

1 - 33 Rossett House, Hull

Type 4 Fire Risk Assessment



Prepared for:	Rebecca Franks, Programme Manager
Prepared by:	John Askew, Fire Risk Assessor, Holistic Fire Safety
Date Submitted:	25/04/2026
Document Reference:	HFS.HCC.RossettHouse.FRA.2.0



EXECUTIVE SUMMARY

- Significant findings identified in HFS.HCC.RossettHouse.FRA.3.0 & HFS.HCC.RossettHouse.AP.3.0: 8 actions
- Proposed next review date: 09/04/2027
- Assessment review type: T3
- Requirement for additional inspections prior to assessment review: It is advised that work streams are monitored by a competent person to ensure satisfactory performance/installation/levels of remediation.

OVERALL BUILDING RISK RATING

Taking into account the fire prevention measures observed at the time of this assessment, it is considered that the hazard from fire (probability of ignition) at this building is:

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

SLIGHT HARM		MODERATE HARM	X	EXTREME HARM	
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The overall risk rating for the building is considered to be:

MODERATE RISK

Certificate Number	LS	0499356
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Life Safety Fire Risk Assessment
Silver Approved Scheme
CERTIFICATE OF CONFORMITY



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

SCHEDULE		
Part 1	NSI Life Safety Fire Risk Assessment Silver Approved Organisation	
	Holistic Fire Safety Ltd	
	BAFE Registration Number	
	NSI 01052/FRA-S	
Part 2	Name of Client	
	Hull City Council	
Part 3	Address of premises for which the fire risk assessment was carried out	
	1 - 33 Rossett House Hull HU3 2RD	
	Part or parts of the premises to which the fire risk assessment applies	
	All common parts including a sampling of the residential dwelling where possible As per agreed specification	
Part 4	Brief description of the scope and purpose of the fire risk assessment	
	As per agreed specification	
Part 5	Effective date of the fire risk assessment	09 April 2026
Part 6	Recommended date for review of the fire risk assessment	09 April 2027

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

Signed (for and on behalf of the issuing Approved organisation)	
Job Title	Managing Director
Date	16 April 2026

- 1 This certificate is used subject to NSI Regulations and Rules of the NSI LIFE SAFETY FIRE RISK ASSESSMENT SILVER Approval Scheme.
- 2 NSI reserves the right to conduct an audit by an authorised NSI representative during normal business hours, with the permission of the customer, of the fire risk assessment and its related premises in order to ensure that the said risk assessment complies with BAFE Scheme document SP205-1 (the Scheme) Section 7 and generally.
- 3 NSI requires every NSI LIFE SAFETY FIRE RISK ASSESSMENT SILVER Approved Company to issue a Certificate of Conformity in accordance with the Scheme for all fire risk assessments it carries out that wholly or partly address life safety.
4. The Certificate of Conformity when completed is a clear statement that the Approved Company conducted the fire risk assessment for life safety, it is suitable and sufficient and compliant with the BAFE SP205-1 Scheme document and is certified by a registered competent fire risk assessor.
- 5 Where life safety and other aspects of fire protection are addressed in the same fire risk assessment a Certificate of Conformity shall be issued but the certificate shall make clear that the certificate applies only to the life safety aspects of the fire risk assessment and not further or otherwise.
- 6 Should the customer be dissatisfied with the fire risk assessment covered by this certificate, he/she should at first contact the Approved Company at its local office. If satisfaction is not obtained, the customer should address a written complaint to the customer services department at the head office of the Approved Company. If the customer remains dissatisfied, he/she may address a written complaint, outlining the nature of his/her dissatisfaction and the circumstances of the fire risk assessor company's response, to the Customer Care Manager at NSI.

NSI will not normally consider complaints unless the Approved Company has been given the opportunity to resolve the dispute as set out above.

Subject thereto and as hereinafter provided, NSI will endeavour to assist in the resolution of the dispute between the contracting parties, provided always that NSI will not deal with or be involved in any discussions or negotiations with either party with regard to financial or other loss, claims or potential loss claims, outstanding payments or construction and/or interpretation of the Approved Company's terms and conditions of contract.

NSI shall not be liable for any act or omission arising from any assistance it may provide as hereinbefore provided unless such act or omission is shown to have been fraudulent or deceitful.
- 7 This Certificate confirms conformity with the requirements of BAFE Scheme document SP205-1 applicable at the date of issue by the issuing company. NSI does not undertake to investigate any query or complaint in relation to future changes to BAFE scheme documents, policies or other regulations that render the fire risk assessment in need of further updating. In that event, the appropriate update should be carried out by a company holding NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.
- 8 NSI does not accept any responsibility or liability for any fire risk assessment produced by the Approved Company
- 9 Unless the issuing company's obligation to NSI in respect of the fire risk assessment are undertaken by another NSI Approved Company, NSI will not enforce its Rules or Standards on the Approved Company or on its successor in business in respect of any fire risk assessments after the issuing company ceases to hold NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.
- 10 The Certificate is issued subject to the terms and conditions of the company issuing the certificate for the fire risk assessment service.
- 11 On this certificate and in these terms and conditions, where the context permits, the reference to the issuing company shall include any Approved Company who shall undertake the issuing company's obligations to NSI in respect of the fire risk assessment.

Footnote

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



Fire Risk Assessment - Version 3

09/04/2026 / John Askew / Rossett House

Complete

Actions	8
Site conducted	Rossett House, Hull City Council T4 FRA programme
Conducted on	09/04/2026 12:00 BST
Prepared by	John Askew
Location	1 - 33 Rossett House Hull HU3 2RD

Photo 1




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Disclaimer

Holistic Fire Safety provides fire risk assessments in accordance with the Regulatory Reform (Fire Safety) Order 2005 and relevant British Standards. Our assessments are based on a non-intrusive visual inspection of the premises at the time of the survey. While we aim to identify fire hazards and recommend proportionate control measures, our assessments do not constitute a guarantee of compliance or absolute fire safety.

For residential and social housing properties, our assessment does not replace the need for ongoing maintenance, management, or statutory inspections required by landlords, housing providers, or responsible persons. Passive fire protection elements, such as compartmentation and fire doors, are reviewed within reasonable access limits but may require further invasive investigations by specialists.

Holistic Fire Safety accepts no liability for changes in conditions after the assessment date, undisclosed hazards, or failures to act upon recommendations provided. The responsibility for implementing fire safety measures and ensuring continued compliance remains with the property owner, landlord, or responsible person.

For further details, please refer to our terms and conditions.

8. Electrical sources of ignition / Communal Areas

8.4. Is portable appliance testing carried out:

HCC provide residential flats unfurnished, therefore no electrical appliances are included within the tenancy agreement. There is no control over the use of residents' own electrical equipment within the flats themselves, however, residents are provided with a tenants' handbook which covers electrical safety.

Electrical appliances in the CCTV office and boiler room were not displaying PAT labels.



Photo 14



Photo 15



Photo 16

To do | Assignee: John Askew | Priority: Low | Created by: John Askew

PAT

Ensure that all portable appliances are tested and correctly labelled as required by The Electricity at Work Regulations 1989.

16.2. Is there a requirement for an External Wall Fire Risk Assessment to be carried out in line with PAS 9980?

Holistic Fire Safety have completed an external wall construction assessment which has determined the requirement for an External Wall Fire Risk Assessment to be carried out in line with PAS 9980.



Photo 33

To do | Assignee: John Askew | Priority: Medium | Created by: John Askew

External Wall Fire Risk Assessment

It is the opinion of Holistic Fire Safety that HCC should commission a competent person to undertake an External Wall Fire Risk Assessment to be carried out in line with PAS 9980.

18.3. Are flats provided with a protected entrance hall and restricted travel distance? Is the standard of doors and construction adequate to restrict fire growth and facilitate evacuation from the dwelling?

It cannot be guaranteed where excess travel distances exist, that doors have not been removed within flats which are required to protect the escape route. At the point of survey for the AWFSS, further inspection of doors should be carried out to determine if they are adequate to protect the stairway.

To do | Assignee: John Askew | Priority: Medium | Created by: John Askew

Flat Internal Doors

Carry out inspection of doors to the protected route to determine if they are adequate to protect the stairway.

19.6. Are there adequate smoke control provisions to protect the common escape routes?

The third floor corridor is provided with ventilation by openable windows.

There is no ventilation provided to the escape stairway to the south of the building accessed from the third floor.

Limited ventilation can be achieved on the fourth floor at low level by openable windows however, it was noted most of these were screwed shut or seized.

There is no ventilation provided to the fifth floor stairway to the north of the building.

Current guidance states that vents in lobbies or corridors adjoining stairways should be operated automatically, however the installation of Automatic Opening Vent (AOV's) are not considered reasonably practicable. Although current openings do not provide a minimum free area of 1.5 metres squared (m²) to the fourth floor, current provisions are considered adequate given other mitigation measures in place and that maintenance is carried out to release seized windows and remove screws.

Protected stairways also need means to ventilate any smoke that may enter the stairway during evacuation or fire fighting and allow a route for air to reach ventilated lobbies. A vent of at least 1m² needs to be provided at the head of the stairway for this. Current guidance states that in blocks of flats with a single stairway, it is recommended that the vent is operated automatically via an AOV.

It is not considered reasonably practicable to provide ventilation in the stairway to the north of the building however, consideration should be given to providing ventilation in the stairway to the south of the building which is accessed from the third floor.

This could be achieved by providing a Manual Opening Vent (MOV) alternatively, ventilation could be achieved by installing low level and high level louvered vents.



Photo 69

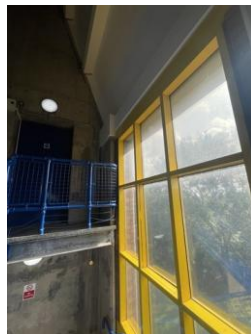


Photo 70



Photo 71

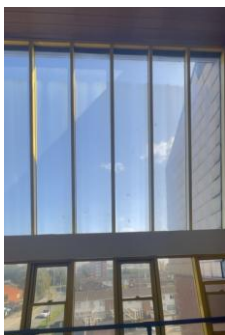


Photo 72



Photo 73



Photo 74

To do | Assignee: John Askew | Priority: Medium | Created by: John Askew

Smoke Control

Carry out maintenance to release seized windows and remove screws.

Provide ventilation to the south stairway. This could be achieved by providing a Manual Opening Vent (MOV) alternatively, ventilation could be achieved by installing low level and high level louvered vents.

20.1. Is the fire resistance of doors / curtain walling to staircases and the common areas considered adequate, and are the doors maintained in sound condition? Describe the standard and condition of door sets?

As detailed previously, flats to the 6-storey stairway to the north of the building discharge directly onto the stairway and are separated by certified self-closing, FD30 fire doorsets.

Doors and curtain walling to the north staircase are made up of metal frames and doors with non-fire-rated glazed apertures at upper levels and panelling to the lower parts. It could not be confirmed if the panels are of fire-resistant material.

It is recommended that the doors and curtain walling to the north staircase be replaced to provide a minimum of 30 minutes' fire resistance.

All doors which form part of escape routes to the third floor are self-closing, notional FD30s fire doorsets which are considered to be in reasonable condition considering their age and usage. General maintenance and remediation has been carried out at the building.

It is expected that current installations are satisfactory and will prevent the passage of smoke and products of combustion which could compromise escape routes.

Doorsets are provided with:

- Reasonable condition notional leaf and frame
- Good condition polished Georgian wired integrity fire resistant glazing
- x3 100mm BS 1935 Grade 13 CE marked hinges
- Frames have a 25mm stop lat
- Appropriate single strip combination cold smoke and intumescent seals fitted into the leaf
- Gaps between leaf and frame are generally not more than 3mm top and side rails; however, there are variations to this and gaps at the bottom threshold where >8mm have had drop-down seals fitted
- A BSEN 1154 CE marked self-closing device with a minimum power rating of 3 (Grade 1) is fitted to all communal doors. A number of samples were taken on different floors, with the majority capable of closing from any angle and not taking longer than 25 seconds to overcome the resistance of any seals to close into their frames.

Curtain walling and partitions which form an escape route to the third floor are made up of timber frames which are completed by large Georgian wired glazed apertures at upper levels and wooden panels below.

The cross-corridor door frameset on the third floor was observed to be damaged and required repairing.



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94

To do | Assignee: John Askew | Priority: Medium | Created by: John Askew

Third Floor Cross-Corridor Door Frameset

Carry out repairs to the cross-corridor door frameset on the third floor.

20.2. Is the fire resistance of doors to meter cupboards/store rooms/plant rooms in the common areas considered adequate, and are they adequately secured and/or fitted with suitable self-closing devices? Describe the standard and condition of door sets?

Internal refuse chutes are separated by a mixture of metal and timber self-closing, notional FD30 fire doorsets, which are considered to be in good condition. Metal doorsets have none-fire-rated glazed apertures at upper levels and panelling to the lower parts. It could not be confirmed if the panels are of fire-resistant material.

Ancillary accommodation doors are notional 44mm FD30s doorsets and have been subject to remediation. Doors are fitted with x3 100mm BS 1935 Grade 13 CE marked hinges and single strip combination cold smoke and intumescent seals fitted into the leaf. Gaps between leaf and frame are generally not more than 3mm top and side rails; however, there are variations to this and gaps at the bottom threshold where >8mm have had drop-down seals fitted. BSEN 1154 CE marked self-closing devices are fitted where necessary.

The lift motor room door has not been remediated and is fitted with three non-fire-rated hinges that are heavily painted, and intumescent strips that are also heavily painted. Gaps were observed to be in excess of acceptable tolerances.



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104



Photo 105

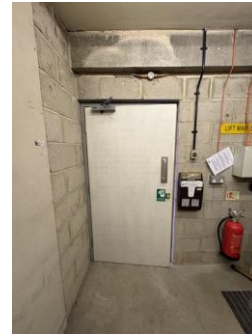


Photo 106

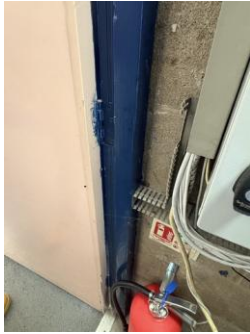


Photo 107



Photo 108



Photo 109



Photo 110

To do | Assignee: John Askew | Priority: Medium | Created by: John Askew

Lift Motor Room Door

Carry out remediation to the lift motor room door.

24.2. Is Automatic Water Fire Suppression Systems (AWFSS) provided within residential accommodation? Where applicable, describe arrangements and deficiencies.

Due to the presence of polystyrene insulation used in the external cladding system which has been established is neither non-combustible or of limited combustibility, compartmentation breaches within flats as detailed in 17.4 and extended travel distances within flats as detailed in 18.2, the installation of an engineered solution retro-fitted AWFSS sprinkler system is recommended to provide mitigation measures in these areas.

The recent amendment to ADB Vol 1. (May 2020) with regard to the lowering of the trigger height for sprinkler requirements in relevant buildings to 11 metres only emphasises this is a proactive approach to the direct safety of the sleeping residents.

To do | Assignee: John Askew | Priority: Medium | Created by: John Askew

Sprinklers

Consideration should be made to install a category 2 standard residential sprinkler system to BS 9251:2014 that is fitted to all residential flats.

28.4. Do those in control of the building have a Fire Safety Management Plan in place which demonstrates how fire safety is managed across the organisation. The management plan should be a single and central document which provides evidence of compliance with Article 11 of the Fire Safety Order - Fire safety arrangements.

Verbal discussions with HCC representatives confirmed that HCC have a number of policies and procedures in place which confirm compliance with Article 11 of the Fire Safety Order. Programme Manager Leanne Kendall and her team are currently producing Building Safety Cases for all HRBs and therefore evaluating arrangements.

TCW is the current electronic recording database, which is to be defined as the buildings' fire safety manual. This system and its use are under intense scrutiny from Leanne and the team to ensure it's fit for purpose and that all information is made available.

It is the opinion of Holistic Fire Safety that due to the number of recent changes in fire safety legislation, sector guidance, and internal departmental restructuring, there is a risk that Hull City Council's current fire safety arrangements, including test, inspection, and maintenance regimes, may not fully align with current statutory or industry standards. Without independent verification, there is potential for gaps, duplication, or inconsistent management of fire safety responsibilities across departments. This increases the likelihood of repeated findings within Fire Risk Assessments and could undermine confidence in the overall fire safety management system.

It is our professional opinion that HCC should instruct a competent and independent third party to undertake a comprehensive audit of its fire safety arrangements. This audit should:

- Verify that all test, inspection, and maintenance regimes are accurate, up to date, and compliant with statutory and industry guidance.
- Ensure that planned preventative maintenance (PPM) schedules are clearly documented and being delivered as required.
- Identify and eliminate duplication of actions highlighted within Fire Risk Assessments.
- Provide clarity on roles, responsibilities, and accountability for fire safety across all departments.
- Establish a single, unified reference point for the management of fire safety, ensuring consistency and collaboration between stakeholders, consultants, and council departments.

To do | Assignee: John Askew | Priority: Medium | Created by: John Askew

Fire Safety Management Audit

HCC should instruct a competent and independent third party to undertake a comprehensive audit of its fire safety arrangements. By implementing this action, HCC will strengthen oversight, prevent recurring issues, and ensure all parties are working together in line with current legislative and best practice requirements.

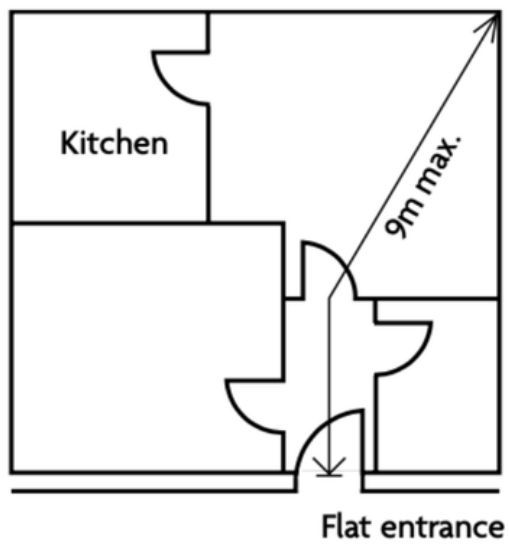
Media summary



Photo 1



Photo 2



ADB B1 Diagram 3.3

Photo 3



Photo 4



Photo 5

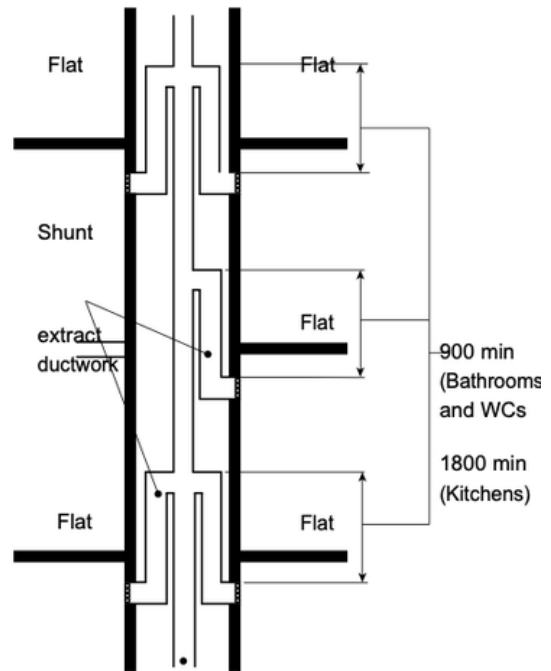


Photo 6



Photo 7

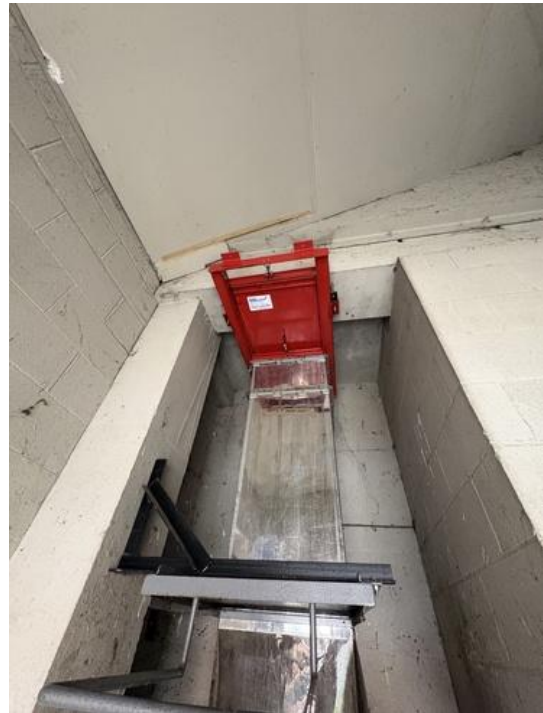


Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33

The FSA 2021 makes amendment to article 6 of the Fire Safety Order 2005

1 Premises to which the Fire Safety Order applies

In article 6 of the Regulatory Reform (Fire Safety) Order 2005 (S.I. 2005/1541) (application to premises)

(a) In paragraph (1)(a) (excluded premises), after "except to the extent mentioned in" insert "paragraph (1A) or";

(b) After paragraph (1) insert –

"(1A) Where a building contains two or more sets of domestic premises, the things to which this order applies include—

(a) the building's structure and external walls and any common parts;

(b) All doors between the domestic premises and common parts (so far as not falling within sub-paragraph (a)).

(1B) The reference to external walls includes—

(a) Doors or windows in those walls, and

(b) Anything attached to the exterior of those walls (including balconies);";

(c) In paragraph (2), for "paragraph" substitute "provisions"

Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48

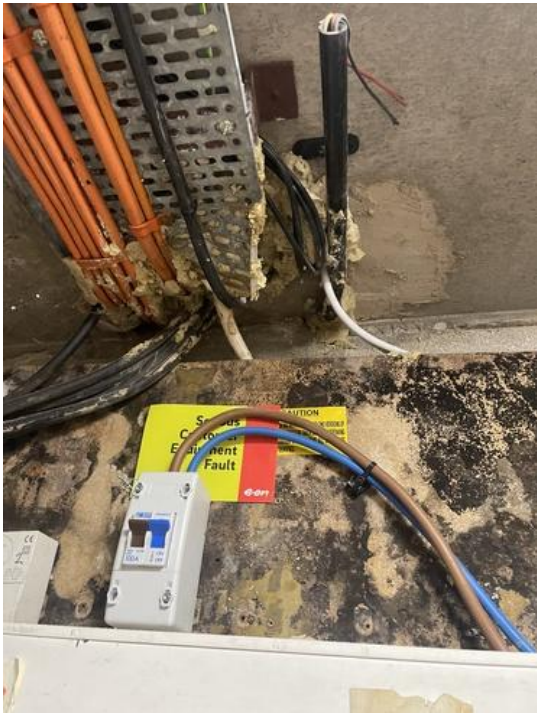


Photo 49



Photo 50

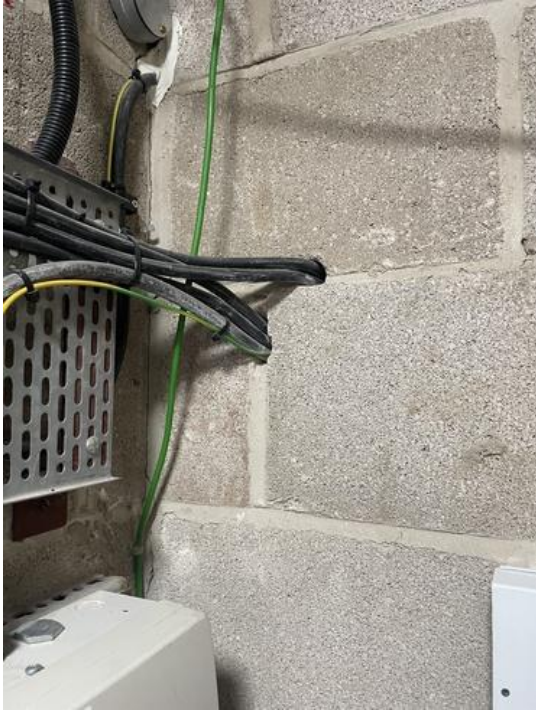


Photo 51

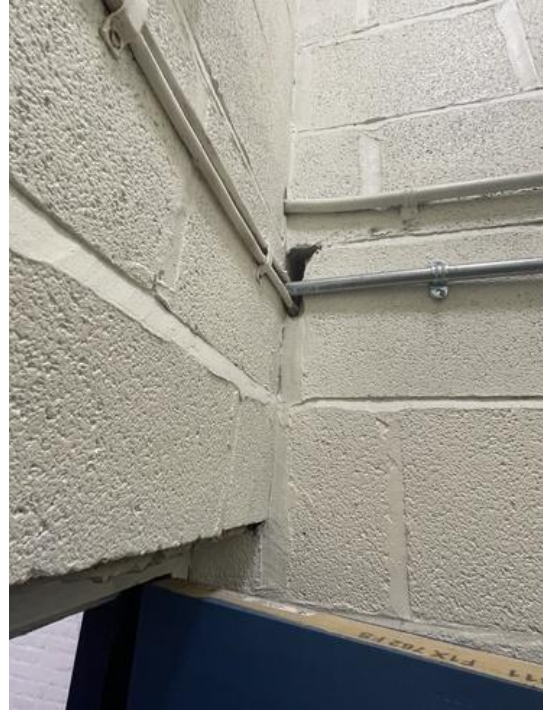


Photo 52



Photo 53

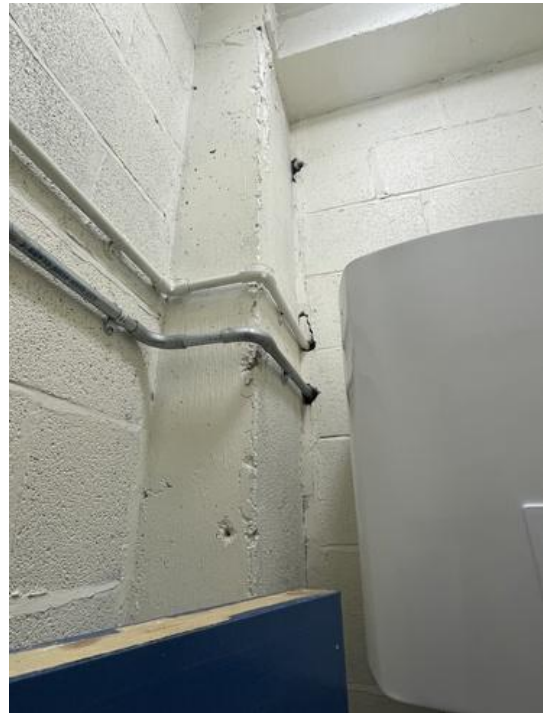


Photo 54



Photo 55

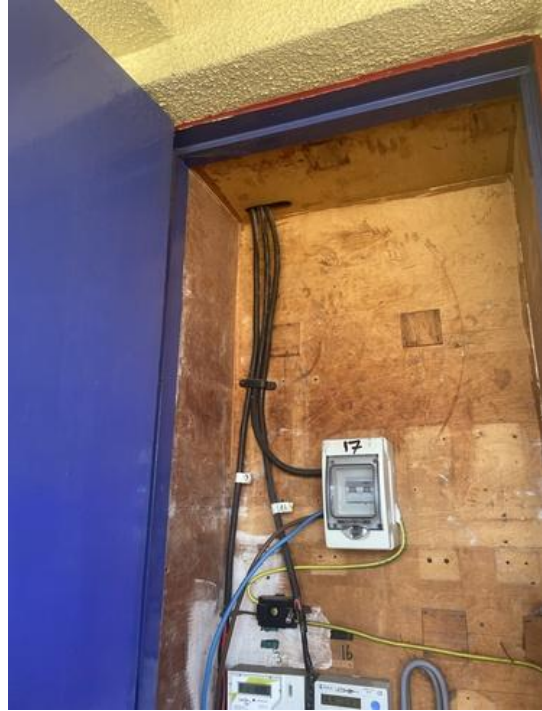


Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62

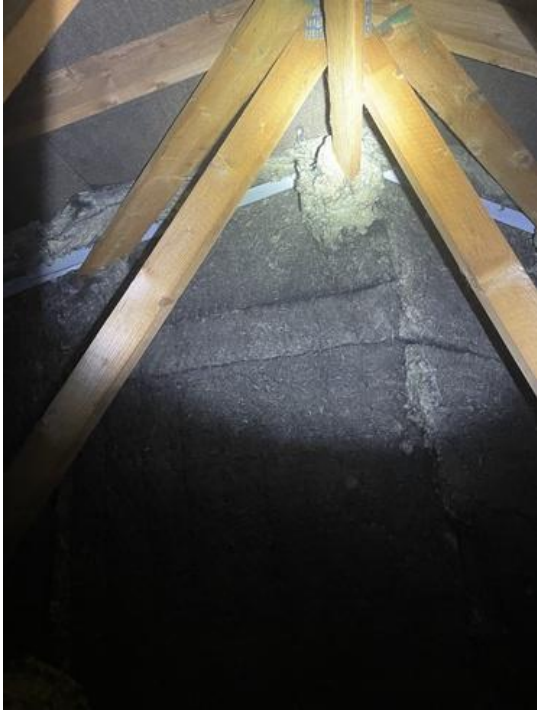


Photo 63



Photo 64



Photo 65



Photo 66

9.5.2 Maisonettes having a floor level higher than 4.5 m above ground or access level

Maisonettes that have a floor level that is situated higher than 4.5 m above the ground level or the access level should have at least one of the following:

- a) an alternative exit from any habitable room that is not on the entrance level of the maisonette (see Figure 2); or
- b) a protected stairway enclosure serving all habitable rooms and one alternative exit from every floor level other than the entrance level (see Figure 3); or
- c) a protected stairway enclosure and an LD1 fire detection and fire alarm system in accordance with B5 5839-6:2013, if no floor is more than 7.5 m above or below the level of the entrance of the maisonette; or
- d) a protected stairway enclosure and an AWFSS (see 11.2, Table 2).



Photo 67

Photo 68



Photo 69

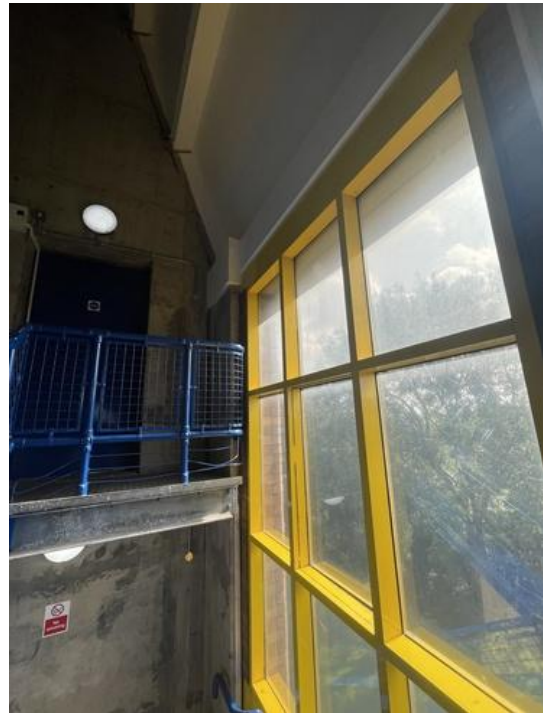


Photo 70



Photo 71

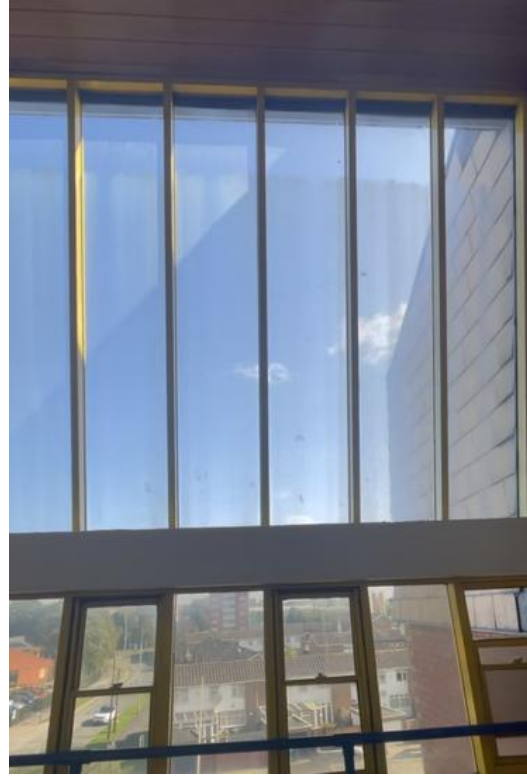


Photo 72



Photo 73



Photo 74



Photo 75

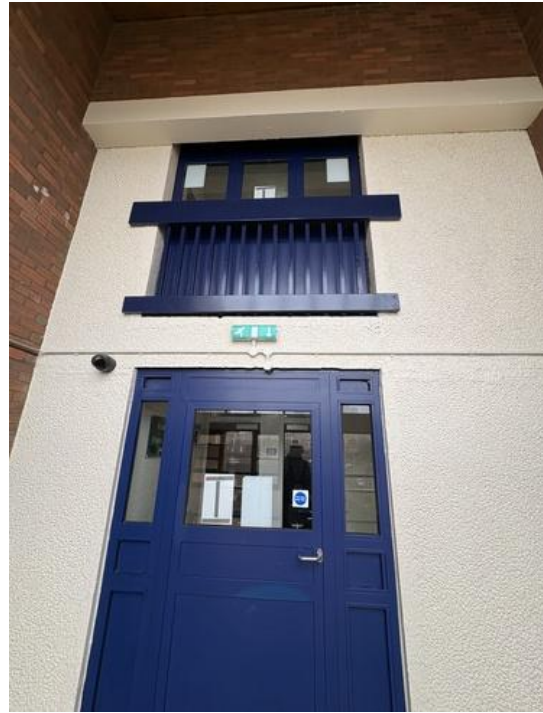


Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104



Photo 105

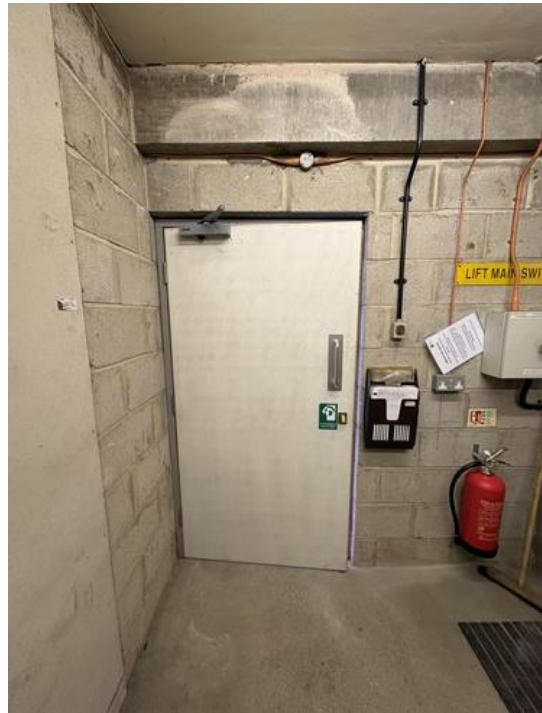


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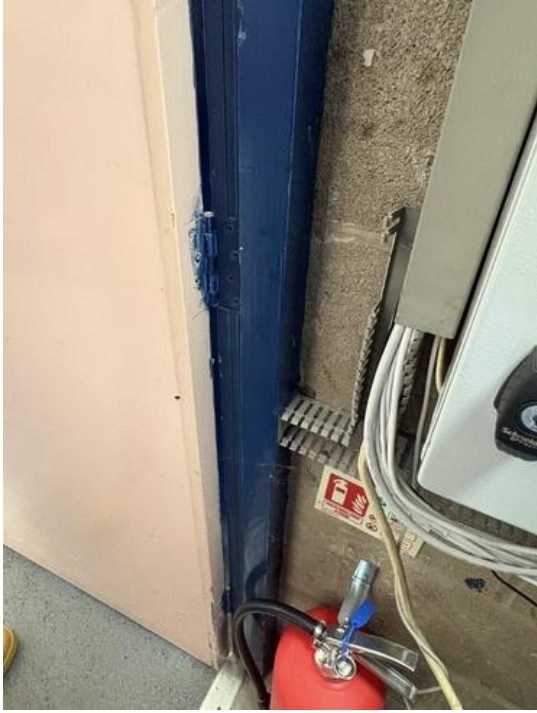


Photo 107



Photo 108



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113



Photo 114



Photo 115



Photo 116



Photo 117



Photo 118



Photo 119



Photo 120



Photo 121



Photo 122



Photo 123



Photo 124



Photo 125



Photo 126



Photo 127



Photo 128



Photo 129



Photo 130



Photo 131



Photo 132



Photo 133



Photo 134



Photo 135



Photo 136



Photo 137



Photo 138



Photo 139



Photo 140

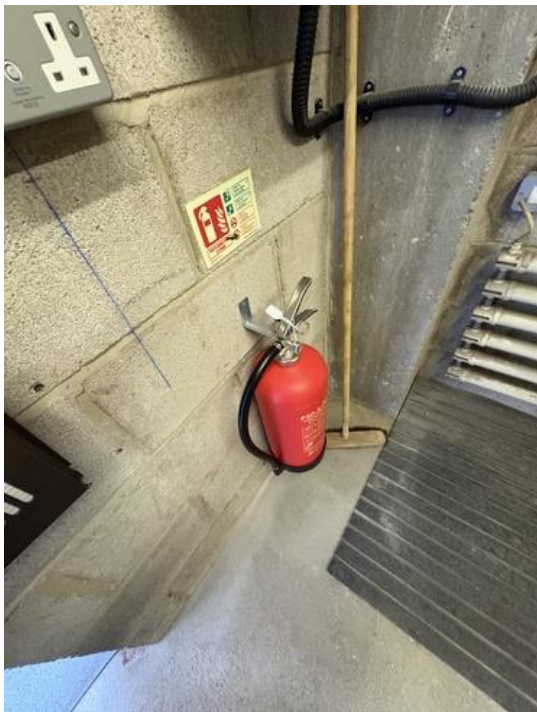


Photo 141

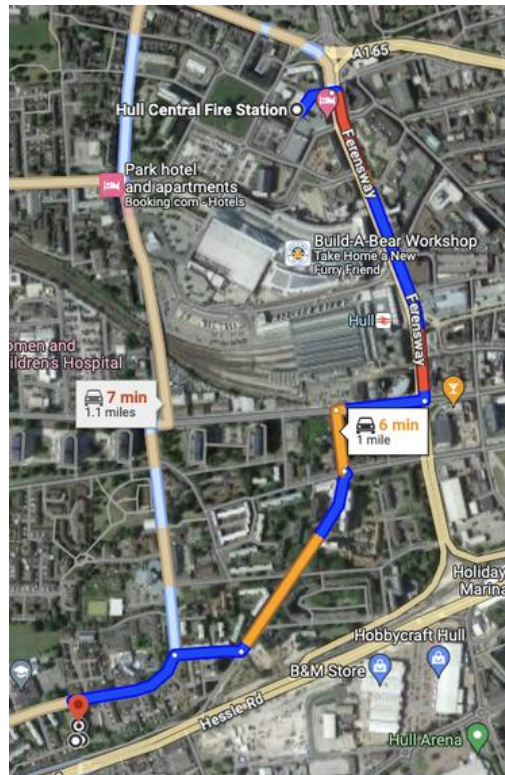


Photo 142

Hull Central Fire Station

Hull HU2 8BP

- ↑ Head north-east on Pearson St towards Ferensway/A1079
213 ft
- ↪ Turn right at the 1st cross street onto Ferensway/A1079
0.3 mi
- ↪ Turn right onto Anlaby Rd/A1105
492 ft
- ↶ Turn left onto Midland St
338 ft
- ↻ At the roundabout, continue straight onto Porter St
0.2 mi
- ↪ Turn right onto Brisbane St
371 ft
- ↶ Turn left onto Walker St
📍 Destination will be on the left
0.1 mi

Rossett House
Walker St, Hull HU3 2RD



Photo 143

Photo 144



Photo 145



Photo 146



Photo 147



Photo 148



Photo 149



Photo 150



Photo 151



Photo 152



Photo 153



Photo 154

