

Combined Fire/Health and Safety Risk Assessment



Date of survey: 19 Mar 2020
Report date: 30 Mar 2020



General Information

Client name:

Site/Development: Stanley Court
Stanley Street
Liverpool
L1 6AA

Site/Development Reference:

Surveyor / assessor: Errol Bayney





Next review date: 19 Mar 2021

Next assessment date: 19 Mar 2022

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Risk Profile

	Risk Category	Original Risk	Potential Rating
	Building Occupation and Fire Strategy	0	0
	Construction	0	0
	Electrical	5	0
	Smoking	0	0
	Heating	0	0
	Cooking	0	0
	Arson	0	0
	Processes and Equipment	0	0
	Flammable Materials	0	0
	Fire Detection and Alarm	0	0
	Fire Fighting Equipment	0	0
	Escape	5	0
	Testing and Maintenance	0	0
	Evacuation	0	0
	Training	0	0
	Facilities	0	0
	History Notices and Advice	0	0
	Health and Safety Management	5	0
	Risk Assessments	0	0
	Accidents and Incidents	0	0
	Lifts	0	0
	Internal Environment	0	0
	Welfare Facilities	0	0
	General Structure	0	0
	Waste Management	0	0



External Environment

0	0
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All

5	0
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General

Introduction

A fire risk assessment has been undertaken to assist the client in meeting their obligations under the following legislation, but not exclusively:

- The Regulatory Reform (Fire Safety) Order 2005
- The Fire (Scotland) Act 2005
- Fire and Rescue Services (Northern Ireland) Order 2006
- The Management of Health & Safety at Work Regulations.

We believe that the assessment is suitable and sufficient and has been undertaken by a competent person following the framework and recommendations given in the current guidance document:

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

Aim of the assessment

1. Identify the fire hazards
2. Identify people at risk
3. Evaluate the level of risk and the adequacy of the general fire precautions
4. Record significant findings and provide an action plan
5. Provide an overall assessment of risk

NB: It is also necessary to periodically review the assessment.

The recommended approach to carrying out fire risk assessments is intended to determine the risk proportionate fire precautions required to protect premises occupants including employees, contractors, visitors and members of the public and to protect people in the immediate vicinity of the premises. The fire risk assessment is not necessarily sufficient to address the safety of fire fighters in the event of a fire on the premises.

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

The Regulatory Reform (Fire Safety) Order 2005

The Regulatory Reform (Fire Safety) Order 2005, hereafter referred to as the Fire Safety Order, came into force in England and Wales on 1st October 2006 and consolidates nearly all existing fire safety legislation, replacing significant pieces of legislation such as the Fire Precautions Act 1971 and the Fire Precautions(Workplace Amendment) Regulations 1999. The Fire Safety Order places a greater emphasis on fire precaution and the assessment process.

Northern Ireland and Scotland continue to have their own legislation which is referred to where appropriate. The Fire Safety Order applies to all non-domestic premises in England and Wales, including the common parts of blocks of flats or houses in multiple occupation (HMOs).

As a result of the Fire Safety Order, previously issued Fire Certificates will be abolished and become invalid.

The Fire Safety Order places certain duties on the responsible person for a premises: This can be anyone who has control of the premises or a degree of control over certain areas which may provide for shared responsibility, e.g.

- Employers for the parts of premises staff enter
- Managing agents or owners for shared parts or shared fire equipment/systems
- The occupier of premises i.e. the self-employed.

General fire precautions

General Fire Precautions are stipulated within the Fire Safety Order to mean:

- Measures to reduce the risk of fire on the premises and the risk of the spread of fire on the premises
- Measures in relation to the means of escape from the premises
- Measures for securing that, at all times, the means of escape can be safely and effectively used
- Measures in relation to the means of fighting fires on the premises
- Measures to ensure the means for detecting fire on the premises and giving warning in case of fire on the premises
- The provision of arrangements for action to be taken in the event of fire on the premises, including instruction and training of employees and measures to mitigate the effects of fire.

How to meet the main objectives of the Fire Safety Order

The key requirement of the Fire Safety Order is the completion of a fire risk assessment, which is to be carried out by the *responsible person* or *delegated competent person*.

Responsible person: extract from Regulatory Reform (Fire Safety) Order 2005:

Meaning of "responsible person"

In this Order "responsible person" means —

- a. in relation to a workplace, the employer, if the workplace is to any extent under his control;
- b. in relation to any premises not falling within paragraph (a)-
 - i. the person who has control of the premises (as occupier or otherwise) in connection with the carrying on by him of a trade, business or other undertaking (for profit or not); or
 - ii. the owner, where the person in control of the premises does not have control in connection with the carrying on by that person of a trade, business or other undertaking.

Responsible person: Extract from PAS 79:2012

'Although legislation does not demand that a specific, named person be responsible for fire safety within particular premises, it is of advantage to confirm, in the fire risk assessment, that within the organization there is someone who, in at least an administrative sense, is responsible for fire safety within the premises. The intention is not to provide a legal interpretation of responsibility, but to reflect the managerial arrangements in place at the time of the fire risk assessment. The person in question might, or might not, have a legal responsibility for breaches of legislation, etc.'

According to the manner in which the organization is structured, the person named in this section of the fire risk assessment might be a director, building manager, facilities manager, health and safety manager, fire safety manager, estates manager, etc. The person might or might not work within the premises, and the responsibility could even be shared by two or more people. It is, however, important in the management of any organization that someone is, and accepts that they are, responsible for fire safety, particularly in the case of premises in multiple occupation.'

In order to identify the responsible person for the premises we will name the individual[s] and their associated job title[s] providing assistance to the assessor on the day of the assessment. We will also provide the name of the organisation or employer having corporate control of the premises. This can be found under question 5.

Competent person: Extract from PAS 79:2012

Meaning of competent person:

A person, suitably trained and qualified by knowledge and practical experience, and provided with the necessary instructions, to enable the required task(s) to be carried out correctly. The relevant fire safety legislation requires nomination of various competent persons to carry out a number of different defined tasks.

Unlike previous legislation, consideration must be given to everyone who may be present on the premises.

The 5 steps to fire risk assessment:

1. Identify fire hazards

Consideration should be given to potential sources of ignition, which may include process hazards within the premises or arson exposures, sources of fuel such as a build up of waste materials, the storage of goods and potential sources of accelerants which may exacerbate a fire.

2. Identify people at risk

Those persons who may be at risk in and around the premises (including but not restricted to visitors and members of the public) are to be identified and particular consideration needs to be given to people working close to fire dangers, lone workers or those who may be working in isolation, the elderly or infirm and parents with children and/or infants.

3. Evaluate, remove/reduce and protect

The risk of fire and those at risk must be evaluated and measures taken to reduce or remove those hazards presenting the risk of fire.

Consideration must be given to the adequacy of fire precautions such as fire detection and warning systems capable of warning all persons in all circumstances; the provision of fire-fighting equipment to aid escape; the adequacy of safe means of escape from the premises, including the provision of emergency lighting systems; and the provision of suitable warning signs.

Suitable training must be provided and a management system should be in place to ensure that all fire safety systems are maintained.

4. Record, plan, inform and instruct

The major findings and conclusions of the fire risk assessment must be recorded, discussed with other responsible persons where appropriate and an emergency plan should be prepared. All persons at risk are to be informed of and instructed in necessary actions and training provided.

5. Review

Finally, the fire risk assessment is to be reviewed on a regular basis to reflect any changes that may have occurred to the premises or activities carried out within.

N.B. 1. Where no emergency or evacuation procedures exist it is not in the scope of this report that such procedures are produced.

N.B. 2. It is the responsibility of the client to establish these procedures as soon as possible together with the arrangement of suitable communication, instruction and training.

N.B.3. The client is also responsible for arranging the ongoing regular review and monitoring of the assessment.

Enforcement

Fire Authorities are the main agency responsible for enforcement and will look into complaints about fire safety and continue to investigate following incidents of fire.

Failure to meet with the requirements of the Fire Safety Order will, in serious cases, result in formal notices and could result in premises in all or part being prevented from use.

Scope of assessment

Whilst every effort has been made to ensure that all areas of the premises have been assessed there may be occasions where access was limited. In this case it will be mentioned in the relevant part of the document.

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

Persons at risk

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

Named responsible person

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

Fire detection and means of giving warning

Findings are based on a visual inspection with no audibility tests or verification of full compliance with relevant British Standards carried out.

Emergency Lighting

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

HVAC

Based on a visual inspection as a full investigation of the design of HVAC systems is outside the scope of this fire risk assessment.

Fire separation

Findings are based on visual inspection of readily accessible areas. A degree of sampling may be undertaken where appropriate.

Arson

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

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

Validation of fire risk assessments

In order to provide suitable and sufficient fire risk assessment reports we carry out a range of quality assurance measures to ensure compliance with all necessary legislation, regulation and guidance.

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

Risk Rating and Priority Definition for Action Plan Recommendations

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

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

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



Definitions of terms used:

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

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

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

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



Slight harm: Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).

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

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

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



Definition of fire hazard: Source, situation or unsafe act with the potential to result in a fire.

Examples of fire hazards include ignition sources, accumulation of waste that could be subject to ignition and disposal of a lit cigarette close to combustible materials.

Definition of fire risk: Combination of the likelihood of the occurrence of fire and consequence(s) (number and severity of injuries) likely to be caused by a fire.

In the context of this fire risk assessment, the relevant consequences of a fire are, therefore, those involving injury to people, as opposed to damage to property.

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

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

Intolerable or Substantial risk = High – Priority 1

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

Moderate risk = Medium – Priority 2

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

Tolerable risk = Low – Priority 3

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

Trivial risk = Low – Priority 4


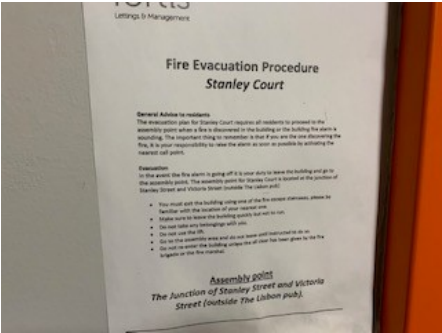
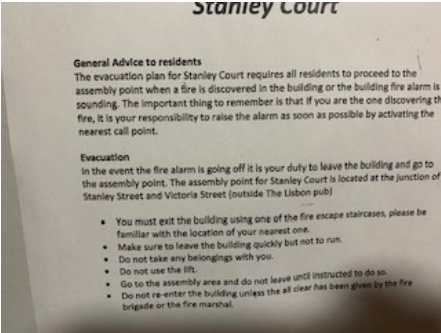



Long term (should be implemented as and when the opportunity arises, such as at the time of replacement of a fire door or refurbishment of premises).

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

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



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

Survey detail





Question	Answer	Original Risk	Potential Rating
 Building Occupation and Fire Strategy		0	0
What is the main use for the building[s] including the fire strategy?	Residential	0	0
Details: The property is a purpose built residential block . Due to the evacuation strategy and design of the property the evacuation strategy is 'stay put".			
			
'Stay Put' Fire Evacuation sign	Close up of the wording of the 'Stay Put' Fire Evacuation sign		
Type of occupier?	Residents	0	0
Details: The property is solely used for student residential purposes.			
Approximate number of occupants?	47	0	0
Details: This is based on a single occupier per residential unit.			
Persons at risk?	Residents & visitors	0	0
Details: Those at risk include residents and visitors to the property.			
Who is the person responsible for fire safety?	Mark Phillips	0	0
Details: Mark Phillips is the responsible person as Property Manager. At corporate level Xenia are responsible.			
 Construction		0	0
What is the height of the building in storeys including ground level?	5	0	0
Details: The property is a 5 storey plus basement.			
			
Front Elevation	Another view of front from the right hand side		







Rear Elevation

How many basement levels are there in the property?	1	0	0
Details: There is 1 basement level.			
How many units/apartments are there in the property?	47	0	0
Details: There are 47 units across 1 block.			
When was the property constructed?	1930	0	0
Details: The property was constructed circa 1930.			
Is the property purpose built or a conversion?	Conversion	0	0
Details: The property was converted circa 1980 into offices and 2016 into luxury student accommodation.			
What is the general building construction?	Traditional brick built with concrete floors and flat roof	0	0
Details: The building is constructed of brick and block with a flat roof.			
The means of escape is avia a single protected stairwell centrally located directly to a ground floor front and rear exit.			
Access to all electrical cupboards was gained. No access was gained into the roof void.			
Following a visual inspection to the exterior of the building we did not note any obvious evidence of cladding.			
What is the overall condition of the property?	Satisfactory	0	0
 Electrical		5	0
Are electrical installations subject to periodic inspection?	No hazard identified at time of assessment.	5	0
Details: Mark Phillips, Property manager believes a an electrical inspection was carried out in 2016.No evidence of this when examining electrical instillation. Evidence required to validate inspection. Records at Xenia will be obtained and reviewed by the Property manager.			
			
Electrical inspection overdue. No label present.			
T#2020-477 Periodic Inspection Electrical Installation.			

<p>Has Portable Appliance Testing (PAT) been carried out?</p>	<p>No/Unable to confirm - Risk of fire from non PAT tested electrical equipment.</p>	<p>5</p>	<p>0</p>
<p>Details: No evidence available regarding the PAT testing of electrical equipment being carried out.</p>			
			
<p>Absence of pat testing in cctv room</p>	<p>Absence of pat testing in kitchen</p>		
<p>T#2020-477 PAT testing</p>			
<p>Are there measures in place to limit the use of and damage to trailing leads?</p>	<p>Not Applicable.</p>	<p>0</p>	<p>0</p>
<p>Are extension leads and adaptors being used safely?</p>	<p>No/Unable to confirm - Risk of fire from overloading of extension leads/adaptors.</p>	<p>0</p>	<p>0</p>
<p>Details: Evidence of overloading of extension leads/adaptors.</p>			
<p>Other hazards or deficiencies observed.</p>	<p>No other hazard or deficiency observed at the time of assessment.</p>	<p>0</p>	<p>0</p>
	<p>Smoking</p>	<p>0</p>	<p>0</p>
<p>Is smoking prohibited in relevant parts of the building and where required are suitable designated areas provided?</p>	<p>No hazard identified at time of assessment.</p>	<p>0</p>	<p>0</p>
<p>Details: Building complies with No Smoking Regulations 2007. "No Smoking" signage and policy in place.</p>			
	<p>No smoking sign displayed</p>		
<p>Other hazards or deficiencies observed.</p>	<p>No other hazard or deficiency observed at the time of assessment.</p>	<p>0</p>	<p>0</p>
	<p>Heating</p>	<p>0</p>	<p>0</p>
<p>Are all Heating Ventilation Air Conditioning (HVAC) installations maintained to manufacturers guidelines?</p>	<p>No hazard identified at time of assessment.</p>	<p>0</p>	<p>0</p>
<p>Details: HVAC installations are subject to regular maintenance by competent engineers.</p>			
<p>Are portable and/or fixed heaters clear of combustible materials?</p>	<p>Not Applicable.</p>	<p>0</p>	<p>0</p>
<p>Other hazards or deficiencies observed.</p>	<p>No other hazard or deficiency observed at the time of assessment.</p>	<p>0</p>	<p>0</p>
	<p>Cooking</p>	<p>0</p>	<p>0</p>
<p>Are kitchen equipment and appliances in good condition and clear of combustible materials?</p>	<p>No hazard identified at time of assessment.</p>	<p>0</p>	<p>0</p>

Details: All kitchen equipment and appliances in good condition and clear of combustible materials.			
Are extraction systems periodically inspected and cleaned?	No hazard identified at time of assessment.	0	0
Details: Extraction systems regularly inspected/cleaned. Contractor: Date:			
Other hazards or deficiencies observed.	No other hazard or deficiency observed at the time of assessment.	0	0
 Arson		0	0
Are all reasonable measures in place to protect unauthorised entry to premises?	No hazard identified at time of assessment.	0	0
Details: Controlled access to building and good overall security.			
Are there combustible materials in close proximity to building?	No hazard identified at time of assessment.	0	0
Details: Building clear of combustible materials readily available for ignition by outsiders. No evidence of malicious fire setting in the vicinity.			
Is there a risk from arson or accidental ignition in external waste bins which could affect the building?	No hazard identified at time of assessment.	0	0
Details: External waste bins located safe distance from building in reasonably secure location.			
Is there a risk of arson by access to letterbox?	No hazard identified at time of assessment.	0	0
Details: Internal post boxes installed. Postal items delivered to individual flats.			
			
Internal letter boxes on the left			
Other hazards or deficiencies observed.	No other hazard or deficiency observed at the time of assessment.	0	0
 Processes and Equipment		0	0
Are measures in place to reduce risk of ignition from working practices and processes?	Not Applicable.	0	0
Details: These questions generally deal with high risk industrial processes and equipment and as such they are not relevant to this property.			
Is there a risk of fire from any equipment or machinery?	No hazard identified at time of assessment.	0	0
Details: All equipment and machinery subject to maintenance and used in a safe fashion.			
Other hazards or deficiencies observed.	No other hazard or deficiency observed at the time of assessment.	0	0
 Flammable Materials		0	0
Is there adequate control over combustible material fire loading and storage?	No hazard identified at time of assessment.	0	0
Details: All items adequately controlled with combustible materials kept to a minimum and correctly stored in suitable locations.			
Is there adequate control over the use and/or storage of flammable liquids and gases?	Not Applicable.	0	0
Details: No significant flammable liquids and/or gases noted at time of assessment.			

Is there a hot works permit procedure in place?	No/Unable to confirm - Risk of fire from uncontrolled hot works/Arrangements for hot work procedures not known.	0	0
Details: Hot works permit and procedure to be implemented.			
Other hazards or deficiencies observed.	No other hazard or deficiency observed at the time of assessment.	0	0
 Fire Detection and Alarm		0	0
Is there adequate provision of a fire detection and/or fire alarm system?	No hazard identified at time of assessment.	0	0
Details: Suitable fire detection and/or fire alarm system installed.			
			
Fire control panel and communal hallway break point alarm			
Other hazards or deficiencies observed.	No other hazard or deficiency observed at the time of assessment.	0	0
 Fire Fighting Equipment		0	0
Is there reasonable provision of fire extinguishers?	Not applicable.	0	0
Details: Due to the nature of the property there is no requirement for fire extinguishers.			
Is there reasonable provision of fire blankets?	Not Applicable.	0	0
Details: No requirement for fire blankets.			
Is there reasonable provision of fixed fire fighting installations?	No hazard identified at time of assessment.	0	0
Details: Appropriate fixed fire fighting installations installed.			
Is there reasonable provision of gas or other fire suppression systems?	Not Applicable.	0	0
Details: No requirement for fire suppression system.			
Other hazards or deficiencies observed.	No other hazard or deficiency observed at the time of assessment.	0	0
 Escape		5	0
Are all escape routes clear of combustible materials and obstruction?	No hazard identified at time of assessment.	0	0
Details: All escape routes clear of obstruction and easily accessible.			
Are travel distances within guidelines for the type of premises?	No hazard identified at time of assessment.	0	0
Details: All travel distances within guidelines for the type of premises.			
Is the fire separation of floors and compartments considered to be satisfactory?	No/Unable to confirm - Fire resistance requires attention to prevent the possible spread of smoke and flames.	5	0
Details: Lack of fire resistance between floors and compartments.			



Electrical riser fire stopping inadequate

[T#2020-477 Fire separation](#)

Are all fire exits easily and immediately openable? No hazard identified at time of assessment.

Details: All fire exits found to be in serviceable condition.

Is there adequate provision of self closing fire resisting doors? No hazard identified at time of assessment.

Details: Fire doors installed in appropriate locations.

Are fire resisting doors to cupboards, stores and service ducts etc, kept locked where required? No hazard identified at time of assessment.

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

Are all fire resisting doors fitted with appropriate label signage? No hazard identified at time of assessment.

Details: All fire doors found to be fitted with appropriate label signage.



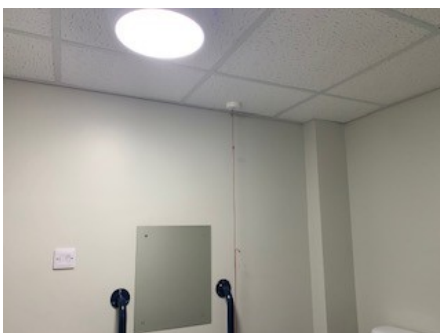
Fire Door signage

Is there considered to be a reasonable standard of fire safety signs and notices? No hazard identified at time of assessment.

Details: Reasonable provision of fire safety signs and/or notices.

Is there considered to be a reasonable standard of emergency lighting? No hazard identified at time of assessment.

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




Emergency Lighting





Other hazards or deficiencies observed. No other hazard or deficiency observed at the time of assessment.



Testing and Maintenance








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Is the fire detection and/or fire alarm system subject to routine tests and maintenance?	No hazard identified at time of assessment.	0	0
Details: Fire detection and/or fire alarm system serviced and maintained by competent company. Contractor:Aarhus Date:Dec 2019 Weekly test carried out by:Property Manager			
Is the emergency lighting system subject to routine tests and maintenance?	No hazard identified at time of assessment.	0	0
Details: Evidence of test and maintenance schedule for emergency lighting. Contractor:Aarhus Date: `May 2019 Monthly tests carried out by : Property Manager			
Are the fire extinguishers serviced annually?	Not Applicable.	0	0
Details: Due to nature of building no fire extinguishers required.			
Are smoke control systems subject to tests and maintenance?	No hazard identified at time of assessment.	0	0
Details: Smoke control system periodically maintained by competent engineer. Contractor:Aarhus Date:annually Monthly tests carried out by: Property Manager			
Are external escape stairs and gang ways periodically examined by a competent person?	Not Applicable.	0	0
Details: No external escape routes of this type at premises.			
Are the dry/wet rising mains subject to periodic inspection and maintenance?	No hazard identified at time of assessment.	0	0
Details: Periodic inspection and testing of rising mains. Contractor: Date:			
Are the fire fighting lifts subject to periodic inspection and maintenance?	Not Applicable.	0	0
Details: No fire fighting lifts in premises.			
Are the sprinkler systems subject to periodic inspection and maintenance?	Not Applicable.	0	0
Details: No sprinkler systems in premises.			
Are the fire exits and fire doors subject to periodic inspection and maintenance?	No hazard identified at time of assessment.	0	0
Details: Periodic inspection and maintenance of fire exits and fire doors carried out weekly.			
Are routine fire safety checks carried out?	No hazard identified at time of assessment.	0	0
Details: Routine checks of fire safety provisions carried out.			
Other hazards or deficiencies observed.	No other hazard or deficiency observed at the time of assessment.	0	0
 Evacuation		0	0
Commercial property - Are there adequate emergency action plans and procedures?	Not Applicable.	0	0
Residential property - Are there adequate emergency action plans and procedures?	No hazard identified at time of assessment.	0	0
Details: Evidence of emergency evacuation plans in place.			
Are regular fire evacuation drills carried out?	Not Applicable.	0	0
Details: No requirement for fire evacuation drills. The property is a purpose built residential block. Due to the construction and design of the property the evacuation strategy is 'stay put'.			
Are fire procedures for visitors and outside contractors in place?	No hazard identified at time of assessment.	0	0
Details: Evacuation plan details supplied to visitors and outside contractors. Fire action notices posted at strategic points.			
Has consideration been given to the evacuation of disabled persons?	Not Applicable.	0	0

Details: As this is a private residential property there is no requirement for individual evacuation plans for disabled persons.			
Other hazards or deficiencies observed.	No other hazard or deficiency observed at the time of assessment.	0	0
 Training		0	0
Are persons expected to carry out the role of fire marshals given appropriate training?	Not Applicable.	0	0
Details: As this is a private residential property there is no requirement for fire marshals.			
Are all staff given fire awareness training?	Not Applicable.	0	0
Details: As this is a private residential property there no staff members on site.			
Other hazards or deficiencies observed.	No other hazard or deficiency observed at the time of assessment.	0	0
 Facilities		0	0
Is information provided for fire fighting operations?	No hazard identified at time of assessment.	0	0
Details: Documentation to assist in fire fighting operations is easily accessible for fire service personnel.			
Is there reasonable access for fire engines and fire fighters?	No hazard identified at time of assessment.	0	0
Details: There appears to be reasonable access for fire engines and fire fighters.			
Are there any hazardous materials or processes that the local Fire Service should be made aware of?	No hazard identified at time of assessment.	0	0
Details: No evidence of hazardous materials or processes.			
Other hazards or deficiencies observed.	No other hazard or deficiency observed at the time of assessment.	0	0
 History Notices and Advice		0	0
Is there evidence of any recent fires and/or other fire loss experience?	No hazard identified at time of assessment.	0	0
Details: No evidence of any recent fires noted at time of assessment. No information provided or available from client regarding other fire loss experience.			
Is there a current fire safety prohibition, enforcement or deficiency notice issued by the local fire authority?	No hazard identified at time of assessment.	0	0
Details: No evidence of any notices issued by enforcement authorities. No information provided or available from client regarding notices.			
Does the organisation have access to fire safety advice and assistance from competent persons?	No hazard identified at time of assessment.	0	0
Details: Evidence that the organisation has access to advice and assistance from competent persons regarding general fire precautions.			
Taking into account the fire prevention measures observed at the time of this risk assessment, is it considered that the hazard from fire (likelihood of fire) at these premises is:	Medium	0	0
Taking into account the nature of the premises and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, is it considered that the consequences for life safety in the event of fire be:	Moderate harm	0	0
Accordingly, is it considered that the risk to life from fire at these premises is:	Tolerable	0	0
 Health and Safety Management		5	0
Is there a written Health and Safety policy for the organisation in control of the building?	Not Applicable.	0	0



Are there adequate controls on contractors?	No hazard identified at time of assessment.	0	0
Details: Evidence of adequate controls on contractors.			
Is there a current Health and Safety information poster visible with completed details?	No evidence of a current Health & Safety Information poster displayed.	5	0
Details: Persons unaware of site Health and Safety information. Property Manager confirms one is available but not displayed at time of visit. T#2020-477 Health and Safety Poster			
Is a copy of the organisations Employers Liability insurance certificate displayed or available?	Not Applicable.	0	0
Details: No requirement - this question is not relevant to the premises.			
Is there a system to control access to the premises?	No hazard identified at time of assessment.	0	0
Details: Access to premises reasonably controlled and secured.			
			
Controlled access to premise			
 Risk Assessments		0	0
Has a First Aid needs assessment been carried out?	Not Applicable.	0	0
Details: No requirement - this question is not relevant to the premises.			
Has an assessment been made regarding facilities provided for proper access and provision for all persons as required under the Equality Act 2010?	Not Applicable.	0	0
Details: No requirement - the building does not offer public services. Any requests for reasonable adjustments are made on a case by case basis.			
Are there site specific risk assessments carried out for Legionella?	No hazard identified at time of assessment.	0	0
Details: Evidence of Legionella risk assessment having been carried out retained by Xenia.			
Are there site specific risk assessments carried out for Working at Height?	Not Applicable.	0	0
Details: No requirement - no items of this nature identified at the premises.			
Are there any roof areas with unrestricted access?	No hazard identified at time of assessment.	0	0
Details: Evidence that access to roof areas is restricted.			
Are there site specific risk assessments for COSHH (Control of Substances Hazardous to Health)?	No hazard identified at time of assessment.	0	0
Details: Evidence that hazardous substances have adequate COSHH assessment available with MSDS (Material Safety Data Sheets).			
Is there a current Asbestos Management Survey in place?	Not Applicable.	0	0
Details: No requirement - no identified areas of risk. Building believed to have been constructed after the year 2000.			
Are there site specific risk assessments and maintenance programmes in place for powered operated doors/gates?	Not Applicable.	0	0
Details: No requirement - no items of this nature identified at the premises.			

Has a DSE (Display Screen Equipment) risk assessment been carried out?	Not Applicable.	0	0
Details: No requirement - no items of this nature identified at the premises.			
Has a Manual Handling risk assessment been carried out?	Not Applicable.	0	0
Details: No requirement - no items of this nature identified at the premises.			
Has a Lone Worker risk assessment been carried out?	Not Applicable.	0	0
Details: No requirement - no items of this nature identified at the premises.			
Has a Driving at Work risk assessment been carried out?	Not Applicable.	0	0
Details: No requirement - no items of this nature identified at the premises.			
 Accidents and Incidents		0	0
Is there a accident book on site and is it readily available?	No hazard identified at time of assessment.	0	0
Details: Accident book on site and readily available.			
 Lifts		0	0
Are arrangements in place for statutory inspections of lifts and lifting equipment?	No hazard identified at time of assessment.	0	0
Details: Evidence that arrangements are in place for statutory inspections of lifts and/or lifting equipment retained by Xenia. Quaterly inspections.			
 Internal Environment		0	0
Are pedestrian routes free from slip and/or trip hazards?	No hazard identified at time of assessment.	0	0
Details: Pedestrian routes appear to be free from slip and trip hazards.			
Are there any changes in levels or other areas that might require hand rails?	No hazard identified at time of assessment.	0	0
Details: Handrails provided for any significant changes in levels and/or other areas.			
Are there changes in levels and/or surfaces in the building[s] that may require marking or anti-slip material?	No hazard identified at time of assessment.	0	0
Details: Changes in levels and/or surfaces in the building found to be adequate.			
Do cleaners ensure they reduce the risk of slips by using adequate signs, barriers and cleaning wet floors etc?	No hazard identified at time of assessment.	0	0
Details: No requirement - no issues of this nature identified at the premises.			
Do cleaners ensure all their work equipment and/or materials are locked away?	No hazard identified at time of assessment	0	0
Details: Evidence that cleaning equipment and/or materials are locked away.			
Does the artificial lighting appear adequate in assessed internal areas?	No hazard identified at time of assessment.	0	0
Details: Standard artificial lighting appears to be adequate.			
Are the premises being generally maintained in a clean and tidy condition?	No hazard identified at time of assessment.	0	0
Details: Premises appears to be generally maintained in a clean and tidy condition.			
Are all relevant large glazing panels marked to help prevent persons coming into collision with panels?	Not Applicable.	0	0
Details: No requirement - no large glazing panels identified at the premises.			
Does all on site glazing appear to be in good condition?	No hazard identified at time of assessment.	0	0
Details: All on site glazing appears to be in good condition.			
Are unavoidable high level obstructions such as low beams or pipe work appropriately marked?	No hazard identified at time of assessment.	0	0

Details: Where there are unavoidable high level obstructions these have been identified and marked and/or padded as required.			
Are there any internal fixtures and fittings that appear to be insecure?	No hazard identified at time of assessment.	0	0
Details: All fixtures and fittings appear to be secure.			
Are there any areas of obvious issues with damp and/or mould?	No hazard identified at time of assessment.	0	0
Details: No significant areas of damp and/or mould identified.			
Are there any obvious requirements for Health and Safety signage, other than those required under the Fire Safety Order?	No hazard identified at time of assessment.	0	0
Details: All required safety signs and notices are displayed.			
Other internal environment hazards or deficiencies observed	No other hazard or deficiency observed at the time of assessment.	0	0
 Welfare Facilities		0	0
Is there considered to be a sufficient number of sanitary conveniences provided?	No hazard identified at time of assessment.	0	0
Details: Sufficient number of sanitary conveniences for both sexes provided.			
Are suitable facilities provided for the safe disposal of sanitary waste?	No hazard identified at time of assessment.	0	0
Details: Suitable facilities are provided for the disposal of sanitary waste.			
Other welfare facilities hazards or deficiencies observed	No other hazard or deficiency observed at the time of assessment.	0	0
 General Structure		0	0
Do windows and/or doors open into walkways where significant collisions could take place?	No hazard identified at time of assessment.	0	0
Details: There is no apparent risk of collision from windows or doors opening into walk ways.			
Are there any obvious areas where windows require devices to restrict opening?	No hazard identified at time of assessment.	0	0
Details: Windows are fitted with devices to restrict window opening or prevent falling through.			
Where the bottom edge of any opening window is less than 800mm above floor level, is a barrier fitted to prevent falls?	No hazard identified at time of assessment.	0	0
Details: Barriers fitted as required.			
Does the general building structure appear adequate?	No hazard identified at time of assessment.	0	0
Details: General structure of building including items such as chimneys, aerials, satellite dishes, gutters etc. appear to be sound and in good order.			
Other general structure hazards or deficiencies observed	No other hazard or deficiency observed at the time of assessment.	0	0
 Waste Management		0	0
Is all waste at the central collection or storage areas reasonably secured and in a clean and tidy condition?	No hazard identified at time of assessment.	0	0
Details: Waste storage areas reasonably secured and in clean and tidy condition.			



Waste stored internally

Other waste management hazards or deficiencies observed.	No hazard identified at time of assessment.	0	0
 External Environment		0	0
Are there any obvious concerns regarding the building[s] car parking and traffic routes?	Not Applicable.	0	0
Details: No requirement - no areas of this nature identified at the premises.			
Are height and/or width restrictions clearly indicated by signage?	No hazard identified at time of assessment.	0	0
Details: Signage in place to warn of height and/or width restrictions.			
Does the ventilation of any underground car parking appear adequate?	Not Applicable.	0	0
Details: No requirement - no areas of this nature identified at the premises.			
Is there artificial lighting available for vehicle movement areas?	Not Applicable.	0	0
Details: No requirement - no areas of this nature identified at the premises.			
Are there any obvious concerns regarding car park pedestrian routes?	No hazard identified at time of assessment.	0	0
Details: Pedestrian routes appear well marked and/or separate from moving traffic.			
Are external walkways and steps in reasonable condition with no obvious slip or trip hazards?	Not Applicable.	0	0
Details: No requirement - no areas of this nature identified at the premises.			
Are there any obvious concerns relating to tree and general grounds maintenance?	No hazard identified at time of assessment.	0	0
Details: Evidence that grounds appear to be reasonably maintained.			
Other external environment hazards or deficiencies observed	No other hazard or deficiency observed at the time of assessment.	0	0
 BAFE Certificate of Conformity		0	0
Certificate number	0150785	0	0
Approver	Samantha Crawley	0	0

Risk Improvement Programme

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

Risk Improvement Summary				
No	Title	Type	Priority	Required by date
2020-477	Periodic Inspection Electrical Installation.	Recommended	MEDIUM	30/06/2020
2020-477	PAT testing	Recommended	MEDIUM	30/09/2020
2020-477	Fire separation	Recommended	MEDIUM	30/06/2020
2020-477	Health and Safety Poster	Recommended	MEDIUM	30/06/2020



Life Safety Fire Risk Assessment
Gold Approved Scheme
CERTIFICATE OF CONFORMITY



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

SCHEDULE	
Part 1	NSI Life Safety Fire Risk Assessment Gold Approved Organisation
	Cardinus Risk Management Ltd
	BAFE Registration Number
	NSI 100401
Part 2	Name of Client
Part 3	Address of premises for which the fire risk assessment was carried out
	Stanley Court, Stanley Street, Liverpool, L1 6AA, United Kingdom
	Part or parts of the premises to which the fire risk assessment applies
	All accessible areas of the premises under the control of the client; as detailed within the fire risk assessment report. Where access was limited it will be mentioned in the relevant section of the report.
Part 4	Brief description of the scope and purpose of the fire risk assessment
	Scope: To determine the risk proportionate fire precautions required to protect occupants and people in the immediate vicinity of the premises. Purpose: To provide an assessment of the risk to life from fire in these buildings, and where appropriate, make recommendations to ensure compliance with fire safety legislation. The report does not address the risk to property or business continuity from fire.
Part 5	Effective date of the fire risk assessment
	19 Mar 2020
Part 6	Recommended date for review of the fire risk assessment
	19 Mar 2021

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

Signed (for and on behalf of the issuing Approved organisation)	<i>S. Crawley</i>
Name	Samantha Crawley
Job Title	Validator and Senior Fire Risk Assessor
Date	30 Mar 2020

Life Safety Fire Risk Assessment Gold is an Approval Scheme of Insight Certification Ltd, Sentinel House, 5 Reform Road, Maidenhead, Berkshire, SL6 8BY

BAFE, The Fire Service College, London Road, Moreton-in-Marsh, GL56 0RH

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1. This certificate is used subject to NSI Regulations and Rules of the NSI LIFE SAFETY FIRE RISK ASSESSMENT GOLD Approval Scheme.

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

Footnote.

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

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