

PRIVATE & CONFIDENTIAL

# REGULATORY REFORM (FIRE SAFETY) ORDER 2005

## Fire Risk Assessment

SERVICE AREA: Housing Services



**Assessed Area:** Stanton House > Stanton House

**Responsible Person:** Will Barfield

**Manager:** Fire Safety Compliance

**Risk Assessor:** Fire Safety Compliance

**Date of Inspection:** 21 Dec 2023

**Recommended Review Date:** 21 Dec 2024



## Executive Summary

This assessment records the fire safety measures in place at the time the assessment was conducted, and lists significant findings and a recommended appropriate remedial action. It also provides guidance for the Responsible Person on how to maintain a satisfactory standard of fire precautions within the building concerned. The subject areas concerned are;

### Responsible Person

The Responsible Person should ideally hold a senior or at least a responsible position within the company and have sufficient authority to allocate and mobilise finances and to control and organise members of staff.

### Manager

In the context of this report the Manager is the person who will receive all the actions found during the assessment and will allocate them to the relevant people to get the risk removed or reduced to a manageable level.

### Competent Persons

Competent Persons (Fire Wardens) are employees that have had additional instruction and training in fire safety, they are there to assist the responsible person in fulfilling their statutory duties.

### Managing Fire Safety

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

### Record Keeping

In the event of a fire in the workplace you may need to provide evidence to the enforcing authorities when asked that you have complied with the fire regulations. It is helpful to keep a dedicated record of all maintenance of fireprotection equipment and staff training. In all cases the quality of records may be regarded as a good indicator to the enforcing authorities of the overall quality of the fire safety management structure.

### Building Occupancy

Some buildings may have two or more main uses that are not ancillary to one another. For example offices over shops from which they are independent. In such cases, each of the uses should be considered as belonging to a purpose group in its own right. In other cases and particularly in some large buildings, there may be a complex mix of uses. In such cases it is necessary to consider the possible risk that one part of a complex may have on another and special measures to reduce the risk may be necessary.

### Fire Alarm

All buildings or occupied areas should have arrangements for detecting fire, where a work place is equipped with fire detectors and alarms they should be in operational order whilst the premises are occupied and be maintained and tested to comply with the relevant code of practice.

### Emergency Lighting

The primary purpose of emergency escape lighting is to illuminate escape routes, but it is also required to illuminate safety equipment such as firefighting equipment, fire alarm call points, and safety signage. The size and type of your premises will determine the complexity of the emergency escape lighting required. Where installed it should be in good working order and maintained to comply with the relevant code of practice.

### Compartmentation/Fire-stopping

The spread of fire within a building or area can be restricted by sub-dividing it into compartments separated from one another by walls and/or floors of fire-resisting construction. The object is twofold:

- a) to prevent rapid fire spread which could trap occupants of the building; and
- b) to reduce the chance of fires becoming large, on the bases that large fires are more dangerous, not only to occupants and fire and rescue personnel, but also to people in the vicinity of the building.

### Fire Fighting Equipment

You have a responsibility for the provision of appropriate fire-fighting equipment. It is also your responsibility to check that all fire-fighting equipment is in the correct position and in satisfactory order before the premises is used.

### Means of Escape

A Route or routes provided to ensure safe egress from the premises or other locations to a place of safety. The general principle for means of escape is that any person confronted by an outbreak of fire within a building can turn away from it and make a safe escape initially to a place of relative safety, a protected stair, or corridor; which should lead to a place of ultimate safety which should be clear and free of the building.

### Hazards: Arson/heating/smoking/cooking/electricity

The first step in the assessment is the identification of fire hazards. In determining these hazards, account should be taken of the three most common causes of fire, which together account for around two-thirds of all fires. These are arson, smokers' materials and electrical faults.



Further consideration should be given to other recognised or common causes of fire, such as heating appliances, cooking and contractors' operations.

### **Fixed installations**

These are fire-fighting systems which are sometimes installed within the structure of the building and could include hose-reels and sprinkler systems.

### **Contractors & industrial processes**

Carelessness by outside contractors is a common cause of fire, including many fires that result in serious financial loss. Cutting, welding and use of blow torches are particular sources of ignition,

Not all of such works are caused by outside contractors. It has been estimated, however, that perhaps 20-25% of all non-domestic fires result from on-going work', such as refurbishment, repair and construction. The Building occupants/employees should be informed as to the significant findings of assessments. The following should be displayed for the benefit of all occupants and visitors.

- A copy of the building plan indicating the means of escape (where escape routes are complex and building occupants are not familiar with the building).
- Details of any significant findings
- Details of the Responsible Person

It is considered that the building occupants/users will include employees, contractors, visitors and emergency service personnel as well as any other person who may be in and around the premises.

### **Ownership of the Fire Risk Assessment**

Regardless of whether the fire risk assessment is carried out by, for example, staff from an outside organisation, or a third party fire risk assessor, the ultimate responsibility for the adequacy of the risk assessment rests with the "responsible person" defined by legislation as responsible for ensuring that the fire risk assessment is carried out and that the fire precautions are adequate.

### **Introduction**

For the Responsible Person at these premises, this document provides information regarding the standard of fire safety observed, and serves as a record as required by The Regulatory Reform (Fire Safety) Order 2005 and the

### **Management of Health and Safety at Work Regulations 1999.**

The RRO places a requirement for all responsible persons to:

- Appoint one or more competent persons, depending on the size and use of the premises, to carry out any of the preventative and protective measures required by the Order.
- Provide your employees with clear and relevant information on the risks to them identified by the fire risk assessment, and about the measures you have taken to reduce the risks and prevent fire occurring.
- Consult your employees or their elected representatives about nominating people to carry out particular roles in connection with fire safety and improving the general fire precautions in the workplace.
- Before you employ a child, provide a parent or guardian with clear and relevant information regarding the risks to that child that have been identified in the fire risk assessment, and the measures you have or propose to put in place to safeguard that child.
- Inform non-employees, such as contractors and temporary workers of the risks to them, and provide them with information as to the nominated competent persons, and the general fire precautions provided in the workplace.
- Co-operate and co-ordinate with other building or site responsible persons regarding the findings of your risk assessment which may affect the safety of their employees.
- Provide the employer of any person from an outside organisation who may be working on your premises with relevant information as to the risks to them as outlined in your risk assessment, and the preventative and protective measures taken to secure their safety.
- If you are not the employer but have any control of premise which contain more than one workplace, you are responsible for ensuring that the requirements of the Order are complied with in those parts over which you have control.
- Consider the presence of any Hazardous or dangerous substances and the risk that they present to the occupants of the building, and undertake further assessment in the form of a Dangerous Substance Explosive Atmosphere Regulations assessment (DSEAR) assessment.
- Establish a suitable means of contacting the emergency services and providing them with relevant information regarding the storage or use of dangerous substances.
- Provide appropriate information, instruction and training to you employees, during normal working hours, about the fire precautions in your premises , when they first start working for you, (induction training) and from time to time during their employment (refresher training).
- Ensure that the premises are provided with appropriate fire-fighting equipment, fire detection and warning and emergency routes and exits, and that any equipment provide is maintained by competent persons and in efficient working order, good repair and fir for purpose.
- Your employees must co-operate with you to ensure that the premises are safe from fire and its effects, and must not do anything that will place themselves or other people at risk.

# RISK PROFILE

To determine the appropriate means of escape and design features of the building, for life safety, a Risk Profile has been established following the methodology detailed in the current edition of 'BS9999: Code of practice for fire safety in the design, management and use of buildings'. This calculation is based on two main factors: occupancy characteristic and fire growth rate.

Once the risk profile has been determined, the minimum package of fire safety measures that should be provided, in accordance with BS9999, such as: travel distance, stair and exit widths and level of fire alarm and detection can be established.

Establishing the Risk Profile gives scope for a more interpretative approach, on a case by case basis, which takes into account the specific features of an individual building. This is especially significant when considering the issue of escape routes and fire exits in existing premises, particularly if they are of an historical or heritage nature.

Variation of the risk profile can be achieved by looking at existing and/or additional measures, which could be provided beyond what is determined as the minimum standard by BS9999. This allows for a more flexible approach to determine the fire safety measures that are required as an alternative to following other prescriptive guidance.

## Risk Profile Matrix

Occupancy Characteristic	Fire Growth Rate			
	Slow	Medium	Fast	Ultra-Fast
Occupants awake & familiar with building	A1	A2	A3	Unacceptable without the addition of an effective localized suppression system or sprinklers
Occupants who are awake and unfamiliar with the building	B1	B2	B3	
Occupants who are likely to be asleep; long-term individual occupancy	Ci1	Ci2	Ci3	
Occupants who are likely to be asleep; long-term managed occupancy	Cii1	Cii2	Cii3	
Occupants who are likely to be asleep; short-term occupancy	Ciii1	Ciii2	Ciii3	
Other	Property is outside the scope of BS9999			

## Your Risk Assessment Summary

### Summary of Areas Requiring Attention

**Risk Level Key:** Trivial Risk Tolerable Risk Moderate Risk Substantial Risk Intolerable Risk

Addendum

Addendum to this Assessment

FIRE PROTECTION MEASURES

Means of Escape

Measures to Limit Fire Spread and Development

Greater detail on the areas requiring attention can be found in the relevant sections of this document.

## Summary of Findings and Action Plan

Section	Risk Grading	Finding and Action Required	Photo Y N	Job No / Date work

				complete
Means of Escape	-	<p>Is it considered that the premises are provided with reasonable means of escape in case of fire?: Yes</p> <p>📍 Complete building (Complete Building)</p> <p>Finding</p> <p>As described above (section 2) and below in footer.</p>	N	
Means of Escape	-	<p>Adequate design of escape routes?: Yes</p> <p>📍 Complete building (Complete Building)</p> <p>Finding</p> <p>As above</p>	N	
Means of Escape	-	<p>Adequate provision of exits?: Yes</p> <p>📍 Complete building (Complete Building)</p> <p>Finding</p> <p>Given the layout and use, the provision of exits is adequate.</p>	N	
Means of Escape	-	<p>Exits easily and immediately openable where necessary?: Yes</p> <p>📍 Complete building (Complete Building)</p> <p>Finding</p> <p>Suitable exit devices are fitted on the final exit doors.</p>	N	
Means of Escape	-	<p>Avoidance of sliding or revolving doors as fire exits where necessary?: N/A</p> <p>📍 Complete building (Complete Building)</p> <p>Finding</p> <p>The main entrance doors are powered sliding doors linked to the fire alarm system.</p>	N	
Means of Escape	Tolerable Risk	<p>Reasonable distances of travel: Where there is a single direction of travel?: No</p> <p>📍 Complete building (Complete Building)</p> <p>Finding</p> <p>Travel distances within the assessed area were excessive</p> <p>Actions Required</p> <p>⊗ Travel distances excessive-review</p> <p><i>The single direction travel distance from flat 1 on the ground floor to the fire exit/fire doors in corridor is slightly excessive (12&amp;nbsp;m) and should be reviewed in conjunction with the survey of residents for a PCFRA and the layout of the flat. Some additional measure or compensatory feature might be required.</i></p> <p>— complete by 10 Jun 2021 to reduce the risk by 100%</p>	N	
Means of Escape	-	<p>Suitable protection of escape routes including provision of fire doors/hatches including to roof voids, individual dwellings/flats, compartment doors, riser cupboard doors and risk rooms?: No</p> <p>📍 Complete building (Complete Building)</p> <p>Finding</p> <p>Final exit door - maintain door hardware</p> <p>Actions Required</p> <p>✔ Final exit door - maintain door hardware</p> <p><i>The release handle for the final exit door from the lobby to the rear yard appears worn and loose. This should be repaired/replaced.</i></p> <p>— complete by 12 Mar 2024 to reduce the risk by 33%</p> <p>⊗ Manual over ride devices for final exit doors not present.</p>	N	

		<p>A manual override device for the final exit door leading to Napier Street and the powered main entrance door should be considered by reviewing the security device in place</p> <p>These are installed for similar doors in other sheltered schemes. These may be a recommendation (technical guidance/BS) dependent on the door mode of operation and how it is linked to the fire alarm system.</p> <p>This should be investigated to clarify if these should be installed to ensure that if the doors do not fail-safe to open, they can be overridden to permit escape.</p> <p>— complete by 12 Mar 2024 to reduce the risk by 33%</p> <p>🔍 Fire door set and screen loose in opening</p> <p>Door SHFD007 on the ground floor has loose fixings and was visibly moving in the opening. The Maintenance Officer is aware and has reported for repair/replacement.</p> <p>— complete by 12 Dec 2023 to reduce the risk by 34%</p>		
Means of Escape	-	<p>Suitable fire precautions for all inner rooms?: Yes</p> <p>📍 Complete building (Complete Building)</p> <p>Finding</p> <p>AFD provided.</p>	N	
Means of Escape	-	<p>Escape routes unobstructed?: Yes</p> <p>📍 Complete building (Complete Building)</p> <p>Finding</p> <p>Escape routes clear at time of assessment.</p>	N	
Means of Escape	-	<p>It is considered that the premises are provided with reasonable arrangements for means of escape for disabled people.: N/A</p> <p>📍 Complete building (Complete Building)</p> <p>Finding</p> <p>See comments below in Procedures and Arrangements regarding PCFRAs.</p>	N	
Measures to Limit Fire Spread and Development	Tolerable Risk	<p>It is considered that there is: Compartmentation of a reasonable standard including external faces of buildings: No</p> <p>📍 Ground floor (Ground Floor)</p> <p>Finding</p> <p>Compartmentation does not appear to be to the required fire resistance.</p> <p>Actions Required</p> <p>⚠️ Vent-axia fan in wall beneath external fire escape staircase.</p> <p><i>There is an extract fan located in the wall beneath the escape stair from the Grafton Centre side of the building. This is not fire rated and ideally should be removed, and the opening made good to provide 30 minutes fire resistance.</i></p> <p><i>There is an alternative means of escape from the first floor if this route was rendered unavailable, but this is not ideal and should be remedied with the planned upgrade work with the heating system.</i></p> <p>— complete by 10 Dec 2021 to reduce the risk by 100%</p>	Y	
Measures to Limit Fire Spread and Development	-	<p>As far as can reasonably be ascertained, fire dampers are provided as necessary to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of a fire?: N/A</p> <p>📍 Ground floor (Ground Floor)</p> <p>Finding</p> <p>See action below.</p>	N	

Measures to Limit Fire Spread and Development	Substantial Risk	<p>It is considered that there is: Compartmentation of a reasonable standard including external faces of buildings: <i>No</i></p> <p>📍 Complete building (Complete Building)</p> <p>Finding</p> <p>Breaches to the compartmentation were found in the roof space of the assessed area and these should be repaired/investigated.</p> <p>Actions Required</p> <p>⊗ Inadequate roof space compartmentation</p> <p><i>Lack of compartmentation in the roof space (no separation between flats) should be rectified to provide a minimum fire resistance of 60 minutes or a fire resistance equivalent to the existing compartment wall/floor.</i></p> <p><i>At the time of assessment this work is on hold pending a decision about the future of the building. As an interim measure, the fire evacuation strategy has been amended to simultaneous.</i></p> <p>— complete by 10 Sep 2021 to reduce the risk by 100%</p>	N	
Measures to Limit Fire Spread and Development	-	<p>As far as can reasonably be ascertained, fire dampers are provided as necessary to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of a fire?: <i>No</i></p> <p>📍 Complete building (Complete Building)</p> <p>Finding</p> <p>There were no fire resisting intumescent dampers to the vents in the ductwork.</p> <p>Actions Required</p> <p>✔ No fire resisting intumescent fire dampers</p> <p><i>Install 60 minutes fire resisting intumescent/smoke activated fire dampers to the vents in the ducts.</i></p> <p><i>This is in relation to the ducting known to be in the roof space that supplies air to the first floor corridors and will be addressed as part of the compartmentation work for the roof space. This ducting might be removed as part of forthcoming improvement/upgrading work to the heating system.</i></p> <p>— complete by 10 Sep 2021 to reduce the risk by 100%</p>	N	
Measures to Limit Fire Spread and Development	Moderate Risk	<p>It is considered that there is: Compartmentation of a reasonable standard including external faces of buildings: <i>No</i></p> <p>📍 Ground floor (Ground Floor)</p> <p>Finding</p> <p>Compartmentation does not appear to be to the required fire resistance.</p> <p>Actions Required</p> <p>⊗ Compartmentation-ceiling void above cross corridor doors standard deficient</p> <p><i>Compartmentation does not appear to be the required fire resistance. Ensure compartmentation is provided to a minimum fire resistance of 60 minutes in accordance with BS476. See photo - sample survey by assessor. It appears that previous fire stopping has been removed.</i></p> <p><i>It is recommended that the voids above the false ceiling where there are cross corridor doors are surveyed to ensure there is adequate fire resistance up to the underside of the first floor slab.</i></p> <p><i>A fire compartmentation survey report confirms the lack of fire compartmentation throughout the building - see comments elsewhere regarding the fire evacuation strategy.</i></p> <p>— complete by 10 Sep 2021 to reduce the risk by 100%</p>	Y	
Measures to Limit Fire Spread and	Tolerable Risk	<p>It is considered that there is: Compartmentation of a reasonable standard including external faces of buildings: <i>No</i></p>	N	



Development		<p>📍 Ground floor (Ground Floor)</p> <p>Finding</p> <p>Compartmentation does not appear to be to the required fire resistance.</p> <p>Actions Required</p> <ul style="list-style-type: none"> <li>⊗ Compartmentation-standard deficient</li> </ul> <p><i>Compartmentation does not appear to be to the required fire resistance. Ensure compartmentation is provided to a minimum fire resistance of 60 minutes, accordance with BS476.</i></p> <p><i>See photos of boiler room - although this is external, it is not clear where the pipework enters the main building and if there is fire separation above the ceiling into the roof void (and where it meets the external wall).</i></p> <p>— complete by 19 May 2022 to reduce the risk by 100%</p>		
Addendum to this Assessment	Tolerable Risk	<p>Are there any additional Findings to this Assessment: Yes</p> <p>📍 Stanton House (Complete Building)</p> <p>Finding</p> <p>Post fire audit by CFRS</p> <p>Actions Required</p> <ul style="list-style-type: none"> <li>⊗ Fire Evacuation Procedures - Review and amend.</li> </ul> <p><i>Fire evacuation procedures have been changed to full evacuation. CCC must ensure that arrangements are in place to facilitate this taking into account the vulnerability of some residents.</i></p> <p><i>Where required appropriate levels of assistance must be in place.</i></p> <p><i>PCFRAs should be carried out as appropriate (relevant info placed in SIB).</i></p> <p><i>Residents/staff/visitors/carers must be provided with relevant fire safety information.</i></p> <p><i>The fire safety management plan for Stanton House should be amended to reflect the changes as necessary.</i></p> <p>— complete by 28 Dec 2023 to reduce the risk by 50%</p> <ul style="list-style-type: none"> <li>✅ Fire drill and training</li> </ul> <p><i>To support the amended fire evacuation strategy, a fire drill must be carried out involving residents and staff/carers in the building.</i></p> <p><i>Learning points from the drill must be fed back into the information, training and general fire safety management for the premises. Relevant persons must be updated accordingly.</i></p> <p><i>This has been set for 03.01.2024.</i></p> <p>— complete by 04 Jan 2024 to reduce the risk by 50%</p>	N	

### ⚠️ Assessment Details

**URN** 1419-3

**Overall Building Risk Rating** Substantial Risk

**Assessed building OR area name OR No** Stanton House › Stanton House

**Risk Assessor** Fire Safety Compliance  
✉️ firesafety@cambridge.gov.uk

**Date of Assessment** 21 December 2023

**Validated By** Renier Barnard

**Date of Validation** 22 Dec 2023



## Client Details

**Name** Cambridge City Council

**Address 1** The Guildhall

**Town** Cambridge

**Post Code**

## Premises Description

**Number of Floors** 2: Ground + 1 floor.

**Approximate floor area** TBC

### Building Construction and Layout

Constructed in 1960 & refurbished in 1994 with a partial further refurbishment in 2017. Traditional brick and block construction. Pitched tiled roof(s) - timber roof trusses - several undivided roof spaces. There is no external cladding, only brick walls. No balconies present.

**Building description:** Stanton House is a category 2 sheltered housing scheme providing thirty-one 1-bedroom flats over two floors. Starting at a main reception area, it has ancillary spaces including a lounge/kitchen, office, assisted bathroom, laundry/drying room. A mobility scooter store/charging facility was installed outside to the front of the building in 2019. There are various stores, riser cupboards/electrical/boiler cupboards. A passenger lift serves the two floors. Two escape staircases are located at each end of the 1st floor, with the main staircase located off the reception area. The two stairs are covered external routes which emerge on the ground floor outside. Each flat forms a fire compartment, although the roof space lacks full fire compartmentation. Bins and the boiler house are accessed from the rear courtyard area.

**Main use of Building** Sheltered housing scheme - **no** full time on site management.

**Disabled / vulnerable persons** Most of the residents can be considered vulnerable and some with limited mobility.

**Other persons at risk** Care staff and maintenance contractors can be on site. Cleaners and Council staff may also be present. Visitors.

**Fire loss experience** None

**Fire Service station serving site / estimated travel time** Cambridge Fire Station (24hr crewed) is 5-6 mins if on station at Parkside and 10-12 mins if at their training facility at Milton. There is fire appliance access to two sides of the building.

**Additional sources of oxygen or flammable gases stored on site** None in use at time of assessment.

**Relevant Fire Safety Legislation** Regulatory Reform (Fire Safety) Order 2005, Fire Safety Act 2021, Fire Safety (England) Regulations 2022.

**Legislation Enforced by** Cambridgeshire Fire & Rescue Service

**Enforcement Notice issued by Fire Authority** A letter of minor deficiencies issued by CFRS in March 2020. This recommended PCFRA's and improvements to roof compartmentation and fire warning system to support the stay put policy.

December 2023 - CFRS post fire audit. Concerns regarding fire evacuation procedures raised, specifically ability of some residents to evacuate without assistance. CCC to review fire safety arrangements in place as well as addressing fire compartmentation/fire door deficiencies.

See addendum for additional fire risk actions.

## Assessment Details

**Assessor** Stephen Cotton MIFireE

**Date of Assessment** 21.12.2023 (review of fire safety management and evacuation procedures following fire service audit rather than FRA of the premises).

**Date of previous assessment** 13.09.2022

<b>Date for review</b>	September 2024
<b>Management area of responsibility</b>	Place Group - formerly Estates & Facilities
<b>Survey type</b>	Type 1 - PAS 79. Review
<b>"The Risk Profile" for this building has been calculated as</b>	NA
<b>Areas not accessible during visit</b>	Roof spaces not accessed (see below). Residents flats. Not all cupboards.
<b>Other relevant information</b>	<p>This assessment is for the communal and ancillary areas only. It does not include residents flats, although these are referred to in some sections of the report. A sample survey of sheltered schemes roof spaces was carried out with the assistance of the assessor in 2017 to check the compartmentation. The report from that survey is referenced in this document.</p> <p>A fire safety report was compiled in May 2020 with recommendations for Stanton House to deal with the lack of roof fire compartmentation and more general fire safety measures for all sheltered schemes.</p> <p>There has been an initial compartmentation survey carried out by ARAN FIRE PROTECTION LTD with a follow-up that assessed roof compartmentation options. The report also provided a detailed passive fire protection survey.</p> <p>In Sept 2022 a further health check compartmentation survey has been undertaken by Ventro and actions prioritised.</p> <p>Ventro have undertaken a fire door survey that revealed all doors are deficient and have been triaged as high risk.</p> <p><b>See note below regarding changes to the evacuation strategy.</b></p> <p>In conjunction with this a heating upgrade will also be carried out which will entail removal of boilers in cupboards in the escape corridors so reducing risk. There are gas boilers in cupboards on the first floor only.</p> <p>In carrying out this assessment, relevant guidance has been considered, including PAS 79-2, the NFCC guide and current updates from MHCLG relating to external walls/Fire Safety Act 2021 Fire Safety (England)/Regulations 2022.</p>

🛡️ Fire Prevention Strategy	
<b>Fire Evacuation Strategy</b>	<p>There is a mixed evacuation strategy: there is stay put policy for the flats unless directly involved in fire or occupants are at risk and/or wish to leave, with a full evacuation for communal and ancillary areas. The lounge if not affected by fire can be used as a relative place of safety rather than evacuate to the outside. An assembly point is located at the front of the building, adjacent to the residents' car park.</p> <p><b>Important note. Since this FRA was carried out a full evacuation strategy (ie no stay put policy) has been implemented due to the condition of the fire compartmentation and results of the fire door survey.</b></p>
<b>AFD ; Warning System</b>	<p>Since the FRA in 2022 a new fire warning system has been installed to provide LD1/L1 coverage. The fire alarm is currently configured to support the amended fire evacuation strategy as above.</p> <p>The fire alarm system links to other systems in the building including lift, boiler, doors etc.</p>
<b>Escape Routes</b>	<p>Apart from a few very short dead end conditions on the first floors, and a more significant dead end from flat 1 of 12 m, all areas have a choice of escape routes which are protected by 30 mins fire resistance. Flats appeared to have escape windows, but it was difficult to confirm this, however, given the type of occupancy these cannot be expected to be used for escape purposes. The corridors are subdivided with cross corridor fire door sets to prevent smoke spread. All internal doors are on hold open devices linked to the fire alarm system. The first floor has three staircases for escape routes. There are four final exits on the ground floor. Flat entrance doors are fitted with free swing devices linked to the fire alarm system, as are the door security systems. Due to the way</p>

the use of the building has evolved over its life, the escape route at the rear leading to Christchurch Street is now via a private yard space. This was not available for use at time of assessment due to a walker being left behind the gate. See report for an action regarding this.

**Emergency Escape Lighting**

Emergency lighting is installed throughout the communal areas and appears to be in accordance with BS 5266.

**Fire Exit Directional Signage**

Directional fire exit signage is provided throughout the premises as per BS 5499-4.

**Fire Lobbies**

There are no fire lobbies

**Smoke ventilation AOV**


There is no AOV. There is a lack of means to vent smoke in the corridors and stairs, although the two 'wing' fire exits lead to covered external staircases. Smoke control is by corridor subdivision only.

**Dry Riser**

There is no DR.

**Type; Number of Fire Extinguishers**

Fire fighting equipment is provided throughout the communal areas and for specific risks in accordance with BS5306-8. Placement and type includes pairs of extinguishers on escape routes and at final exits comprising 2 kg CO2 + 6l water spray (or AFFF). 5 kg CO2 is provided in the boiler room. A 2 kg CO2 and fire blanket are located in the kitchen.

 Scope of Assessment

- As set out above this is a type 1 assessment with no survey of passive fire protection measures undertaken by the assessor, although observations were made where possible such as in storage cupboards and recommendations made.

 Contact Details

**Identity of Client**

-

**Any persons with responsibility for fire safety within the premises (refer to artical 5 of RRF50)**

-

**Telephone number**

-

 Documents

The documents table below shows the documents associated with the assessable area that this assessment belongs to. Showing the version and and expiry date.

Total **12** items.

Document	Contractor	Expiry Date	Version
Combined survey report stanton hse - fa,ffe and roof review.docx	Steve Cotton	-	1
Fire door survey napfis fire door inspection tbs stanton house 08.07.2020 _1_.xlsx	Steve Cotton	-	1
Fire Risk Assessment (1 year) RiskAssessment_1419.pdf	Steve Cotton	-	1
FRA Supporting Document fire safety report - stanton house.docx	Steve Cotton	-	1
Fire door survey stanton house 14.07.2021 - fire door inspections.xlsb	CROMWELL FIRE	-	1
Fire Risk Assessment (1 Year) RiskAssessment_1419-1.pdf	Steve Cotton	-	1
FRA Supporting Document stanton house - gas records 2022.docx	Steve Cotton	-	1



FRA Supporting Document tsg_-_stanton_house,_cambridge_fire_compartmentation_works_phase_2_2021-.....pdf	Aran Fire Protection Ltd	-	1
Fire Risk Assessment (1 Year) RiskAssessment_1419-2.pdf	Steve Cotton	-	1
Fire Risk Assessment (1 Year) fra review stanton hse -2019.pdf	Steve Cotton	10 Apr 2020	1
Door Schedule stanton house.pdf	Ventro	04 Aug 2024	1
Fire Safety Management Plan ccc fsm - stanton house.docx	Steve Cotton	20 Dec 2025	1

## Your Risk Assessment Grading

The following section reflects the overall assessment rating.

The risk rating is the qualitative evaluation by the risk assessor on the likelihood of a hazardous event occurring, and the consequence in consideration of harm to life. The risk assessor's methodology is reflected by the risk matrix, which is applied to establish a risk score and risk rating.

When a risk is adequately controlled, the acceptable risk that remains is known as the 'Residual Risk', reflecting a well-controlled and well-managed hazard, considered to meet the legal duty of 'so far as is reasonably practicable'. This means that, although the hazard is adequately controlled, risk remains and so an appropriate level of control and management is required. The acceptable residual risk is stated for each hazard category, reflecting the desired risk rating, against what is currently being achieved.

The risk matrix is utilised throughout the assessment to evaluate the likelihood of a hazardous event occurring and the consequences.

Risk Matrix		LIKELIHOODS		
		Low 1	Moderate 2	Extreme 3
CONSEQUENCES	High Harm 3	Moderate Risk 3	Substantial Risk 6	Intolerable Risk 9
	Medium Harm 2	Tolerable Risk 2	Moderate Risk 4	Substantial Risk 6
	Low Harm 1	Trivial Risk 1	Tolerable Risk 2	Moderate Risk 3

Legend  Current Risk Score  Residual/Baseline Risk Score

In consideration of the risk control measures evident during the risk assessment, and in consideration of the acceptable residual risk, the **overall likelihood** risk rating is:

1 Low  2 Moderate  Extreme

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

**Low:** 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:** Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.

**Extreme:** Significant potential for serious injury or death of one or more occupants.

In consideration of the risk control measures evident during the risk assessment, and in consideration of the acceptable residual risk, the **overall consequence** risk rating is:

1 Low Harm  Medium Harm  3 High Harm

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

**High Harm:** Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in

likelihood of fire.

**Medium Harm:** Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

**Low Harm:** Unusually low likelihood of fire as a result of negligible potential sources of ignition.

Therefore, it is considered that the current **overall risk** to persons potentially associated with the premises is:

1 Trivial Risk  Tolerable Risk  Moderate Risk  6 **Substantial Risk**  Intolerable Risk

## Overall Residual Risk

In consideration of the premises, activities, and risk profile applied, the **overall residual risk** is:

1 **Trivial Risk**  Tolerable Risk  Moderate Risk  Substantial Risk  Intolerable Risk

## Risk Rating Definition

A suitable risk-based control plan should involve effort and urgency that is proportional to risk:

Risk level	Action and timescale
<b>Trivial Risk</b>	No action is required and no detailed records need be kept.
<b>Tolerable Risk</b>	No major additional fire precautions required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
<b>Moderate Risk</b>	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.
<b>Substantial Risk</b>	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.
<b>Intolerable Risk</b>	Premises (or relevant area) should not be occupied until the risk is reduced.

# Assessment Report

[View All Historical](#)

## FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

### Electrical Sources of Ignition

Complete building

1 / 2

#### Reasonable measures taken to prevent fires of electrical origin? Yes

Tumble drier filters were clear of fluff.

The rear of the appliances were in reasonable condition.

See comment/action regarding mobility scooter in rear courtyard.

Charging for mobility scooters is provided in a bespoke store at the front of the building.

There was an e bike located in the cycle parking area at the front of the building. It could not be confirmed if this belonged to a resident or a visitor. This was considered in the assessment and felt to be a low fire risk to the building and its occupants. However, if more e bikes are to be used at this location, then a fire separated bike store as found in other CCC schemes should be considered.

— SC, RB 22 Dec 2023 07:57:29



IMG\_3883

— SC 27 Oct 2023 11:51:08



IMG\_3885

— SC 27 Oct 2023 11:51:08

IMG\_3884

— SC 27 Oct 2023 11:51:08

IMG\_3893 2

— SC 27 Oct 2023 12:06:07

IMG\_3872

— SC 27 Oct 2023 12:33:22

Fixed installation periodically inspected and tested? **Yes**



IMG\_0941

— SC 14 Sep 2022 11:35:45

Portable appliance testing (where appropriate) carried out? **Yes**

One item in office missed PAT - this will be picked up on next round of testing.

— SC 27 Oct 2023 13:09:37



IMG\_3866

— SC 27 Oct 2023 11:51:59

IMG\_3867

— SC 27 Oct 2023 11:51:59

Suitable policy regarding the use of personal electrical appliances? **N/A**

Any personal items used by staff would be required to be PA tested.

The use of mobility scooters (and potentially e bikes and e scooters) is subject to monitoring and management, albeit there are no staff on site 24/7.

— SC, RB 2 Dec 2023 21:04:28

Suitable limitation of trailing leads and adapters? **Yes**

Observations in office and lounge behind TV.

Cables at rear of piano stretched - Maintenance Officer made aware to reposition.

— SC, RB 2 Dec 2023 21:04:33



IMG\_3887

— SC 27 Oct 2023 11:53:21

IMG\_3868

— SC 27 Oct 2023 11:53:21



✔ **Is photovoltaic equipment present and appropriately tested** N/A

None installed.

— SC @ 2 Dec 2023 21:04:43

✔ **Are external vehicle charging facilities suitably positioned / protected?** N/A

None installed.

— SC @ 27 Oct 2023 13:09:37

Stanton House

2 / 2

✘ **Reasonable measures taken to prevent fires of electrical origin?** No

Charging of mobility scooter

— SC, RB @ 21 Feb 2024 08:17:45



IMG\_3875

— SC @ 27 Oct 2023 13:19:47

IMG\_3873

— SC @ 27 Oct 2023 13:19:47

✔ **Tasks** 1

✔ **Charging of mobility scooter - control measures required**

It has been agreed to allow the charging and storage of a mobility scooter in the rear yard area, which is also a means of escape route. The scooter will be charged under the flat window for short periods after which it is moved (see photo) to its storage position. In assessing the risk it is better to have the scooter located outside of the building (note. scooter store at front of building is full) rather than inside. There is a slight risk for the building and occupants should the scooter become involved in fire, therefore, to permit this arrangement a fire rated cover should be provided to limit/eliminate fire spread. When on charge the exit width will be reduced. This is acceptable given the short periods of time for charging and the low numbers of occupants likely to use the escape route (if at all).

To date the scooter arrangement has been well managed by the owner/resident in terms of charging and parking (see photos).

**Location** Ground floor - yard at rear

**Medium Priority**

— complete by 12 Oct 2023 to reduce the risk by 100% SC, RB

**Assigned Users** Konrad Szeflinski

**Completed** Konrad Szeflinski @ 21 Feb 2024 08:17:45

Electrical test: December 2018 so due December 2023.

PA testing carried out in June 2023 (annual testing in place - an item missed from 2022)

Filters in tumble driers in laundry were clear.

The Maintenance officer is to consider arranging periodic cleaning at the rear of the appliances.

Charging for mobility scooters is provided in a bespoke store at the front of the building.

Electrical risk is primarily found in the equipment/appliances located in the ancillary areas i.e. office, lounge, laundry and lift motor room.

🚭 **Smoking**

Complete building

1 / 1

✔ Reasonable measures taken to prevent fires as a result of smoking? **Yes**

No smoking policy in place and signage displayed at building entrances.

— SC ⌚ 27 Oct 2023 12:10:02



IMG\_3870

— SC ⌚ 27 Oct 2023 12:09:56



IMG\_3886

— SC ⌚ 27 Oct 2023 12:09:56

✔ Smoking prohibited on the premises? **Yes**

In communal and ancillary areas only.

— SC ⌚ 2 Dec 2023 21:05:28

✔ Smoking prohibited in appropriate areas? **Yes**

Flats and area outside.

— SC ⌚ 2 Dec 2023 21:05:30

✔ Suitable arrangements for those who wish to smoke? **N/A**

See above.

— SC ⌚ 2 Dec 2023 21:05:36

✔ This policy appeared to be observed at time of inspection? **Yes**

Appropriate signage is displayed at all entry points to the building.

No smoking policy in communal areas complied with.

### 🔥 Arson

Complete building

1 / 1

✔ Does basic security against arson by outsiders appear reasonable? **Yes**

✔ Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders?

**Yes**

The building has a secure door entry system and CC TV.

External access to bin area is via locked doors.

The courtyard is not easily accessible from outside.

Internally, rooms/cupboards are mostly secure, requiring access to codes.

### 🔥 Portable Heaters and Heating Installations

Complete building

1 / 1

✔ Is the use of portable heaters avoided as far as practicable? **Yes**

None observed at time of assessment.

— SC ⌚ 2 Dec 2023 21:05:40

✔ If portable heaters are used: Is the use of the more hazardous type (e.g. radiant bar fires or lpg appliances) avoided?

**N/A**

As above.

— SC 27 Oct 2023 12:16:02

☑ **If portable heaters are used: Are suitable measures taken to minimize the hazard of ignition of combustible materials?**

N/A

As above.

— SC 27 Oct 2023 12:16:02

☑ **Are fixed heating installations subject to regular maintenance?** Yes

See comments in footer below.

— SC 2 Dec 2023 21:05:44

The communal areas are heated by hot water central heating radiators from the main electrical boiler.

There was no evidence of portable heater use.

Boilers (residents) serviced/checked: see photos.

Main boiler serviced/checked: unable to verify last gas safe check for main boiler. The assessor believes this is in place through a contract arranged by TSG.

There is an emergency shut down button in the boiler room.

## 🍳 Cooking

Ground floor

1 / 1

☑ **Are reasonable measures taken to prevent fires as a result of cooking?** Yes

See comments in footer below.

— SC 2 Dec 2023 21:05:49

☑ **More specifically: Filters changed and ductwork cleaned regularly?** NA

None present.

— SC 27 Oct 2023 12:19:39

☑ **More specifically: Suitable extinguishing appliances available?** Yes

See comments in footer below.

— SC 27 Oct 2023 12:19:39

The kitchen is part of the lounge on the ground floor with the latter being enclosed in 30 mins fire resistance with AFD.

A dry powder extinguisher and fire blanket are suitably located in the kitchen, with additional extinguishers incl. CO2 available in the lounge itself.

The kitchen is a domestic style rather than a commercial arrangement and is used infrequently.

## ⚡ Lightning

Complete building

1 / 1

☑ **Do the premises have a lightning protection system and if so does it appear satisfactory?** N/A

None installed.

— SC 2 Dec 2023 21:05:51

## 🧹 Housekeeping

Complete building

1 / 1



✔ **Is the standard of housekeeping to the assessed area generally adequate?** Yes

See comments in footer below.

Area outside of boiler room clear of stored items.

— SC, RB 2 Dec 2023 21:05:57



IMG\_3873

— SC 27 Oct 2023 12:27:34

✔ **More specifically do combustible materials appear to be separated from ignition sources?** Yes

See comments in footer below.

— SC 2 Dec 2023 21:05:59

✔ **More specifically is there an avoidance of an unnecessary accumulation of combustible materials or waste?** Yes

See comments in footer below.

— SC 2 Dec 2023 21:06:01

✔ **More specifically is there appropriate storage of hazardous materials?** N/A

No hazardous materials observed.

— SC 27 Oct 2023 12:27:46

✔ **More specifically is there an avoidance of inappropriate storage of combustible materials?** N/A

Apart from an issue outside the boiler room, there was a high standard of housekeeping observed in all areas, including the cleaners cupboard and bin area outside in the yard.

There are some cupboards on the escape route that are used by residents and ILFs for storage of various items including Christmas decorations which can be placed up against light fittings. This should be monitored and managed with such cupboards being kept locked shut.

🔧 **Hazards Introduced By Outside Contractors and Building Works**

Complete building

1 / 1

✔ **Are fire safety conditions imposed on outside contractors?** Yes

See comments in footer below.

— SC 2 Dec 2023 21:06:05

✔ **Is there satisfactory control over works carried out on the premises by outside contractors (including “hot work” permits)?** Yes

See comments in footer below.

— SC 2 Dec 2023 21:06:10

✔ **If there are in-house maintenance personnel, are suitable precautions taken during “hot work”, including use of “hot work” permits?** Yes

See comments in footer below.

— SC 2 Dec 2023 21:06:13

Any contractors working on site are overseen by the Maintenance Officer, who provides relevant fire safety information. The council's Fire Safety and Health and Safety Policies includes contractors working on CCC premises.

## Dangerous Substances

Complete building

1 / 1

✔ **Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises?** N/A

See comments in footer below.

—  SC ⌚ 2 Dec 2023 21:06:15

✔ **If the above applies, has a specific risk assessment been carried out, as required by the Dangerous Substances and Explosive Atmospheres Regulations 2002?** N/A

No dangerous substances were observed on the premises.

There is a gas supply to the building.

Oxygen for medical purposes by residents is identified by signs on flat doors and in the tenant's list (in SIB). None in use at time of assessment.

❗ **Other Significant Fire Hazards That Warrant Consideration Including Process Hazards That Impact on General Fire Precautions**

Complete building

1 / 1

✔ **Are there other Significant Fire Hazards That Warrant Consideration Including Process Hazards That Impact on General Fire Precautions?** N/A

Mobility scooters are stored and charged in a facility outside at the front of the building.

A motorcycle was observed being parked close to the building. Ideally this should be parked away, however, the overall risk from fire in this vehicle is low.

Overall, potential fire hazards are either eliminated or reduced and controlled.

Risk rooms are enclosed in fire resistance, and AFD observed where the assessor could access ancillary spaces (new system now provides L1 coverage).

Dumped combustible items in the rear yard outside the boiler house is a fairly common occurrence and needs to be monitored. It was clear for this assessment.

## FIRE PROTECTION MEASURES

### Means of Escape

Complete building

2 x 1 = 2 | Tolerable Risk

1 / 2

✔ **Is it considered that the premises are provided with reasonable means of escape in case of fire?** Yes

As described above (section 2) and below in footer.

—  SC ⌚ 2 Dec 2023 21:06:18


✔ **Adequate design of escape routes?** Yes

As above

—  SC ⌚ 28 Oct 2023 09:25:11

✔ **Adequate provision of exits?** Yes

Given the layout and use, the provision of exits is adequate.

—  SC, RB ⌚ 2 Dec 2023 21:06:20

✔ Exits easily and immediately openable where necessary? **Yes**

Suitable exit devices are fitted on the final exit doors.

— SC @ 2 Dec 2023 21:06:25

✔ Fire exits open in direction of escape where necessary? **Yes**

✔ Avoidance of sliding or revolving doors as fire exits where necessary? **N/A**

The main entrance doors are powered sliding doors linked to the fire alarm system.

— SC @ 2 Dec 2023 21:06:28

✔ Satisfactory means for securing exits? **Yes**

✘ Reasonable distances of travel: Where there is a single direction of travel? **No**

Travel distances within the assessed area were excessive

Likelihood: Low Consequence: Medium Harm 2 x 1 = 2 | Tolerable Risk

— SC, RB @ 28 Oct 2023 09:25:11

✔ Tasks 1

☐ Travel distances excessive-review

The single direction travel distance from flat 1 on the ground floor to the fire exit/fire doors in corridor is slightly excessive (12 m) and should be reviewed in conjunction with the survey of residents for a PCFRA and the layout of the flat. Some additional measure or compensatory feature might be required.

Location Complete building (Estates & Facilities, Stanton House)

Medium Priority

— complete by 10 Jun 2021 to reduce the risk by 100% SC, RB

Assigned Users Fire Safety Compliance

✔ Reasonable distances of travel: Where there are alternative means of escape? **Yes**

✘ Suitable protection of escape routes including provision of fire doors/hatches including to roof voids, individual dwellings/flats, compartment doors, riser cupboard doors and risk rooms? **No**

Final exit door - maintain door hardware

— SC, RB @ 28 Mar 2024 08:45:17

✔ Tasks 3

✔ Final exit door - maintain door hardware

The release handle for the final exit door from the lobby to the rear yard appears worn and loose. This should be repaired/replaced.

Location Complete building (Estates & Facilities, Stanton House)

Low Priority

— complete by 12 Mar 2024 to reduce the risk by 33% SC, RB

Assigned Users Konrad Szeflinski

Completed Konrad Szeflinski @ 28 Mar 2024 08:45:17

☐ Manual over ride devices for final exit doors not present.

A manual override device for the final exit door leading to Napier Street and the powered main entrance door should be considered by reviewing the security device in place

These are installed for similar doors in other sheltered schemes. These may be a recommendation (technical guidance/BS) dependent on the door mode of operation and how it is linked to the fire alarm system.

This should be investigated to clarify if these should be installed to ensure that if the doors do not fail-safe to open, they can be overridden to permit escape.

Location Complete building (Estates & Facilities, Stanton House)

Low Priority

— complete by 12 Mar 2024 to reduce the risk by 33% SC, RB

Assigned Users Konrad Szeflinski

✔ Fire door set and screen loose in opening



Door SHFD007 on the ground floor has loose fixings and was visibly moving in the opening. The Maintenance Officer is aware and has reported for repair/replacement.

**Location** Door SHFD007 ground floor

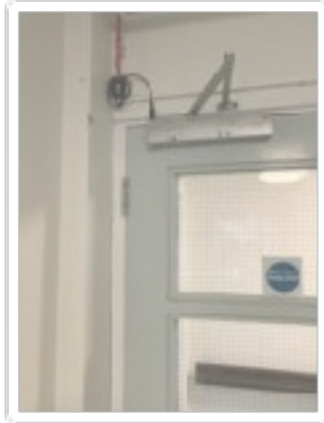
**Medium Priority**

— complete by 12 Dec 2023 to reduce the risk by 34% SC, RB

**Assigned Users** Konrad Szeflinski

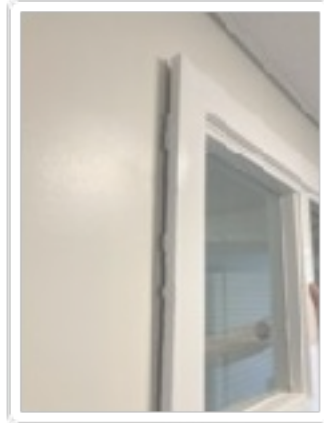
**Completed** Konrad Szeflinski @ 20 Dec 2023 09:02:42

Before



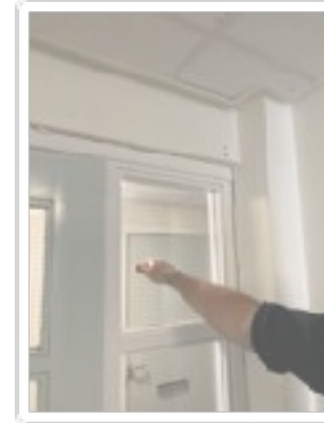
IMG\_3878

— SC 28 Oct 2023 09:25:12



IMG\_3877

— SC 28 Oct 2023 09:25:12



IMG\_3879

— SC 28 Oct 2023 09:25:12

**Suitable fire precautions for all inner rooms?** **Yes**

AFD provided.

— SC 28 Oct 2023 09:25:12

**Escape routes unobstructed?** **Yes**

Escape routes clear at time of assessment.

— SC 28 Oct 2023 09:25:12

**It is considered that the premises are provided with reasonable arrangements for means of escape for disabled people.** **N/A**

See comments below in Procedures and Arrangements regarding PCFRAs.

— SC 28 Oct 2023 09:25:12

Stanton House

2 / 2

**Suitable protection of escape routes including provision of fire doors/hatches including to roof voids, individual dwellings/flats, compartment doors, riser cupboard doors and risk rooms?** **No**

Fire doors - deficiencies - remedial actions required

— SC, RB 23 May 2024 15:59:21

**Tasks** **1**

Fire doors - deficiencies - remedial actions required

The recent fire door survey has identified all fire doors (escape route and flat entrance doors) as being high risk (life safety). These should be remedied as soon as practicable.

The fire evacuation strategy has been amended to full/simultaneous evacuation (no stay put for flats) due to poor fire compartmentation, which includes the fire doors.

**Location** Stanton House (Housing Services, Stanton House, Stanton House)

**High Priority**

— complete by 13 Dec 2022 to reduce the risk by 100% SC, RB

**Assigned Users** Fire Safety Compliance

**Completed** Fire Safety Compliance @ 23 May 2024 15:59:21

**Escape routes unobstructed?** **No**

External escape routes were not maintained clear of obstructions.



## Tasks 1

### External escape routes-clear

Ensure external escape routes are maintained clear of obstructions.

The escape route at the rear of the building passes through a backyard area and driveway gates of the independent flat. At time of assessment the gate from the bottom of the escape staircase through the yard area was not openable due to an item being placed on the other (flat) side believed to be a walking frame.

The resident of this dwelling needs to be made aware of the need to maintain this route free of obstruction and available at all times for any occupants of the main sheltered scheme to use in an emergency.

**Location** Escape route at rear of building through independent flat back yard.

**High Priority**

— complete by 26 Sep 2023 to reduce the risk by 100% SC, RB

**Assigned Users** Konrad Szeflinski

**Completed** Konrad Szeflinski @ 20 Dec 2023 08:54:15

The means of escape arrangements are generally satisfactory, subject to the roof compartmentation being rectified. There are two very short dead conditions that are acceptable. However, on the ground floor it is 12 m from flat 1 to the fire exit.

It is recommended that this scenario is reviewed in conjunction with the occupant's abilities to escape and the layout of the flat, including the provision to get out given it is on the ground floor and an escape window might not be usable. This can be covered through a PCFRA check.

Smoke control is by subdividing the corridors rather than provision of openable vents or AOV.

All circulation spaces, escape routes and ancillary areas are enclosed in fire resisting construction with cross corridor doors to further divide the building and protect the means of escape. All doors appear to be FD30.

The lift is enclosed in FR by means of a lift lobby at ground and first floors. The lift doors are fire rated.

The lift is not intended to be used for emergency evacuation.

All staircases are protected - two being covered external stairs.

A fire door survey has been carried out Vento (March 2022) including flat entrance doors.

These surveys are attached to the report have been reviewed by the Compliance Team for remedial action - at time of assessment no work has taken place.

Note. All fire doors have been triaged as high risk. Sheltered schemes will be a high priority for the program of remedial action/replacement of doors.

Some fire doors, notably cupboards on corridors, are not fitted with cold smoke seals and the intumescence appears old. There is AFD in these cupboards, and they may become void spaces with the upgrade work planned for 2022/23. Depending on the future use of these cupboards, replacing the intumescent strips and fitting cold smoke seals should be considered.

There are no refuges on escape routes.

Door hardware is satisfactory and worked when operated (see action above).

Stair and exit widths are acceptable given the low number of occupants and the evacuation strategy.

## Measures to Limit Fire Spread and Development

Ground floor **2 x 1 = 2 | Tolerable Risk**

1 / 4

### It is considered that there is: Compartmentation of a reasonable standard including external faces of buildings **No**

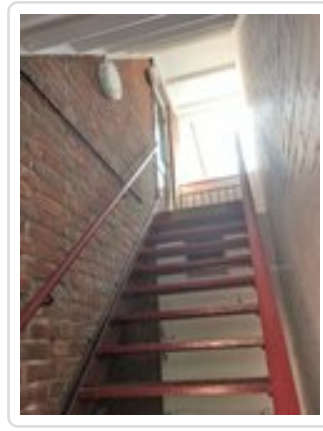
Compartmentation does not appear to be to the required fire resistance.

**Likelihood: Low**

**Consequence: Medium Harm**

**2 x 1 = 2 | Tolerable Risk**

— SC, RB @ 28 Oct 2023 09:10:32



IMG\_6574

— SC 3 Aug 2020 14:07:05

IMG\_6546

— SC 3 Aug 2020 14:08:21

### Tasks 1

- Vent-axia fan in wall beneath external fire escape staircase.

There is an extract fan located in the wall beneath the escape stair from the Grafton Centre side of the building. This is not fire rated and ideally should be removed, and the opening made good to provide 30 minutes fire resistance.

There is an alternative means of escape from the first floor if this route was rendered unavailable, but this is not ideal and should be remedied with the planned upgrade work with the heating system.

**Location** Ground floor (Estates & Facilities, Stanton House)

**Low Priority**

— complete by 10 Dec 2021 to reduce the risk by 100% SC, RB

**Assigned Users** Fire Safety Compliance

✔ It is considered that there is: Reasonable limitation of linings that might promote fire spread **Yes**

✔ As far as can reasonably be ascertained, fire dampers are provided as necessary to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of a fire? **N/A**

See action below.

— SC 28 Oct 2023 09:10:32

Complete building **3 x 2 = 6 | Substantial Risk**

2 / 4

✘ It is considered that there is: Compartmentation of a reasonable standard including external faces of buildings **No**

Breaches to the compartmentation were found in the roof space of the assessed area and these should be repaired/investigated.

**Likelihood: Moderate** **Consequence: High Harm** **3 x 2 = 6 | Substantial Risk**

— SC, RB 2 Dec 2023 21:08:10

### Tasks 1

- Inadequate roof space compartmentation

Lack of compartmentation in the roof space (no separation between flats) should be rectified to provide a minimum fire resistance of 60 minutes or a fire resistance equivalent to the existing compartment wall/floor.

At the time of assessment this work is on hold pending a decision about the future of the building. As an interim measure, the fire evacuation strategy has been amended to simultaneous.

**Location** Complete building (Estates & Facilities, Stanton House)

**High Priority**

— complete by 10 Sep 2021 to reduce the risk by 100% SC, RB

**Assigned Users** Fire Safety Compliance

**Images Required**

✔ It is considered that there is: Reasonable limitation of linings that might promote fire spread **Yes**

✘ As far as can reasonably be ascertained, fire dampers are provided as necessary to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of a fire? **No**

There were no fire resisting intumescent dampers to the vents in the ductwork.

✓ Tasks 1

✓ No fire resisting intumescent fire dampers

Install 60 minutes fire resisting intumescent/smoke activated fire dampers to the vents in the ducts. This is in relation to the ducting known to be in the roof space that supplies air to the first floor corridors and will be addressed as part of the compartmentation work for the roof space. This ducting might be removed as part of forthcoming improvement/upgrading work to the heating system.

**Location** Complete building (Estates & Facilities, Stanton House)

**High Priority**

— complete by 10 Sep 2021 to reduce the risk by 100% SC, RB

**Assigned Users** Fire Safety Compliance

**Completed** Fire Safety Compliance @ 23 May 2024 15:58:27

Ground floor **3 x 1 = 3 | Moderate Risk**

3 / 4

✘ It is considered that there is: **Compartmentation of a reasonable standard including external faces of buildings** No

Compartmentation does not appear to be to the required fire resistance.

**Likelihood: Low** **Consequence: High Harm** **3 x 1 = 3 | Moderate Risk**

— SC, RB @ 28 Oct 2023 09:12:35



IMG\_7074

— SC @ 5 Aug 2020 10:33:46

IMG\_7073

— SC @ 5 Aug 2020 10:33:46

✓ Tasks 1

□ Compartmentation-ceiling void above cross corridor doors standard deficient

Compartmentation does not appear to be the required fire resistance. Ensure compartmentation is provided to a minimum fire resistance of 60 minutes in accordance with BS476. See photo - sample survey by assessor. It appears that previous fire stopping has been removed.

It is recommended that the voids above the false ceiling where there are cross corridor doors are surveyed to ensure there is adequate fire resistance up to the underside of the first floor slab.

A fire compartmentation survey report confirms the lack of fire compartmentation throughout the building - see comments elsewhere regarding the fire evacuation strategy.

**Location** Ground floor (Estates & Facilities, Stanton House)

**High Priority**

— complete by 10 Sep 2021 to reduce the risk by 100% SC, RB

**Assigned Users** Fire Safety Compliance

**Images Required**

Ground floor **2 x 1 = 2 | Tolerable Risk**

4 / 4

✘ It is considered that there is: **Compartmentation of a reasonable standard including external faces of buildings** No

Compartmentation does not appear to be to the required fire resistance.

**Likelihood: Low** **Consequence: Medium Harm** **2 x 1 = 2 | Tolerable Risk**



### Tasks 1

□ Compartmentation-standard deficient

Compartmentation does not appear to be to the required fire resistance. Ensure compartmentation is provided to a minimum fire resistance of 60 minutes, accordance with BS476.

See photos of boiler room - although this is external, it is not clear where the pipework enters the main building and if there is fire separation above the ceiling into the roof void (and where it meets the external wall).

**Location** Ground floor (Estates & Facilities, Stanton House)

**Medium Priority**

— complete by 19 May 2022 to reduce the risk by 100% SC, RB

**Assigned Users** Fire Safety Compliance

**Images Required**

#### Before



IMG\_7088  
— SC 26 Aug 2021 11:29:52



IMG\_7086  
— SC 26 Aug 2021 11:29:52



IMG\_7089  
— SC 26 Aug 2021 11:29:52

The fire strategy for the building should be based on compartmentation between each of the individual flats, including the roof space, escape routes and ancillary areas.

Flats are believed to be 60-minute compartments. All cupboards and risers are enclosed in 30 minutes fire resistance, as are hazard spaces such as the kitchen and lounge. However, a report by Ventro in October 2022 identified significant deficiencies throughout the building.

**Since this FRA was undertaken: as a result and combined with fire door deficiencies, CCC have implemented a simultaneous evacuation strategy supported by a new fire warning system which provides LD1/L1 coverage. This will be reviewed more holistically with more information about the resident's mobility given there is not on site management to assist with a full evacuation - see procedures and arrangements below.**

**The building could be redeveloped and a decision regarding this is ongoing, resulting in a lack of progress with fire compartmentation.**

The linings through the communal areas are generally non-combustible.

### Emergency Escape Lighting

Complete building

1 / 1

⊗ Reasonable standard of emergency escape lighting system provided? **No**

Emergency lighting does not appear to be fitted, or could not be determined as conforming to the current standard and should be upgraded where appropriate.

— SC, RB 23 May 2024 09:21:03





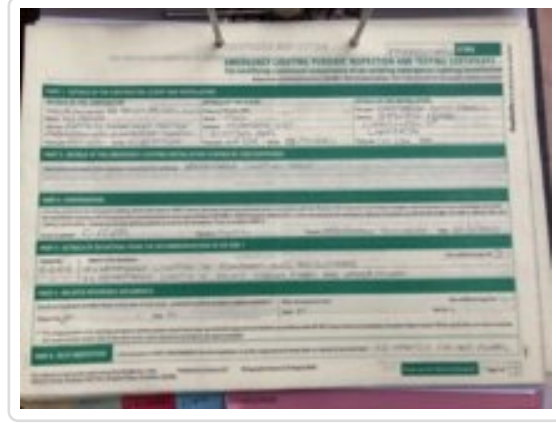
IMG\_0351

— SC ⌚ 26 Aug 2021 11:35:22



IMG\_0350

— SC ⌚ 26 Aug 2021 11:35:22



IMG\_0349

— SC ⌚ 26 Aug 2021 11:35:23

IMG\_0935

— SC ⌚ 14 Sep 2022 11:35:04

IMG\_0934

— SC ⌚ 14 Sep 2022 11:35:04

IMG\_0933

— SC ⌚ 14 Sep 2022 11:35:05

✓ Tasks 1

✓ Emergency Lighting standard - Periodic Report

Emergency lighting does not appear to be fitted, or could not be determined as conforming to the current standard and should be upgraded where appropriate. Ensure the emergency lighting coverage is to the current British Standard. Where doubt exists, a survey should be undertaken by a competent person and recommendations following a survey implemented where appropriate.

The attached report has highlighted deficiencies in the provision of emergency lighting and should be reviewed for remedial action. In the assessment review in 2022 it was noted that the refurbished bathroom on the first floor does not have emergency lighting. This is included in the 2022 EPM6 - see photo's.

Location Complete building (Estates & Facilities, Stanton House)

Medium Priority

— complete by 19 Nov 2021 to reduce the risk by 100% SC, RB

Assigned Users John Conroy

Completed John Conroy @ 23 May 2024 09:21:03

Emergency lighting is provided throughout with some exceptions - see above. The system is tested monthly and appeared to be in working order. The assessor did not test the system as part of the assessment and therefore is not able to comment on coverage.

🔗 Fire Safety Signs and Notices

Complete building

1 / 2

✓ Reasonable standard of fire safety signs and notices? Yes

As per comments below.

— SC ⌚ 28 Oct 2023 09:36:19



IMG\_3871

— SC ⌚ 28 Oct 2023 09:36:19



IMG\_3892 2

— SC ⌚ 28 Oct 2023 09:36:19



IMG\_3881

— SC ⌚ 28 Oct 2023 09:36:19



IMG\_3890

— SC ⌚ 28 Oct 2023 09:36:19



IMG\_3870

— SC 28 Oct 2023 09:36:19



IMG\_3869

— SC 28 Oct 2023 09:36:19

Reasonable standard of fire safety signs and notices? **No**

Fire signage required.

— SC, RB 27 Dec 2023 08:24:45

Tasks 1

Fire signage required.

A 'PUSH BAR TO OPEN' sign with a pictogram to current standards should be provided with the push bar exit device on the final exit door opposite the laundry at the rear of the building.

Location Ground floor rear of building

Medium Priority

— complete by 12 Oct 2023 to reduce the risk by 100% SC, RB

Assigned Users Konrad Szeflinski

Completed Konrad Szeflinski @ 27 Dec 2023 08:24:45

Before



IMG\_3886

— SC 28 Oct 2023 09:39:29

Fire action notices are provided with all manual fire alarm call points.

No smoking notices are displayed at the entrances to the building.

Fire extinguisher information is located above each fire point (although residents are not expected to use the fire fighting equipment).

Almost all fire doors have either fire door keep shut or keep locked signage.

Cross corridor doors on hold open devices have appropriate signs - automatic fire door keep clear.

Lifts display a do not use in the event of fire sign at all levels.

An assembly point sign is in place.

Means of Giving Warning in Case of Fire

Reasonable manually operated electrical fire alarm system provided? **Yes**

As per comments below the system has been replaced during 2023.

✔ **Automatic fire detection provided- Throughout the Premises?** Yes

As above.

✔ **Automatic fire detection provided- Part of the premises only?** N/A

✔ **Extent of automatic fire detection generally appropriate for the occupancy and fire risk?** Yes

LD1 coverage in flats. L1 coverage in remainder of the building including the roof space to provide some mitigation for the lack of fire compartmentation until this is dealt with.

✔ **Remote transmission of alarm signals?** Yes

Since the FRA in 2022 the fire warning system has been replaced with a new system providing LD1/L1 coverage.

Manual call points are provided at storey/final exits and at intermediate points to comply with BS 5839.

Detection is mostly by smoke but heat detectors are used in areas where this is not appropriate including kitchen, laundry room, boiler room, refuse rooms and mobility scooter store. Sounders are incorporated into the detectors.

Fire alarms are transmitted to an alarm receiving centre, triggering a fire service attendance.

The FAP is located near the entrance lobby next to the SIB with a zone plan.

### Manual Fire Extinguishing Appliances

Complete building

1 / 1

✔ **Reasonable provision of portable fire extinguishers?** Yes

✔ **Hose reels provided?** N/A

✔ **Are all fire extinguishing appliances readily accessible?** Yes

Fire fighting equipment is provided throughout the communal areas and for specific risks in accordance with BS5306. Placement and type includes pairs of extinguishers on escape routes and at final exits, comprising 2 kg CO2 + 6l water spray. 5 kg CO2 is provided in the boiler room. A 2 kg CO2 and fire blanket are located in the kitchen.

National guidance suggests that FFE is not required in communal areas if there are no trained staff to operate it. A review decided to maintain the existing provision, not least so that it could be used when staff are occasionally present or by the fire service if required.

Annual test of fire extinguishers carried out by Cromwell Fire April 2022.

### Relevant Fire Extinguishing Systems

Complete building

1 / 1

✔ **Is fixed firefighting equipment and fire safety systems provided where required and are they suitable for the risks identified?** N/A

✔ **Is a natural or mechanical smoke control system employed where necessary and is it appropriate for the location?** N/A

### Other Relevant Fixed Systems and Equipment

Complete building

1 / 1

✔ **Has suitable provision of fire-fighters switch(es) for high voltage luminous tube signs, etc been made?** N/A



The protection measures present are not appropriate for a sheltered scheme. With the highlighted lack of fire compartmentation and condition of fire doors condition through surveys the overall risk has increased.

Given that provision of this type of facility has evolved to the point where staff are no longer on site 24/7, but the care needs of residents are changing, the effectiveness of means to give early warning of fire and good well maintained compartmentation is crucially important.

Benchmark guidance recommends higher levels of fire detection coverage for new and refurbished schemes. LD1 for residents flats and L1 coverage in the remainder of the building has been installed since the FRA in 2022.

A detailed survey of the roof spaces/compartmentation for the remainder of the building has been undertaken, although remedial works have yet to commence due to a pending decision regarding the future of the building.

Following recommendations of previous fire risk assessments for these premises, an inspection of fire doors has taken place. The survey report has highlighted all fire doors to be in need of remedial work or replacement and assessed this work as high risk.

As a result of the inadequate passive fire protection measures as set out in this report the fire evacuation strategy has been amended to simultaneous evacuation (no stay put for the occupants of the flats) - see further comments below in procedures and arrangements.

## MANAGEMENT OF FIRE SAFETY

### Procedures and Arrangements

Complete building

1 / 1

#### ✔ **Competent person(s) appointed to assist in undertaking the preventive and protective measures (i.e. relevant general fire precautions)?** Yes

The Maintenance Officer is assisted by the Fire Risk Assessor.

— SC ⌚ 6 Nov 2023 08:23:55

#### ✔ **Is there a suitable record of the fire safety arrangements?** Yes

Fire Safety Management Plan is in place.

— SC ⌚ 6 Nov 2023 08:23:55

#### ✔ **Appropriate fire procedures in place?** Yes

Since this FRA was carried out a full evacuation policy (no stay put) has been implemented due to the condition of the fire compartmentation and results of the fire door survey. Residents and staff have been made aware.

To comply with the Fire Safety (England) Regulations 2022, Cambridge City Council should also provide residents with up-to-date fire safety information and instruction that relates to the fire evacuation strategy for the building and what to do when there is a fire, as well as fire door information. CCC are aware of this and is part of a program of fire safety work to be carried out by the Risk Assurance and Compliance Team assisted by the Housing Services Team during 2023/24. This is also an opportunity to educate residents around general fire safety in their flats as appropriate. This should include the storage and charging of electrical modes of mobility/transport as appropriate, given the latter have become a fire risk of concern.

— SC, RB ⌚ 2 Dec 2023 21:09:04

#### ✔ **Are procedures in the event of fire appropriate and properly documented?** Yes

As above - contained on FAN's in the communal areas.

— SC ⌚ 6 Nov 2023 08:23:55



IMG\_3890

— SC ⌚ 28 Oct 2023 17:12:33



IMG\_3869

— SC ⌚ 28 Oct 2023 17:12:33

#### ✔ **Are there suitable arrangements for summoning the fire and rescue service?** Yes



Fire alarm system linked to an ARC

— SC ⌚ 6 Nov 2023 08:23:55

✔ **Are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to fire-fighters?** Yes

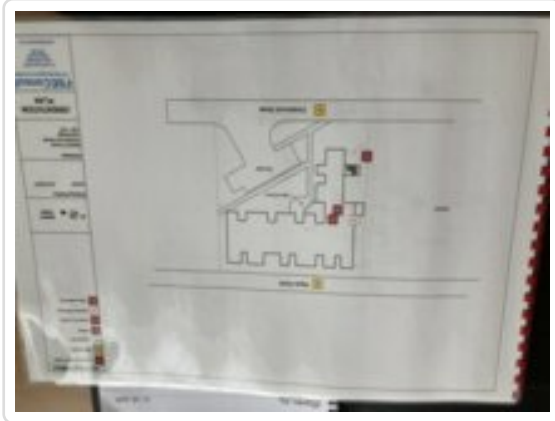
The SIB located in the reception area contains relevant information. The fire service are aware of the lack of roof compartmentation and is held in their mobilising system.

A CCC manager will attend in office hours and there is an out of hours response.

SIB located near reception entrance and contained: resident info (July 2023), fire plans + keys provided in SIB. Service continuity plan.

See photos below.

— SC, RB ⌚ 2 Dec 2023 21:09:10



IMG\_3855

— SC ⌚ 28 Oct 2023 17:09:53



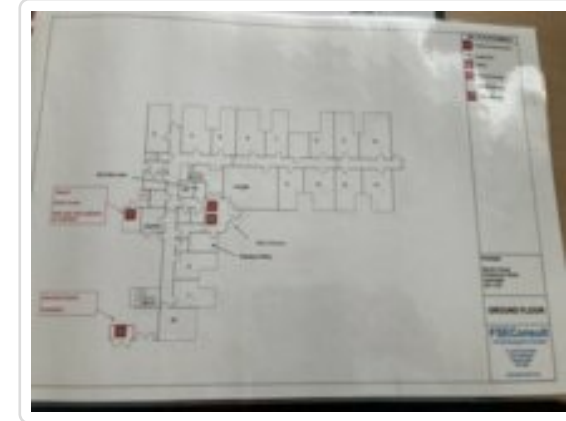
IMG\_3857

— SC ⌚ 28 Oct 2023 17:09:53



IMG\_3854

— SC ⌚ 28 Oct 2023 17:09:53



IMG\_3856

— SC ⌚ 28 Oct 2023 17:09:53

✔ **Are there suitable arrangements for ensuring that the premises have been evacuated?** N/A

There is a signing in book at the entrance and an assembly point. If CCC staff are on site they would ensure the communal area is evacuated.

— SC ⌚ 2 Dec 2023 21:09:14

✔ **Is there a suitable fire assembly point(s)?** Yes

Located near mobility scooter store/car park area.

— SC ⌚ 6 Nov 2023 08:23:55



IMG\_3871

— SC ⌚ 28 Oct 2023 17:10:25

✔ **Are there adequate procedures for evacuation of any disabled people who are likely to be present?** Yes

CCC have undertaken a checklist approach as the first stage to carrying out PCFRAs. The checklist is the same range of questions as for the actual PCFRA and enables them to be undertaken by Independent Living Facilitators as a triage exercise. Depending on the responses provided a full PCFRA is carried out either by CCC's fire safety advisor or Mark Taylor CFRS with recommendations made. Where appropriate, a PEEP is written and placed in the SIB

— SC, RB ⌚ 2 Dec 2023 21:09:25

✔ **Persons nominated and trained to use fire extinguishing appliances?** N/A

The fire extinguishers provided are not for use by the residents.

— SC ⌚ 6 Nov 2023 08:23:55

✔ **Persons nominated and trained to assist with evacuation, including evacuation of disabled people?** N/A

See comment above regarding PCFRAs.

— SC ⌚ 6 Nov 2023 08:23:55

✔ **Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarization visits)?** Yes

✔ **Routine in-house inspections of fire precautions (e.g. in the course of health and safety inspections)?** Yes

The FSMP needs to be reviewed and updated to implement any inspections that are covered by ILF checks

— SC ⌚ 6 Nov 2023 08:23:55

Ordinarily, the fire procedures for Stanton House is a mixed evacuation strategy, whereby there is a stay put policy for residents in their flats (unless they have a fire) and full evacuation for the communal areas. However, this has been amended to a full evacuation (simultaneous) strategy with no stay put policy for the residents in their flats. The lounge can be used as a place of relative safety if it is safe to do so.

This will be reviewed to take account of the mobility of all residents as well being able to understand the fire procedures. It might be possible to configure the new fire alarm system to be more 'selective' in who is initially alerted to avoid unnecessary movement of occupants that may put them at risk. The resident shave been made aware of the change in procedures.

Stanton House has a fire safety management plan (as per the Council's Fire Risk Management Strategy) that sets out the fire safety management of the premises, including arrangements and fire procedures.

Fire action notices are displayed and there is an assembly point at the front of the building (near the mobility scooter store). The lounge can be used if appropriate (weather, safety etc).

Residents are provided with fire safety information, and this should now include that which relates to the Fire Safety (England) Regulations 2022. CCC are currently (August 2023) working towards this across the city.

There is no manager on site, but CCC staff do work from the building during some office hours. Otherwise, the building is overseen by the Maintenance Officer supported by the Fire Risk Assessor with fire safety matters.

Liaison with CFRS is in place currently through the Maintenance Officer at Cambridge Fire Stn.

The fire service is called automatically, with attendance by CCC staff in office hours and ERS out of hours.

The SIB contains plans of the building tenant information to assist with evacuation and a warning re lack of roof compartmentation and the current interim fire procedures.

A master key is also held in the box, giving access to resident flats.

PCRA's have commenced in CCC sheltered schemes, but none have been carried out in Stanton House to date.

## 🕒 Training and Drills

Complete building

1 / 1

✔ **Are all staff given adequate fire safety instruction and training on induction?** Yes

See comments in the footer.

— SC ⌚ 28 Oct 2023 09:41:28

✔ **Are all staff given adequate periodic "refresher training" at suitable intervals?** Yes

See comments in the footer.

— SC ⌚ 28 Oct 2023 09:41:28

✔ **Does all staff training provide information and instruction on the following: fire risks and fire safety measures in the premises, action in the event of fire, action on hearing the fire alarm , method and operation of manual call points, location and use of fire extinguishers, means for summoning the fire and rescue service, the identity of persons nominated to assist with evacuation and the identity of persons nominated to use fire extinguishing appliances** Yes

See comments in the footer.

— SC ⌚ 28 Oct 2023 09:41:28

✔ **Are staff with special responsibilities (e.g. fire wardens) given additional training?** N/A

✔ **Are fire drills carried out at appropriate intervals?** N/A

See comments in the footer.

— SC ⌚ 28 Oct 2023 09:41:28

✔ **When the employees of another employer work in the premises: Is their employer given appropriate information (e.g. on fire risks and general fire precautions)?** Yes

See comments in the footer.



— SC 28 Oct 2023 09:41:28

✔ **Is it ensured that the employees in the above question are provided with adequate instructions and information?** Yes

See comments in the footer.

— SC 28 Oct 2023 09:41:28

Council staff who work on the premises from time to time have received fire safety training and would be expected to respond to a fire alarm accordingly.

The assessor believes that carers visiting the site are provided with fire awareness training by the care provider.

Contractors are subject to the Council's fire safety policy.

There are no fire drills for the premises, given its use.

## Testing and Maintenance

Complete building

1 / 1

✔ **Are the premises fire safety provisions adequately maintained?** Yes

Contract are in place and managed by TSG.

— SC 28 Oct 2023 09:49:35

✔ **Weekly testing and periodic servicing of fire detection and alarm system?** Yes

NG Bailey and Cromwell Fire - includes annual test of flats smoke alarms.

Last weekly test: 06.09.23

QFAT: 01.11.22 No quarterly tests recorded since this may be due to new FAS being installed.

— SC, RB 2 Dec 2023 21:09:36



IMG\_3860

— SC 28 Oct 2023 09:46:13



IMG\_3859

— SC 28 Oct 2023 09:46:14



IMG\_3858

— SC 28 Oct 2023 09:46:14

✔ **Monthly and annual testing routines for emergency escape lighting?** Yes

Carried out by NG Bailey.

Monthly: 06.09.23

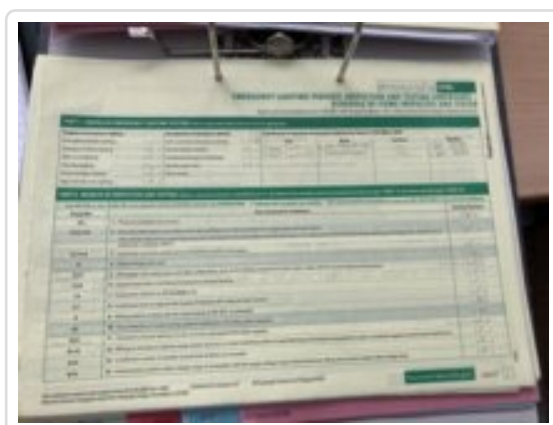
Annual: 06.11.2022 - see action above in emergency lighting section regarding lack of coverage.

— SC 28 Oct 2023 09:49:35



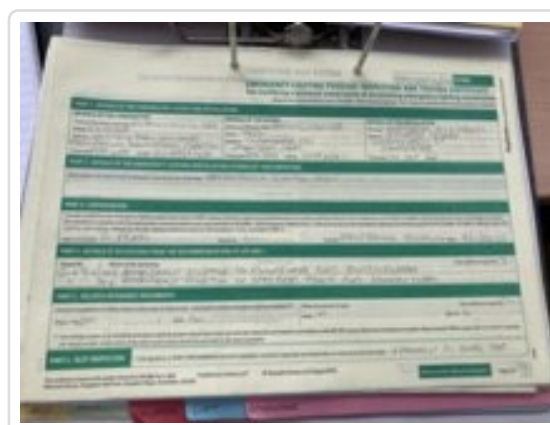
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— SC 28 Oct 2023 09:45:49



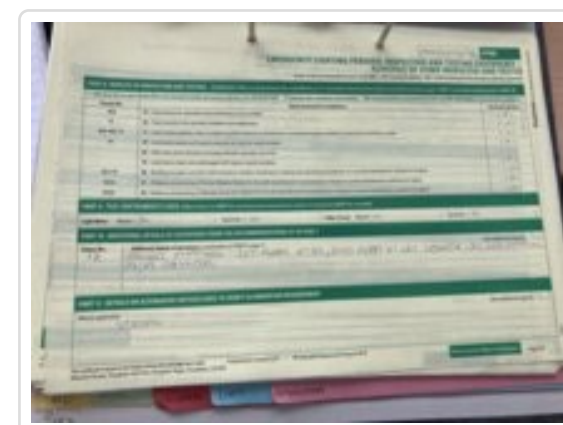
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— SC 28 Oct 2023 09:45:49



IMG\_3861

— SC 28 Oct 2023 09:45:49



IMG\_3863

— SC 28 Oct 2023 09:45:49

✔ **Annual maintenance of fire extinguishing appliances?** Yes

Carried out by Cromwell Fire: April 2023

— SC 28 Oct 2023 09:49:36



IMG\_3891 1

— SC ⌚ 28 Oct 2023 09:45:49

IMG\_3865

— SC ⌚ 28 Oct 2023 09:45:49

**✔ Periodic inspection of external escape staircases and gangways? Yes**

Part of checks in revised FSMP.

— SC ⌚ 28 Oct 2023 09:49:36

**✔ Six-monthly inspection and annual testing of rising mains? N/A**

**✔ Weekly and monthly testing, six-monthly inspection and annual testing of fire-fighting lifts? N/A**

**✔ Weekly testing and periodic inspection of sprinkler installations and smoke control systems? N/A**

**✔ Routine checks of final exit doors and/or security fastenings? Yes**

Part of checks by ILF's (monthly) - need to be incorporated into FSMP's.

— SC ⌚ 28 Oct 2023 09:49:36

**✔ Annual inspection and test of lightning protection system? N/A**

**✔ Are suitable systems in place for reporting and subsequent restoration of safety measures that have fallen below standard? Yes**

Contracts to carry out routine testing and servicing of fire safety equipment and systems is put in place by TSG.

The Maintenance Officer is the link between TSG and sheltered schemes.

The fire safety management plan contains some additional routine checks such as final exit doors and escape routes. These have been incorporated into ILF fire safety checks.

**Checks/maintenance of fire doors especially flat entrance doors should be part of a program of surveys given the use and occupancy of the building.**

**🕒 Records**

Complete building

1 / 1

**✔ Appropriate records of: Fire drills? N/A**

**✔ Appropriate records of: Fire training? N/A**

**✔ Appropriate records of: Fire alarm tests? Yes**

In site fire log.

— SC ⌚ 28 Oct 2023 09:42:44

**✔ Appropriate records of: Emergency escape lighting tests? Yes**

In site fire log.

— SC ⌚ 28 Oct 2023 09:42:44

**✔ Appropriate records of: Maintenance and testing of other fire protection systems? Yes**

Training records are held centrally and electronically, as are some test records.

A combined fire log book which holds records of weekly fire alarm and monthly test of emergency lighting by NG Bailey is used on site.



It also contains records by Cromwell Fire for when the fire alarm system received its annual service (now carried in 4 x 25% visits to site).

Records of fire door and fire compartmentation surveys are held centrally by the Compliance Team.

Generally the arrangements for fire safety management are in place starting with the Council's Fire Risk Management Strategy through to the Fire Safety Management Plan and FRA.

Person centered fire risk assessments (PCFRA) have been advocated by CFRS following an audit of this scheme. Given the comments above regarding the changing nature of local care provision in the community and thus the vulnerability of residents, this should be carried out in this scheme. These have been implemented in CCC sheltered schemes, but none so far at Stanton House.

Person centered fire risk assessments would support the resident information already supplied by Independent Living Facilitators, but may also require additional fire safety provisions within a dwelling and/or the communal areas. This should be factored into the proposed upgrading work that includes fire compartmentation in the roof space and fire warning system throughout.

The fire evacuation procedures have been amended to reflect a lack of fire compartmentation, with a review to take place to reassess this given the new fire warning system and to include the ability of residents to actually escape.

## Addendum

### 🔍 Addendum to this Assessment

Stanton House **2 x 1 = 2 | Tolerable Risk**

1 / 1

#### ⊗ Are there any additional Findings to this Assessment **Yes**

Post fire audit by CFRS

**Likelihood: Low** **Original Consequence: Medium Harm** **2 x 1 = 2 | Tolerable Risk**

— SC @ 4 Mar 2024 10:05:29

#### ☑ Tasks **2**

- Fire Evacuation Procedures - Review and amend.

Fire evacuation procedures have been changed to full evacuation. CCC must ensure that arrangements are in place to facilitate this taking into account the vulnerability of some residents.

Where required appropriate levels of assistance must be in place.

PCFRAs should be carried out as appropriate (relevant info placed in SIB).

Residents/staff/visitors/carers must be provided with relevant fire safety information.

The fire safety management plan for Stanton House should be amended to reflect the changes as necessary.

**Location** Stanton House (Housing Services, Stanton House, Stanton House)

**High Priority**

— complete by 28 Dec 2023 to reduce the risk by 50% SC

**Assigned Users** Fire Safety Compliance

#### ☑ Fire drill and training

To support the amended fire evacuation strategy, a fire drill must be carried out involving residents and staff/carers in the building.

Learning points from the drill must be fed back into the information, training and general fire safety management for the premises. Relevant persons must be updated accordingly.

This has been set for 03.01.2024.

**Location** Stanton House (Housing Services, Stanton House, Stanton House)

**High Priority**

— complete by 04 Jan 2024 to reduce the risk by 50% SC

**Assigned Users** Fire Safety Compliance

**Completed** Fire Safety Compliance @ 4 Mar 2024 10:05:29

## ➤ References

### Guidance in Support of Fire Safety Legislation

#### England and Wales

##### **HM Government Guides to Fire Safety Risk Assessment, DCLG:**

- Offices and Shops.
- Factories and Warehouses.
- Sleeping Accommodation.
- Residential Care Premises.
- Educational Premises.
- Small and Medium Places of Assembly.
- Large Places of Assembly.
- Theatres, Cinemas and Similar Premises.
- Open Air Events and Venues.
- Healthcare Premises.
- Animal Premises and Stables.
- Transport Premises and Facilities.
- Means of Escape for Disabled People.

#### Scotland

##### **Scottish Government: Practical Fire Safety Guidance:**

- Existing Non-Residential Premises.
- Existing Premises with Sleeping Accommodation.
- Care Homes.
- Healthcare Premises.
- The Evacuation of Disabled Persons from Buildings.

#### Northern Ireland

##### **DHSSPS Sector Specific Guidance Documents:**

- Sleeping Accommodation.
- Offices and Shops.
- Healthcare Premises.
- Theatres, Cinemas and Similar Premises.
- Small and Medium Places of Assembly.
- Open Air Events.

##### **Guidance in Support of Building Regulations**

#### England and Wales

- Approved Document B Vol 2, 2019 edition (as amended).

#### Scotland

- Technical Handbook 2019, Non-Domestic – Fire.

#### Northern Ireland

- Technical Booklet E 2012.

### Fire Safety Design and Management

- BS 9991:2015. (Incorporating corrigendum No. 1.) Fire safety in the design, management and use of residential buildings. Code of practice.
- BS 9999:2017. Fire safety in the design, management and use of buildings. Code of practice.

### Fire Detection and Fire Alarm Systems

- BS 5839-1:2017. Fire detection and fire alarm systems for buildings. Code of practice for design, installation, commissioning and maintenance of systems in non-domestic premises.

- BS 5839-6:2019. Fire detection and fire alarm systems for buildings - Code of practice for the design, installation, commissioning and maintenance of fire detection and fire alarm systems in domestic premises.
- BS 5839-8:2013. Fire detection and fire alarm systems for buildings - Code of practice for the design, installation, commissioning and maintenance of voice alarm systems.
- BS 5839-9:2011. Fire detection and fire alarm systems for buildings - Code of practice for the design, installation, commissioning and maintenance of emergency voice communication systems.

## Fire Extinguishing Appliances

- BS 5306-1: 2006. Code of practice for fire extinguishing installations and equipment on premises - hose reels and foam inlets.
- BS 5306-3:2017. Fire extinguishing installations and equipment on premises. Commissioning and maintenance of portable fire extinguishers. Code of practice.
- BS 5306-8:2012. Fire extinguishing installations and equipment on premises - Selection and positioning of portable fire extinguishers - Code of practice.
- BS EN 3. Portable fire extinguishers.
- BS EN 671-3:2009. Fixed fire-fighting systems. Hose systems. Maintenance of hose reels with semi-rigid hose and hose systems with lay-flat hose.
- BS EN 1869:2019. Fire blankets.

## Emergency Escape Lighting

- BS 5266-1:2016. Emergency lighting - Code of practice for the emergency lighting of premises.
- BS 5266-8:2004. (BS EN 50172: 2004). Emergency escape lighting systems.
- BS EN 1838:2013. Lighting applications - Emergency lighting.

## Fire Safety Signs

- BS 5499-4:2013. Safety signs. Code of practice for escape route signing.
- BS ISO 3864-1:2011. Graphical symbols. Safety colours and safety signs. Design principles for safety signs and safety markings.
- BS EN ISO 7010:2020. Graphical symbols. Safety colours and safety signs. Registered safety signs.
- BS 5499-10:2014. Guidance for the selection and use of safety signs and fire safety notices.

## Fixed Fire Extinguishing Systems and Equipment

- BS EN 12845:2015+A1 2019. Fixed fire-fighting systems. Automatic sprinkler systems. Design, installation and maintenance.
- BS 9990:2015. Non-automatic fire-fighting systems in buildings. Code of practice.

## Lightning

- BS EN 62305-1:2011. Protection against lightning. General principles.
- BS EN 62305-2:2012. Protection against lightning. Risk management.
- BS EN 62305-3:2011. Protection against lightning. Physical damage to structures and life hazard.
- BS EN 62305-4:2011. Protection against lightning. Electrical and electronic systems within structures. Miscellaneous
- BS 7176:2007+A1: 2011. Specification for resistance to ignition of upholstered furniture for non-domestic seating by testing composites.
- BS 7273-4:2015. Code of practice for the operation of fire protection measures. Actuation of release mechanisms for doors.
- BS 7671:2018/A1:2020. Requirements for Electrical Installations. IET Wiring Regulations. Eighteenth Edition.
- BS 8899:2016. Improvement of fire-fighting and evacuation provisions in existing lifts.

## Codes of practice

- PAS 79-1:2020. Fire risk assessment - Guidance and a recommended methodology.

## Published Guidance on Control of Contractors

- Standard Fire Precautions for Contractors Engaged on Crown Works, Department of Environment, HMSO.
- Fire Prevention on Construction Sites. Fire Protection Association.
- Fire Safety in Construction. HSG168 (2nd edition) HSE.