

Fire Risk Assessment

General Information											
Address of premises:			Goldney Hall, Lower Clifton Hill, Bristol, BS8 1BH								
Assessor / job title:			Mr J.L.A. Singleton-Campbell – MIFSM, Fire Compliance Southwest								
Date of fire risk assessment:			13th January 2026								
Date of previous fire risk assessment:			3rd – 4th November 2025								
Suggested date of next review: (based on risk level indicator)			12th July 2026								
Building risk profile (A, B, Ci, Cii)			Cii								
Risk Level Indicator											
0-99		100 – 399		400 – 699		700 – 999		1000+			
(a) Hazard(s) total =		Trivial	0	Tolerable	1	Moderate	18	Substantial	5	Intolerable	
(b) Points award		1 point		5 points		20 points		50 points		100 points	
Points total (a x b)		0		5		360		250			
615											

Systems	Last Test Date	Systems	Last Test Date	Systems	Last Test Date
5 year electrical	20/02/2024	Fire alarm system	17/10/2025	Fire Dampers	N/A
Dry risers	N/A	Fixed appliance testing	09/10/2025	Fire / Vibration pillows	22/12/2025
Emergency lighting	31/03/2025	Lightning conductors	N/A	Smoke vents	N/A
Fire drill	26/09/2025	PAT testing	09/09/2025	Ext. Staircase Inspections	Overdue
Extinguishers / Fire Blankets	24/02/2025	Gas service visit	18/02/2025		

Guidance notes on completing the template

Article 9 of The Regulatory Reform (Fire Safety) Order 2005 (RRO) requires the responsible person to make a suitable and sufficient assessment of the risks to which relevant persons are exposed. This document should be used in conjunction with the relevant building regulations and associated guidance.

- The **building risk profile** is established from the guidance in BS9999. A = Occupants who are awake and familiar with the building; B = Occupants who are awake and unfamiliar with the building; Ci = long-term individual occupancy (individual flats without 24 h maintenance and management control on site) and Cii = long-term managed occupancy (serviced flats, halls of residence, sleeping areas or boarding schools). Combine this with a fire growth rate of 1) slow 2) medium 3) fast 4) ultra-fast to create the profile e.g. A2 (occupants awake but unfamiliar with a medium fire growth rate)
- The '**total points score**' box on page 1 should be 'filled' with the appropriate colour indicating the level of risk. In the example below, 500 points = Moderate (400-699) which is orange.
- The '**Total Points Score**' is calculated from the hazards identified in the action register at the end of the document. Total up the number of hazards assessed as 'trivial', 'tolerable', 'moderate' etc and insert into the table (below, for example, there are 10 actions recorded as tolerable, 15 as moderate and 3 as substantial). This enables you to produce a point score for each range which, totalled, is the 'Total Points Score'.

Risk Level Indicator	Total points score								
	0-99	100 – 399	400 – 699	700 – 999	1000+				
(a) Hazard(s) total =	Trivial	Tolerable	10	Moderate	15	Substantial	3	Intolerable	
(b) Points award	1 point	5 points	20 points	50 points	100 points				500
Points total (a x b)		50	300	150					

- The '**Suggested date of next review**' is based on the risk level indicator. In the example above, a score of 500 means the risk is 'Moderate' requiring a review every six months.

Trivial (1)	Every two years or when there is a significant change affecting fire precautions
Tolerable (2)	Every two years or when there is a significant change affecting fire precautions
Moderate (3)	Every six months until the risk reduces to tolerable (or when there is a significant change affecting fire precautions)
Substantial (4)	Every month until the risk reduces to moderate (or when there is a significant change affecting fire precautions)
Intolerable (5)	Every week until the risk reduces to substantial (or when there is a significant change affecting fire precautions)

In addition, you should continually review the action log to see that the fire risk is being progressively reduced.

Fire Risk Level Indicator

Likelihood of fire	Classification of fire risk		
	Likely consequences of fire:		
	Slight harm	Moderate harm	Extreme harm
Low	Trivial risk (1)	Tolerable risk (2)	Moderate risk (3)
Medium	Tolerable risk (2)	Moderate risk (3)	Substantial risk (4)
High	Moderate risk (3)	Substantial risk (4)	Intolerable risk (5)

In the process of every fire risk assessment, an assessment should be made of the fire risk in the building. It is usual and acceptable for the fire risk to be expressed in terms of one of a number of predetermined categories of risk (e.g. "trivial", "tolerable", "moderate", "substantial" or "intolerable").

Definitions

Risk level	Action and timescale
Trivial (1)	No action is required, and no detailed records need be kept.
Tolerable (2)	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.
Moderate (3)	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined 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 (4)	Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Intolerable (5)	Building (or relevant area) should not be occupied until the risk is reduced.

Background

The assessor confirms that access was gained to all areas of the premises within the agreed scope of this fire risk assessment.

This assessment was conducted on a visual, non-invasive basis, and as such, voids, ceiling compartments, concealed fire and smoke barriers, ductwork enclosures, and other inaccessible areas were not inspected and fall outside the scope of this report.

Access to individual bedrooms was generally not available; however, three representative rooms were inspected at the time of assessment to provide an indicative overview of typical conditions. These included:

- A postgraduate student room incorporating a small kitchenette;
- An adapted bedroom designed for accessibility; and
- A standard undergraduate bedroom representative of the wider accommodation provision.

The observations made within these rooms are indicative only and should not be considered exhaustive or fully representative of all bedrooms across the premises.

Provide an outline of the building, its location, and its use	<p>Goldney Hall is a University of Bristol student accommodation complex located in the heart of Clifton Village, at the top of Goldney Avenue bordering Clifton Road. The premises provide residential accommodation for approximately 265 students across eleven blocks (A–L).</p> <p>Blocks A through J are linked around a series of quadrants with full-height fire separation between each block, forming the main accommodation cluster. Blocks K and L form a separate, interconnected L-shaped building situated to the north-east of the main complex. A single fire detection and alarm system serves all blocks.</p> <p>The accommodation is occupied throughout the academic year by University students and is used exclusively for residential purposes. During the summer period (June to September), the premises are used to accommodate a combination of international language students, conference delegates, and tourists.</p> <p>Each block generally contains a protected internal staircase together with an alternative external escape staircase. Internal staircases are of lobbied arrangement, providing a protected means of escape.</p> <p>A laundry room containing four commercial washing machines and four gas-powered commercial tumble dryers is located on the lower ground floor of Block K, with an adjacent cleaning store at the rear housing the COSHH folder and associated safety data sheets. A locked plant room is situated to the rear of Linbury Court (Blocks K and L), accessed externally via a steel gate from the car park.</p> <p>A locked maintenance store, referred to as the "Trunk Room," is located beneath Block F and used to store maintenance tools, spare domestic appliances (including cookers, refrigerators, and small electrical items), bed bases, and mattresses. Cleaning chemicals are stored in a dedicated area at the rear of this room.</p> <p>The site is enclosed within landscaped grounds with vehicle access via the main gated driveway to the north, and external escape routes provided around the perimeter of the buildings leading towards the designated assembly point on the lawn of Goldney House.</p>
Adjoining properties – proximity to building and use/occupancy of property	<p>Both properties are detached.</p>
Materials used	<p>The building structure is of reinforced concrete frame construction with internal brick and blockwork walls providing both structural and compartment divisions. Intermediate floors are of reinforced concrete slab construction.</p> <p>External facades comprise a mixture of rendered cement finishes and natural stone elevations.</p>

	<p>External escape staircases are of steel construction with open risers and timber treads. These staircases serve as alternative escape routes from the upper levels of each block and provide direct egress to ground level and external assembly areas.</p> <p>Internal staircase enclosures and escape corridors are of solid construction with brick or plastered and painted finishes. Internal doors to flats and ancillary rooms are of timber construction.</p>
Roof construction	Roofs are of flat construction with bituminous weatherproof coverings.
Cladding (ACM, HPL?) Detail location and type	N/A
Lifts	None
Number of floors	<p>The accommodation buildings within Goldney Hall comprise a mixture of two, three, and four-storey blocks, including lower ground levels in certain sections. Each block typically contains a single protected internal staircase providing vertical circulation between floors, together with external escape staircases serving Blocks A–G. Blocks H–J have internal staircases only, whilst Blocks K and L are interconnected and provided with a single internal escape stair.</p> <p>Blocks A through J each accommodate self-contained student flats, generally comprising between six and eight bedrooms, a shared kitchen, and associated sanitary facilities. The configuration varies slightly between blocks to suit building geometry, with typical layouts of:</p> <ul style="list-style-type: none"> • Ground floor: 6–8 bedrooms, kitchen, 2 showers, 1 W.C., 1 bath • Upper floors: 6–8 bedrooms, kitchen, 2 showers, 1 W.C., 1 bath • Lower ground floors (where present): Storage or service areas such as the “Trunk Room” beneath Block F or bin storage beneath Block J <p>Blocks K and L (Linbury Court) contain en-suite accommodation and ancillary facilities including the laundry room, staff cleaning store, and plant room at ground / lower ground floor level.</p>
Number of basements	None
Number of staircases	Twelve internal protected staircases, supplemented by eleven external escape staircases.
Number / location of any lightning control devices	None
Occupancy (staff/visitors)	Students and staff
Fire history	In September 2022, a small kitchen fire occurred within Flat J0 (ground floor of Block J). The Fire and Rescue Service attended and extinguished the fire. The cause was identified as misuse of cooking equipment, after a student attempted to heat pitta bread in a toaster, which subsequently ignited. The incident resulted in smoke and water damage requiring full kitchen refurbishment, though no injuries were reported. The affected flat was reoccupied in November 2022 following completion of reinstatement works.
Assessment Review history (include details/dates of previous reviews)	<p>The most recent fire risk assessment for Goldney Hall was conducted on Wednesday, 8 January 2025, by Jemima Moulton-Hawkins (Residential Facilities Coordinator for Goldney Hall) and Andrew Langford (Residential Facilities Manager for West Village Residences).</p> <p>It is understood that a previous assessment was completed in November 2021, although no further details or records of that assessment were available at the time of the current review.</p>

Assessment Review History (include details/dates of previous reviews)

A1 GENERAL FIRE PRECAUTIONS	LIMITATION OF FIRE SPREAD	COMMENTARY	EXISTING CONTROL MEASURES	FIRE RISK
		<p><u>Provide an outline of the building's structural provisions ensuring you identify potential fire hazards and risk areas within the premises.</u></p>	<p>Record systems and procedures in place for managing these structural provisions.</p> <p>If action is needed record this in the action log.</p>	<p>Control/condition satisfactory? Yes/No</p>
<p>Items to consider:</p> <p>Structural provisions and standards they have been installed to meet:</p> <p><i>Is the integrity of fire-resisting compartmentation maintained (wall and ceiling linings, roof spaces, fire dampers and ducts through fire-resisting partitions)?</i></p> <p><i>Are all exits and staircases protected from ingress of smoke and fire?</i></p> <p><i>Are escape routes protected for a minimum of 30 minutes?</i></p> <p><i>Are fire doors in good condition, functioning correctly and not wedged open?</i></p> <p><i>Are lifts in protected shafts?</i></p> <p><i>Higher risk areas sufficiently separated with fire-resistant construction?</i></p> <p><i>What about separation between adjacent buildings?</i></p> <p><i>Look at any cladding on the building, its composition and potential to spread fire externally. This should include any</i></p>	<p>The premises are provided with a range of fire safety measures commensurate with the building's size, layout, and use as student residential accommodation. Means of escape are generally well defined, with protected staircases and corridors affording direct egress to open air at ground level. Final exit doors are suitably signed and unobstructed, and a fire detection and alarm system is installed throughout the premises. Portable fire extinguishers are provided at appropriate staff locations and appear to be subject to a regular maintenance programme.</p> <p>Notwithstanding the above, a number of deficiencies in general fire precautions were identified during the assessment:</p> <ul style="list-style-type: none"> • Directional and Exit Signage: Directional signage within internal staircases was inconsistent and, in some cases, missing entirely. Although final exit doors were appropriately signed, intermediate directional signage between storeys was not consistently provided, reducing clarity of escape routes for occupants. • Final Exit Signage: Not all final exit doors were provided with 'Fire Exit – Keep Clear' signage on the external face. In the absence of this signage, exits could be obstructed or not readily identifiable in an emergency. • Noticeboards within Protected Stairwells: Combustible, unenclosed noticeboards were observed within some internal staircases. These introduce unnecessary fire load within protected escape routes and should be removed or replaced with enclosed, lockable, fire-resisting display cases. • Combustible Materials within Escape Routes: Personal items and combustible materials, including clothing being dried on coat hooks and airers, were found within escape corridors serving several flats (notably B2, F2, and H2). Escape routes should be maintained as sterile areas at all times. • External Escape Routes: The external escape routes and associated areas to the rear of several lower blocks were 	<p>All long-term residents complete an online induction prior to arrival, which includes an overview of the fire precautions, the actions to take in the event of fire, and guidance on minimising the risk of fire within the premises. Short-term residents are provided with fire safety information in welcome packs, and statutory fire instructions are displayed on the back of every bedroom door. Fire evacuation drills are carried out each academic term and repeated during the summer vacation period. Records of the fire drills are maintained within the ZetaSafe system. Statutory fire safety signage is in place throughout the building.</p> <p>Residents are required to notify the accommodation office online of any visitors and to accompany them for the duration of their stay. They are also required to notify the office when away from the premises. Fire safety and compliance testing, including fixed electrical wiring and portable appliance testing (PAT), is undertaken in line with statutory requirements. Test records are held centrally by the Estates Office compliance team and locally by the Facilities Team.</p> <p>The University of Bristol restricts access to all contractors, who must report to the contractor's office for authorisation before entering the building. This process includes a point-of-work risk assessment to identify and control any hot works that may be undertaken.</p> <p>At the time of assessment, Personal Emergency Evacuation Plans (PEEPs) were reported as being required. Although no residents with mobility impairments (e.g. wheelchair users) were present, procedures are in place to implement PEEP plans where necessary. It is recognised that individuals may from time to time have temporary or long-term conditions that could affect their ability to evacuate. For example, residents who are slower to evacuate, though not requiring a wheelchair, would</p>	<p>No</p>	

A1 GENERAL FIRE PRECAUTIONS			
<p><i>attachments to the walls such as balconies.</i> <i>Consideration of green roofs and walls and irrigation systems to prevent drying out.</i></p>	<p>uneven, accumulated with debris, and not adequately illuminated. Weatherproof emergency lighting and suitable paving should be installed to provide a safe, unobstructed means of escape to the assembly point.</p> <ul style="list-style-type: none"> • External Staircases: The treads of external staircases were found with accumulated litter and leaves, which could cause slips or impede escape during an evacuation. These areas require routine cleaning and inspection as part of the fire safety maintenance regime. • Furthermore there was no evidence to confirm that external staircases are subject to periodic inspection by a competent person. • Firefighting Access: The main access gates used by the Fire and Rescue Service were padlocked at the time of assessment. Current arrangements rely on security staff unlocking the gates upon arrival, which cannot be guaranteed. It is strongly advised that the Fire and Rescue Service be provided with either a key or access code to ensure immediate access during an emergency. • Fire Alarm Control Panel and Documentation: The main fire alarm control panel and Fire and Rescue Service document box are located within a locked cupboard in the common room of Linbury Court (Blocks K/L), with no external signage to indicate their presence. This arrangement prevents immediate access by attending firefighters. The panel should either be relocated or an externally mounted document box provided containing building information and keys to access the panel and building. 	<p>be accommodated on the ground floor. In addition, residents with hearing impairments may occasionally be accommodated within the building. Vibrating pillow alert devices (deaf guards) are available and are provided where required.</p> <p>Lone workers are subject to regular checks, and supervisors are aware of the locations of staff carrying out lone working activities.</p>	

A2 OCCUPANTS AT RISK	COMMENTARY	EXISTING CONTROL MEASURES	FIRE RISK
<p>Items to consider:</p> <p>All people who use the building, paying particular attention to people who may be especially at risk. Is there a risk for people in the vicinity of the building?</p> <p>These could be sleeping persons, disabled persons, lone workers, non-English speaking persons, contractors, or visitors.</p>	<p>The primary occupants of the premises are undergraduate students, presenting an inherent sleeping risk due to overnight accommodation. The building is also accessed during the day by cleaning and maintenance staff.</p> <p>Personal Emergency Evacuation Plans (PEEPs) are maintained on site and available within the fire safety folder. These identify several residents requiring additional consideration during evacuation due to medical conditions such as hearing loss, epilepsy, and mobility impairments. While these conditions may result in a slower evacuation time, the assessments confirm that evacuation can be achieved without direct assistance, provided suitable measures are in place.</p> <p>It is further noted that one registered blind student resides within the premises.</p> <p>The PEEPs confirm that appropriate alerting provisions, such as vibrating pillow pads and visual alarm devices (flashing strobes), are available where required to ensure effective warning in the event of a fire.</p>	<p>Record systems and procedures in place including training and information given.</p> <p>If action is needed record this in the action log.</p> <p>All long-term residents complete an online induction prior to arrival, which includes an overview of the fire precautions, the actions to take in the event of fire, and guidance on minimising the risk of fire within the premises. Short-term residents are provided with fire safety information in welcome packs, and statutory fire instructions are displayed on the back of every bedroom door.</p> <p>Residents are required to notify the accommodation office online of any visitors and to accompany them for the duration of their stay. They are also required to notify the office when away from the premises.</p> <p>Fire evacuation drills are carried out each academic term and repeated during the summer vacation period. Records of the fire drills are maintained within the ZetaSafe system.</p> <p>At the time of assessment, Personal Emergency Evacuation Plans (PEEPs) were in place. Vibrating pillow alert devices (deaf guards) are available for residents with hearing impairments. Vibrating pillow alert devices are available to assist those building occupants who have hearing impairment. The established testing regime requires units to be tested upon issue, with monthly testing undertaken by the Hall Residential Facilities Coordinator. Students issued with the devices are requested to perform a weekly self-test.</p>	<p>Control/condition satisfactory? Yes/No</p> <p>Yes</p>

**A3
EMERGENCY PLAN AND PROCEDURES**

Outline your emergency plan and evacuation drills. State the person nominated to implement those drills.	<p>Evacuation drills are carried out each term, within two weeks of the start of term, and additionally once during the summer vacation period. These are organised by the Accommodation Manager in conjunction with the Pastoral Team. Fire Action notices are displayed at all manual call points and final exit doors.</p> <p>The previous fire risk assessment highlighted concerns regarding reliance on University porters to provide assistance to residents requiring a Personal Emergency Evacuation Plan (PEEP). It was noted that with only three porters on duty at night covering the entire accommodation portfolio, there may be a significant delay in their attendance at this building in the event of fire.</p> <p>From review, it is considered that this arrangement is not necessarily unsuitable in the context of this building. The premises do not contain a lift, and therefore non-ambulant persons (e.g. wheelchair users) cannot access the upper floors. It is therefore reasonable to assume that all residents accommodated within the building should be ambulant and capable of self-evacuation. Where temporary or long-term conditions arise that affect evacuation speed, such residents should be accommodated on the ground floor. Provision also exists for residents with hearing impairments, as vibrating pillow devices (deaf guards) can be supplied if required.</p> <p>Whilst it would be desirable for fire wardens or trained staff to be in attendance during all fire alarm activations, this may not be reasonably practicable to achieve at all times. On this basis, the current arrangements are considered acceptable, provided the above principles are maintained.</p>
---	---

**A4
COMPETENT PERSONS**

Identify any person who is responsible for the day to-day fire management of the premises and any levels of competency they may hold	<p>The University has a Fire Safety Policy which outlines the responsibilities for day-to-day fire safety management. The policy is publicly available online; however, a summary of the relevant arrangements is provided below:</p> <p>Director of Facilities Management (Campus Division) Responsible, so far as is reasonably practicable, for ensuring that fire risk assessments are undertaken and that appropriate fire safety control measures are implemented.</p> <p>Residential Facilities Management Coordinator The fire risk assessment is generally undertaken by an independent consultant. Subsequent reviews are carried out by the Residential Facilities Management Coordinator, with support and oversight provided by the Residential Facilities Manager and/or the Fire Safety Advisor.</p> <p>Capital & Maintenance Infrastructure / Compliance Team Management of active and passive fire safety measures falls under the remit of the wider Campus Division team and is primarily overseen by the Capital & Maintenance Infrastructure / Compliance team.</p> <p>Local Residential Facilities Team Responsible for the day-to-day monitoring of the fire alarm panel, emergency lighting systems, and weekly routine fire safety testing activities.</p>
--	---

**A4
COMPETENT PERSONS**

Identify any person who is responsible (at area or regional level) to assist the local manager and any levels of competency they may hold in that area	The University employs a Senior Health and Safety Advisor specialising in fire safety, who is also responsible for delivering fire safety training. Additionally, the Campus Division has an appointed Divisional Health and Safety Adviser who provides guidance on matters relating to Residences, where appropriate.
Identify where fire marshals or wardens are provided, the level of training received and specific roles	It was not possible to confirm the current arrangements for the provision of fire wardens within the residence, as the fire warden roles are presently under review.
Identify any other person (including anyone who provides training or advice) with their relevant level of competency	As noted above, the University's Fire Safety Advisor (Mr Kevin McSweeney) specialises in fire safety and provides training for Fire Wardens, as well as guidance for Facilities Managers conducting fire risk assessments.
Outline the procedures you have in place for working with others who have responsibilities for coordinating fire safety measures for the building.	Fire-related matters are generally reported to either the RFM Coordinator or the Residential Facilities Manager, who serves as the primary point of contact for such issues. Fire safety is regularly discussed during the termly Divisional Health & Safety meetings. Routine maintenance and inspections are undertaken by a combination of Housekeeping staff, in-house Maintenance teams, and external Contractors. When the wider Maintenance Services team conducts works—typically refurbishments—these are overseen by a University Surveyor or Contract Manager, with all works carried out in accordance with current building regulations.

A5**MANAGEMENT OF DANGEROUS SUBSTANCES / PROCESSES**

Outline the procedures and policies in place to:

a) Manage dangerous substances or processes

b) Deal with incidents involving dangerous substances or processes.

Remember to provide details of training and information given.

Remember to spot check that policies / procedures are being followed in labs, offices etc.

Safe usage and storage practices are outlined in the University of Bristol Residents' Terms and Conditions, the Residences Handbook, local information materials, and advisory signage. Compliance is supported through routine monitoring, spot checks, and supervision. Any issues arising are managed directly by the Residential Facilities Coordinator and, where necessary, through the use of memos, signage, or other appropriate measures. Practices and standards are further subject to regular audit via monthly premises checklists and cleaning audits.

During the assessment, several deficiencies were identified in the management and storage of hazardous or flammable materials:

- Storage of Highly Flammable Liquids and Aerosols: The Trunk Room (maintenance workshop) was found to contain quantities of highly flammable liquids and aerosols that were not stored within a purpose-designed flammable liquids cabinet. The area also contained spare domestic appliances and general clutter, contributing to an elevated fire load.

It is recommended that a certified highly flammable liquids cabinet be provided, and that housekeeping standards within this area be improved to reduce the overall fire risk.

- Temporary Hazardous Storage Cage: A temporary hazardous storage cage was observed outside the Trunk Room, positioned directly adjacent to the designated smoking area. The cage displayed warning signage stating "No Smoking / No Naked Lights", yet the proximity to the smoking shelter introduces a potential ignition hazard.

The hazardous storage cage should be relocated to a secure, suitably separated position, remote from ignition sources and smoking areas.

B1 PRINCIPLES OF PREVENTION			
IGNITION SOURCES (a)	COMMENTARY	EXISTING CONTROL MEASURES	FIRE RISK
Smoking	<u>Explain how smoking is managed ensuring you identify potential fire hazards and risk areas within the premises.</u>	Record systems and procedures in place for managing smoking If action is needed record this in the action log.	Control/condition satisfactory? Yes/No
Items to consider: Is smoking restricted to safe locations? Is there good housekeeping in these areas? Is there a no smoking policy?	<p>The University of Bristol operates a campus-wide no smoking policy, and smoking is strictly prohibited within all buildings. A formal procedure is in place to address any incidents involving smoking or drug use.</p> <p>A temporary hazardous storage cage was observed outside the Trunk Room, positioned directly adjacent to the designated smoking area. The cage displayed warning signage stating "No Smoking / No Naked Lights", yet the proximity to the smoking shelter introduces a potential ignition hazard.</p>	<p>The University's smoking policy is set out in the Residents' Terms and Conditions and the Residences Handbook. Compliance is supported through routine monitoring, including Premises Checklists and staff supervision. Staff are authorised to intervene and request individuals to move if smoking occurs directly outside building entrances.</p> <p>Evidence of smoking is also likely to be identified by security staff attending lockouts. Such incidents are addressed through established disciplinary procedures.</p>	No
IGNITION SOURCES (b)	COMMENTARY	EXISTING CONTROL MEASURES	FIRE RISK
Arson	Explore areas vulnerable to arson ensuring you identify potential fire hazards and risk areas within the premises.	Record systems and procedures in place including training and information given. If action is needed record this in the action log.	Control/condition satisfactory? Yes/No
Items to consider: Building security Proximity of waste receptacles Accumulation of waste materials Awareness of anti-arson precautions	There is no known history of arson at the premises. However, in similar types of residential settings, arson incidents are most commonly perpetrated by residents themselves. As such, an appropriate level of fire safety information and training is provided to all students.	Overnight security personnel monitor and control the premises to deter unwanted or antisocial behaviour.	Yes

IGNITION SOURCES (c)	COMMENTARY	EXISTING CONTROL MEASURES	FIRE RISK
Hot processes and naked flames	<p>Provide an outline of the hot processes within the building ensuring you identify potential fire hazards and risk areas within the premises.</p>	<p>Record systems and procedures in place including training and information given. If action is needed record this in the action log.</p>	<p>Control/condition satisfactory? Yes/No</p>
Items to consider: Used by authorised and competent persons? Is equipment clean? Are thermostats and flame failure devices regularly tested and working? Are combustible materials kept away from ignition sources? Is equipment used in correct locations? Commercial cooking? Are fryers covered by a hood and suppression system? Is there a process to monitor grease build up within the ventilation system/ductwork? Are filters cleaned or changed periodically? Is there a suitable shut down process in place? Self-catering facilities? Any specific considerations	<p>Hot processes are present within both the student kitchens. The domestic kitchens in the accommodation blocks are provided with standard electric cookers, hobs, kettles and microwaves. During the assessment a number of student-owned appliances that had not been subject to portable appliance testing were noted within the shared kitchens.</p> <p>A temporary hazardous storage cage containing flammable materials was observed directly adjacent to the designated smoking area, contrary to the prohibition signage displayed on the cage ("No Smoking / No Naked Lights"). This arrangement presents a clear potential for ignition from discarded smoking materials.</p> <p>Crepe Paper Decorations: Within the kitchen of Flat F0, crepe paper decorations were affixed to the ceiling directly above the cooking area, representing a flammable ignition and flame-spread hazard.</p>	<p>Student kitchens are inspected periodically by Residential Facilities staff, and portable extinguishers and fire blankets are provided where required.</p> <p>Laundry equipment is managed under Estates procedures, with regular maintenance in place.</p>	No
IGNITION SOURCES (d)	COMMENTARY	EXISTING CONTROL MEASURES	FIRE RISK
Electrical	<p>Record any findings within the building ensuring you identify potential fire hazards and risk areas within the premises</p>	<p>Record systems and procedures in place including training and information given. If action is needed record this in the action log.</p>	<p>Control/condition satisfactory? Yes/No</p>
Items to consider: Is wiring in good condition? Is there evidence of overloading including use of multi-block adapters? Trailing leads? Are electrical intake areas clear of combustible materials? To what standard was the electrical system installed? Is PAT testing up to date? What are the controls for managing personal appliances and leads? Is equipment used in correct locations? Are equipment and cables visually in sound condition?	<p>No evidence of overloading of trailing leads.</p> <p>The installation is subject to periodic inspection and testing by a competent contractor in accordance with BS 7671 (IET Wiring Regulations), with records held locally by the Residential Facilities Coordinator (RFC).</p> <p>At the time of assessment, appliances in student kitchens and common areas appeared in good condition.</p> <p>There are no PV systems or EV charging points present.</p> <p>During the assessment, two redundant electrical cables were observed within the immersion heater cupboard on the ground floor of Block G which were insufficiently</p>	<p>The fixed electrical installation is tested every five years as part of a rolling programme, with Electrical Installation Condition Reports (EICRs) produced in accordance with statutory requirements. Portable Appliance Testing (PAT) is undertaken at appropriate intervals on University-owned equipment, and students are invited to present personal appliances for testing at the start of the autumn and spring terms. Where non-compliant appliances are identified, arrangements are made for immediate removal or testing.</p>	No

<p>Are there appropriately sited facilities for electrical isolation of any photovoltaic (PV) cells, with appropriate signage, to assist the fire and rescue service?</p> <p>Electric Vehicle charging points inspected annually by competent contractor?</p>	<p>terminated, with the associated fused spurs remaining in the "on" position. Although the supply to the isolators was switched off, it was not locked off and could be inadvertently energised.</p> <p>IT cupboards located within Flat G1 (adjacent to Room 1.8) and Flat H1 (opposite Room 1.7) contained electrical equipment that appeared to be overdue for portable appliance testing, and within Flat G1, an upholstered chair with exposed foam was stored directly beside electrical and network equipment.</p> <p>Furthermore, plant areas and electrical cupboards within a number of flats were found to contain discarded nickel-cadmium (Ni-Cad) batteries and combustible materials on the floor, both of which increase the local fire load and present unnecessary ignition and chemical hazards.</p> <p>In addition, numerous personal electrical appliances were noted within student kitchens that had not been subject to portable appliance testing and should therefore be inspected and labelled to demonstrate compliance.</p>		
---	---	--	--

IGNITION SOURCES (e)	COMMENTARY	EXISTING CONTROL MEASURES	FIRE RISK
Heating	<p>Provide an outline of the heating system within the building ensuring you identify potential fire hazards and risk areas within the premises</p>	<p>Record systems and procedures in place including training and information given. If action is needed record this in the action log.</p>	<p>Control/condition satisfactory? Yes/No</p>
Items to consider: Give a description of the system installed. Is it correctly ventilated? Is it physically guarded? Is appliance clear of combustibles? Are boiler rooms locked? Is appliance or system properly installed and serviced to required standards? Is appliance secured in position? What are the arrangements for fuel storage?	<p>Heating throughout the premises is provided by locally controlled electric wall heaters, which serve as the primary source of space heating within student flats and communal areas. These are hard-wired installations maintained under the University's planned maintenance regime.</p> <p>On occasion, a small number of residents are issued portable oil-filled heaters by the maintenance or housekeeping teams as temporary supplementary heating where fixed heating systems are out of order. Records are maintained of all issued appliances, including their location and return, and each unit is portable appliance tested (PAT) prior to installation and on an annual basis thereafter.</p> <p>Hot water is provided by electrically operated immersion heaters located within each block. These are typically</p>	<p>All plant and equipment are installed and serviced in accordance with University of Bristol protocols and statutory requirements.</p> <p>The use of portable heaters is highly restricted and tightly controlled. Residents issued with heaters are required to receive full safety instruction and demonstrate competency before use. Any portable heaters provided on a temporary basis are of the oil-filled radiator type; fan heaters and convector heaters are not used.</p>	Yes

<p>What are the arrangements for changing gas cylinders?</p> <p>What are the arrangements for refuelling portable heaters?</p> <p>How are portable heaters managed? Can they be removed? Reduce the risk by using only oil filled.</p>	<p>installed within dedicated boiler rooms accessed directly from the stairwell, each enclosed by a fire-resisting door to maintain the integrity of the protected escape route.</p> <p>Boiler rooms were all securely locked at the time of assessment.</p>		
IGNITION SOURCES (f) E-bikes, e-scooters, and Lithium-ion batteries	COMMENTARY	EXISTING CONTROL MEASURES	FIRE RISK
<p>E-bikes must be stored within designated bike stores (internal or external) and not within the main parts of the building (in rooms, corridors, offices, stores)</p> <p>Storage of e-scooters is not permitted on UoB property.</p> <p>Charging of e-bikes belonging to staff is not permitted. Charging of e-bikes belonging to students within residence is permitted with additional fire risk assessment of the area.</p> <p>Charging of Lithium-ion batteries should be considered within the equipment safety risk assessment and in accordance with UoB Lithium Battery Procedures. I.e. in a fire-proof area or charging box and separated by compartmentation from storage areas.</p> <p>Items to consider:</p> <p><i>Does the store have minimum 30 minutes compartmentation?</i></p>	<p>Provide an outline of the bike/battery storage within the building ensuring you identify potential fire hazards and risk areas within the premises.</p> <p>The storage and charging of e-bikes and other forms of transport utilising lithium-ion battery technology is strictly prohibited within the risk-assessed areas.</p> <p>The bike storage area located beneath Block G was inspected at the time of assessment. No e-bikes or other transport devices utilising lithium-ion battery technology were present within this area.</p>	<p>Record systems and procedures in place including training and information given. If action is needed record this in the action log.</p> <p>The storage and charging of e-bikes and other forms of transport utilising lithium-ion battery technology is strictly prohibited within the risk-assessed areas.</p>	<p>Control/condition satisfactory? Yes/No</p> <p>Yes</p>

Is early fire detection installed and connected to automated fire alarm system?

Consider the number of exits from the area, suitable travel distance to final place of safety. Where there is a single exit – store e-bikes at furthest point away from the exit and route.

Consider adjoining rooms such as changing rooms or showers, the likely occupancy, and perceivable delays in evacuation. These areas should be separated from bike storage.

Are the bike stores secure from unauthorised access?

Is housekeeping adequate? Unnecessary combustibles should be removed and the area should be as 'sterile' as possible.

Consider internal materials (rain covers, equipment, lockers etc) and the extent to which these may spread surface flame.

Consider any other equipment or services within the storage room as relates to life safety services or devices i.e. generators for evacuation lifts.

B2 PRINCIPLES OF PREVENTION	COMBUSTIBLES	COMMENTARY	EXISTING CONTROL MEASURES	FIRE RISK
<p>Items to consider:</p> <p>Storage, trip hazards</p> <p>Furniture and furnishings should be in good condition without signs of wear and tear?</p> <p>Furniture should comply with relevant British standards and have a label showing Fire resistance.</p> <p>Mattresses, upholstery and furniture coverings supplied by the university must be CRIB 5 compliant.</p> <p>Decorations for seasonal and religious occasions?</p>	<p><u>Look at housekeeping, particularly areas of storage and on escape routes ensuring you identify potential fire hazards and risk areas within the premises.</u></p> <p>Facilities within the building were generally good, with escape routes and exits found to be clear at the time of assessment. Staff monitoring and proactiveness in identifying and addressing fire hazards and safety issues was noted to be good.</p> <p>Resident kitchens contain a variety of personal items and supplies brought in by student occupants. Kitchens are inspected by staff and cleaned weekly. Refuse and recycling removal is the responsibility of residents; where this is not carried out, Facilities staff undertake disposal and residents are charged accordingly.</p> <p>However, several deficiencies were identified in relation to the management and storage of combustible materials. Combustible items and waste were observed within a number of electrical and plant cupboards, including the presence of discarded nickel-cadmium (Ni-Cad) batteries stored alongside other combustible materials. These areas should be cleared of unnecessary items and maintained free from combustibles to reduce fire loading in electrical and mechanical spaces.</p> <p>Within Flat F0, crepe paper decorations had been affixed to the kitchen ceiling directly above the cooking area, presenting a potential ignition and flame spread hazard. Such decorative combustible materials should not be used within kitchens or escape routes and must be removed immediately.</p> <p>During the assessment, upholstered furniture with torn coverings and exposed foam cores was observed in multiple locations, including within Block A, Room 0.5, and within the utility cupboard of Flat G1 (adjacent to Room 1.8). The presence of exposed foam presents a heightened fire load</p>	<p>Record systems and procedures in place for managing housekeeping and storage If action is needed record this in the action log.</p> <p>Premises inspections are carried out termly by Facilities staff, with issues recorded and either actioned directly or referred for remedial works. Inspections of water heating cupboards are included where access keys are available to Facilities staff.</p> <p>Fans are included within the Estates rolling programme of fixed installation testing.</p> <p>All furniture and textiles in use are generally compliant, with new purchases supplied only through approved suppliers. Windows are fitted with fire-retardant curtains or blinds, and residents are not permitted to bring their own furniture into rooms.</p> <p>Candles are prohibited and are removed during health and safety audits. Noticeboards are also checked during audits to prevent unnecessary build-up of paper signage.</p>	<p>Control/condition satisfactory? Yes/No</p>	No

B2 PRINCIPLES OF PREVENTION			
	<p>and potential for rapid flame spread. Any upholstered furniture found to have damaged coverings or exposed filling materials should be removed from use or replaced with items complying with the requirements of the Furniture and Furnishings (Fire) (Safety) Regulations 1988, as amended, ensuring all upholstery remains intact and appropriately labelled.</p> <p>Additionally, personal items including clothing, drying racks, and coat hooks were observed within a number of protected escape corridors (notably Flats B2, F2, and H2). These should be removed to maintain sterile escape routes in accordance with best practice and to prevent the spread of fire or smoke along exit paths.</p> <p>Overall, while housekeeping and general control of combustible materials were satisfactory in most areas, the identified localised deficiencies should be addressed to ensure compliance with University fire safety standards and to maintain the principle of keeping escape routes and service areas sterile.</p>		
DANGEROUS SUBSTANCES	COMMENTARY	EXISTING CONTROL MEASURES	FIRE RISK
Items to consider: Gases, chemicals, radioactive substances, lasers, biohazards, sources of fuel that would assist fire growth	<p>Students' food is stored in fridges and cupboards. Instruction on the safe use of kitchen equipment is displayed in each kitchen. Combustible materials in these areas are typical of student accommodation (e.g. cereals, packaged food, and personal belongings). Any cleaning substances used by staff are recorded by the Residential Facilities Coordinator. Nitrous oxide canisters, if notable packages are delivered, are handed to security.</p> <p>A quantity of highly flammable liquids and aerosols was observed within the maintenance "Trunk Room" located beneath Block F. These materials were being stored alongside general housekeeping items and spare appliances rather than within a purpose-designed flammable liquids cabinet, contrary to best practice. This increases the</p>	<p>Record systems and procedures in place including training and information given. If action is needed record this in the action log.</p> <p>Tenancy agreements require residents to keep property in a safe and reasonable condition. Cooking-related fire hazards are addressed at welcome events and within the Hall handbook. Fire blankets are provided and signed in all kitchens and pantries.</p> <p>Where flammable substances are identified, they are confiscated by Hall staff or security officers and returned to the resident at the end of the tenancy.</p> <p>Cleaning chemicals are securely stored in locked cupboards in line with COSHH requirements, with staff training and records maintained. A list of approved</p>	<p>Control/condition satisfactory? Yes/No</p> <p>No</p>

B2 PRINCIPLES OF PREVENTION			
	<p>potential for fire growth and the spread of flames should ignition occur within the area. It is recommended that all such substances be stored in a certified flammable liquids cabinet in accordance with HSG71 and that general housekeeping within this space be improved to minimise fire loading.</p> <p>In addition, a temporary hazardous storage cage was noted outside the Trunk Room, positioned immediately adjacent to the designated smoking area, despite the cage being clearly marked "No Smoking / No Naked Lights." The proximity of this flammable storage to a known ignition source presents a clear fire hazard. This cage should be relocated to a safe, remote position away from the smoking area and managed under appropriate site control procedures.</p>	substances is held by the Residential Facilities Coordinator.	

C1 FIRE FIGHTING AND DETECTION SYSTEMS			
DETECTION SYSTEMS and firefighting equipment	COMMENTARY	EXISTING CONTROL MEASURES	FIRE RISK
<p>Items to consider:</p> <p>Type and category of detection External assistance Unwanted fire signals Portable firefighting equipment (also CF with E1)</p> <p>If the fire-detection and warning system is electrically powered, does it have a back-up power supply?</p>	<p><u>Record any findings within the building ensuring you identify potential fire hazards and risk areas within the premises</u></p> <p>The fire alarm system installed throughout the premises is a fully addressable system, providing both automatic fire detection and manual call points for raising the alarm. The system is understood to be linked to the University of Bristol Security Control Room at Royal Fort Lodge via the site's security network, ensuring that any alarm activation or system fault is remotely monitored.</p> <p>Based on the extent of coverage observed, the current system is considered to provide Category L3 protection in accordance with BS 5839-1, affording detection within escape routes and rooms opening onto those routes. However, automatic detection is not provided within several higher-risk areas, including boiler rooms located at the base of stairwells, plant and IT rooms, and electrical distribution cupboards exceeding 1 m². To achieve comprehensive early warning capability, the system should be upgraded to Category L1 standard throughout.</p> <p>The main fire alarm control panel is located within a locked cupboard in the common room of Linbury Court (Blocks K/L), with no external signage or indication of its location. The Fire and Rescue Service would therefore be unable to access the panel immediately on arrival, delaying confirmation of the fire location. The Fire Service document box is also stored inside this same locked cupboard. To improve operational access, the panel should either be relocated outside of the enclosed cupboard or an external lockable document box should be installed in a clearly visible location containing building plans, contact details, and keys for accessing the panel and relevant areas.</p> <p>Fire blankets are provided within all student kitchens, and portable fire extinguishers are installed in staff and plant areas. However, the carbon-dioxide fire extinguisher located within the boiler plant room to the rear of Block L had not</p>	<p>Record systems and procedures in place including training and information given. If action is needed record this in the action log.</p> <p>Records of weekly fire alarm testing are maintained in the Building Fire Manual and logged on ZetaSafe. Quarterly and annual inspections are carried out by Estates, with the local log updated to confirm completion. The weekly test also verifies the link to University Security. Staff are instructed to report immediately to the RFM Coordinator if they are unable to hear the fire alarm during testing.</p> <p>All fire detection systems are subject to statutory maintenance and inspection. The fire alarm is tested weekly in accordance with BS 5839-1, including verification of the link to University Security. Records of weekly testing are maintained on the ZetaSafe system.</p>	<p>Control/condition satisfactory? Yes/No</p> <p>No</p>

C1 FIRE FIGHTING AND DETECTION SYSTEMS			
MANAGEMENT PROCESSES	COMMENTARY	EXISTING CONTROL MEASURES	FIRE RISK
<p>Items to consider:</p> <p>Give a basic statement of system configuration i.e. conventional or addressable? Cause and effect? No. of zones? Location of panel / MCP's etc?</p> <p>If the system is installed to different standards in parts of the building state what these are and location.</p> <p>Is firefighting equipment suitable for the risk?</p> <p>Who is authorised to use the equipment?</p> <p>Have you taken steps to prevent misuse? Do you have a testing regime in place?</p>	<p>been serviced since February 2023, contrary to BS 5306-3. This extinguisher should be serviced immediately or replaced.</p> <p>It is understood that historically, the provision of portable extinguishers within general student areas was withdrawn following instances of misuse and concerns regarding untrained operation. While this remains consistent with the University's accommodation policy, it does limit occupants' ability to tackle a small fire in its early stages.</p> <p>The fire alarm system is fully addressable, providing both automatic detection and manual call points for raising the alarm. The system is designed and maintained to BS 5839-1, providing protection to Category L3 standard.</p> <p>Based on the extent of coverage observed, the current system is considered to provide Category L3 protection in accordance with BS 5839-1, affording detection within escape routes and rooms opening onto those routes. However, automatic detection is not provided within several higher-risk areas, including boiler rooms located at the base of stairwells, plant and IT rooms, and electrical distribution cupboards exceeding 1 m². To achieve comprehensive early warning capability, the system should be upgraded to Category L1 standard throughout.</p> <p>The main fire alarm control panel is within a locked cupboard in the common room of Linbury Court (Blocks K/L), with no external signage or indication of its location. The Fire and Rescue Service would therefore be unable to access the panel immediately on arrival, delaying confirmation of the fire location. The Fire Service document box is also stored inside this same locked cupboard. To improve operational access, the panel should either be relocated outside of the enclosed cupboard or an external lockable document box should be installed in a clearly visible location containing building</p>	<p>Record systems and procedures in place including training and information given. If action is needed record this in the action log.</p> <p>Quarterly and annual fire alarm testing records are held by Estates, with the local log updated to confirm that the relevant inspections have taken place.</p> <p>All fire detection systems are subject to statutory maintenance and inspection. The fire alarm is tested weekly in accordance with BS 5839-1, which also verifies the link to University Security. Records of weekly testing are maintained on the ZetaSafe system.</p> <p>In the event that the fire alarm system fails to activate, any person discovering a fire should operate the nearest manual call point, dial 21-999 from the nearest phone giving the site address, building, and room number of the fire location, and then contact Security.</p>	<p>Control/condition satisfactory? Yes/No</p> <p>No</p>

C1 FIRE FIGHTING AND DETECTION SYSTEMS			
	plans, contact details, and keys for accessing the panel and relevant areas.		

D1 EMERGENCY ROUTES AND EXITS	COMMENTARY	EXISTING CONTROL MEASURES	FIRE RISK
Size, number, and distribution of exit routes	<p>Record any findings within the building ensuring you identify potential fire hazards and risk areas within the premises</p>	<p>Record systems and procedures in place including training and information given. If action is needed record this in the action log.</p>	<p>Control/condition satisfactory? Yes/No</p>
<p>Items to consider:</p> <p>Sufficient escape routes with capacity for the maximum number of people likely to be present? Note any external escape routes.</p> <p>Are you displaying the correct signage? Fire safety signs must be photo-luminescent so that the glow of the signs will help occupants if the lighting fails during a fire.</p> <p>Is it consistent?</p> <ul style="list-style-type: none"> - A safety sign explaining what to do in case of fire (known as a 'Fire Action Notice') - Safety signs marking fire exit routes, doors and assembly points - Safety signs showing the location of fire-fighting equipment such as extinguishers - Warning and Prohibition safety signs such as 'Danger' or 'No Smoking' <p>Do escape routes lead to a place of ultimate safety? Are external escape stairs safe?</p>	<p>The number and distribution of escape routes within the premises are considered suitable and sufficient to support the safe evacuation of occupants, based on the building's current occupancy profile. Each of the accommodation blocks is provided with a minimum of two independent means of escape, typically comprising a protected internal staircase and a separate external escape staircase. Blocks K and L are interconnected, forming an L-shaped structure that shares common circulation and escape routes; together, these blocks are provided with alternative means of escape from all occupied levels.</p> <p>However, deficiencies were identified in relation to the provision and consistency of escape route signage within staircases. In several locations, directional signage leading occupants toward final exits and external assembly areas was either inconsistent or missing altogether. While final exit doors were appropriately marked with exit signage, the absence of intermediate directional signs at landings and changes of direction could result in confusion during an evacuation, particularly for unfamiliar occupants or during low-visibility conditions.</p>	<p>The number and distribution of escape routes within the premises are considered suitable and sufficient to support the safe evacuation of occupants, based on the building's current occupancy profile.</p> <p>All escape routes lead to a place of ultimate safety to the external assembly point which is well signposted.</p> <p>Fire Action Notices are displayed at appropriate locations within the building and include details of the designated emergency assembly point. Additional notices within corridors remind residents that all corridors and staircases must be kept completely free from obstruction.</p> <p>In the kitchens, signage highlights the need to maintain electrical appliances in good condition and provides safety guidance for the safe use of kettles, microwaves, ovens, and toasters. A Kitchen Charter is also displayed, setting out measures students should take to minimise fire risk and including cleaning schedules to ensure combustible materials do not accumulate.</p>	<p>No</p>

D1 EMERGENCY ROUTES AND EXITS			
	<p>External escape routes are provided via dedicated external staircases which discharge to open air at ground level. These routes ultimately lead to the designated emergency assembly point; however, a number of deficiencies were identified that could affect the safety and usability of these escape routes under emergency conditions.</p> <p>At the time of assessment, it was not possible to confirm that the external staircases are subject to routine inspection or maintenance by a competent person. Several staircases exhibited accumulations of leaves, litter, and other debris on the treads and landings, which could present trip or slip hazards, particularly in wet weather or low-light conditions.</p> <p>In addition, the ground surfaces immediately beyond the staircases were uneven and unpaved, and no dedicated or illuminated pathway was provided to guide evacuees toward the final assembly point. The external escape routes and approach to the assembly area were not provided with emergency lighting, including sections where steps are present and changes in level occur, increasing the potential for slips, trips, or confusion during an evacuation in darkness or reduced visibility.</p>		
Stair sizes and protection	COMMENTARY	EXISTING CONTROL MEASURES	FIRE RISK
Items to consider: Are there sufficient numbers of staircases? Are all staircases protected from the ingress of smoke and fire? Is the capacity of staircases adequate for people to escape?	<p>The number and width of staircases are considered suitable and sufficient for the vertical evacuation of occupants, based on the current occupancy profile of the building.</p> <p>However, deficiencies were identified which compromise the level of fire and smoke protection afforded to some internal staircases. A significant number of flat entrance doors opening directly onto these protected staircases were found to have excessive perimeter gaps or other defects affecting their fire and smoke resistance.</p>	<p>Record systems and procedures in place If action is needed record this in the action log.</p> <p>The building is provided with multiple staircases, ensuring suitable means of escape in the event of fire. Staircases are enclosed within fire-resisting construction, and fire doors are generally provided to protect the escape routes.</p> <p>Escape routes and stairs are kept free from obstruction. These are monitored routinely by Residential staff and formally during premises inspections, as well as on an ad hoc basis between inspections by the Safety Team. Signage is displayed within the escape routes reminding residents that they must be kept unobstructed and treated as sterile areas.</p>	Control/condition satisfactory? Yes/No No

D1 EMERGENCY ROUTES AND EXITS	COMMENTARY	EXISTING CONTROL MEASURES	FIRE RISK
Consideration of emergency routes/exits/lifts for the safe evacuation of disabled persons	Record any findings within the building ensuring you identify potential fire hazards and risk areas within the premises	Record systems and procedures in place including training and information given. If action is needed record this in the action log.	Control/condition satisfactory? Yes/No
Consider refuge areas, evac lifts, strobes/sounders, steps etc	No lifts are provided within the building, and therefore there is no disabled access to the upper floors.	Ground floor bedrooms are available for disabled residents, providing accessible accommodation where required.	Yes

EMERGENCY ROUTES AND EXITS			
	COMMENTARY	EXISTING CONTROL MEASURES	FIRE RISK
Dead end corridors and basements	Record any findings within the building ensuring you identify potential fire hazards and risk areas within the premises	Record systems and procedures in place including training and information given. If action is needed record this in the action log.	Control/condition satisfactory? Yes/No
Items to consider: Are they covered by automatic detection or fire resisting construction and fire doors? No. of stairways serving the basement, whether the stairway also serves upper floors, how it is separated from the other escape routes?	Escape routes are considered compliant subject to the remedial works detailed within this fire risk assessment.	Escape routes and stairs are kept free from obstruction. These are monitored routinely by Accommodation staff, formally during premises inspections, and on an ad hoc basis between inspections by the Safety Team.	Yes
Emergency lighting	COMMENTARY	EXISTING CONTROL MEASURES	FIRE RISK
Items to consider: Do you have a testing regime? Is there compliance to BS5266 (i.e. lighting sufficient at each exit door, final exits, changes in floor level, equipment which may need shutting down, windowless rooms and toilets exceeding 8m ² etc)	Emergency lighting within the premises comprises ceiling-mounted luminaires and internally illuminated directional exit signage, forming a self-contained system with integral battery back-up.	Emergency lighting units are inspected, tested, and maintained in accordance with BS 5266 and University of Bristol policy. All testing and maintenance records are retained appropriately. Coverage was considered appropriate at the time of assessment.	Yes
Final exits	COMMENTARY	EXISTING CONTROL MEASURES	FIRE RISK
Consider size, number, where do final exits lead? Door fastenings – are they quickly openable and sufficient in relation to the no. of people using them	Record any findings within the building ensuring you identify potential fire hazards and risk areas within the premises The number and size of final exits are considered adequate for the safe evacuation of occupants based on the building's current use and occupancy profile. All final exit doors were found to open without the use of a key and are readily operable from the inside, providing an appropriate means of escape in accordance with Article 14 of the Regulatory Reform (Fire Safety) Order 2005.	Record systems and procedures in place including training and information given. If action is needed record this in the action log. Final exits are inspected and recorded on a weekly basis, with checks confirming that doors remain in good working order and free from obstruction.	Control/condition satisfactory? Yes/No

EMERGENCY ROUTES AND EXITS		
	<p>However, a number of exit doors are fitted with thumb-turn locking mechanisms, and the method of operation is not clearly indicated by signage. It is recommended that all such doors be provided with appropriate "Turn to Open" signage in accordance with BS 5499-5, to assist occupants and ensure quick operation in an emergency.</p> <p>It should also be noted that additional observations are made elsewhere in this report regarding the lack of formal inspection of external staircases and the uneven and poorly illuminated external escape routes leading toward the designated assembly area.</p>	

EMERGENCY ROUTES AND EXITS			
Occupancy	COMMENTARY	EXISTING CONTROL MEASURES	FIRE RISK
<p>Items to consider:</p> <p>Identify likely occupancy figures, whether staff, students or visitors and floor space factors</p> <p>Is the building multi-occupancy?</p> <p>Sleeping occupants (who will be slow to respond and disorientated)</p> <p>Occupants who are sensorially impaired due to alcohol, drugs or medication</p>	<p>Record any findings within the building ensuring you identify potential fire hazards and risk areas within the premises</p> <p>The buildings are predominantly sleeping accommodation and serviced by University of Bristol cleaning staff during weekdays.</p> <p>Floor space factors indicate that occupancy levels are acceptable for the building generally and for individual bedrooms.</p> <p>Personal Emergency Evacuation Plans (PEEPs) are maintained on site and available within the fire safety folder. These identify several residents requiring additional consideration during evacuation due to medical conditions such as hearing loss, epilepsy, and mobility impairments. While these conditions may result in a slower evacuation time, the assessments confirm that evacuation can be achieved without direct assistance, provided suitable measures are in place.</p> <p>It is further noted that one registered blind student resides within the premises.</p> <p>The PEEPs confirm that appropriate alerting provisions, such as vibrating pillow pads and visual alarm devices (flashing strobes), are available where required to ensure effective warning in the event of a fire.</p>	<p>Record systems and procedures in place including training and information given. If action is needed record this in the action log.</p> <p>All long-term residents complete an online induction prior to arrival, which includes an overview of the fire precautions, the actions to take in the event of fire, and guidance on minimising the risk of fire within the premises. Short-term residents are provided with fire safety information in welcome packs, and statutory fire instructions are displayed on the back of every bedroom door. Fire evacuation drills are carried out each academic term and repeated during the summer vacation period. Records of the fire drills are maintained within the ZetaSafe system. Statutory fire safety signage is in place throughout the building.</p> <p>Residents are required to notify the accommodation office online of any visitors and to accompany them for the duration of their stay. They are also required to notify the office when away from the premises. Fire safety and compliance testing, including fixed electrical wiring and portable appliance testing (PAT), is undertaken in line with statutory requirements. Test records are held centrally by the Estates Office compliance team and locally by the Facilities Team.</p> <p>The University of Bristol restricts access to all contractors, who must report to the contractor's office for authorisation before entering the building. This process includes a point-of-work risk assessment to identify and control any hot works that may be undertaken.</p> <p>Personal Emergency Evacuation Plans (PEEPs) are maintained on site and are available for reference within the fire safety folder. These identify a small number of residents requiring additional consideration during evacuation due to medical conditions such as hearing loss, epilepsy, and mobility impairments. While such conditions may result in slower evacuation times, the assessments confirm that evacuation can be achieved</p>	<p>Control/condition satisfactory? Yes/No</p> <p>Yes</p>

EMERGENCY ROUTES AND EXITS			
Adjoining premises link	COMMENTARY	EXISTING CONTROL MEASURES	FIRE RISK
Items to consider: How does it work in line with evacuation procedures? Are there shared escape routes?	<p>Record any findings within the building ensuring you identify potential fire hazards and risk areas within the premises</p> <p>Not applicable.</p>	<p>without direct assistance, provided that appropriate measures are in place.</p> <p>It is further noted that one registered blind student resides within the premises. To support residents requiring enhanced warning provision, vibrating pillow pads and visual alarm devices (flashing strobes) are available and deployed where necessary to ensure effective alerting in the event of a fire.</p> <p>It is recognised that residents may, from time to time, have temporary or newly developed conditions affecting their ability to evacuate independently. Where this is the case, suitable adjustments are made — for example, accommodating slower evacuees on the ground floor, or providing vibrating pillow alert devices (deaf guards) for those with hearing impairments.</p> <p>Lone workers are subject to regular checks, and supervisors are aware of the locations of staff carrying out lone working activities.</p>	<p>Control/condition satisfactory? Yes/No</p> <p>Yes</p>

Management	COMMENTARY	EXISTING CONTROL MEASURES	FIRE RISK
Items to consider: Are means of escape useable and available? Are routes covered in staff training? Are routes kept clear and hazard free? Are routes adequately lit?	<p>Record any findings within the building ensuring you identify potential fire hazards and risk areas within the premises</p> <p>All escape routes were found to be usable and available at the time of assessment. Staff and residents are made aware of the nearest fire exits, and statutory fire action notices are displayed on the back of every bedroom door. Manual call points are clearly signed at all locations, and escape routes are incorporated into both resident and staff fire safety inductions.</p> <p>As identified elsewhere within this report, several areas would benefit from improvement to maintain best practice standards, including:</p> <ul style="list-style-type: none"> • Inconsistent directional escape signage across certain staircases and landings. • Minor housekeeping and combustible storage issues noted within escape routes. • External escape route and staircase maintenance, including leaf debris, uneven ground, and limited emergency lighting provision. <p>Overall, the means of escape throughout the premises remain adequate, available, and clearly defined, supporting the safe evacuation of occupants in the event of fire.</p>	<p>Record systems and procedures in place including training and information given. If action is needed record this in the action log.</p> <p>Fire evacuation drills are carried out each term to ensure residents and staff are familiar with procedures. Signage throughout escape routes reminds residents that corridors and staircases must be maintained in a sterile condition, free from obstruction. All escape routes are provided with emergency lighting in accordance with BS 5266, ensuring adequate illumination of exit doors, changes in level, and critical locations along the escape paths.</p>	Control/condition satisfactory? Yes/No No

EMERGENCY ROUTES AND EXITS			
Travel distances	COMMENTARY	EXISTING CONTROL MEASURES	FIRE RISK
<p>Items to consider:</p> <p>Do travel distances to a final exit meet the guidelines?</p> <p>Do inner rooms or rooms with initial travel on one direction meet guidance?</p>	<p>Record any findings within the building ensuring you identify potential fire hazards and risk areas within the premises</p> <p>All travel distances within the occupied areas of the building were found to be within the maximum limits recommended in current fire safety guidance. Escape routes are suitably arranged to allow safe evacuation.</p> <p>A small number of inner rooms are present within the building. These are accessed via access rooms provided with automatic smoke detection, ensuring early warning in the event of fire.</p>	<p>Record systems and procedures in place including training and information given. If action is needed record this in the action log.</p> <p>Travel distances in occupied areas comply with guidance. The roof void is tightly controlled: access is restricted to authorised personnel, students are not permitted, storage is prohibited, and smoke detection is installed. The Estates team monitors the area as part of ongoing fire safety management, with subdivision of the void noted as a recommendation.</p> <p>Automatic smoke detection is installed within access rooms serving inner rooms, to alert the occupants of the inner rooms to the presence of smoke within the escape route.</p>	<p>Control/condition satisfactory? Yes/No</p> <p>Yes</p>

Compartments and fire resisting partitions	COMMENTARY	EXISTING CONTROL MEASURES	FIRE RISK
<p>Items to consider:</p> <p>Are all exits and staircases protected from ingress of smoke and fire?</p> <p>Is escape route protected for a minimum of 30 minutes?</p> <p>Is the integrity of fire resisting compartments maintained?</p> <p>Are fire doors in good condition, functioning correctly and not wedged open?</p> <p>Do you have a testing regime for approved hold open devices on fire doors?</p>	<p>Record any findings within the building ensuring you identify potential fire hazards and risk areas within the premises.</p> <p>The premises are designed with a compartmented layout providing separation between flats, staircases, and common areas. The escape staircases are generally enclosed with fire-resisting construction intended to provide a minimum of 30-minute protection from the ingress of smoke and fire.</p> <p>At the time of assessment, a representative sample of fire doors and compartment walls/ceilings was inspected. Whilst many elements were found to be of generally sound construction, a number of defects were identified requiring remedial attention to ensure the continued integrity of the fire-resisting enclosures throughout the premises. These included:</p> <ul style="list-style-type: none"> • Excessive perimeter gaps, damaged or missing intumescent and cold smoke seals, and doors not closing to latch within multiple flats and cross-corridor locations. • The presence of surface-mounted intumescent strips and worn or defective hinges to several doors. • Missing or damaged fire-resisting hatches to service cupboards. • Compartmentation breaches noted within electrical cupboards, IT cupboards, and boiler rooms across a range of blocks, where openings, redundant cables, and poor sealing were evident. • Instances where transoms above boiler room doors did not appear to be of fire-resisting construction. 	<p>Record systems and procedures in place.</p> <p>If action is needed record this in the action log.</p> <p>Fire doors are inspected at six-monthly intervals by Facilities Management staff, with findings recorded and remedial actions referred to the University Estates team for completion. Records are maintained and monitored via the ZetaSafe system.</p> <p>Facilities staff are trained in basic fault identification and raise remedial works requests, which are logged and monitored, with supervisors following up outstanding actions to ensure timely resolution.</p> <p>Defective fire doors identified between formal inspections are reported immediately and repaired without delay.</p> <p>All physical works affecting compartmentation are controlled by the University Estates team. Penetrations are not permitted unless suitable fire-stopping is installed following completion. Works passing through compartment walls are inspected as part of the project works sign-off process.</p> <p>Works undertaken by IT and Telephone Services are generally well managed.</p> <p>Estates/Compliance arrange inspections of damaged floor or roof areas and install appropriate fire-stopping measures as required.</p>	<p>Control/condition satisfactory? Yes/No</p> <p>No</p>

- A significant number of electrical distribution cupboards were not provided with fire resisting doors.

Given the extent and variety of issues observed, a comprehensive compartmentation survey is recommended to verify the continuity of fire separation and to identify all required remedial works—particularly within high-risk areas such as boiler rooms, electrical intake cupboards, and plant spaces.

Where breaches and door defects have been identified, remedial work should be undertaken by a competent contractor

E1 MAINTENANCE OF MEASURES PROVIDED FOR PROTECTION OF FIREFIGHTERS			
Wet/dry risers	COMMENTARY Record any findings within the building ensuring you identify potential fire hazards and risk areas within the premises	EXISTING CONTROL MEASURES Record systems and procedures in place including training and information given. If action is needed record this in the action log.	FIRE RISK Control/condition satisfactory? Yes/No
Items to consider: Identify location Do you have a testing regime? Is correct signage in place?	N/A	N/A	Yes
Suppression systems	COMMENTARY Record any findings within the building ensuring you identify potential fire hazards and risk areas within the premises	EXISTING CONTROL MEASURES Record systems and procedures in place including training and information given. If action is needed record this in the action log.	FIRE RISK Control/condition satisfactory? Yes/No
Items to consider: Give a brief description of the system Identify location Do you have a testing regime? Is correct signage in place?	N/A	N/A	Yes
Firefighting shafts	COMMENTARY Record any findings within the building ensuring you identify potential fire hazards and risk areas within the premises	EXISTING CONTROL MEASURES Record systems and procedures in place including training and information given. If action is needed record this in the action log.	FIRE RISK Control/condition satisfactory? Yes/No
Items to consider: Identify location Is correct signage in place?	N/A	N/A	Yes

MAINTENANCE OF MEASURES PROVIDED FOR PROTECTION OF FIREFIGHTERS			
	COMMENTARY	EXISTING CONTROL MEASURES	FIRE RISK
Automatic opening vents	Record any findings within the building ensuring you identify potential fire hazards and risk areas within the premises	Record systems and procedures in place including training and information given. If action is needed record this in the action log.	Control/condition satisfactory? Yes/No
Items to consider: Identify location Do you have a testing regime? Is correct signage in place?	N/A	N/A	Yes
Firefighting / evacuation lifts	Record any findings within the building ensuring you identify potential fire hazards and risk areas within the premises	Record systems and procedures in place including training and information given. If action is needed record this in the action log.	Control/condition satisfactory? Yes/No
Items to consider: Give a brief description of the system Identify location Do you have a testing regime? Is correct signage in place?	N/A	N/A	Yes
Fire Hydrants and general access	Record any findings within the building ensuring you identify potential fire hazards and risk areas within the premises	Record systems and procedures in place including training and information given. If action is needed record this in the action log.	Control/condition satisfactory? Yes/No
Items to consider: Identify location Is correct signage in place? Can fire tenders reach the hydrant and external envelope of the building – are there any restrictions	Firefighting access to the site is considered generally satisfactory, with vehicular approach available via Goldney Avenue leading directly to the main entrance courtyard. Hydrants are located outside the main entrance and at the junction of Lower Clifton Hill and Constitution Hill, providing adequate water supplies for firefighting purposes. However, it was noted that the primary side access gates—which would form part of the Fire and Rescue Service	Fire hydrants are managed and maintained by the Fire and Rescue Service.	No

MAINTENANCE OF MEASURES PROVIDED FOR PROTECTION OF FIREFIGHTERS		
	<p>access route to the rear of the site—are secured with a padlock. At the time of assessment, management confirmed that in the event of a fire, on-site security personnel would attend, investigate, and if necessary, open the gates in advance of the Fire and Rescue Service's arrival.</p> <p>Whilst this arrangement may function under ideal circumstances, there is no guarantee that security staff would always arrive prior to the Fire and Rescue Service, particularly if a call were made directly by occupants. It is therefore recommended that either:</p> <ul style="list-style-type: none">• The Fire and Rescue Service be provided with a key to the gate padlock; or• The locking mechanism be replaced with an access code or FS-compatible key system, with details provided to the Fire and Rescue Service. <p>Implementation of either measure would ensure that attending crews can gain immediate and unhindered access to the site in an emergency.</p>	

F1**OTHER FIRE HAZARDS OR AREAS REQUIRING SPECIAL CONSIDERATION**

AREA	COMMENTARY	EXISTING CONTROL MEASURES Record systems and procedures in place for managing this area. If action is needed record this in the action log.	FIRE RISK Control/condition satisfactory? Yes/No
N/A	N/A	N/A	Yes

G1**EVALUATION OF A FIRE OCCURRING AND POTENTIAL IMPACTS**

The likelihood of a fire occurring within the premises is assessed as medium, based on the presence of multiple ignition sources within kitchens, combustible storage within electrical and plant areas, student-owned appliances lacking evidence of testing, and localised electrical defects observed during the assessment. These conditions increase the potential for ignition in several areas across the site.

The potential consequences of a fire are assessed as substantial, due to the premises accommodating a large number of sleeping residents who may be slow to respond to an alarm, combined with several factors that could contribute to early smoke spread or hinder safe evacuation. These include defective flat entrance doors, compartmentation breaches within risers and service cupboards, non–fire-resisting electrical cupboard doors, and combustible materials stored within plant spaces. External escape staircases showing poor housekeeping, along with uneven and poorly illuminated escape routes, may further hinder evacuation, while padlocked access gates could delay Fire and Rescue Service entry.

When likelihood and consequence are considered together, the overall fire risk for the premises is assessed as Substantial, in line with the points-based scoring for this assessment. Remedial actions relating to fire doors, compartmentation, hazardous storage, and escape route maintenance should be prioritised to reduce both the likelihood of fire and the potential impacts on residents and staff.

PHOTOGRAPHS



Figure 1



Figure 2

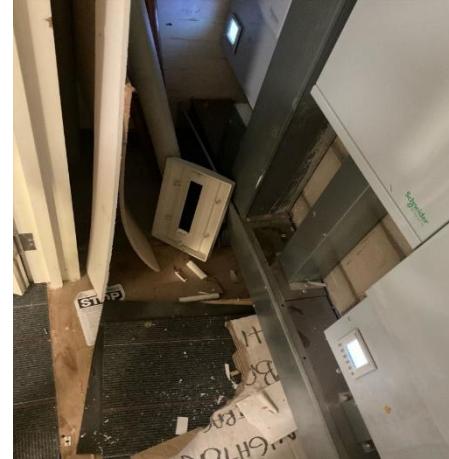


Figure 3



Figure 4

A damaged upholstered chair with exposed foam core was observed within block a, room 0.5.

Privately owned student electrical appliances without evidence of PAT testing were observed within kitchen areas at the time of assessment.

Combustible materials and disused Ni-Cad batteries were observed on the floor within the 415 V electrical riser cupboard serving Flat A1.

Disused Ni-Cad batteries were observed on the floor within the 415 v electrical intake cupboards serving flat B0.



Figure 5



Figure 6



Figure 7

Disused Ni-Cad batteries were observed on the floor within the electrical intake cupboard serving flat B1.

Disused Ni-Cad batteries and combustible waste were observed on the floor within the electrical cupboard serving flat B2.

Disused Ni-Cad batteries were observed on the floor within the electrical cupboard serving Flat F0.

Combustible materials were observed on the floor within the electrical cupboard serving Flat G0.



Figure 8



Figure 9



Figure 10



Figure 11

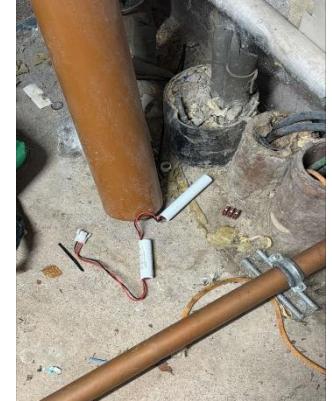


Figure 12

Combustible materials and disused Ni-Cad batteries were observed on the floor within the electrical cupboard serving Flat H0.	Combustible materials and disused Ni-Cad batteries were observed on the floor within the electrical cupboard serving Flat H2.	Combustible materials and disused Ni-Cad batteries were observed on the floor within the electrical cupboard serving Flat J0	Disused Ni-Cad batteries were observed on the floor within the boiler room located to the rear of Block L.
---	---	--	--



Figure 13



Figure 14



Figure 15



Figure 16

Kitchenette located within Flat A – Room 0.5, positioned directly adjacent to the primary escape route (flat entrance door).	Final exit door fitted with thumb-turn lock lacking signage to indicate direction of operation.	Electrical distribution cupboard within Flat B0 fitted with non-fire-resisting doors requiring replacement with FD30S door sets.	Electrical distribution cupboard within Flat B1 fitted with non-fire-resisting doors requiring replacement with FD30S door sets.
--	---	--	--



Figure 18



Figure 19



Figure 20



Figure 21

Electrical distribution cupboard within Flat C0 fitted with non–fire-resisting doors requiring replacement with FD30S door sets.

Electrical distribution cupboard within Flat C1 fitted with non–fire-resisting doors requiring replacement with FD30S door sets.

Electrical distribution cupboard within Flat C2 fitted with non–fire-resisting doors requiring replacement with FD30S door sets.

Electrical distribution cupboard within Flat D1 fitted with non–fire-resisting doors requiring replacement with FD30S door sets.



Figure 22



Figure 23



Figure 24



Figure 25

Electrical distribution cupboard within Flat D3 fitted with non–fire-resisting doors requiring replacement with FD30S door sets.

Electrical distribution cupboard within Flat F0 fitted with non–fire-resisting doors requiring replacement with FD30S door sets.

Electrical distribution cupboard within Flat F0 fitted with non–fire-resisting doors requiring replacement with FD30S door sets.

Electrical distribution cupboard within Flat F2 fitted with non–fire-resisting doors requiring replacement with FD30S door sets.



Figure 26



Figure 27



Figure 28



Figure 29

Electrical distribution cupboard within Flat C0 fitted with non–fire–resisting doors requiring replacement with FD30S door sets.

Electrical distribution cupboard within Flat C1 fitted with non–fire–resisting doors requiring replacement with FD30S door sets.

Electrical distribution cupboard within Flat C2 fitted with non–fire–resisting doors requiring replacement with FD30S door sets.

Electrical distribution cupboard within Flat D1 fitted with non–fire–resisting doors requiring replacement with FD30S door sets.



Figure 30



Figure 31



Figure 32



Figure 33

Electrical distribution cupboard within Flat H1 fitted with non–fire–resisting doors requiring replacement with FD30S door sets.

Electrical distribution cupboard within Flat H2 fitted with non–fire–resisting doors requiring replacement with FD30S door sets.

Electrical distribution cupboard within Flat J0 fitted with non–fire–resisting doors requiring replacement with FD30S door sets.

Electrical distribution cupboard within Flat J1 fitted with non–fire–resisting doors requiring replacement with FD30S door sets.



Figure 34

Excessive perimeter gap to fire door protecting Room A0.5.



Figure 35



Excessive perimeter and threshold gaps to cross-corridor fire door adjacent to Room A0.1.



Figure 36

Excessive perimeter gaps and missing cold smoke seals to cross-corridor fire door at entrance to Flat A1.



Figure 37

Excessive perimeter gap to entrance fire door protecting Flat A2.



Figure 38

Excessive perimeter gap to fire door protecting kitchen within Flat A2.



Figure 39

Excessive perimeter and threshold gaps to cross-corridor fire door adjacent to Room A2.1.



Figure 40

Highly excessive perimeter gaps to entrance fire door protecting Flat A2.

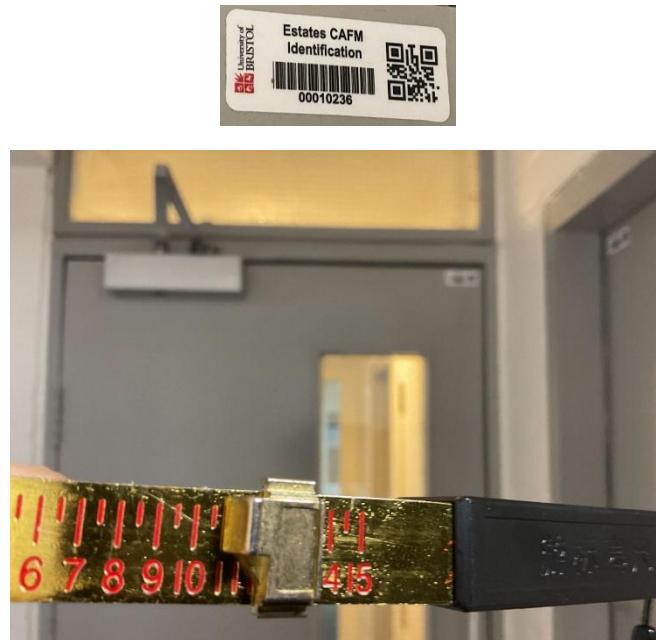


Figure 41

Highly excessive perimeter gaps to cross-corridor fire door opposite kitchen within Flat A2.



Figure 42

Excessive perimeter gap to cross-corridor fire door adjacent to Room A3.1.



Figure 43



Figure 44



Figure 44

Excessive perimeter gap to fire door protecting boiler cupboard leading from stairwell opposite Flat B0.

Penetration through frame of fire door protecting boiler cupboard leading from stairwell opposite Flat B0.

Fire door protecting boiler cupboard leading from stairwell opposite Flat B0 not fitted with intumescent or cold smoke seals and missing upper doorstop.



Figure 45

Excessive perimeter gaps and glazing sealed with silicone to cross-corridor fire door opposite kitchen within Flat B0.



Figure 46

Excessive perimeter gap to entrance fire door protecting Flat B1.



Figure 47

Excessive threshold gap and warping to cross-corridor fire door opposite kitchen within Flat B1; door set requires replacement.



Figure 48

Highly excessive perimeter gaps to entrance fire door protecting Flat B2.



Figure 49

Excessive perimeter gap to cross-corridor fire door opposite kitchen within Flat B2.



Figure 50

Excessive perimeter gap to entrance fire door protecting Flat B3.



Figure 51

Excessive perimeter gap to cross-corridor fire door opposite kitchen within Flat B3.

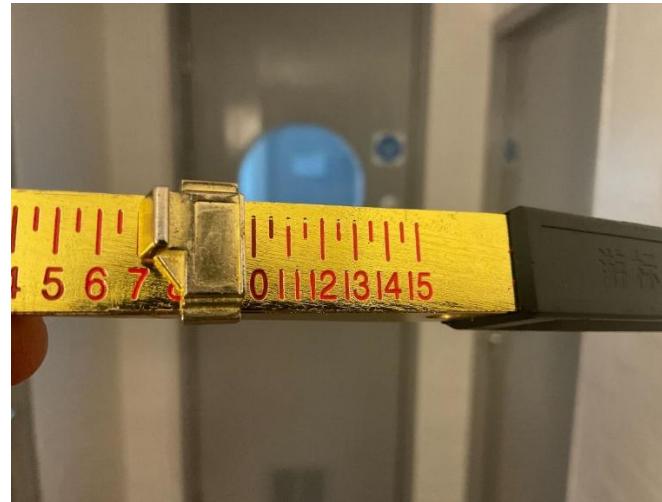


Figure 52

Excessive perimeter gap to cross-corridor fire door adjacent to Room B3.1.



Figure 53

Fire door protecting boiler cupboard of Block C opposite Flat C0 not fitted with intumescent or cold smoke seals and missing upper doorstop.



Figure 54

Excessive perimeter gap to entrance fire door protecting Flat C0.



Figure 55

Excessive perimeter head gap to fire door protecting kitchen within Flat C0.



Figure 56

Excessive perimeter gap to cross-corridor fire door opposite kitchen within Flat C0.



Figure 57

Excessive perimeter gap to cross-corridor fire door adjacent to Flat C0 Room 0.1.



Figure 58

Excessive perimeter gap to entrance fire door protecting Flat C1.



Figure 59

Excessive perimeter gap to cross-corridor fire door opposite kitchen within Flat C1.



Figure 60

Excessive perimeter gap to inter-corridor fire door adjacent to Room 1.1 within Flat C1.



Figure 61

Excessive perimeter gap to entrance fire door protecting Flat C2.



Figure 62

Excessive perimeter gap to cross-corridor fire door opposite kitchen within Flat C2.



Figure 63



Figure 64



Figure 65

Excessive perimeter and threshold gaps to cross-corridor fire door adjacent to Room 2.1 within Flat C2.

Excessive perimeter gap to entrance fire door protecting Flat C3.

Highly excessive perimeter gaps to cross-corridor fire door opposite kitchen within Flat C3.



Figure 66

Excessive perimeter and threshold gaps to cross-corridor fire door adjacent to Room 3.1 within Flat C3.

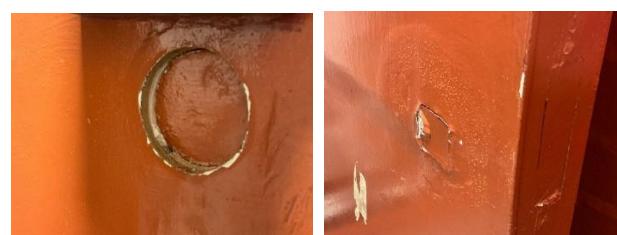


Figure 67

Damaged and poorly repaired boiler cupboard door opposite Flat D0 with missing seals, upper doorstop, and excessive perimeter gaps; door set requires replacement with FD30S fire door.



Figure 68

Highly excessive perimeter gaps to entrance fire door protecting Flat D0.



Figure 69

Highly excessive perimeter gaps to cross-corridor fire door opposite kitchen within Flat D0.



Figure 70

Typical cross-corridor fire doors opposite kitchens within flats with excessive perimeter gaps, worn hinges, and surface-mounted intumescent strips; representative of multiple doors in similar condition throughout the premises.



Figure 71

Excessive perimeter gap to cross-corridor fire door adjacent to Room 0.1 within Flat D0.



Figure 72

Excessive perimeter gaps and combustible paper affixed to vision panel glazing on entrance fire door protecting Flat D1.

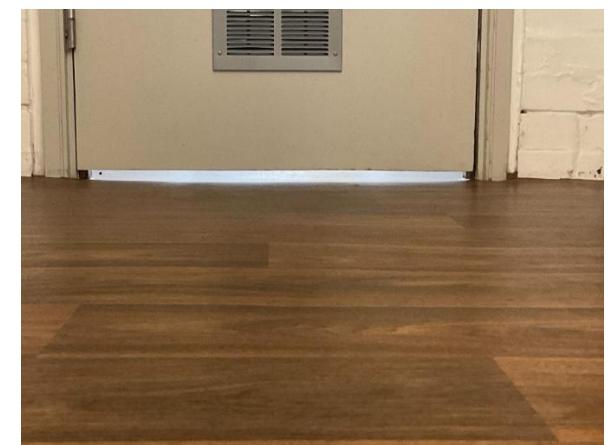


Figure 73

Excessive perimeter gap to cross-corridor fire door within kitchen of Flat D1.



Figure 74



Excessive perimeter and threshold gaps to cross-corridor fire door adjacent to Room 1.1 within Flat D1.



Figure 75

Highly excessive perimeter gaps and combustible paper affixed to vision panel glazing on entrance fire door protecting Flat D2.



Figure 76

Highly excessive perimeter gaps to entrance fire door protecting Flat D3.



Figure 77

Excessive perimeter gaps and combustible paper affixed to vision panel glazing on entrance fire door protecting Flat E0.



Figure 78

Excessive perimeter gap to cross-corridor fire door opposite kitchen within Flat E0.



Figure 79

Transom panel above cross-corridor fire door opposite kitchen within Flat E0 does not appear to be fire-resisting in construction.



Figure 80

Excessive perimeter gap to cross-corridor fire door adjacent to Room 0.1 within Flat E0.



Figure 81

Excessive perimeter gap to entrance fire door protecting Flat E1.



Figure 82

Highly excessive perimeter gaps to cross-corridor fire door opposite kitchen within Flat E1.



Figure 83

Penetrations through door leaf to fire door protecting linen cupboard within Flat E1.



Figure 84

Excessive perimeter gap to cross-corridor fire door adjacent to Room 1.1 within Flat E1.



Figure 85

Highly excessive perimeter gaps to entrance fire door protecting Flat E2.



Figure 86

Highly excessive perimeter gaps to cross-corridor fire door opposite kitchen within Flat E2.



Figure 87

Penetrations through door leaf to fire door protecting linen cupboard within Flat E2.



Figure 88

Highly excessive perimeter gaps to entrance fire door protecting Flat E3.



Figure 89

Excessive perimeter gap to cross-corridor fire door opposite kitchen within Flat E3.



Figure 90

Penetrations through door leaf to fire door protecting linen cupboard within Flat E3.



Figure 91

Excessive perimeter head gap and damaged surface-mounted intumescent strip to cross-corridor fire door at entrance to Flat F2.



Figure 92

Highly excessive perimeter gaps to entrance fire door protecting Flat F1.

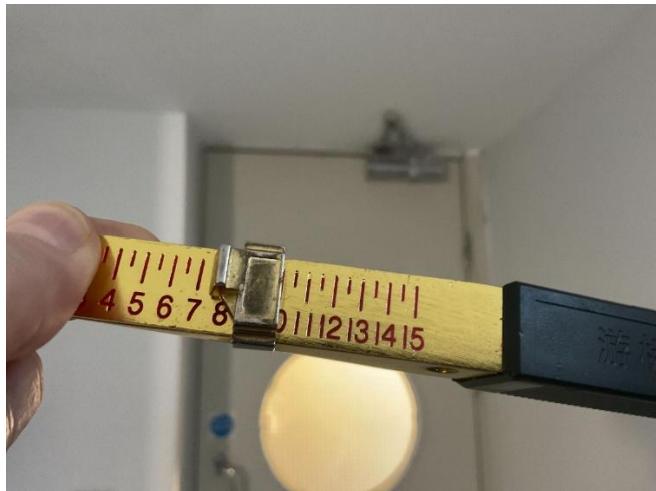


Figure 93

Excessive perimeter head gap to fire door protecting kitchen within Flat F1.



Figure 94

Excessive perimeter gap to cross-corridor fire door adjacent to Room 1.1 within Flat F1.



Figure 95

Excessive perimeter gap to entrance fire door protecting Flat F0.



Figure 96

Excessive perimeter head gap to cross-corridor fire door in lobby of Flat F0.



Figure 97

Excessive perimeter gap to cross-corridor fire door adjacent to Room 0.1 within Flat F0.



Figure 98

Excessive perimeter gap to entrance fire door protecting Flat G0.



Figure 99

Highly excessive perimeter gaps to fire door protecting kitchen within Flat G0.



Figure 100

Highly excessive perimeter gaps and missing intumescent glazing seals to cross-corridor fire door opposite kitchen within Flat G0.



Figure 101

Fire door protecting storage cupboard within dead-end corridor adjacent to Room 0.8 not fitted with intumescent or cold smoke seals.



Figure 102



Figure 103



Figure 104

Excessive perimeter gaps and combustible paper affixed to vision panel glazing on entrance fire door protecting Flat G1.

Excessive perimeter head gap and worn hinges to cross-corridor fire door within kitchen of Flat G1.

Fire door protecting utility cupboard adjacent to Room 1.8 within Flat G1 not fitted with intumescent or cold smoke seals.



Figure 105

Highly excessive perimeter gaps and combustible paper affixed to vision panel glazing on entrance fire door protecting Flat G2.



Figure 106

Highly excessive perimeter head gap to cross-corridor fire door opposite kitchen within Flat G2.



Figure 107

Excessive perimeter gap to cross-corridor fire door adjacent to Room 2.1 within Flat G2.



Figure 108

Fire door protecting immersion boiler cupboard within Flat G2 adjacent to Room 2.8 not fitted with intumescent or cold smoke seals and missing section of doorstop.



Figure 109

Excessive perimeter gap to fire door at head of staircase leading to Flat K1.



Figure 110

Excessive perimeter head gap to fire door protecting kitchen within Flat K1.



Figure 111

Excessive perimeter gap to entrance fire door from stairwell to Flat K0.



Figure 112

Fire door to kitchen within Flat K0 not closing fully to latch and exhibiting excessive perimeter gaps.



Figure 113

Excessive perimeter head gap to fire door protecting Room 0.4 within Flat K0.



Figure 114

Excessive perimeter gap to entrance fire door protecting Flat H0.



Figure 115

Excessive perimeter gaps, surface-mounted intumescent strips, and badly worn hinges to cross-corridor fire door opposite kitchen within Flat H0.



Figure 116

Excessive perimeter gap to fire door protecting kitchen within Flat H1.



Figure 117

Excessive perimeter gaps and surface-mounted intumescent strips to cross-corridor fire door opposite kitchen within Flat H1.



Figure 118

Excessive perimeter gap to cross-corridor fire door adjacent to Room 1.1 within Flat H1.



Figure 119

Excessive perimeter gap to entrance fire door protecting Flat H2.



Figure 120

Excessive perimeter gap to fire door protecting kitchen within Flat H2.



Figure 121

Excessive perimeter gap to cross-corridor fire door opposite kitchen within Flat H2.

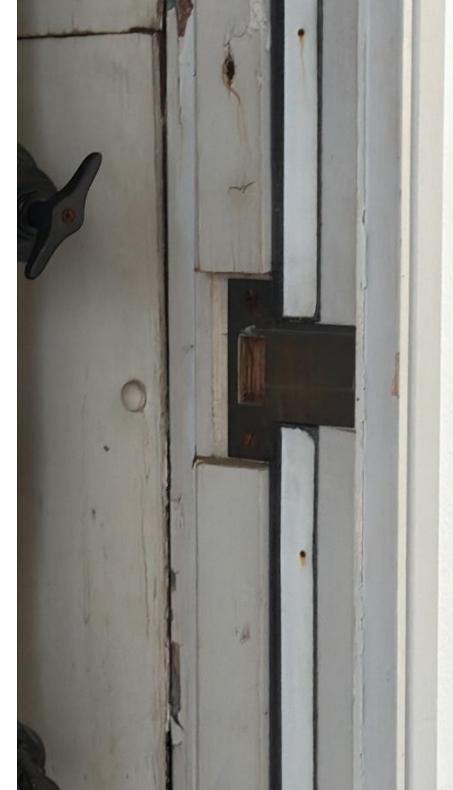


Figure 122

Section of doorstop missing and surface-mounted intumescent and cold smoke seals to fire door protecting immersion cupboard within Flat H2 opposite Room 2.7.



Figure 123

Fire door protecting kitchen within Flat J0 not closing fully to latch.



Figure 124

Excessive perimeter gap to entrance fire door protecting Flat J1.



Figure 125

Excessive perimeter gap to fire door protecting kitchen within Flat J1.



Figure 126

Excessive perimeter gaps and surface-mounted intumescent strips to cross-corridor fire door opposite kitchen within Flat J1.



Figure 127

Excessive perimeter gap to cross-corridor fire door adjacent to Room 1.1 within Flat J1.



Figure 128

Excessive perimeter gap to fire door leading from common room and study area onto end stairwell of Block L.

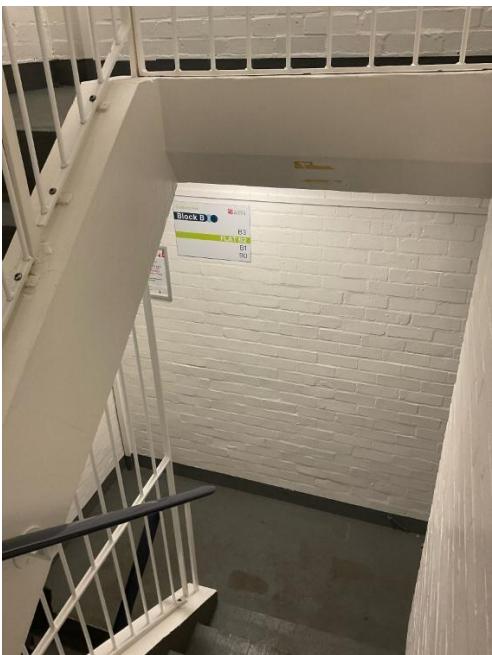


Figure 129

Insufficient directional escape signage within staircases; intermediate and landing signs missing or inconsistently positioned



Figure 130

Compartmentation breaches observed within the electrical cupboard of Flat C1.

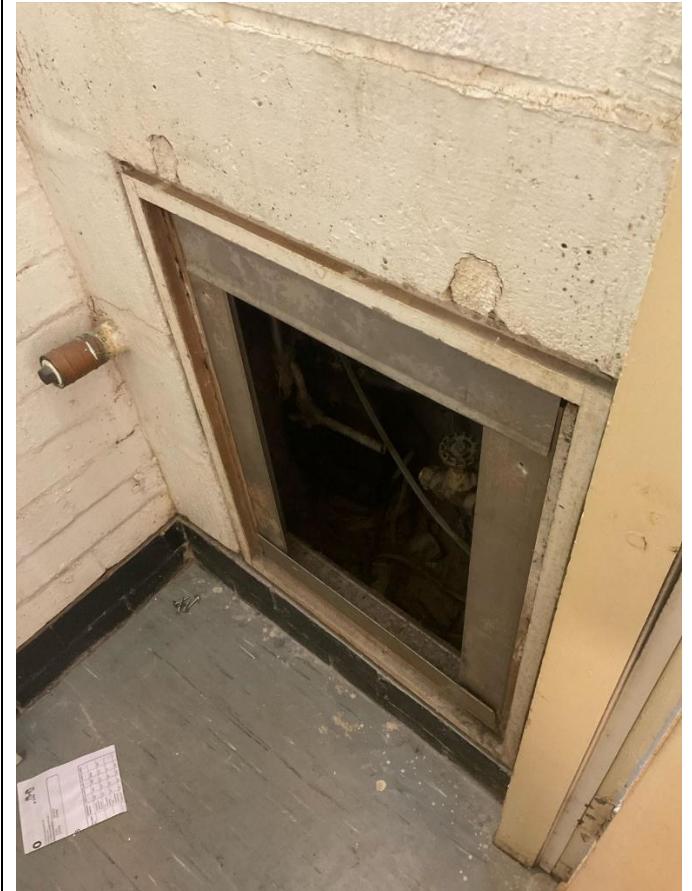


Figure 131

Missing fire-resisting hatch within the cleaners' cupboard of Flat D0, compromising the compartmentation of the area.



Figure 132

Compartmentation breaches observed within the electrical cupboard of Flat D1.



Figure 133

Fire-resisting hatch missing within the cleaners' cupboard of Flat E0.

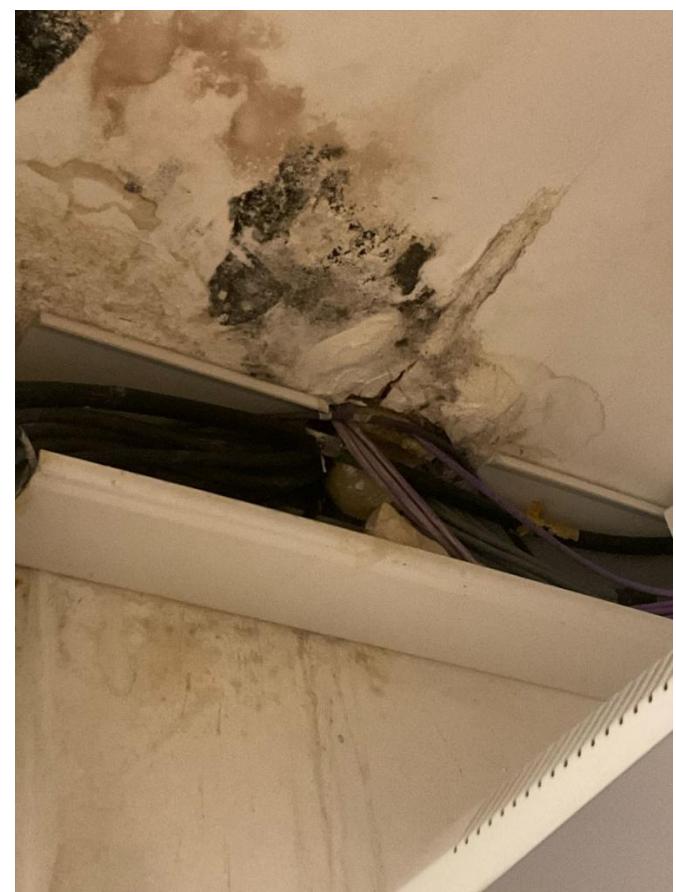


Figure 134

Compartmentation breaches observed within the utility cupboard of Flat G1 adjacent to Room 1.8 where IT equipment has been installed.



Figure 135

Compartmentation breaches observed within the storage cupboard opposite Flat H Room 0.7.



Figure 136

Compartmentation breaches observed within the IT cupboard of Flat J1 opposite Room 1.7.



Figure 137

Compartmentation breaches observed within the boiler room to the rear of Block L.



Figure 138

Transom panel above the boiler room fire door within the stairwell of Block A not of fire-resisting construction.



Figure 139

Transom panel above the boiler room fire door within the stairwell of Block E not of fire-resisting construction.

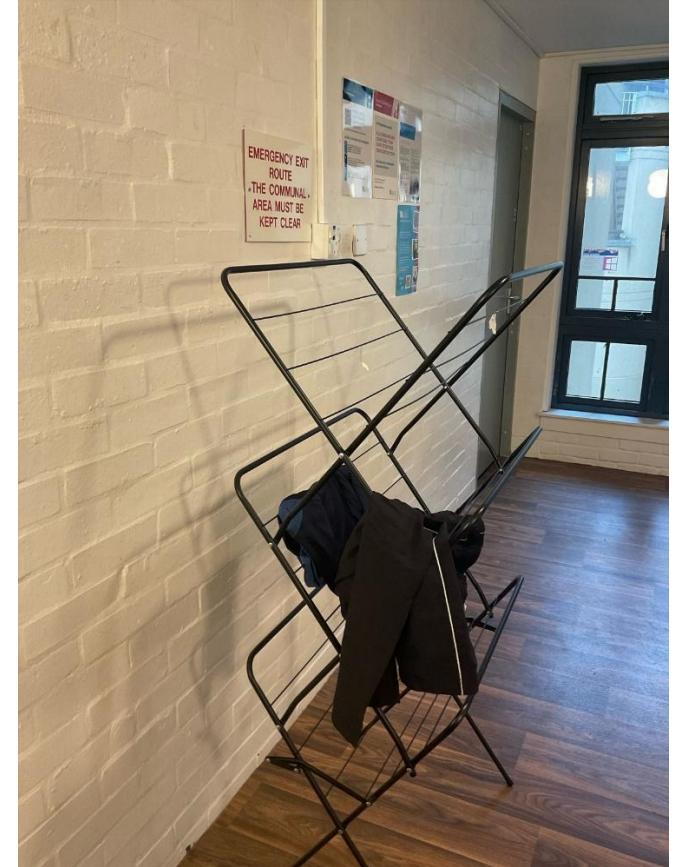


Figure 140

Clothing and personal items being dried within the escape corridor of Flat D2, increasing the fire load and compromising the sterility of the escape route.



Figure 141

Clothing and personal items being dried within the escape corridor of Flat F2, increasing the fire load and compromising the sterility of the escape route.



Figure 142

Clothes drying noted within the escape corridor of Flat H2, contrary to the requirement for escape routes to be maintained as sterile areas free from combustible materials.



Figure 143

Combustible noticeboard of open design observed within protected stairwell, introducing unnecessary fire load within the means of escape.



Figure 144

Combustible crepe paper decorations suspended from ceiling within kitchen of Flat F0, presenting an increased fire load above cooking appliances and lighting.



Figure 145

Temporary hazardous materials storage cage containing flammable substances positioned adjacent to designated smoking area, contrary to safety signage and increasing ignition risk.



Figure 146

Highly flammable liquids and aerosols stored in the trunk room without a suitable fire-resisting cabinet, alongside poor housekeeping and excess fire load.





Figure 147

Redundant live cables and unfused spurs observed within immersion heater cupboard of Block G. Isolator in the 'off' position but not locked off, presenting a potential fire and electrical hazard.

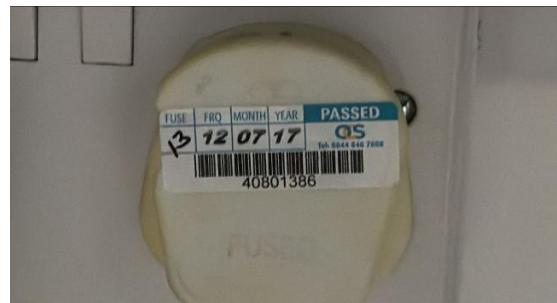


Figure 148

Examples of IT and electrical equipment within utility/IT cupboards (flats G1 and H1) with no evidence of recent portable appliance testing or inspection.

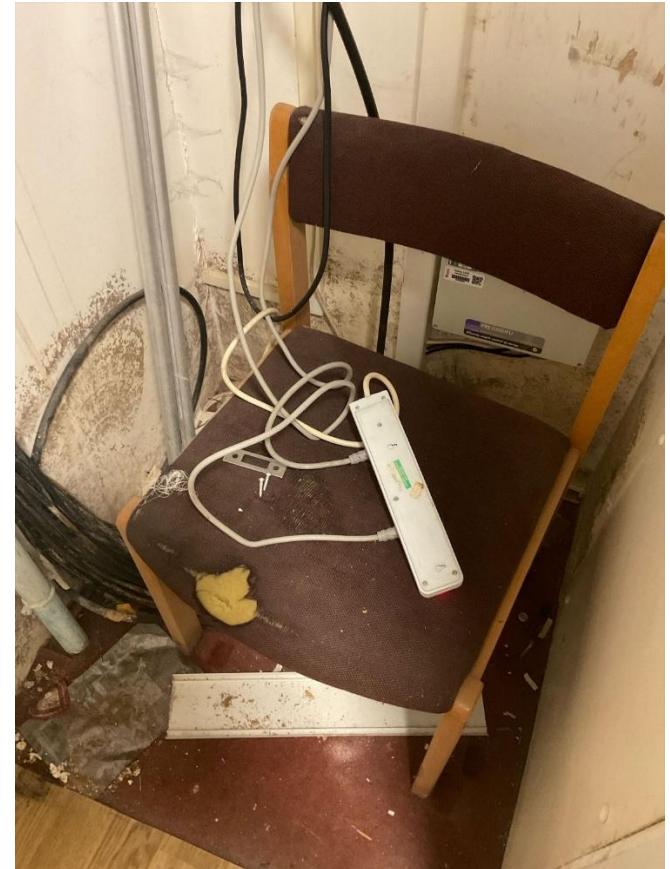


Figure 149

Upholstered chair with torn covering and exposed foam stored within the IT/utility cupboard of flat G1 adjacent to room 1.8, increasing fire load near electrical equipment.

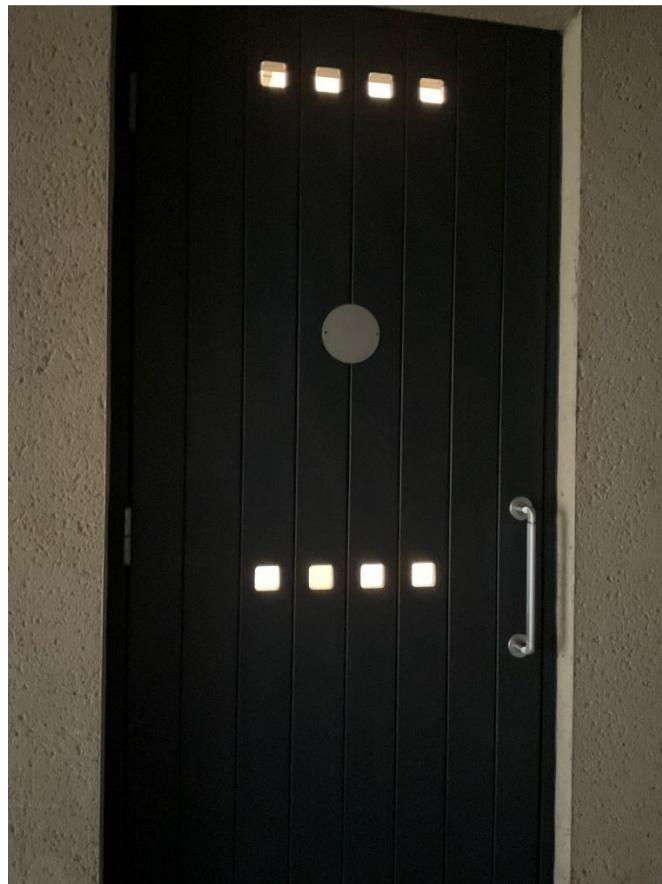


Figure 150

Final exit door from flat K0 not displaying required "Fire Exit – Keep Clear" signage.



Figure 151

Main vehicle access gates to the side of the premises secured with a padlock, potentially restricting Fire and Rescue Service access in an emergency.

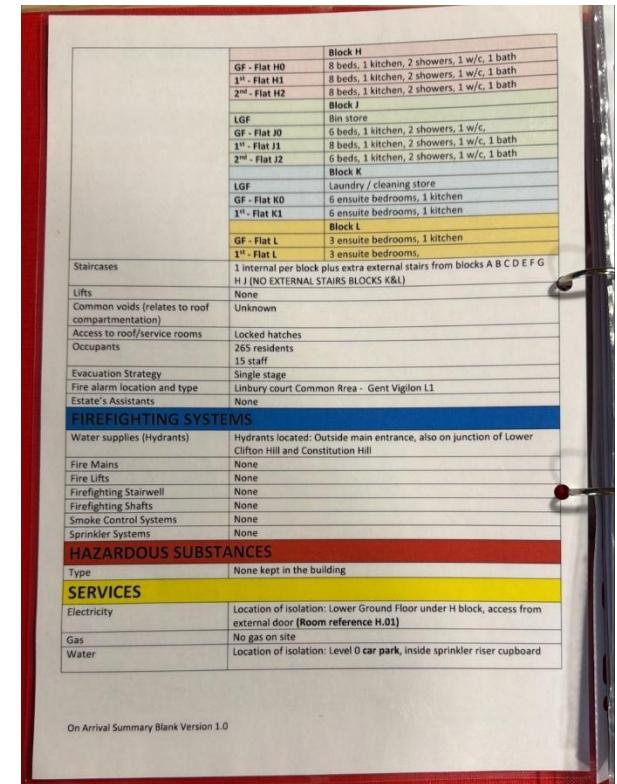


Figure 152

Fire and Rescue Service document box containing incorrect building information, stating that no gas supplies are present on site.



Figure 153

Carbon dioxide fire extinguisher within the boiler plant room to the rear of Block L showing an out-of-date service label (last serviced February 2023).



Figure 154

External escape route leading towards the emergency assembly point not provided with emergency lighting, including unlit steps and level changes.



Figure 155

Uneven and unlit external escape routes at the base of emergency staircases, increasing trip and fall risk during evacuation in low-light conditions.



Figure 156

Cupboards, boiler rooms, and plant areas not provided with automatic fire detection, confirming that the current system does not achieve Category L1 coverage in accordance with BS 5839-1.



Figure 157

Accumulation of litter and leaves observed on treads and landings of external escape staircases, presenting slip and trip hazards.

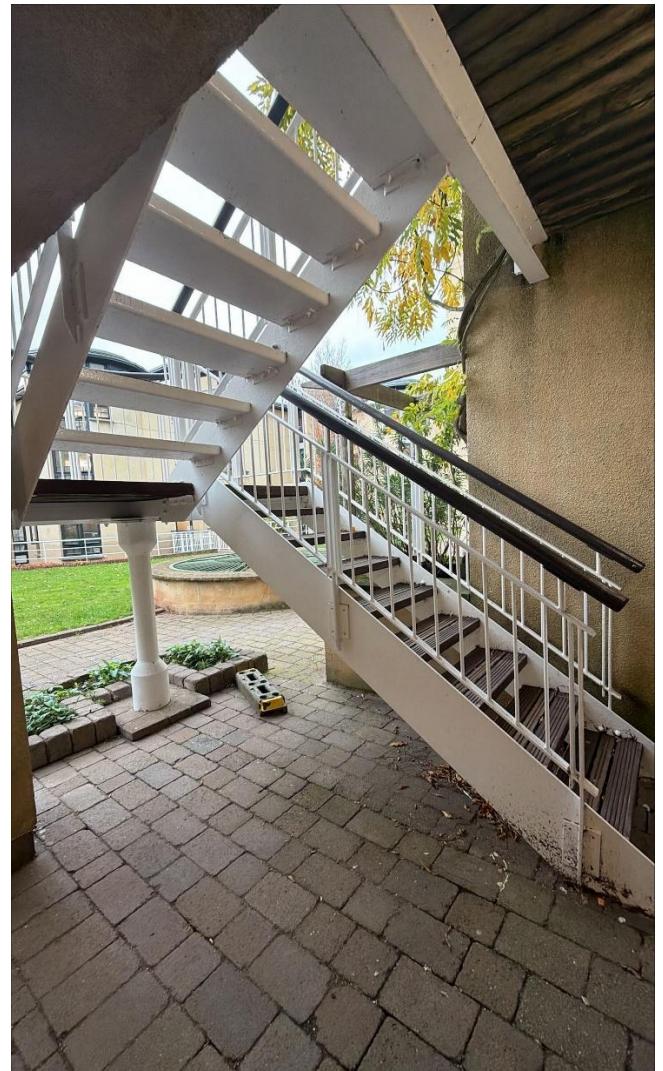


Figure 158

External metal escape staircases serving the upper levels of the accommodation blocks. It was not possible to confirm that these structures are currently subject to a formal inspection and maintenance regime by a competent engineer.

FIRE RISK ASSESSMENT ACTION PLAN

Where similar issues present (such as faults with multiple fire doors or breaches of compartmentalisation), these should be listed as one action but with all locations identified. Note that whilst individual issues may be low risk (e.g. simple fault with a single fire door), if accumulated (simple faults with multiple fire doors) it may be appropriate to raise the risk level. Equally, a low-level risk may escalate if left unattended from one review to the next.

Issue	Risk Level	Issue description and location	Proposed solution	Person responsible	Job reference number	Expected completion (date)	Checked as complete (names & date)
1 <i>Fig 1</i>	3	A damaged upholstered chair with exposed foam core was observed within Block A, Room 0.5. The presence of damaged soft furnishings can present an increased fire load and potential for rapid fire spread due to the exposed combustible material.	Remove the damaged chair from use and dispose of it appropriately. Any replacement furniture should be certified as fire-retardant in accordance with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended). Ensure regular inspections of upholstered furniture are undertaken to identify and remove any future damaged items.	Jemima Moulton-Hawkins	N/A	December 2025	Complete: Chair replaced 09/12/2025
2 <i>Fig 2</i>	3	Whilst University of Bristol-supplied electrical appliances are PAT tested at the appropriate frequencies, a number of student-owned electrical appliances were identified within kitchens with no evidence of PAT testing. No test labels or records were available to confirm that these appliances had been subject to inspection.	The University already provides sessions for students to present personal appliances to the Facilities team for PAT testing. It is recommended that routine kitchen checks continue, and that any student-owned appliances identified without evidence of testing are referred for PAT testing at the next available opportunity.	Andrew Langford / Tawanda Chibaya	N/A	December 2025	Complete: Current testing regime deemed sufficient, no further action required

3	4	<p><i>Fig 3 To Fig 11</i></p> <p>Combustible materials and disused Ni-Cad batteries were observed stored within multiple electrical riser cupboards and plant areas throughout the premises. These areas are designed solely to accommodate electrical infrastructure and should not be used for general storage. The presence of combustible materials within electrical or plant areas increases the risk of ignition, fire spread, and may obstruct safe access to essential electrical equipment.</p> <ul style="list-style-type: none"> • Electrical cupboard serving Flat A1 • Electrical cupboard serving Flat B0. • Electrical cupboard serving Flat B1. • Electrical cupboard serving Flat B2. • Electrical cupboard serving Flat F0. • Electrical cupboard serving Flat G0. • Electrical cupboard serving Flat H0. • Electrical cupboard serving Flat H2. • Electrical cupboard serving Flat J0. • Boiler room located to the rear of Block L 	<p>Remove all combustible items and disused Ni-Cad batteries from electrical riser cupboards and plant rooms immediately. Implement a strict housekeeping regime to ensure these areas remain clear of storage and regularly inspected. Any redundant batteries should be disposed of safely in accordance with hazardous waste regulations, and Estates or local management should incorporate periodic checks into routine maintenance procedures.</p>	<p>Joe Collins / Jemima Moulton- Hawkins</p>	<p>1508862. 00</p>	<p>December 2025</p>	<p>Complete: Maintenance Services completed clear out of all electrical cupboards 16/12/2025 Cupboards checked by JMH 08/01/2026 Ongoing spot checks of cupboards to be included in monthly H&S audits.</p>
---	---	---	--	--	------------------------	--------------------------	--

4 <i>Fig 13</i>	3	<p>Access was obtained to Flat A – Room 0.5, which was vacant at the time of assessment. A kitchenette is installed directly adjacent to the flat entrance door, forming part of the escape route from the room. A roller shutter is provided to enclose the kitchenette; however, it is not interlinked to the fire alarm system to automatically close in the event of fire and is therefore likely to remain in the open position when the kitchenette is in use.</p> <p>University staff advised that these rooms are typically allocated to postgraduate students. When allocated to non-postgraduate students, the roller shutter is kept in the lowered and locked position, preventing use of the kitchenette and thereby removing the cooking risk. Conversely, when the room is allocated to a postgraduate student, the kitchenette is made available and the roller shutter remains unlocked and raised, which introduces the risk that a fire originating within the kitchenette area could compromise the means of escape via the entrance door.</p> <p>Although a secondary door provides potential alternative egress to a small enclosed external space, use of this route</p>	<p>A review should be undertaken to identify all student bedrooms that incorporate kitchenette facilities and to confirm their position relative to the primary entrance door. Where a kitchenette is positioned immediately adjacent to the flat entrance door, this arrangement should be considered unsuitable due to the potential for a fire in that area to compromise the escape route.</p> <p>The University should implement a management control whereby any kitchenette positioned beside the entrance door is maintained in the lowered and locked position by default, preventing its use unless the room is specifically allocated to a postgraduate student under controlled conditions. Where the kitchenette is made available for use, a fire-resisting roller shutter should be installed and interlinked to the fire alarm system so that it automatically closes upon activation of the alarm or loss of power, and the activation of the shutter should simultaneously isolate all electrical supplies serving the kitchenette.</p> <p>If these measures cannot reasonably be achieved, or where no suitable alternative means of escape exists that does not require passing the kitchenette, the kitchenette should either be removed or relocated so that its position does not compromise the escape route. A fire blanket should be provided within each kitchenette, and clear instructions issued to occupants regarding safe use of appliances and the prohibition of unattended cooking.</p> <p>Where reliance is placed on a secondary door providing access to an enclosed</p>	Jemima Moulton-Hawkins / Joe Collins	1524887.00	February 2026	<p>Started - Partial Completion: JMH emailed Student Accom Team to remove offering of kitchenette in room, change room profile on StarRez 07/01/2026</p> <p>1524887.00 - job raised to lock off shutter to kitchenette 07/01/2026</p> <p>Further Action: Raise job in Easter to carry out complete removal of kitchenettes in A0.5, C0.5 and E0.5 over summer 2026.</p>
---------------------------	---	---	---	--------------------------------------	------------	---------------	---

		<p>would require climbing over a medium-height wall and is therefore unlikely to represent a suitable or practicable means of escape in an emergency.</p> <p>Whilst it is recognised that this arrangement occurs within self-contained accommodation, even in less complex residential buildings—where lower standards of protection are normally accepted—best practice dictates that cooking facilities should not be positioned immediately adjacent to the sole exit door. Given the scale and occupancy of this building, the same principle applies with greater importance.</p> <p>It is understood that other bedrooms within the building may incorporate similar kitchenettes, and their configuration should therefore be reviewed to confirm whether cooking facilities are located in proximity to the primary exit door.</p>	<p>external area, this route should be reviewed to confirm that it offers a safe and practicable means of escape. Where this cannot be achieved, the kitchenette should not be made available for use until suitable compensatory measures are implemented.</p>				
5 <i>Fig 14</i>	2	<p>A number of final exit doors throughout the premises are fitted with thumb-turn locks. However, the direction of operation and method of use for these locks are not clearly indicated by appropriate signage. In an emergency, particularly in low lighting or when used by unfamiliar persons, the absence of clear indication could delay</p>	<p>Provide clear, durable, and pictorial signage adjacent to all final exit doors fitted with thumb-turn locks, indicating the direction of turn and method of operation to release the door. Signage should comply with BS 5499-4 and be of a size and format easily visible in low-light conditions.</p>	Jemima Moulton-Hawkins	N/A	December 2025 08/12/2025	Complete: JMH installed photoluminescent thumb turn signage to all final exits 08/12/2025

		egress or lead to confusion in operating the device.				
6 <i>Fig 15 To Fig 33</i>	4	<p>A number of doors installed to electrical distribution cupboards within flats were observed to be non-fire-resisting in construction. These enclosures contain electrical equipment which represents a potential ignition source and therefore require adequate fire separation from the surrounding accommodation. The current lightweight doors would not provide sufficient resistance to the spread of smoke or fire in the event of an electrical fault or equipment fire.</p> <ul style="list-style-type: none"> • Block B • Block C • Block D • Block F • Block G • Block H • Block J 	All electrical cupboard doors located within flats should be replaced with new FD30S fire-resisting door sets, constructed and installed in accordance with BS 8214 and the manufacturer's certification. Doors should be fitted with suitable locks to ensure they remain closed when not in use and provided with appropriate signage stating "Fire door – Keep locked shut".	Awaiting Quote from Shield 13/01/2026	Planon ref 1548831 Raised 12.2.26	May 2026
7 <i>Fig 67</i>	3	The fire door protecting the boiler cupboard opposite Flat D0 was found to be damaged in multiple areas, with evidence of crude surface repairs that have compromised its integrity. The door also exhibited excessive perimeter gaps, was not fitted with intumescent or cold smoke seals, and was missing the upper doorstop. In its current condition, the door would not provide the required 30-minute fire and	The complete door set to the boiler cupboard opposite Flat D0 should be replaced with a new FD30S fire-resisting door set, constructed and installed in accordance with BS 8214 and the manufacturer's certification. The new door should be fitted with continuous intumescent and cold smoke seals, a suitable lock to ensure it remains closed when not in use, and appropriate signage stating "Fire door – Keep locked shut."	Awaiting Quote from Shield 13/01/2026 – to include all boiler doors at the base of main staircases.	Planon ref 1359477	May 2026

		smoke resistance, presenting a potential pathway for fire spread into the adjoining escape route.				
8 <i>Fig 70</i>	3	A significant number of fire doors located within the corridors opposite the kitchens (cross-corridor fire doors within flats) were observed to be in a generally poor condition. Common deficiencies included excessive perimeter gaps, worn and leaking hinges, and surface-mounted intumescent strips, which are not suitable for achieving sustained fire or smoke resistance. The cumulative extent of these defects indicates that the affected doors are unlikely to provide the required 30-minute fire and smoke resistance, thereby compromising compartmentation between kitchen areas and adjoining circulation routes.	Cross-corridor fire doors located opposite kitchens within flats should be surveyed by a competent fire door contractor and, where required, replaced with new FD30S fire-resisting door sets, constructed and installed in accordance with BS 8214 and the manufacturer's certification.	Dean Finch	1536260	May 2026
9 <i>Fig 79</i>	3	The transom panel above the cross-corridor fire door opposite the kitchen within Flat E0 does not appear to be fire-resisting in construction. The integrity of this panel forms part of the fire-resisting barrier intended to maintain compartmentation between the alternate escape routes.	The fire-resisting performance of the transom panel above the cross-corridor fire door opposite the kitchen within Flat E0 should be confirmed by a competent contractor. If this cannot be confirmed, the transom replaced or upgraded using certified fire-resisting materials and methods to achieve a minimum of 30 minutes' integrity and smoke resistance, consistent with the adjoining wall and door set.	Awaiting Quote from Shield 13/01/2026	Planon ref 1359477	May 2026

10	4	<p><i>Fig 34 To Fig 104</i></p> <p>A representative sample of fire doors was inspected during the assessment (refer to Appendix A). Although routine inspection and maintenance records are reported to be maintained, the general condition of fire doors throughout the premises is poor, with widespread evidence of non-compliance with current fire-resisting standards.</p> <p>Common defects observed include:</p> <ul style="list-style-type: none"> • Excessive and inconsistent perimeter and threshold gaps. • Missing or surface-mounted intumescent and cold smoke seals. • Doors and frames warped, damaged, or crudely repaired. • Glazing systems lacking intumescent seals or sealed with non-fire-resisting silicone. • Doors failing to close fully to latch due to defective or absent self-closing devices. • Worn, leaking or non-fire-rated hinges. • Missing doorstops and unsatisfactory frame interfaces. • Combustible materials fixed over vision panels, obscuring visibility. 	<p>A comprehensive fire door survey should be carried out by a competent and qualified fire door inspector (e.g. FDIS or equivalent) to confirm the condition, certification and suitability of all fire-resisting door sets throughout the building.</p> <p>All identified defects should then be rectified through a structured programme of repair, upgrade or replacement in accordance with:</p> <ul style="list-style-type: none"> • BS 8214 – Timber-based Fire Door Assemblies; • Manufacturer certification data for each door set. <p>New or replacement door sets should be third-party certificated FD30S fire-resisting doors, installed by competent installers under a recognised certification scheme, and fitted with:</p> <ul style="list-style-type: none"> • Rebated intumescent and cold smoke seals; • CE/UKCA-marked hinges (grade 11 minimum); • Self-closing devices adjusted to fully latch; and correct signage - <i>"Fire door – Keep shut"</i> <p>Or</p> <ul style="list-style-type: none"> • Fitted with secure locks and signage stating <i>"Fire door – Keep locked shut"</i> (as applicable). 	Dean Finch	153626 2.00	May 2026	
----	---	---	--	------------	----------------	----------	--

		<ul style="list-style-type: none"> Electrical, IT and storage cupboard doors of non-fire-resisting construction without appropriate signage or locks. <p>The cumulative effect of these deficiencies compromises compartmentation and smoke control provisions across the premises, significantly reducing the effectiveness of the means of escape and overall fire containment strategy.</p>					
11 <i>Fig 129</i>	2	<p>Insufficient directional escape signage was observed within staircases serving the accommodation throughout the risk-assessed premises. Whilst final exits were provided with appropriate signage, intermediate directional signs at stair landings, changes of direction, and junctions between staircases and corridors were inconsistent or missing, which may hinder occupants' ability to identify the nearest final exit in an emergency.</p>	<p>Every staircase and escape route should be provided with directional escape signage in accordance with BS 5499-4 to ensure occupants are clearly guided towards the nearest final exit.</p> <p>Directional signs should be positioned at the following key locations:</p> <ul style="list-style-type: none"> At each stair landing and change of level; At all corridor junctions and changes of direction; At points where the escape route continues past doors or openings that could cause confusion; and Above final exit doors, to confirm the route from the stair terminates at a safe discharge point. 	Jemima Moulton-Hawkins	N/A	December 2025	<p>Complete: Signage ordered: 04/12/2025 - £316.29 JMH installed all required signage 07/01/2026</p>

12 <i>Fig 130</i>	3	Compartmentation breaches observed within the electrical cupboard of Flat C1.	Seal all identified compartmentation breaches within the electrical cupboard of Flat C1 using suitable fire-stopping materials and methods that provide a minimum of 30 minutes' fire resistance. All fire-stopping works should be carried out by a competent contractor and be installed in accordance with the manufacturer's certification, ensuring full reinstatement of the compartment.	Awaiting Quote from Shield 13/01/2026	Planon ref 154884 2 Raised 12.2.26	February 2026	
13 <i>Fig 131</i>	3	Fire-resisting hatch missing within the cleaners' cupboard of Flat D0.	Reinstate the missing fire-resisting access hatch within the cleaners' cupboard of Flat D0 using a certified FD30-rated access panel or equivalent fire-resisting construction, ensuring the integrity of the compartment is restored.	Awaiting Quote from Shield 13/01/2026	Planon ref 154884 2 Raised 12.2.26	December 2025	
14 <i>Fig 132</i>	3	Compartmentation breaches observed within the electrical cupboard of Flat D1.	Seal all identified compartmentation breaches within the electrical cupboard of Flat D1 using approved fire-stopping materials and methods providing a minimum of 30 minutes' fire resistance. All fire-stopping works should be undertaken by a competent contractor in accordance with the manufacturer's certification to fully reinstate the fire-resisting performance of the compartment.	Awaiting Quote from Shield 13/01/2026	Planon ref 154884 2 Raised 12.2.26	February 2026	
15 <i>Fig 133</i>	3	Fire-resisting hatch missing within the cleaners' cupboard of Flat E0.	Reinstate the missing fire-resisting access hatch within the cleaners' cupboard of Flat E0 using a certified FD30-rated access panel or equivalent fire-resisting construction, ensuring the integrity of the compartment is restored.	Awaiting Quote from Shield 13/01/2026	Planon ref 154884 2 Raised 12.2.26	December 2025	
16 <i>Fig 134</i>	3	Compartmentation breaches observed within the utility cupboard of Flat G1 adjacent to Room 1.8, where IT equipment has been installed.	Seal all identified compartmentation breaches within the utility cupboard of Flat G1 adjacent to Room 1.8 using approved fire-stopping materials and methods providing a minimum of 30 minutes' fire resistance. All fire-stopping works should be undertaken by a competent contractor in accordance with the manufacturer's	Shield	Planon ref 154884 2 Raised 12.2.26	February 2026	

			certification to fully reinstate the fire-resisting performance of the compartment.				
17 <i>Fig 135</i>	3	A ceiling penetration was observed within the storage cupboard opposite Flat H Room 0.7.	Seal all compartment penetrations within the storage cupboard opposite Flat H Room 0.7 using approved fire-stopping materials and methods providing a minimum of 30 minutes' fire resistance. All fire-stopping works should be undertaken by a competent contractor in accordance with the manufacturer's certification to fully reinstate the fire-resisting performance of the compartment.	Awaiting Quote from Shield 13/01/2026	Planon ref 154884 2 Raised 12.2.26	February 2026	
18 <i>Fig 136</i>	3	Compartmentation breaches observed within the IT cupboard located opposite Room 1.7 in Flat J1.	Seal all identified compartmentation breaches within the IT cupboard of Flat J1 opposite Room 1.7 using approved fire-stopping materials and methods providing a minimum of 30 minutes' fire resistance. All fire-stopping works should be undertaken by a competent contractor in accordance with the manufacturer's certification to fully reinstate the fire-resisting performance of the compartment.	TBC – responsibility of IT Services	Planon ref 154884 2 Raised 12.2.26	February 2026	
19 <i>Fig 137</i>	3	Compartmentation breaches were noted within the boiler room to the rear of Block L.	Seal all identified compartmentation breaches within the boiler room to the rear of Block L using approved fire-stopping materials and methods providing a minimum of 30 minutes' fire resistance. All fire-stopping works should be undertaken by a competent contractor in accordance with the manufacturer's certification to fully reinstate the fire-resisting performance of the compartment.	Awaiting Quote from Shield 13/01/2026	Planon ref 154884 2 Raised 12.2.26	February 2026	
20 <i>Fig 138</i>	3	The transom panel above the boiler room fire door within the stairwell of Block A does not appear to be of fire-resisting construction.	Confirm the fire-resisting performance of the transom panel above the boiler room fire door within the stairwell of Block A. Where it cannot be confirmed to provide a minimum of 30 minutes' fire resistance, replace or upgrade the panel using certified fire-resisting materials in accordance with BS 8214 and the manufacturer's guidance to maintain the compartment's integrity.	Jemima Moulton-Hawkins / Dean Paterson	N/A	February 2026	Complete: Shield confirmed transoms to be of fire resisting construction 13/01/2026 following initial installation of door set in 2022

21 <i>Fig 139</i>	3	The transom panel above the boiler room fire door within the stairwell of Block E does not appear to be of fire-resisting construction.	Confirm the fire-resisting performance of the transom panel above the boiler room fire door within the stairwell of Block E. Where it cannot be confirmed to provide a minimum of 30 minutes' fire resistance, replace or upgrade the panel using certified fire-resisting materials in accordance with BS 8214 and the manufacturer's guidance to maintain the compartment's integrity.	Jemima Moulton-Hawkins / Dean Paterson	N/A	February 2026	Complete: Shield confirmed transoms to be of fire resisting construction 13/01/2026 following initial installation of door set in 2022
22	4	Compartmentation breaches were observed in several areas throughout the premises, indicating potential widespread deficiencies in compartment integrity.	A full compartmentation survey should be undertaken by a competent fire-stopping specialist to confirm the adequacy of compartment lines throughout the premises, particularly within high-risk areas such as boiler rooms, electrical distribution cupboards, service risers, and escape routes. Any defects identified should be recorded, risk-assessed, and appropriately remediated to maintain the building's fire-resisting compartmentation.		Planon ref 149390 4	May 2026	AL to raise project requesting fire compartmentation survey
23 <i>Fig 140 To Fig 142</i>	3	Personal items and combustible materials, including clothing being dried and coat hooks, were observed within escape corridors serving the flats. Of particular note, clothes drying was observed within the escape corridors of Flats D2, F2, and H2. The presence of such items increases the fire load within the escape routes and could compromise the safety of occupants in the event of a fire. The Fire and Rescue Service has previously highlighted that escape routes should be maintained as sterile areas, free from storage, doormats, and other obstructions.	All personal items, clothing, and combustible materials should be removed from escape corridors immediately. Escape routes must be maintained as sterile areas, free from storage or obstructions. Residents should be reminded that coat hooks, doormats, and clothes drying within these areas are not permitted.	Jemima Moulton-Hawkins	N/A	December 2025	Complete: Coat hooks and door mats removed from communal areas 05/12/2025. Regular inspections in place to ensure escape routes remain clear, obstructions removed where found.

24 <i>Fig 143</i>	3	Combustible noticeboards were observed within the protected stairwells serving the accommodation. These boards are of open design (not enclosed or glazed) and introduce unnecessary combustible material within areas designated as sterile escape routes. Although an alternative external escape route is available from each flat, the protected stair enclosures should remain free of combustible materials to maintain their integrity and safety in the event of fire.	Combustible noticeboards were observed within the protected stairwells serving the accommodation. These boards are of open design (not enclosed or glazed) and introduce unnecessary combustible material within areas designated as sterile escape routes. Although an alternative external escape route is available from each flat, the protected stair enclosures should remain free of combustible materials to maintain their integrity and safety in the event of fire.	Jemima Moulton-Hawkins	N/A	May 2026	Started - Partial Completion: Noticeboards acquired 04/12/2025 Further Action: Schedule installation with local maintenance operative team in New Year
25 <i>Fig 144</i>	4	Combustible crepe paper decorations were observed suspended from the ceiling within the kitchen of Flat F0. The decorations introduce a significant fire load directly above cooking appliances and lighting, presenting an increased risk of ignition and rapid fire spread.	Remove all combustible decorations and any other temporary ceiling hangings from the kitchen of Flat F0 and implement management controls to prevent reintroduction. Occupants should be reminded that the use of combustible decorative materials within kitchens and escape routes is not permitted due to the increased fire risk.	Jemima Moulton-Hawkins	N/A	Immediate	Complete: Removed 04/12/2025
26 <i>Fig 147</i>	4	A temporary hazardous materials storage cage containing flammable liquids and paints was observed positioned directly adjacent to the designated smoking area outside the trunk room. The storage cage displays safety signage indicating "No Smoking" and "No Naked Lights," yet its current location exposes it to a high ignition risk from smoking activities.	Relocate the hazardous materials storage cage to a secure external area, well away from the designated smoking zone and any other potential ignition sources. Ensure compliance with the Dangerous Substances and Explosive Atmospheres Regulations (DSEAR) and that suitable separation distances are maintained between flammable material storage and smoking areas. Reinforce management controls to prevent similar unsafe placements in future.	Ricky Spellman / Central Roofing – Matt Dawkins	N/A	Immediate	Started - Partial Completion: Emailed Central Roofing & Ricky Spellman 04/12/2025 requesting collection All flammable chemicals removed from site w/c: 15/12/2025, however compound and scaffolding equipment remain Emailed Central Roofing & Ricky Spellman 10/01/2026 requesting collection of additional equipment

27 <i>Fig 146</i>	3	The Trunk room, used as a maintenance workshop, contains a range of spare appliances (including heaters, refrigerators, and microwaves) and is also used for the storage of quantities of highly flammable liquids and aerosols. These substances are not stored within a purpose-designed, fire-resisting flammable liquids cabinet. Housekeeping within this area was also found to be poor, contributing to an elevated fire load and increased risk of fire spread.	Provide a suitably sized, lockable, fire-resistant cabinet designed for the safe storage of highly flammable liquids and aerosols in accordance with HSG71 Storage of Flammable Liquids in Containers. Ensure all such materials are transferred into the cabinet when not in use. Improve general housekeeping standards within the trunk room to reduce the accumulation of combustible waste and maintain clear access routes.	Jemima Moulton-Hawkins	N/A	December 2025	Started - Partial Completion: Chemical cabinet ordered £449 - 04/12/2025 Trunk room cleared by maintenance operative - 22-23/12/2025 Delivery issues with chemical cabinet, chased supplier for resolution 09/01/2026
28 <i>Fig 147</i>	4	Within the immersion heater cupboard located on the ground floor of Block G, two redundant cables were observed to have been insufficiently terminated. The associated fused spurs remain in the 'on' position, and whilst the main isolator supply is currently switched 'off', it is not locked off and could be inadvertently re-energised. This presents a potential fire and electrical safety hazard.	Arrange for a competent electrical contractor to safely isolate, remove, or correctly terminate the redundant wiring within the immersion heater cupboard of Block G. The isolator should be fitted with a lock-off device to prevent inadvertent energisation until the redundant wiring has been safely removed or capped in accordance with BS 7671 requirements.	Joe Collins	1506945.00	Immediate	Complete: Job raised with Maintenance Services 01/12/2025 1506945.00 Completed by AMP on 15/12/2025
29 <i>Fig 148</i>	3	Portable appliance testing (PAT) for IT equipment located within utility and IT cupboards was found to be inconsistent. In several areas, equipment did not appear to have been tested for a number of years, increasing the risk of electrical fault or fire due to unnoticed deterioration. Examples include:	Portable appliance testing (PAT) for IT equipment located within utility and IT cupboards was found to be inconsistent. In several areas, equipment did not appear to have been tested for a number of years, increasing the risk of electrical fault or fire due to unnoticed deterioration.	Jemima Moulton-Hawkins	N/A	December 2025	Started - with Modern Network Team: JHM reviewed extension leads, found to be powering essential comms cabinets therefore unable to unplug and test. Emailed Modern Network Coordinator on 01/01/2025 to seek further resolution.

		<ul style="list-style-type: none"> The utility cupboard within flat G1, adjacent to room 1.8. The IT cupboard within flat H1, opposite room 1.7. 					
30 <i>Fig 149</i>	3	An upholstered chair with torn fabric and exposed foam core was found stored within the IT/utility cupboard of flat G1, adjacent to room 1.8. The chair's damaged condition and foam exposure increase its combustibility and potential to produce toxic smoke in the event of a fire. The presence of such combustible furniture within a service cupboard containing electrical equipment presents an unnecessary fire load and ignition risk.	Remove the upholstered chair from the IT/utility cupboard within flat G1 (adjacent to room 1.8) and ensure that combustible or upholstered items are not stored in electrical or service cupboards. Maintain cupboards as sterile areas free from unnecessary combustibles.	Jemima Moulton-Hawkins	N/A	November 2025	Complete: JMH removed chair 05/12/2025
31 <i>Fig 150</i>	2	Not all final exit doors were provided with the required "Fire Exit – Keep Clear" signage on the external face of the door. The absence of such signage may result in the exits becoming obstructed or not being readily identifiable in the event of an emergency. As an example, the final exit door from flat K0 was not provided with the required signage.	Ensure that all final exit doors are fitted with durable, clearly visible "Fire Exit – Keep Clear" signs on the external face of each door, in accordance with BS 5499-4 and the Health and Safety (Safety Signs and Signals) Regulations 1996.	Jemima Moulton-Hawkins	N/A	December 2025	Complete: Signage ordered: 04/12/2025 - £316.29 JMH installed all required signage 07/01/2026
32 <i>Fig 151</i>	3	The main vehicle access gates to the side of the premises, which provide the most direct route for the Fire and Rescue Service, were secured with a padlock at the time of assessment. The site representative advised that security staff would attend site in	<p>Ensure that the Fire and Rescue Service can gain unhindered access through the main vehicle gates at all times. This may be achieved by:</p> <ul style="list-style-type: none"> Providing the Fire and Rescue Service with a suitable access key, or 	Jemima Moulton-Hawkins	N/A	December 2025	Complete: Code shared with Kevin McSweeney to share with AFRS, although deemed not necessary as Security will be on hand to provide access to AFRS

		<p>the event of a fire alarm activation, investigate, and if required, summon the Fire and Rescue Service and unlock the gates in advance of their arrival. However, there is no guarantee that security staff will be the first to arrive on site, as it is possible that building occupants may directly contact the Fire and Rescue Service prior to notifying security. In such circumstances, the locked gates could delay access for fire appliances and personnel.</p>	<ul style="list-style-type: none"> Installing a combination lock or access system with the code supplied to the Fire and Rescue Service. <p>Any access arrangements should be confirmed and agreed with the local Fire and Rescue Service to ensure compliance with operational requirements.</p>				
33	3	<p>The main fire alarm control panel serving the premises is located within a locked cupboard in Blocks K/L. The Fire and Rescue Service would therefore be unable to immediately access the panel upon arrival to identify the origin of the alarm activation or verify system status.</p> <p>In addition, no signage is provided to indicate the presence or location of the fire alarm control panel, and the Fire and Rescue Service document box is also located inside the same locked cupboard, further delaying access to essential information.</p>	<p>Ensure that the Fire and Rescue Service are provided with prompt and unhindered access to the main fire alarm control panel and associated documentation.</p> <p>This may be achieved by:</p> <ul style="list-style-type: none"> Relocating the fire alarm control panel outside of the locked cupboard into a readily accessible area, or Providing a clearly signed and externally mounted Fire and Rescue Service document box containing up-to-date building plans, fire safety information, and keys required to access both the cupboard and the control panel. <p>All access arrangements should be confirmed with the local Fire and Rescue Service to ensure they meet operational response requirements.</p>	Jemima Moulton-Hawkins	N/A	December 2025	<p>Complete: Red box moved to wall outside cupboard, key for fire panel cupboard placed inside documents box, cupboard labelled as containing fire panel: 07/01/2026</p>

34 <i>Fig 152</i>	1	<p>The Fire and Rescue Service document box contains a building information sheet for attending firefighters; however, this incorrectly states that there are no gas supplies present on site.</p> <p>Gas-fuelled appliances were confirmed within the laundry area at the time of assessment, indicating that the current information provided to the Fire and Rescue Service is inaccurate and could mislead attending crews during an emergency.</p>	<p>Update the Fire and Rescue Service information sheet within the document box to accurately reflect the presence and location of the gas supply and any associated shut-off valves.</p> <p>Ensure that all information contained within the Fire and Rescue Service document box is verified and remains accurate and up to date following any building or system changes.</p>	Jemima Moulton-Hawkins	N/A	December 2025	Complete: On-Arrivals sheet updated, new copy placed in Fire Log Book Both sets of Fire Drawings marked with locator of laundry emergency isolation switch 07/01/2025
35 <i>Fig 153</i>	1	The carbon dioxide (CO ₂) fire extinguisher located within the boiler plant room to the rear of Block L was found to be out of date, with the last recorded maintenance label indicating a service date of February 2023.	Arrange for the carbon dioxide fire extinguisher within the boiler plant room to be serviced by a competent person in accordance with BS 5306-3.	Jemima Moulton-Hawkins	N/A	December 2025	Started - with Plexus: Requested Plexus re-attend to test 07/01/2026 Further Action: Check extinguisher has been re-tested during Feb H&S inspection
36 <i>Fig 154</i>	3	<p>The external escape route leading towards the designated emergency assembly point is not provided with emergency lighting. This includes areas where changes in level and external steps are present, which may present a trip hazard during an evacuation in low light or power failure conditions.</p>	<p>Provide external weatherproof emergency lighting along the full length of the external escape route, including at all changes in level, steps, and directional points, in accordance with BS 5266-1.</p> <p>The lighting should operate automatically upon mains power failure to facilitate safe evacuation to the final place of safety.</p>	Dean Finch	1359463.00	May 2026	Started - with Asset Maintenance/Gardens & Grounds: Project raised with Asset Maintenance / Gardens & Grounds. Latest update 09/01/2025; Specialist survey booked with external contractor to investigate feasibility.
37 <i>Fig 155</i>	3	External escape routes leading from the base of the external emergency staircases were observed to have uneven ground surfaces and are not adequately illuminated by emergency lighting.	<p>Provide suitable paving or equivalent level surfacing to external escape routes at the base of all external staircases to ensure a firm, even, and unobstructed path of travel.</p> <p>In addition, install external weatherproof emergency lighting along these routes in</p>	Dean Finch	1359463.00	May 2026	Started - with Asset Maintenance/Gardens & Grounds: Project raised with Asset Maintenance / Gardens & Grounds. Latest update 09/01/2025; Specialist survey booked

		<p>These conditions could hinder safe evacuation, particularly during hours of darkness or in an emergency where mains power is lost.</p>	<p>accordance with BS 5266-1 to facilitate safe movement towards the final place of safety during power failure.</p>				<p>with external contractor to investigate feasibility.</p>
38	4	<p>The fire alarm maintenance provider has reportedly classified the existing fire detection and alarm system as Category L1.</p> <p>However, based on observations made during the assessment, this classification is incorrect.</p> <p>Automatic fire detection is currently installed within escape corridors, bedrooms, and kitchens; however:</p> <ul style="list-style-type: none"> • Cupboards, electrical intake rooms, and plant areas exceeding 1 m² that open directly onto escape routes are not provided with automatic detection. • Boiler rooms located at the base of stairwells are not provided with automatic detection. • Several IT and plant rooms exceeding 1 m² are not provided with automatic detection. <p>Accordingly, the existing installation does not meet the requirements of a Category L1 system as defined in BS 5839-1:2017. At best, the current coverage would be consistent with a Category L3 system.</p>	<p>Upgrade the existing fire detection and alarm system to achieve a full Category L1 standard in accordance with BS 5839-1:2017.</p> <p>This should include the installation of automatic fire detection within all areas of the premises, including cupboards, IT rooms, boiler rooms, and plant areas exceeding 1 m².</p> <p>Upon completion, ensure that updated system design, installation, and commissioning certification is issued confirming compliance with BS 5839-1 and reflecting the correct system category.</p>	<p>Leighton Rawlinson / Andrew Langford / Jemima Moulton-Hawkins</p>	N/A	<p>May 2026</p> <p>Planon ref 1548850</p>	<p>Started - with Leighton Rawlinson: Emailed LR 09/01/2026 to open discussions regarding feasibility of upgrading fire alarm system to L2/L1 within Goldney Hall</p>

39	1	<p>At the time of assessment, the external escape staircases were found to have an accumulation of litter and leaves on the treads and landings.</p> <p>This debris could increase the risk of slips and trips during evacuation, particularly in wet conditions.</p>	<p>Implement a regular inspection and cleaning regime to ensure all external escape staircases are maintained free from litter, leaves, and other debris.</p> <p>Surfaces should be kept clean, slip-resistant, and unobstructed at all times to ensure safe use in an emergency evacuation.</p>	Jemima Moulton-Hawkins / Meg Lamble	N/A	November 2025 04/12/2025	Complete: Regular cleaning of staircases to be undertaken by portering team. Will review monthly during H&S audits.
40	3	<p>It was not possible to confirm the current arrangements for the provision of fire wardens within the residence, as the fire warden roles are presently under review. As a result, there is no assurance that adequate cover or clearly defined responsibilities are in place at the time of assessment.</p>	<p>The Responsible Person should ensure that suitable and sufficient arrangements are confirmed for the provision of fire wardens within the building. These arrangements should include:</p> <ul style="list-style-type: none"> • Identification and appointment of an appropriate number of wardens to provide cover during all periods of occupation. • Provision of suitable fire safety training, including evacuation procedures, use of firefighting equipment (where appropriate), and the reporting of fire safety concerns. • Clear role descriptions and responsibilities for wardens to ensure effective support in the event of a fire alarm activation. • Maintenance of training and attendance records to demonstrate ongoing compliance. <p>The confirmed arrangements should be documented and communicated to both staff and residents to ensure clarity and effectiveness in the event of an emergency.</p>	Tawanda Chibaya	N/A	December 2025	Complete: Current provision deemed sufficient, no further action required.

41	3	<p><i>Fig 158</i></p> <p>It was not possible to confirm at the time of assessment that the external metal escape staircases serving the premises are subject to periodic inspection by a competent engineer. These staircases form part of the designated escape routes from the upper floors of the accommodation blocks and must be maintained in a safe and serviceable condition to ensure they remain fit for purpose during evacuation.</p>	<p>Ensure all external metal escape staircases are subject to a formal structural inspection by a competent engineer, typically at intervals not exceeding five years, or more frequently where evidence of corrosion or structural deterioration is observed.</p> <p>A record of inspection, findings, and any remedial works undertaken should be retained within the premises fire safety management file.</p>	Dean Finch	1493906.00	February 2026	Started - with Compliance Team: Project raised requesting the completion of a full survey of the rear external staircases 1493906.00 Contractor instructed, awaiting costs
-----------	---	---	---	------------	------------	---------------	--

Appendix A – Further Fire Door Observations

The observations detailed within this appendix are based on a visual, non-intrusive inspection of readily accessible fire doors encountered during the course of the fire risk assessment. This assessment does not constitute a full fire door survey or detailed condition inspection.

The following observations are therefore provided as a representative sample to highlight typical issues identified during the assessment and should not be considered an exhaustive or conclusive list of all fire door defects within the premises. A full fire door survey by a competent fire door inspector would be required to confirm the overall condition and compliance status of all doors throughout the building.

Location	Defect	Action
Electrical distribution cupboard within Flat B0	The doors installed to the electrical distribution cupboard within Flat B0 was observed to be non–fire-resisting in construction.	The doors to the electrical distribution cupboard within Flat B0 should be replaced with a new FD30S fire-resisting door sets, constructed and installed in accordance with BS 8214 and the manufacturer's certification. The doors should be fitted with suitable locks to ensure they remain closed when not in use and provided with appropriate signage stating "Fire door – Keep locked shut".
Electrical distribution cupboard within Flat B1	The doors installed to the electrical distribution cupboard within Flat B1 was observed to be non–fire-resisting in construction.	The doors to the electrical distribution cupboard within Flat B1 should be replaced with a new FD30S fire-resisting door sets, constructed and installed in accordance with BS 8214 and the manufacturer's certification. The doors should be fitted with suitable locks to ensure they remain closed when not in use and provided with appropriate signage stating "Fire door – Keep locked shut".
Electrical distribution cupboard within Flat B2	The doors installed to the electrical distribution cupboard within Flat B2 was observed to be non–fire-resisting in construction.	The doors to the electrical distribution cupboard within Flat B2 should be replaced with a new FD30S fire-resisting door sets, constructed and installed in accordance with BS 8214 and the manufacturer's certification. The doors should be fitted with a suitable lock to ensure it remains closed when not in use and provided with appropriate signage stating "Fire door – Keep locked shut".
Electrical distribution cupboard within Flat B3	The doors installed to the electrical distribution cupboard within Flat B3 were observed to be non–fire-resisting in construction.	The doors to the electrical distribution cupboard within Flat B3 should be replaced with new FD30S fire-resisting door sets, constructed and installed in accordance with BS 8214 and the manufacturer's certification. The doors should be fitted with suitable locks to ensure they remain closed when not in use and provided with appropriate signage stating "Fire door – Keep locked shut".
Electrical distribution cupboard within Flat C0	The doors installed to the electrical distribution cupboard within Flat C0 were observed to be non–fire-resisting in construction.	The doors to the electrical distribution cupboard within Flat C0 should be replaced with new FD30S fire-resisting door sets, constructed and installed in accordance with BS 8214 and the manufacturer's certification. The doors should be fitted with suitable locks to ensure they remain closed when not in use and provided with appropriate signage stating "Fire door – Keep locked shut".
Electrical distribution cupboard within Flat C1	The doors installed to the electrical distribution cupboard within Flat C1 were observed to be non–fire-resisting in construction.	The doors to the electrical distribution cupboard within Flat C1 should be replaced with new FD30S fire-resisting door sets, constructed and installed in accordance with BS 8214 and the manufacturer's certification. The doors should be fitted with suitable locks to ensure they remain closed when not in use and provided with appropriate signage stating "Fire door – Keep locked shut".

Location	Defect	Action
Electrical distribution cupboard within Flat C2	The doors installed to the electrical distribution cupboard within Flat C2 were observed to be non–fire-resisting in construction.	The doors to the electrical distribution cupboard within Flat C2 should be replaced with new FD30S fire-resisting door sets, constructed and installed in accordance with BS 8214 and the manufacturer's certification. The doors should be fitted with suitable locks to ensure they remain closed when not in use and provided with appropriate signage stating "Fire door – Keep locked shut".
Electrical distribution cupboard within Flat C3	The doors installed to the electrical distribution cupboard within Flat C3 were observed to be non–fire-resisting in construction.	The doors to the electrical distribution cupboard within Flat C3 should be replaced with new FD30S fire-resisting door sets, constructed and installed in accordance with BS 8214 and the manufacturer's certification. The doors should be fitted with suitable locks to ensure they remain closed when not in use and provided with appropriate signage stating "Fire door – Keep locked shut".
Electrical distribution cupboard within Flat D0	The doors installed to the electrical distribution cupboard within Flat D0 were observed to be non–fire-resisting in construction.	The doors to the electrical distribution cupboard within Flat D0 should be replaced with new FD30S fire-resisting door sets, constructed and installed in accordance with BS 8214 and the manufacturer's certification. The doors should be fitted with suitable locks to ensure they remain closed when not in use and provided with appropriate signage stating "Fire door – Keep locked shut".
Electrical distribution cupboard within Flat D1	The doors installed to the electrical distribution cupboard within Flat D1 were observed to be non–fire-resisting in construction.	The doors to the electrical distribution cupboard within Flat D1 should be replaced with new FD30S fire-resisting door sets, constructed and installed in accordance with BS 8214 and the manufacturer's certification. The doors should be fitted with suitable locks to ensure they remain closed when not in use and provided with appropriate signage stating "Fire door – Keep locked shut".
Electrical distribution cupboard within Flat D3	The doors installed to the electrical distribution cupboard within Flat D3 were observed to be non–fire-resisting in construction.	The doors to the electrical distribution cupboard within Flat D3 should be replaced with new FD30S fire-resisting door sets, constructed and installed in accordance with BS 8214 and the manufacturer's certification. The doors should be fitted with suitable locks to ensure they remain closed when not in use and provided with appropriate signage stating "Fire door – Keep locked shut".
Electrical distribution cupboard within Flat F0	The doors installed to the electrical distribution cupboard within Flat F0 were observed to be non–fire-resisting in construction.	The doors to the electrical distribution cupboard within Flat F0 should be replaced with new FD30S fire-resisting door sets, constructed and installed in accordance with BS 8214 and the manufacturer's certification. The doors should be fitted with suitable locks to ensure they remain closed when not in use and provided with appropriate signage stating "Fire door – Keep locked shut".
Electrical distribution cupboard within Flat F1	The doors installed to the electrical distribution cupboard within Flat F1 were observed to be non–fire-resisting in construction.	The doors to the electrical distribution cupboard within Flat F1 should be replaced with new FD30S fire-resisting door sets, constructed and installed in accordance with BS 8214 and the manufacturer's certification. The doors should be fitted with suitable locks to ensure they remain closed when not in use and provided with appropriate signage stating "Fire door – Keep locked shut".
Electrical distribution cupboard within Flat F2	The doors installed to the electrical distribution cupboard within Flat F2 were observed to be non–fire-resisting in construction.	The doors to the electrical distribution cupboard within Flat F2 should be replaced with new FD30S fire-resisting door sets, constructed and installed in accordance with BS 8214 and the manufacturer's certification. The doors should be fitted with suitable locks to ensure they remain closed when not in use and provided with appropriate signage stating "Fire door – Keep locked shut".

Location	Defect	Action
Electrical distribution cupboard within Flat G0	The doors installed to the electrical distribution cupboard within Flat G0 were observed to be non–fire-resisting in construction.	The doors to the electrical distribution cupboard within Flat G0 should be replaced with new FD30S fire-resisting door sets, constructed and installed in accordance with BS 8214 and the manufacturer's certification. The doors should be fitted with suitable locks to ensure they remain closed when not in use and provided with appropriate signage stating "Fire door – Keep locked shut".
Electrical distribution cupboard within Flat G1	The doors installed to the electrical distribution cupboard within Flat G1 were observed to be non–fire-resisting in construction.	The doors to the electrical distribution cupboard within Flat G1 should be replaced with new FD30S fire-resisting door sets, constructed and installed in accordance with BS 8214 and the manufacturer's certification. The doors should be fitted with suitable locks to ensure they remain closed when not in use and provided with appropriate signage stating "Fire door – Keep locked shut".
Electrical distribution cupboard within Flat G2	The doors installed to the electrical distribution cupboard within Flat G2 were observed to be non–fire-resisting in construction.	The doors to the electrical distribution cupboard within Flat G2 should be replaced with new FD30S fire-resisting door sets, constructed and installed in accordance with BS 8214 and the manufacturer's certification. The doors should be fitted with suitable locks to ensure they remain closed when not in use and provided with appropriate signage stating "Fire door – Keep locked shut".
Electrical distribution cupboard within Flat H0	The doors installed to the electrical distribution cupboard within Flat H0 were observed to be non–fire-resisting in construction.	The doors to the electrical distribution cupboard within Flat H0 should be replaced with new FD30S fire-resisting door sets, constructed and installed in accordance with BS 8214 and the manufacturer's certification. The doors should be fitted with suitable locks to ensure they remain closed when not in use and provided with appropriate signage stating "Fire door – Keep locked shut".
Electrical distribution cupboard within Flat H1	The doors installed to the electrical distribution cupboard within Flat H1 were observed to be non–fire-resisting in construction.	The doors to the electrical distribution cupboard within Flat H1 should be replaced with new FD30S fire-resisting door sets, constructed and installed in accordance with BS 8214 and the manufacturer's certification. The doors should be fitted with suitable locks to ensure they remain closed when not in use and provided with appropriate signage stating "Fire door – Keep locked shut".
Electrical distribution cupboard within Flat H2	The doors installed to the electrical distribution cupboard within Flat H2 were observed to be non–fire-resisting in construction.	The doors to the electrical distribution cupboard within Flat H2 should be replaced with new FD30S fire-resisting door sets, constructed and installed in accordance with BS 8214 and the manufacturer's certification. The doors should be fitted with suitable locks to ensure they remain closed when not in use and provided with appropriate signage stating "Fire door – Keep locked shut".
Electrical distribution cupboard within Flat J0	The doors installed to the electrical distribution cupboard within Flat J0 were observed to be non–fire-resisting in construction.	The doors to the electrical distribution cupboard within Flat J0 should be replaced with new FD30S fire-resisting door sets, constructed and installed in accordance with BS 8214 and the manufacturer's certification. The doors should be fitted with suitable locks to ensure they remain closed when not in use and provided with appropriate signage stating "Fire door – Keep locked shut".
Electrical distribution cupboard within Flat J1	The doors installed to the electrical distribution cupboard within Flat J1 were observed to be non–fire-resisting in construction.	The doors to the electrical distribution cupboard within Flat J1 should be replaced with new FD30S fire-resisting door sets, constructed and installed in accordance with BS 8214 and the manufacturer's certification. The doors should be fitted with suitable locks to ensure they remain closed when not in use and provided with appropriate signage stating "Fire door – Keep locked shut".

Location	Defect	Action
Room A0.5	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides.
Cross-corridor fire door adjacent to Room A0.1	Excessive perimeter gaps and highly excessive threshold gap.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides, and install a compliant drop-down threshold seal to achieve a clearance of less than 3 mm at threshold.
Cross-corridor fire door at entrance to Flat A1	Excessive perimeter gaps and missing cold smoke seals.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides, and install continuous cold smoke seals to the door or frame to achieve FD30S standard.
Entrance door to Flat A2	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides.
Kitchen within Flat A2	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides.
Cross-corridor fire door adjacent to Room A2.1	Excessive perimeter gaps and highly excessive threshold gap.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides, and install a compliant drop-down threshold seal to achieve a clearance of less than 3 mm at threshold.
Entrance door to Flat A2	Highly excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides. Where this cannot be achieved through adjustment alone, refit or replace the door set to ensure compliant fire and smoke resistance.
Cross-corridor fire door opposite kitchen within Flat A2	Highly excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides. Where this cannot be achieved through adjustment alone, refit or replace the door set to ensure compliant fire and smoke resistance.
Cross-corridor fire door adjacent to Room A3.1	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides.
Boiler cupboard leading from stairwell opposite Flat B0	Excessive perimeter gaps. Penetration through the frame of the fire door. Door not fitted with intumescent or cold smoke seals and missing upper doorstop. Missing "Fire Door Keep Locked Shut" signage.	Replace the complete door set to the boiler cupboard leading from the stairwell opposite Flat B0 with a new FD30S fire-resisting door set, constructed and installed in accordance with BS 8214 and the manufacturer's certification. The door should be fitted with a suitable lock to ensure it remains closed when not in use and provided with appropriate signage stating "Fire door – Keep locked shut".
Cross-corridor fire door opposite kitchen within Flat B0	Excessive perimeter gaps and glazing sealed with silicone sealant.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides. Remove non-fire-resisting silicone sealant from the glazed aperture and reinstate glazing using approved fire-resisting glazing system and intumescent glazing seals in accordance with the door manufacturer's certification.
Entrance door to Flat B1	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides.

Location	Defect	Action
Cross-corridor fire door opposite kitchen within Flat B1	Excessive threshold gaps and door appears warped within the frame.	Replace the complete door set to the cross-corridor fire door opposite the kitchen within Flat B1 with a new FD30S fire-resisting door set, constructed and installed in accordance with BS 8214 and the manufacturer's certification.
Entrance door to Flat B2	Highly excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides. Where this cannot be achieved through adjustment alone, refit or replace the door set to ensure compliant fire and smoke resistance.
Cross-corridor fire door opposite kitchen within Flat B2	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides.
Entrance door to Flat B3	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides.
Cross-corridor fire door opposite kitchen within Flat B3	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides.
Cross-corridor fire door adjacent to Room B3.1	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides.
Boiler cupboard of Block C opposite Flat C0	Door not provided with cold smoke or intumescent seals and missing upper doorstop.	Fit continuous intumescent and cold smoke seals to the fire door or frame to achieve FD30S standard, and reinstate the missing upper doorstop to ensure the door closes securely and maintains its fire-resisting performance.
Entrance door to Flat C0	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides.
Kitchen within Flat C0	Excessive perimeter head gap.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides.
Cross-corridor fire door opposite kitchen within Flat C0	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides.
Cross-corridor fire door adjacent to Flat C0 Room 0.1	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides.
Entrance door to Flat C1	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides.
Cross-corridor fire door opposite kitchen within Flat C1	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides.
Inter-corridor fire door adjacent to Room 1.1 within Flat C1	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides.
Entrance door to Flat C2	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides.
Cross-corridor fire door opposite kitchen within Flat C2	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides.

Location	Defect	Action
Cross-corridor fire door adjacent to Room 2.1 within Flat C2	Excessive perimeter and threshold gaps.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides, and install a compliant drop-down threshold seal to achieve a clearance of less than 3 mm at threshold.
Entrance door to Flat C3	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides.
Cross-corridor fire door opposite kitchen within Flat C3	Highly excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides. Where this cannot be achieved through adjustment alone, refit or replace the door set to ensure compliant fire and smoke resistance.
Cross-corridor fire door adjacent to Room 3.1 within Flat C3	Excessive perimeter and threshold gaps.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides, and install a compliant drop-down threshold seal to achieve a clearance of less than 3 mm at threshold.
Boiler cupboard opposite Flat D0	Door leaf damaged in multiple areas with crude repairs evident. Door also exhibits excessive perimeter gaps, is missing cold smoke and intumescent seals, and lacks an upper doorstop.	Replace the complete door set to the boiler cupboard opposite Flat D0 with a new FD30S fire-resisting door set, constructed and installed in accordance with BS 8214 and the manufacturer's certification. The new door should be fitted with continuous intumescent and cold smoke seals, a suitable lock, and appropriate signage stating "Fire door – Keep locked shut."
Entrance door to Flat D0	Highly excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides. Where this cannot be achieved through adjustment alone, refit or replace the door set to ensure compliant fire and smoke resistance.
Cross-corridor fire door opposite kitchen within Flat D0	Highly excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides. Where this cannot be achieved through adjustment alone, refit or replace the door set to ensure compliant fire and smoke resistance.
Cross-corridor fire door adjacent to Room 0.1 within Flat D0	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides.
Entrance door to Flat D1	Excessive perimeter gaps and combustible materials (paper sheets) affixed to the vision panel glazing.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides. Remove combustible materials from the vision panel glazing to maintain the door's fire-resisting performance and visibility, ensuring the glazed aperture remains unobstructed.
Cross-corridor fire door within kitchen of Flat D1	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides.
Cross-corridor fire door adjacent to Room 1.1 within Flat D1	Excessive perimeter and threshold gaps.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides, and install a compliant drop-down threshold seal to achieve a clearance of less than 3 mm at threshold.
Entrance door to Flat D2	Highly excessive perimeter gaps and combustible materials (paper sheets) affixed to the vision panel glazing.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides. Where this cannot be achieved through adjustment alone, refit or replace the door set to ensure compliant fire and smoke resistance. Remove combustible materials from the vision panel glazing to maintain the door's fire-resisting performance and visibility, ensuring the glazed aperture remains unobstructed.

Location	Defect	Action
Entrance door to Flat D3	Highly excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides. Where this cannot be achieved through adjustment alone, refit or replace the door set to ensure compliant fire and smoke resistance.
Entrance door to Flat E0	Excessive perimeter gaps and combustible materials (paper sheets) affixed to the vision panel glazing.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides. Remove combustible materials from the vision panel glazing to maintain the door's fire-resisting performance and visibility, ensuring the glazed aperture remains unobstructed.
Cross-corridor fire door opposite kitchen within Flat E0	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides.
Cross-corridor fire door opposite kitchen within Flat E0	Transom panel above the fire door does not appear to be fire-resisting in construction.	Confirm the fire-resisting performance of the transom panel above the cross-corridor fire door opposite kitchen within Flat E0. If it cannot be confirmed as fire-resisting to a minimum of 30 minutes (FD30 standard), the panel should be upgraded or replaced using certified fire-resisting materials to maintain the integrity of the compartment wall and door set.
Cross-corridor fire door adjacent to Room 0.1 within Flat E0	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides.
Entrance door to Flat E1	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides.
Cross-corridor fire door opposite kitchen within Flat E1	Highly excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides. Where this cannot be achieved through adjustment alone, refit or replace the door set to ensure compliant fire and smoke resistance.
Linen cupboard within Flat E1	Penetration through the fire door leaf.	Repair the penetration through the fire door leaf using certified fire-resisting materials and methods that restore the full fire integrity of the door set, or replace the complete door set with a new FD30S fire-resisting door set constructed and installed in accordance with BS 8214 and the manufacturer's certification.
Linen cupboard within Flat E1	Penetrations through the fire door leaf.	Repair the penetrations through the fire door leaf using certified fire-resisting materials and methods that restore the full fire integrity of the door set, or replace the complete door set with a new FD30S fire-resisting door set constructed and installed in accordance with BS 8214 and the manufacturer's certification.
Cross-corridor fire door adjacent to Room 1.1 within Flat E1	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides.
Entrance door to Flat E2	Highly excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides. Where this cannot be achieved through adjustment alone, refit or replace the door set to ensure compliant fire and smoke resistance.
Cross-corridor fire door opposite kitchen within Flat E2	Highly excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides. Where this cannot be achieved through adjustment alone, refit or replace the door set to ensure compliant fire and smoke resistance.
Linen cupboard within Flat E2	Door penetrations through the fire door leaf.	Repair the penetrations through the fire door leaf using certified fire-resisting materials and methods to fully reinstate the fire integrity of the door set, or replace the complete door set with

Location	Defect	Action
		a new FD30S fire-resisting door set constructed and installed in accordance with BS 8214 and the manufacturer's certification.
Entrance door to Flat E3	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides. Where this cannot be achieved through adjustment alone, refit or replace the door set to ensure compliant fire and smoke resistance.
Cross-corridor fire door opposite kitchen within Flat E3	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides.
Linen cupboard within Flat E3	Penetrations through the fire door leaf.	Repair the penetrations through the fire door leaf using certified fire-resisting materials and methods to fully reinstate the fire integrity of the door set, or replace the complete door set with a new FD30S fire-resisting door set constructed and installed in accordance with BS 8214 and the manufacturer's certification.
Cross-corridor fire door at entrance to Flat F2	Excessive perimeter head gap and damaged surface-mounted intumescent strip.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides. Remove and replace the damaged surface-mounted intumescent strip with a continuous, rebated intumescent and cold smoke seal system to achieve FD30S standard.
Entrance door to Flat F1	Highly excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides. Where this cannot be achieved through adjustment alone, refit or replace the door set to ensure compliant fire and smoke resistance.
Kitchen within Flat F1	Excessive perimeter head gap.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides.
Cross-corridor fire door adjacent to Room 1.1 within Flat F1	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides.
Entrance door to Flat F0	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides.
Cross-corridor fire door in lobby of Flat F0	Excessive perimeter head gap.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides.
Cross-corridor fire door adjacent to Room 0.1 within Flat F0	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides.
Entrance door to Flat G0	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides.
Kitchen within Flat G0	Highly excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides. Where this cannot be achieved through adjustment alone, refit or replace the door set to ensure compliant fire and smoke resistance.
Cross-corridor fire door opposite kitchen within Flat G0	Highly excessive perimeter gaps. Door appears to have been re-glazed and is missing intumescent glazing seals around the vision panel.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides. Reinstate fire-resisting glazing using a certified glazing system complete with intumescent glazing seals in accordance with the door manufacturer's certification and BS 8214. Where compliant gaps cannot be achieved through adjustment alone, refit or replace the door set to ensure compliant fire and smoke resistance.

Location	Defect	Action
Storage cupboard within dead-end corridor adjacent to Room 0.8	Fire door not fitted with intumescent or cold smoke seals.	Fit continuous intumescent and cold smoke seals to the fire door or frame to achieve FD30S standard, ensuring full perimeter coverage at head and sides in accordance with BS 8214 and the manufacturer's certification.
Entrance door to Flat G1	Excessive perimeter gaps and combustible materials (paper sheets) affixed to the vision panel glazing, obscuring visibility.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides. Remove combustible materials from the vision panel glazing to maintain the door's fire-resisting performance and visibility, ensuring the glazed aperture remains unobstructed in accordance with fire door standards.
Cross-corridor fire door within kitchen of Flat G1	Excessive perimeter head gap, worn hinges, and surface-mounted intumescent strips.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides. Replace worn hinges with CE/UKCA-marked, grade 11 or higher fire-resisting hinges in accordance with BS EN 1935. Remove surface-mounted intumescent strips and install continuous, rebated intumescent and cold smoke seals to achieve FD30S standard in accordance with BS 8214 and the manufacturer's certification.
Utility cupboard within Flat G1 adjacent to Room 1.8	Fire door not fitted with intumescent or cold smoke seals.	Fit continuous intumescent and cold smoke seals to the fire door or frame to achieve FD30S standard, ensuring full perimeter coverage at head and sides in accordance with BS 8214 and the manufacturer's certification.
Entrance door to Flat G2	Highly excessive perimeter gaps and combustible materials (paper sheets) affixed to the vision panel glazing, obscuring visibility.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides. Where this cannot be achieved through adjustment alone, refit or replace the door set to ensure compliant fire and smoke resistance. Remove combustible materials from the vision panel glazing to maintain the door's fire-resisting performance and visibility, ensuring the glazed aperture remains unobstructed in accordance with fire door standards.
Cross-corridor fire door opposite kitchen within Flat G2	Highly excessive perimeter head gap.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides. Where this cannot be achieved through adjustment alone, refit or replace the door set to ensure compliant fire and smoke resistance.
Cross-corridor fire door adjacent to Room 2.1 within Flat G2	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides.
Immersion boiler cupboard within Flat G2 adjacent to Room 2.8	Fire door not fitted with intumescent or cold smoke seals and missing a section of the doorstop.	Fit continuous intumescent and cold smoke seals to the fire door or frame to achieve FD30S standard, ensuring full perimeter coverage at head and sides in accordance with BS 8214 and the manufacturer's certification. Reinstate the missing section of doorstop to ensure the door closes securely into the frame and maintains its fire-resisting performance.
Fire door at head of staircase leading to Flat K1	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides.
Kitchen within Flat K1	Excessive perimeter head gap.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides.
Entrance door from stairwell to Flat K0	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides.
Kitchen within Flat K0	Door does not close fully to latch and has excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides. Adjust or replace the self-closing device to ensure the door fully closes and latches securely into the frame in accordance with BS 8214.

Location	Defect	Action
Room 0.4 within Flat K0	Excessive perimeter head gap.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides.
Entrance door to Flat H0	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides.
Cross-corridor fire door opposite kitchen within Flat H0	Excessive perimeter gaps, surface-mounted intumescent strips, and badly worn hinges.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides. Remove surface-mounted intumescent strips and install continuous, rebated intumescent and cold smoke seals to achieve FD30S standard in accordance with BS 8214. Replace worn hinges with CE/UKCA-marked, grade 11 or higher fire-resisting hinges compliant with BS EN 1935 to ensure continued safe operation and fire performance.
Kitchen within Flat H1	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides.
Cross-corridor fire door opposite kitchen within Flat H1	Excessive perimeter gaps and surface-mounted intumescent strips.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides. Remove surface-mounted intumescent strips and install continuous, rebated intumescent and cold smoke seals to achieve FD30S standard in accordance with BS 8214 and the manufacturer's certification.
Cross-corridor fire door adjacent to Room 1.1 within Flat H1	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides.
Entrance door to Flat H2	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides.
Kitchen within Flat H2	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides.
Cross-corridor fire door opposite kitchen within Flat H2	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides.
Immersion cupboard within Flat H2 opposite Room 2.7	Section of doorstop missing and door fitted with surface-mounted intumescent and cold smoke seals.	Reinstate the missing section of doorstop to ensure the door closes securely into the frame. Remove surface-mounted intumescent and cold smoke seals and install continuous, rebated intumescent and cold smoke seals to achieve FD30S standard in accordance with BS 8214 and the manufacturer's certification.
Kitchen within Flat J0	Fire door does not close fully to latch.	Adjust or replace the self-closing device to ensure the door fully closes and latches securely into the frame in accordance with BS 8214. Confirm correct alignment of the door and frame to maintain effective fire and smoke resistance.
Entrance door to Flat J1	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides.
Cross-corridor fire door opposite kitchen within Flat J1	Excessive perimeter gaps and surface-mounted intumescent strips.	Ease and adjust door/frame to achieve compliant clearances of 3 mm ± 1 mm at head and sides. Remove surface-mounted intumescent strips and install continuous, rebated intumescent and cold smoke seals to achieve FD30S standard in accordance with BS 8214 and the manufacturer's certification.

Location	Defect	Action
Cross-corridor fire door adjacent to Room 1.1 within Flat J1	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides.
Fire door leading from common room and study area onto end stairwell of Block L	Excessive perimeter gaps.	Ease and adjust door/frame to achieve compliant clearances of $3\text{ mm} \pm 1\text{ mm}$ at head and sides.