action plan(s) should also be included.

Guidance: The Fire Safety Order places the emphasis on risk reduction and fire prevention. Under the Order, people responsible for commercial buildings i.e. the employer, owner, or any other person who has control of any part of the premises, are required to carry out a mandatory, detailed fire risk assessment, identifying the risks and hazards in the premises. The risk assessment must be recorded if the responsible persons have a total of five or more employees.

Required by: 19 Dec 2025

Type: Recommended

2025-309683 Disabled evacuation residential

As this is a private residential property there is not usually a requirement for individual evacuation plans for disabled persons.

However, we are unable to confirm whether the following recommendation by BB7 following the FRAEW report has been completed:
"Full Personal Emergency Evacuation Plan (PEEP) should be provided for persons living within the apartments who require it. A means to effectively evacuate them both within management hours and out with management hours would be required. This would include a plan for visitors who may require assistance evacuating. Advice from a specialist fire engineer can be sought in this regard."

Where possible all residents should be surveyed in respect of their ability to evacuate the building without assistance. In each case where a resident is identified as being unable to respond to the evacuation signal and/or unable to self-evacuate, the Responsible Person should, subject to the cooperation of the residents, seek to agree a PEEP with each of these residents.

The level of on-site staff, training, equipment and evacuation protocols must fully reflect a simultaneous commitment to all of the PEEPs, as well as the general evacuation of the building.

Required by: 19 Dec 2025

Type: Recommended

2025-309684 Health and Safety Poster details

It is recommended that the HSE Health & Safety Information poster is updated to provide relevant details of the person responsible for Health and Safety.

If you employ anyone, you must display the Health and Safety law poster, or provide each worker with a copy of the equivalent pocket card. You must display the poster where your workers can easily read it.

The poster outlines British Health and Safety laws and includes a straightforward list that tells workers what they and their employers need to do. You can also add details of any employee safety representatives or Health and Safety contacts if you wish to do so.

Required by: 19 Dec 2025

Type: Recommended

2025-309685 First-Aid Needs Assessment

It is recommended that a First-Aid needs assessment is undertaken and reviewed annually as required under the Health and Safety (First-Aid) Regulations 1981.

This should include identifying the appropriate number and type of trained personnel.
Any required actions should be recorded.

Required by: 19 Dec 2025

Type: Recommended

2025-309686 Working at Height

All working at height operations must have a suitable and sufficient risk assessment completed, as required by The Work at Height Regulations 2005, and suitable precautions put in place.
Any findings are to be actioned within the timescales indicated by the risk assessment action plan.

1. Confirm that the roof areas have been properly assessed and that all safety systems and barriers are in place and that they are being adequately maintained.

Required by: 19 Dec 2025

Type: Recommended

2025-309688 Roof Safety

Roof areas must have a suitable and sufficient risk assessment completed, as required by The Work at Height Regulations 2005, and suitable precautions put in place.

Any findings are to be actioned within the timescales indicated by the risk assessment action plan.

We noted that the external roof access door was open at the time of the assessment.

Note: The plant room door leading to the roof access was locked at the time of the assessment; however, access to the roof must be restricted to authorised users at all times.

Required by: 19 Dec 2025

Type: Recommended

2025-309690 Asbestos Survey

An Asbestos Management Survey should be conducted by a suitably qualified person as required by the current Control of Asbestos Regulations.

Required by: 19 Dec 2025

Type: Recommended

2025-309691 Lone Worker Risk Assessment

The organisation should ensure that suitable risk assessments are in place, as required by the current Management of Health and Safety at Work Regulations, for all lone working situations.

Required by: 19 Dec 2025

Type: Recommended

2025-309692 Gymnasium Risk Assessment

We recommend that a specific, specialist risk assessment is carried out in line with the guidance for communal gymnasiums in blocks of flats.

Note: A full risk assessment and audit of operating procedures is considered to be outside the scope of this assessment.

Required by: 19 Dec 2025

Type: Recommended

2025-309697 Health and Safety Signs - Electrical Cupboards

Signs and notices should be displayed in accordance with the current Health and Safety (Safety Signs and Signals) Regulations.
This refers to.

1. All cupboards containing electrical equipment - it is recommended that warning signs stating 'Warning electrical hazard' or similar are posted on all doors.

Note: For locked cupboards housing electrical equipment this is considered a good practice recommendation only.

Required by: 19 Dec 2025

Type: Recommended

2025-309698 Health and Safety Signs - Roof Access

Signs and notices should be displayed in accordance with the current Health and Safety (Safety Signs and Signals) Regulations.
This refers to.

1. Roof access - it is recommended that warning signs stating 'No unauthorised access' or similar are posted on all access doors.

Required by: 19 Dec 2025

Type: Recommended

Certificate Number	LS	0528725

Life Safety Fire Risk Assessment
Gold Approved Scheme
CERTIFICATE OF CONFORMITY

This certificate is issued by the Approved Company named in Part 1 of the Schedule in respect of the fire risk assessment provided for the person(s) or organisation named in Part 2 of the Schedule at the premises and / or part of the premises identified in Part 3 of the schedule.

SCHEDULE		
Part 1	**NSI Life Safety Fire Risk Assessment Gold Approved Organisation**	
	Cardinus Risk Management Ltd	
	BAFE Registration Number	
	NSI 100401	
Part 2	**Name of Client**	
	F.D.I Freeholds Ltd	
Part 3	**Address of premises for which the fire risk assessment was carried out**	
	Rede House 63-75 Corporation Road Middlesbrough TS1 1LY	
	Part or parts of the premises to which the fire risk assessment applies	
	All accessible areas of the premises under the control of the client; as detailed within the fire risk assessment report. Where access was limited it will be mentioned in the relevant section of the report.	
Part 4	**Brief description of the scope and purpose of the fire risk assessment**	
	Scope:To determine the risk proportionate fire precautions required to protect occupants and people in the immediate vicinity of the premises.Purpose:To provide an assessment of the risk to life from fire in these buildings, and where appropriate, make recommendations to ensure compliance with fire safety legislation. The report does not address the risk to property or business continuity from fire.	
Part 5	**Effective date of the fire risk assessment**	10 Sep 2025
Part 6	**Recommended date for review of the fire risk assessment**	10 Sep 2026

We, being currently a NSI Approved organisation in respect of fire risk assessment identified in the above schedule, certify that the fire risk assessment referred to in the above schedule complies with the Specification identified in the above schedule and with all other requirements as currently laid down within BAFE SP205 Scheme in respect of such fire risk assessment.

Signed (for and on behalf of the issuing Approved organisation)	
Name	Mark Field.
Job Title	Validator and Senior Fire Risk Assessor
Date	19 Sep 2025

Life Safety Fire Risk Assessment Gold is an Approval Scheme of Insight Certification Ltd, Sentinel House, 5 Reform Road, Maidenhead, Berkshire, SL6 8BY
BAFE, The Fire Service College, London Road, Moreton-in-Marsh, GL56 0RH

1. This certificate is used subject to NSI Regulations and Rules of the NSI LIFE SAFETY FIRE RISK ASSESSMENT GOLD Approval Scheme.
2. NSI reserves the right to conduct an audit by an authorised NSI representative during normal business hours, with the permission of the customer, of the fire risk assessment and its related premises in order to ensure that the said risk assessment complies with BAFE Scheme document SP205-1 (the Scheme) Section 7 and generally.
3. NSI requires every NSI LIFE SAFETY FIRE RISK ASSESSMENT GOLD Approved Company to issue a Certificate of Conformity in accordance with the Scheme for all fire risk assessments it carries out that wholly or partly address life safety.
4. The Certificate of Conformity when completed is a clear statement that the Approved Company conducted the fire risk assessment for life safety, it is suitable and sufficient and compliant with the BAFE SP205-1 Scheme document and is certified by a registered competent fire risk assessor.
5. Where life safety and other aspects of fire protection are addressed in the same fire risk assessment a Certificate of Conformity shall be issued but the certificate shall make clear that the certificate applies only to the life safety aspects of the fire risk assessment and not further or otherwise.
6. Should the customer be dissatisfied with the fire risk assessment covered by this certificate, he/she should at first contact the Approved Company at its local office. If satisfaction is not obtained, the customer should address a written complaint to the customer services department at the head office of the Approved Company. If the customer remains dissatisfied, he/she may address a written complaint, outlining the nature of his/her dissatisfaction and the circumstances of the fire risk assessor company's response, to the Customer Care Manager at NSI.
   NSI will not normally consider complaints unless the Approved company has been given the opportunity to resolve the dispute as set out above.
   Subject thereto and as hereinafter provided, NSI will endeavour to assist in the resolution of the dispute between the contracting parties, provided always that NSI will not deal with or be involved in any discussions or negotiations with either party with regard to financial or other loss, claims or potential loss claims, outstanding payments or construction and/or interpretation of the Approved Company's terms and conditions of contract.
   NSI shall not be liable for any act or omission arising from any assistance it may provide as hereinbefore provided unless such act or omission is shown to have been fraudulent or deceitful.
7. This Certificate confirms conformity with the requirements of BAFE Scheme document SP205-1 applicable at the date of issue by the issuing company. NSI does not undertake to investigate any query or complaint in relation to future changes to BAFE scheme documents, policies or other regulations that render the fire risk assessment in need of further updating. In that event, the appropriate update should be carried out by a company holding NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.
8. NSI does not accept any responsibility or liability for any fire risk assessment produced by the Approved Company
9. Unless the issuing company's obligation to NSI in respect of the fire risk assessment are undertaken by another NSI Approved Company, NSI will not enforce its Rules or Standards on the Approved Company or on its successor in business in respect of any fire risk assessments after the issuing company ceases to hold NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.
10. The Certificate is issued subject to the terms and conditions of the company issuing the certificate for the fire risk assessment service.
11. On this certificate and in these terms and conditions, where the context permits, the reference to the issuing company shall include any Approved Company who shall undertake

Footnote.
"SP205" is a Scheme Document published by the British Approvals for Fire Equipment (BAFE).
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