

# 1 - 112 LindseyPlace, Hull

## Type 3 Fire Risk Assessment



|                     |  |
|---------------------|--|
| Prepared for:       | Rebecca Franks, Building Safety Manager              |
| Prepared by:        | John Askew, Fire Risk Assessor, Holistic Fire Safety |
| Date Submitted:     | 16/02/2026   |
| Document Reference: | HFS.HCC.LindseyPlace.FRA.3.0                         |



---

## EXECUTIVE SUMMARY

- Significant findings identified in HFS.HCC.LindseyPlace.FRA.3.0 & HFS.HCC.LindseyPlace.AP.3.0: 8 actions
- Proposed next review date: 11/02/2027
- 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 |  |
|-----|--|--------|---|------|--|

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 |  |
|-------------|--|---------------|---|--------------|--|

The overall risk rating for the building is considered to be:

**MODERATE RISK**

---

|                    |    |         |
|--------------------|----|---------|
| Certificate Number | LS | 0498902 |
|--------------------|----|---------|



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      |  |                  |
|---------------|--|------------------|
| <b>Part 1</b> | <b>NSI Life Safety Fire Risk Assessment Silver Approved Organisation</b>                             |                  |
|               | Holistic Fire Safety Ltd   |                  |
|               | <b>BAFE Registration Number</b>  |                  |
|               | NSI 01052/FRA-S  |                  |
| <b>Part 2</b> | <b>Name of Client</b>  |                  |
|               | Hull City Council  |                  |
| <b>Part 3</b> | <b>Address of premises for which the fire risk assessment was carried out</b>                        |                  |
|               | 1-112 Lindsey Place<br>HU4 6AF   |                  |
|               | <b>Part or parts of the premises to which the fire risk assessment applies</b>                       |                  |
|               | All common parts including a 10% sampling of the residential dwelling<br>As per agreed specification |                  |
| <b>Part 4</b> | <b>Brief description of the scope and purpose of the fire risk assessment</b>                        |                  |
|               | As per agreed specification  |                  |
| <b>Part 5</b> | <b>Effective date of the fire risk assessment</b>  | 11 February 2026 |
| <b>Part 6</b> | <b>Recommended date for review of the fire risk assessment</b>                                       | 11 February 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.

|  |                   |
|--|-------------------|
| <b>Signed (for and on behalf of the issuing Approved organisation)</b> |                   |
| <b>Job Title</b>   | Managing Director |
| <b>Date</b>  | 11 February 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

11/02/2026 / John Askew / Lindsey Place

Complete

|                       |  |
|-----------------------|--|
| <b>Actions</b>        | 8  |
| <b>Site conducted</b> | Lindsey Place, Hull City Council T4<br>FRA programme |
| <b>Conducted on</b>   | 11 Feb 2026 09:00 GMT                                |
| <b>Prepared by</b>    | John Askew   |
| <b>Location</b>       | 1 - 112 Lindsey Place<br>Hull<br>HU4 6AF             |



Photo 1

## Table of Contents

|   |    |
|---|----|
| <b>Actions</b> .....  | 4  |
| <b>Inspection</b> .....   | 12 |
| <b>1. General information</b> .....   | 13 |
| <b>2. Floor plans and building plan</b> .....                                 | 16 |
| <b>3. Construction</b> .....  | 17 |
| <b>4. Occupancy</b> .....   | 18 |
| <b>5. Evacuation strategy</b> .....   | 19 |
| <b>6. Fire loss experience</b> .....  | 21 |
| <b>7. Relevant fire safety legislation</b> .....                              | 22 |
| <b>8. Electrical sources of ignition</b> .....                                | 23 |
| Communal Areas .....  | 23 |
| Flats .....   | 24 |
| <b>9. Smoking</b> .....   | 26 |
| <b>10. Arson, security &amp; housekeeping</b> .....                           | 27 |
| <b>11. Heating system</b> .....   | 29 |
| <b>12. Cooking arrangements</b> .....   | 30 |
| <b>13. Lightning</b> .....  | 31 |
| <b>14. Hazards introduced by outside contractors and building works</b> ..... | 33 |
| <b>15. Hazardous substances</b> .....   | 34 |
| <b>16. Cladding &amp; wall coverings (spread of flames and fire)</b> .....    | 35 |
| Design and materials of external walls .....                                  | 35 |
| Internal Surface Linings .....  | 36 |
| <b>17. Compartmentation &amp; Fire Separation</b> .....                       | 38 |
| Summary of findings from compartmentation survey .....                        | 38 |
| Conclusion .....  | 40 |
| <b>18. Means of escape from flats</b> .....                                   | 41 |
| <b>19. Means of escape from common parts</b> .....                            | 42 |
| <b>20. Fire Doors</b> .....   | 45 |
| <b>21. Means of warning</b> .....   | 47 |
| Detection and alarm systems within residential accommodation .....            | 47 |
| Evacuation alert system .....   | 48 |
| <b>22. Emergency escape lighting</b> .....                                    | 49 |
| <b>23. Fire safety signs and notices</b> .....                                | 50 |
| <b>24. Extinguishing media and fixed systems</b> .....                        | 53 |
| <b>25. Other relevant fixed systems and equipment</b> .....                   | 54 |
| <b>26. Access and facilities for the fire service</b> .....                   | 55 |
| Secure information box .....  | 56 |
| Floor plan and building plans .....   | 57 |
| Confirmation of Regulation 11 of the Fire Safety Regulations 2022 .....       | 57 |

|  |    |
|--|----|
| <b>27. Resident and stakeholder engagement - communication &amp; information</b> ..... | 58 |
| Fire doors.....  | 59 |
| <b>28. Management of fire safety</b> .....   | 61 |
| <b>Media summary</b> .....   | 65 |
| File summary .....   | 91 |

13. Lightning

**13.2. Has a suitable and sufficient risk assessment (RA) in accordance with BS EN 62305-2:2012 been carried out?**

Yes. A risk assessment in accordance with BS EN 62305-2:2012 was carried out by DEHN (UK) Ltd in July 2025.

Costings for remedial work are being undertaken to ensure the work can commence as soon as possible.

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

Lightning Protection System

HCC should confirm remedial work has been carried out.

#### 16.4. General comments / defects:

Removal of cement board in resident storage / ancillary areas and above walkways on the ground floor in identical properties has revealed the installation of insulation. It is understood this was originally installed to provide thermal insulation for first floor accommodation above.

It has been confirmed the insulation present is flammable and should be removed. Any replacement should achieve Class A2-s1, d0 or better.

HCC have requested a replacement design from BDS through the Project Management Office (PMO) and are awaiting a response.



Photo 31



Photo 32

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

#### Insulation

Remove insulation in areas on the ground floor. Any replacement should achieve Class A2-s1, d0 or better.

### 16.6. General comments / defects:

Ceilings within escape routes, however, are lined with ceiling tiles which are suspected to be of a combustible nature. Although there is a concrete slab which separates floors, should tiles be subjected to ignition, it is foreseeable that they would contribute towards fire growth; as a result, and as a low priority action, tiles should be removed / enclosed.

HCC have requested a replacement design from BDS through the Project Management Office (PMO) and are awaiting a response.



Photo 34

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

#### Ceiling Tiles

Remove combustible ceiling tiles from escape routes and furnish with materials which meet Euro Class B-s3, d2 or better to inhibit any lateral fire spread.

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

There is no ventilation to corridors which serve flats.

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. In addition, although current openings do not provide a minimum free area of 1.5 metres squared (m<sup>2</sup>), current provisions are considered adequate given other mitigation measures in place.

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 1m<sup>2</sup> needs to be provided at the head of the stairway for this. Current guidance states in blocks of flats, it is recommended that the vent is operated automatically via an AOV.

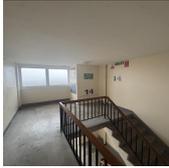


Photo 49

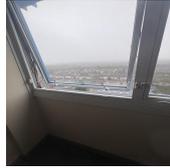


Photo 50

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

#### Smoke Control

HCC should review smoke control arrangements within the stairway with a view of providing AOV.

**20.5. Are suitable self-closing devices fitted to flat entrance doors and, where fitted, maintained in good working order?**

All flat entrance doors are fitted with an appropriate overhead BS 1154 self-closing device.

There was no self-closing device fitted to the external side of flat 102. A self-closing device should be installed with immediate effect unless it is established that the self-closing device is installed on the inside of the door. This was reported at the time of the inspection, with orders raised to have the works completed.



Photo 75

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

Flat Self-Closing Device - Flat 102

Install a self-closing device to flat 102 with immediate effect.

**21.10. Is an Evacuation alert system provided and does it consist of the following:**

- **Evacuation and alert control indicating equipment (EACIE) within additional SIB accessible to the attending Fire and Rescue Service**
- **Signage to indicate EACIE**
- **Sounders for evacuation and alert system within each residential flat**
- **EACIE to be on toggle switches**
- **Ability for the Fire and Rescue service to control evacuation by individual floor or whole building**

There is no evacuation alert system provided at Lindsey Place.



Photo 80



Photo 81

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

**Evacuation & Alert System**

Install an evacuation and alert system to BS 8629:2019. The system should work in conjunction with the building evacuation strategy.

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

Cognisance of the structure and use of the building, together with its long-term future planning, consideration should be given to the additional protection afforded by engineering solutions such as retrofitted AWFSS sprinkler systems.

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: Low | Created by: John Askew

**Sprinklers**

Consideration should be made to install a category 2 standard residential sprinkler system to BS 9251:2021 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.

## Inspection

**Responsible person (e.g. employer) or person having control of the premises:**

Hull City Council

**Address of premises:**

1 - 112 Lindsey Place  
Hull  
HU4 6AF

**Person consulted:**

Wayne Kendall

**Assessor:**

John Askew

**Report validated by:**

William Davidson

**Date of fire risk assessment:**

11/02/2026

**Date of previous fire risk assessment:**

19/11/2024

**Suggested date for review:**

11/02/2027

## 1. General information

### 1.1. Dimensions/footprint:

675m2 per floor / Total 10,125m2

### 1.2. In accordance with Regulation 3 Fire Safety (England) Regulations 2022, is the premises defined as a 'High-rise Residential' Building?

In accordance with Regulation 3 Fire Safety (England) Regulations 2022, Lindsey Place is defined as a 'High-rise Residential Building'.

### 1.3. Number of floors at ground level and above:

Ground floor and x14 upper floor levels.

### 1.4. Number of floors entirely below ground level:

None.

### 1.5. Floors on which car parking is provided:

None. External parking is provided for residents and visitors.

### 1.6 Age:

The building is believed to be constructed in the 1980's, however the block underwent renovation in 2006 - 2007.

### 1.7. Number of flats:

There are 112 residential dwellings in total with x8 residential dwellings per floor.

These are regarded as general needs (GN) accommodation.

### 1.8. General description external:

The external walls of Lindsey Place are predominantly masonry facing brick however balcony screens have been replaced (2006-2007).

The balcony screens are set back from the face of the building and are essentially 'enclosed' by blockwork construction.

The screens comprise of an aluminium frame system with glazed panels (windows), doors and insulated panels. The insulated panels are aluminium faced with a decorative powder coated finish.

To conclude, Lindsey Place is not over-clad with an ACM system and the insulation material and over-cladding meets the functional requirements of the Building Regulations.



Photo 2

### 1.9. General description of basement:

N/A.

### 1.10. General description ground floor:

The ground floor comprises of external tenant storage and ancillary accommodation which is accessed from communal areas.

Ancillary accommodation consists of a caretakers office, laundry, x2 water pump rooms, x2 electrical risers and x3 service riser enclosures.

There are two escape stairs which provides access to open air via single final exits doors which open in the direction of travel.

Accessed externally on the ground floor are the refuse collection points (bin store).

[22291-LIND-01A-22291-LIND-00.pdf](#)

---

### **1.11. General description of flats:**

Residential flats are single and two-bed occupancies whereby all habitable rooms discharge onto the internal hallway. Means of escape within flats are typical of diagram 3.3 of ADB B1, which does not require flats to have a protected internal hallway. This principle was based on limiting travel distances to circa 9m, which in turn reduces the chance that residents could become trapped in the event of a fire.

---

### **1.12. General description of means of escape:**

Attached: First Floor Plan.

Means of escape are of simple design and construction, whereby all flats are separated from the common escape stairway by self-closing, certified FD30s fire doorsets. Once access is into the common escape stair, ultimate safety is achieved by a single final exit door which opens in the direction of travel.

The building has an unventilated central corridor which serves flats and is separated at the centre by a self-closing, certified FD30s fire door-set.

Means of escape are consistent on all upper floors as staircases are ventilated by manually opening windows.

[22291-LIND-01A-22291-LIND-01.pdf](#)

---

### **1.13. General description of service risers:**

There are three risers on landings which serve two flats each. Two of the flats on each floor contain internal single risers. Services which serve flats from communal risers discharge into flats, meaning that these flats are effectively self-contained compartmented boxes.

Risers are continuous and extend the full height of the building. Risers contain electrical service cables, soil pipes, non-combustible pipework, and combustible pipework. Risers are generally a sterile environment; however, there are several breaches which are to be addressed and are highlighted in the compartmentation survey.

Risers in common areas are separated from escape routes by fire-resistant construction, providing 60 minutes. Fire-resistant doorsets are certified 54mm with timber top-lights, all observed to be in reasonable condition. There are electric service units present in some service risers and electric supply to immersion heaters; however, there are no other combustible items within the area; therefore, fire is highly unlikely to spread to adjacent areas.



Photo 3

---

### **1.14. General description of ventilation risers:**

There are no risers as such; however, the block is provided with what is believed to be shunt ducts to provide extract from bathrooms (this does not apply to kitchens). It is suspected that ducts travel the full height of the building, serving a large number of flats vertically before terminating at roof level.

It has been traditional for many years for the common extract from bathrooms to incorporate shunt ducts, which reduce the likelihood of fire and smoke spread between flats.

Fire dampers are provided in ductwork at the point extraction exits bathrooms in residential dwellings and enters central shafts. Bathrooms sampled gave evidence of x2 vents (high/low level) which have dampers installed which are activated via a fusible link.

Although dampers do not restrict the spread of smoke in the early stages of a fire, they would prevent the spread of flames and hot gases.

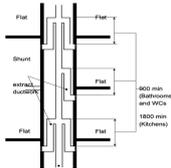


Photo 4

Photo 5

### 1.15. General description of chute system:

There are x2 refuse chutes provided at Lindsey Place, these are located on each floor in the ventilated staircases that serve the building.

The refuse chutes have undergone refurbishment and now provides adequate protection at all floor levels with self-closing, intumescent lined hopper disposal points and an automatic isolation shutter which is activated by means of fusible link at the base of the chute. The base of the chutes are accessed externally. The base of the chute is accessed externally. The isolation shutters are serviced by Hardall's.



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10

## 2. Floor plans and building plan

In relation to Regulation 6 of the Fire Safety Regulations 2022, the responsible person in relation to a high-rise residential building must prepare a plan for each floor of the high-rise residential building. The floor plans must, together, identify the location of all lifts and identify if the lift is one for use by firefighters or an evacuation lift, and the key fire-fighting equipment in the whole building. Plans must include the following:

- Surrounding area of building detailing points of access, emergency response routes/appliance positioning
- Building dimensions
- Confirmation of number of storeys – basement/parking, ancillary, residential floors, roof
- Location of different accommodation types in building – single bed/two bed/maisonette
- Inlets for dry riser/wet riser
- Isolation valves for active systems
- Firefighting access points – firefighting shaft
- Location of secure information box
- Location of smoke control systems
- Key points of building – stairway, risers, lobbies (smoke containment locations)
- Evacuation alert system location

---

### 2.1. Has the responsible person prepared a plan for each floor of the high-rise residential building and do plans meet the requirements of Regulation 6 of the Fire Safety Regulations 2022?

Holistic Fire Safety have prepared a plan for each floor at Lindsey Place. Floor plans identify points of access, means of escape, as well as assisting to identify the location of all lifts and key fire-fighting equipment.

[22291-LIND-01A-22291-LIND-00.pdf](#)  
[22291-LIND-01A-22291-LIND-01.pdf](#)  
[22291-LIND-01A-22291-LIND-02.pdf](#)  
[22291-LIND-01A-22291-LIND-03.pdf](#)  
[22291-LIND-01A-22291-LIND-04.pdf](#)  
[22291-LIND-01A-22291-LIND-05.pdf](#)  
[22291-LIND-01A-22291-LIND-06.pdf](#)  
[22291-LIND-01A-22291-LIND-07.pdf](#)  
[22291-LIND-01A-22291-LIND-08.pdf](#)  
[22291-LIND-01A-22291-LIND-09.pdf](#)  
[22291-LIND-01A-22291-LIND-10.pdf](#)  
[22291-LIND-01A-22291-LIND-11.pdf](#)  
[22291-LIND-01A-22291-LIND-12.pdf](#)  
[22291-LIND-01A-22291-LIND-13.pdf](#)  
[22291-LIND-01A-22291-LIND-14.pdf](#)  
[22291-LIND-01A-22291-LIND-OP.pdf](#)  
[22291-LIND-01A-22291-LIND-VS.pdf](#)

---

### 3. Construction

#### 3.1. Describe the standard and methods of construction which make up the premises:

Due to its construction being circa the 1980s, it is likely that Lindsey Place was constructed to the British Standard Code of Practice `CP3 Chapter IV, Precautions against fire – Fire precautions in flats of 80 feet or above` .

Bryant Bison 340: The industrialised building system consisted of load-bearing precast concrete wall and floor units, jointed on site with in-situ concrete and dry-packed mortar after erection. In tower blocks over 12 storeys in height, all of the walls were load-bearing - external and internal.

Wimpey-No Fines: Constructed from cast in-situ concrete, No-Fines was one of the most successful system-built houses. The wall construction contains no sand fraction using 1/2" to 3/4" stone aggregate mixed with cement. This creates a honeycomb type structure within the concrete. The construction of the system is similar to that of traditional solid-walled masonry properties and offers a high level of robustness.

Whether or not the building was constructed to 'CP3 Chapter IV', Lindsey Place focuses upon the principle of compartmentation of both the stair core, ancillary accommodation and flats.

Due to reduced travel distances within flats, they are not required to have an internal 'protected' hallway to create a place of relative safety before the flat can be evacuated.

Subsequently, this supports a 'stay put' strategy based on the level of compartmentation together with additional features, including the external fabric. As a result, it was predicted that the block would withhold and minimise any fire situation to a relatively small area.

---

## 4. Occupancy

### 4.1. In relation to Approved Document B Volume 1. 2019, the purpose group is:

1(a) Flats

### 4.2. In relation to BS 9991:2015 (BS 9999:2017) Fire safety in the design, management and use of (residential) buildings, the risk profile is:

The risk profile for General Needs occupants is considered to be:

'Ci' (long-term managed occupancy of mainstream housing of general needs with no special features, with 'low/medium' fire growth of 0.012 kJ/s<sup>3</sup> by evenly distributed low to mid-level fire loading, comprising a mix of combustible materials).

### 4.3. Estimated total occupancy on a normal day to day basis:

Circa 250

### 4.4. Max number of employees:

<5.

There are no permanent staff working within the building; however, the block is provided with a caretaker. HCC operates a caretaker scheme whereby a representative of HCC ensures the day-to-day running of the block by carrying out tasks such as reporting antisocial behaviour, maintaining housekeeping, and liaising with residents to resolve issues.

In addition, housing officers regularly attend the site for specific duties such as routine testing and maintenance. Lone working is avoided where possible; however, due to the nature of some activities, lone working is inevitable for low-risk tasks; therefore, staff operate and adhere to the corporate lone working policy.

### 4.5. Max number of residents and visitors at any one time:

Circa 275

### 4.6. Vulnerable groups - contractors, lone workers, care workers:

It is possible residents will receive treatment from care and social workers on a periodic basis. All care provided is independent of HCC. Numbers should not exceed five at any one time; however, it is likely that people providing care are unfamiliar with the premises.

HCC members of staff enter the premises on a regular basis to carry out routine testing and maintenance. Lone working is avoided where possible; however, due to the nature of some activities, lone working is inevitable; therefore, staff operate and adhere to the corporate lone working policy.

All contractors adhere to a strict 'control of contractors' policy which includes a selection process, the receipt of RAMS & Insurance, site induction, and a permit system where necessary. It is advised that an induction is carried out by all contractors used by HCC. A generic safety pack should be provided to contractors which ensures they are familiar with emergency procedures and actions to be taken in the event of a fire. Contractors should read and sign the document; this will ensure HCC are controlling contractors appropriately and meeting the requirements of Article 5(4a).

Fire action notices are displayed prominently to instruct those who are unfamiliar with the building of actions to be taken in the event of an incident.

## 5. Evacuation strategy

### 5.1. The evacuation strategy for the building is:

As detailed within the 'Fire Safety in Flats' booklet provided by HCC to residents; flats are designed to delay the spread of fire, therefore occupants should be 'relatively' safe to remain within their flats. HCC currently advise residents to:

- Evacuate the building in the event of a fire in a resident's flat
- Evacuate the building if a resident is aware of a fire in a nearby flat

The simultaneous evacuation of multiple flats/floors could potentially hinder the responding Fire & Rescue Service operational crews as evacuating residents could compromise the means of escape delaying firefighting operations; it is therefore essential that levels of compartmentation meet the necessary requirements to support a 'stay safe, stay put' strategy.

### 5.2. Have Person Centred Fire Risk Assessments (PCFRA's) been completed on all vulnerable residents?

Sue Houlton & the Housing team have completed a significant exercise to establish those residing within the building who required assistance with evacuation. Where necessary, person centred fire risk assessments (PCFRA) and personal emergency evacuation plans are to be created.

None confirmed at Lindsey Place.

### 5.3. Are Personal Emergency Evacuation Plans (PEEP's) in place for vulnerable residents?

PEEPs are in place for a number of residents at Lindsey Place with information held in the Secure Information Box; Should any resident's complete an 'Emergency Evacuation Support Request Form', this will trigger a PCFRA and subsequent PEEP.

### 5.4. Are PEEP's readily available to responding Emergency Services in the Secure Information Box?

Discussions have been held with Humberside Fire & Rescue Service (HFRS) and HCC to confirm how they prefer to receive information. Although traditionally PEEP's are stored on site within the Secure Information Box, it has been highlighted that HFRS may in fact prefer to receive information electronically so that it can be accessed via the appliance mobile data terminal. It has been confirmed HFRS do not require this information to be provided electronically.

### 5.5. Is the building provided with an 'Assembly Point' / 'Muster Point'. Where applicable, is its location suitable in design and location?

The fire assembly point is located on the grassed area to the west of the building.



Photo 11

The assembly point should be located far enough away from the building to afford protection from heat and smoke in a fire situation but not so far away as to discourage people from using it. Fire assembly points should be in positions that do not put staff, visitors and users of the building at risk from emergency vehicles responding to the incident, or from general/other traffic in the vicinity. Therefore, the assembly point should be located away from and off the vehicle access routes leading to the building. Ideally the assembly points should be located so as not to require the crossing of a road or movement through trafficked areas. The assembly points should be a temporary gathering area where it can be immediately determined if everyone is out of the building. Appropriate decisions should be made with regard to continuance of use for longer durations. This is particularly useful in the event of a 'partial' or 'full evacuation' of the residential areas by the Fire Service using the evacuation and alert system

---

## 6. Fire loss experience

### 6.1. Has there been any incidents involving fire which has resulted in loss/ damage/affected resident safety?

Following discussions with HCC representatives, there have been no incidents in the last 12 months.

---

## **7. Relevant fire safety legislation**

Regulatory Reform (Fire Safety) Order 2005  
The Fire Safety Act 2021  
The Fire Safety (England) Regulations 2022  
Health and Safety at Work etc Act 1974 (Sections 2,3 & 4)  
Housing Act 2004 & Housing and Planning Act 2016

References and supporting guidance is detailed at the end of the report.

---

### **7.1. The above legislation is enforced by:**

The Local Authority Fire & Rescue Service - Humberside Fire and Rescue Service (HFRS).

---

### **7.2. Are there any notices in force applicable to the building - Alterations / Enforcement / Prohibition?**

None.

---

## 8. Electrical sources of ignition

### Communal Areas

#### 8.1. Are fixed installations periodically inspected and tested?

Electrical testing and maintenance of the hard wiring of the building has been completed by Kingstown Works Limited (KWL), it was confirmed that all EICR reports for the building are held electronically by nominated HCC representatives.

It was also confirmed that there is an EICR programme in place and a legal action procedure implemented for any customers who are not providing access. Samples taken within communal areas (expiry 11/2028) gave satisfactory test frequencies.

#### 8.2. Are Electrical Installation Condition Report (EICR) labels displayed to indicate the date of the most recent periodic inspection and the date of the next 5-year periodic inspection?

Yes.



Photo 12

#### 8.3. Have all 'C' deficiencies been completed within allocated timeframes?

It was confirmed that all 'C' deficiencies are allocated to KWL for completion.

#### 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.

Portable electrical appliances (PAT) within the caretakers' office gave evidence of PAT, dated 08/2025.

There is a laundry situated on the ground floor with a number of electrical washing machines and dryers; all of which were confirmed to be periodically inspected.

The scheme has implemented a policy within the laundry which includes the removal of lint build-up from tumble driers.



Photo 13



Photo 14

Whilst portable appliance testing (PAT) is not a legislative requirement, it is a requirement of Health and Safety at Work legislation under the Electrical at Works Regulations 1989, to periodically check electrical equipment for safe use. Any item which is connected to the main supply falls under Regulation 3 & 5 which places a legal responsibility on the owner, as the duty holder, to ensure that all supplied electrical equipment used within the property is safe and not in a position where they may cause danger to staff or residents.

#### 8.5. Is there a suitable limitation of trailing leads & adapters; and without evidence of overloading?



Electrical extension leads have been replaced with sockets since the previous assessment in the caretakers office.



Photo 15

---

### 8.6. Are electrical service cables adequately supported?

Services run extensively within communal areas, however all cabling is encased within conduit and secured by metal connections preventing them from drooping or falling in the event of fire.



Photo 16

---

All cabling and conduit should be either encased and/or supported by metal connections preventing them to droop or fall. (BS 7671:2018 18th Edition IET regulations), Chapter 52 reg 521-10-202 18th edition).

---

### 8.7. Are photovoltaic panels (PV) installed?

None.

---

Is suitable maintenance carried out on PV system in line with manufacturers instructions. Is the location of inverters indicated on plans and are there adequate provisions in place to mitigate the risk of ignition. Is information on PV systems held within the Secure Information Box and accessible to the Fire Service in the event of an incident.

---

### 8.8. General comments/defects:

All satisfactory.

Flats

---

### 8.9. Are distribution boards non-combustible to BS EN 61439-3 as per BS 7671:2018 (18th Edition IET Regulations) Chapter 42 Regulation 421.1.201(i)?

Yes.



Photo 17

---

### 8.10. Are fixed installations periodically inspected and tested?

Samples taken within the sampled flat (expiry 01/31) gave satisfactory test frequencies.

Inline with BS 7671:2018 IET Wiring Regulations (18th Edition) rented accommodation (flats) with short term leases are periodically inspected every 5 years and upon change of occupancy.

---

### 8.11. Are Electrical Installation Condition Report (EICR) labels displayed to indicate the date of the most recent periodic inspection and the date of the next 5-year periodic inspection?

Yes.

---

**8.12. General comments/defects:**

All satisfactory

---

## 9. Smoking

### 9.1. Are there suitable arrangements for those who wish to smoke?

Given the general occupancy needs, there is little HCC can do on a daily basis to control/prevent smoking within residents' dwellings other than raising awareness and highlighting the consequences of inappropriate discarding of materials.

There are no smoking receptacles provided externally to the premises; therefore, there are no provisions for disposal. Experience at similar buildings has shown that providing smoking receptacles has brought additional problems; therefore, given the limited number of discarded cigarettes externally, it is considered acceptable to accept the current situation and not install smoking receptacles.

---

### 9.2. Are “No smoking” signs provided within the common areas?

The building complies with current no-smoking legislation with signage displayed prominently throughout the building at all levels. Signage displayed is clearly visible and complies with the Smoke Free (signs) Regulations 2012.



Photo 18

---

### 9.3. Are reasonable measures taken to prevent fires as a result of smoking?

Residents are permitted to smoke within residential flats, however information relating to smoking is contained within tenants' handbooks.

---

### 9.4. General comments/defects:

During the assessment, a comprehensive inspection was carried out in all areas; there was a limited number of discarded cigarettes on the floor externally and all internal areas were sterile.

---

## 10. Arson, security & housekeeping

### 10.1. Does basic security against arson by outsiders appear reasonable?

The premises has the following arrangements in place:

- Access doors are provided with resident access controls
- External floodlighting is provided by streetlights
- The caretaker is a visual presence and carries out daily inspections on the premises - where necessary significant findings are reported to senior management
- There is a steel security fence which runs along a large percentage of the perimeter of the block
- Hull City council employees require key fobs for access and all contractors require permission before access is authorised
- CCTV is installed internally and external to the building, although it only covers the ground floor, lifts and surrounding areas to the building



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23

### 10.2. Is there history of / signs of anti social behaviour?

Historically blocks of flats are often subject to damage and arson due to the volume of people (general needs) within the building, therefore arson/anti social behaviour will always be a credible threat.

Following liaison with HCC representatives and knowledge of the local area, many of the high rise blocks within the city have been subjected to anti social behaviour, however there doesn't appear to be any concerns at Lindsey Place.

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

The immediate area around the building was sterile; waste bins were contained within the refuse chute area, which is enclosed in a roller shutter, and walkways around residents' sheds were sterile. Additional waste bins were visible; however, they were located clear of the main building and chained to an immovable object.



Photo 24

### 10.4. Are escape routes sterile and free from excessive fire loading?

The block operates a specific zero tolerance approach to housekeeping which is backed up by comprehensive signage as all communal areas are sterile. It was confirmed that one of the roles of the caretaker was to continuously monitor areas and should be commended for the standard of housekeeping both internally and externally.



Photo 25

### 10.5. Is the standard of housekeeping within ancillary accommodation acceptable?

All satisfactory.

**10.6. Describe arrangements for the handling and storage of waste:**

It is understood that the main bins are emptied through a local authority contract on a regular and continual basis. Any additional build-up of waste is removed on an ad-hoc contractual basis via HCC waste management. All large waste items collected by the caretaker are stored in the waste compound and, where possible, out of sight from passersby.

---

**10.7. General comments / defects:**

All satisfactory.

---

## 11. Heating system

### 11.1. Description of heating for communal areas:

There are no heaters within communal areas/means of escape.

The caretakers office is provided with an electric wall mounted panel heater.

---

### 11.2. Description of heating for flats:

Heating within flats is provided with electric wall mounted panel heaters which are fixed via a fused spur.



Photo 26



Photo 27

---

## 12. Cooking arrangements

### 12.1. Description of kitchen layout and arrangements:

There are no cooking facilities within common areas or in ground floor areas where Hull City Council employees operate.

As stated previously, residential flats are provided unfurnished. As a result, HCC are not liable for routine test, inspection and maintenance of appliances. Fire safety information relating to kitchen safety and electrical safety is included within tenants' handbooks.

Kitchens are provided with notional FD20 doorsets, heat detection and cooking facilities are remote from the entrance door and do not prejudice the escape route from any point in the flat other than the lounge.



Photo 28

---

### 12.2. Are reasonable measures taken to prevent fires as a result of cooking?

It is considered that HCC are doing all that is reasonable to prevent incidents involving fire from occurring within flats.

---

## 13. Lightning

1 action

### 13.1. Does the building have a lightning protection system?

Lindsey Place is the tallest structure in the area, and with the projected climate change and increased likelihood of more frequent thunderstorms, the protection of the building as a business and community asset is essential.

Risk against lightning strikes should also include the potential for loss of life, and cognisance should also be given regarding the property as sleeping accommodation for circa 250+ individual residents.

It was confirmed verbally and via physical inspection that a lightning protection system (LPS) is in place..



Photo 29

### 13.2. Has a suitable and sufficient risk assessment (RA) in accordance with BS EN 62305-2:2012 been carried out?

Yes. A risk assessment in accordance with BS EN 62305-2:2012 was carried out by DEHN (UK) Ltd in July 2025.

Costings for remedial work are being undertaken to ensure the work can commence as soon as possible.

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

#### Lightning Protection System

HCC should confirm remedial work has been carried out.

The RA would determine if protection is required, the RA should be accurate and site specific. The RA would be measured against:

Sources of Damage:

Lightning current is the primary source of damage, the following sources are distinguished by the strike attachment point:

- S1: Flashes to a Structure
- S2: Flashes near a structure
- S3: Flashes to a line
- S4: Flashes 'near' to a line

Types of Damage

Types of damage which may occur as a result of lightning strikes:

- D1: Injury to living beings, due to touch and step voltage - electric shock
- D2: Physical damage (fire, explosion, mechanical destruction, release of chemicals) due to lightning effects including sparking
- D3: Failure of electrical and electronic systems due to LEMP

BSEN 6235-2:2012

- R<sub>1</sub> Risk of loss of human life
- R<sub>2</sub> Risk of service to the public
- R<sub>3</sub> Risk of loss to cultural heritage
- R<sub>4</sub> Risk of loss of economic value

---

### 13.3. General comments / defects:

None.

---

## 14. Hazards introduced by outside contractors and building works

### 14.1. Is there satisfactory control over works carried out in the building by contractors?

HCC has its own maintenance personnel which are generally used for basic and low risk maintenance activities, however where required, (specialist projects) HCC use approved contractors which have completed a comprehensive due diligence process - KWL.

KWL generally act as the principle contractor for works such as fire door replacement programmes and passive fire stopping works.

As the building requires maintenance during the lifecycle of use, it is likely to be subject to external maintenance by contractors requiring the use of hot works. Such activities should be subject to specific control measures such as a 'Permit to Work' (PTW) system. The PTW system allows effective control and supervision of externally introduced ignition sources.

PTW's should be the responsibility of an appointed person from HCC and accountable to the works, content of the PTW should include:

- Scope of hot works
  - Time and duration of works
  - Area of works
  - Competence of contractors
  - Correct and maintained equipment
  - Pre and post fire sweeps
-

## 15. Hazardous substances

### **15.1. Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises?**

Following this assessment, there were no process risks or situations identified which required any assessment under the dangerous substances and explosive atmospheres regulations (DSEAR) 2002.

Residents are prohibited to use portable paraffin or gas cylinder heaters.

Information relating to dangerous substances and materials should be included within the tenants' handbooks.

---

### **15.2. Other significant fire hazards that warrant consideration?**

It has been confirmed that some residents engage in substance misuse; such activities significantly increase the risk of fire within the property as not only does it introduce ignition sources but there is also the potential for residents to be under the influence which will affect response and acknowledgement of an incident.

---

## 16. Cladding & wall coverings (spread of flames and fire)

2 actions

### Design and materials of external walls

1 action

Regulation 5 Fire Safety (England) Regulations 2022: The responsible person in relation to a high-rise residential building must prepare a record of the design of the external walls of the building, including details of the materials from which they are constructed.

The record prepared must include details of the level of risk identified in the risk assessment required under article 9 of the Regulatory Reform (Fire Safety) Order 2005 that the design and materials of the external walls give rise to and any mitigating steps that have been taken in respect of that risk.

The responsible person must prepare a revised record if there are any significant changes to the external walls of the building.

### 16.1. Do the external walls of the building adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and location of the building?

Renovation of Lindsey Place was completed in 2006 - 2007 which included the replacement of balcony screens.

On 16/08/2017 an initial External Facade and Cladding report was completed by Fire Guidance UK LLP - See attached. The report identified the external walls of Lindsey Place are predominantly masonry facing brick however balcony screens have been replaced (2006-2007) as part of the 'Decent Homes' programme.

The balcony screens are set back from the face of the building and are essentially 'enclosed' by blockwork construction.

The screens comprise an aluminium frame system with glazed panels (windows), doors and insulated panels. The insulated panels are aluminium faced with a decorative powder coated finish. The insulating material is understood to be a dense Styrofoam type product. It is noted however that the insulated panels used in the balcony screens is isolated from any other potentially combustible materials and set back from the building façade. Should the insulating material be involved in a fire from within the flat, or indeed on the balcony itself it is sufficiently separated from the remainder of the building so as not to pose any significant risk of external fire spread.

To conclude, Lindsey Place is not over-clad with an ACM system and the insulation material and over-cladding meet the functional requirements of the Building Regulations.



Photo 30

[17020-CTN-R004-RA-20170816.pdf](#)

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

Findings identified in the External Facade and Cladding report completed by Fire Guidance UK LLP confirmed that the external wall on Lindsey Place is satisfactory to "adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and location of the building."

It is therefore, the opinion of Holistic Fire Safety that there is no requirement for an External Wall Fire Risk Assessment to be carried out in line with PAS 9980.

### 16.3. Are records of the design of the external walls and details of the materials from which they are constructed readily available?

Although basic documentation is held, it is the opinion of Holistic Fire Safety that records held by HCC are adequate to detail the make up of external walls.

HCC publish all reports and findings making them accessible to all via the World Wide Web.

Evidence of this was a Briefing Paper produced by HCC to the People and Communities which covered 'Fire Safety in High-Rise' dated 16 November 2017.

---

#### 16.4. General comments / defects:

Removal of cement board in resident storage / ancillary areas and above walkways on the ground floor in identical properties has revealed the installation of insulation. It is understood this was originally installed to provide thermal insulation for first floor accommodation above.

It has been confirmed the insulation present is flammable and should be removed. Any replacement should achieve Class A2-s1, d0 or better.

HCC have requested a replacement design from BDS through the Project Management Office (PMO) and are awaiting a response.



Photo 31



Photo 32

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

#### Insulation

Remove insulation in areas on the ground floor. Any replacement should achieve Class A2-s1, d0 or better.

#### Internal Surface Linings

1 action

#### 16.5. Do surface linings within the building contribute towards fire growth?

Generally speaking escape routes at Lindsey Place are protected through effective compartmentation of REI 30 and the majority of surface lining materials are furnished to Euro Class B- s3, d2 or better to inhibit any lateral fire spread.

All linings of internal walls and floors within protected areas are solid and non combustible, and free of any additions which could be ignited and contribute to surface flame spread.

As a result, surface linings on walls and floors are not expected to contribute towards fire growth.



Photo 33

---

Protected escape routes should be protected through effective compartmentation of REI 30 with all surface lining materials furnished to Euro Class B-s3, d2 or better to inhibit any lateral fire spread.

---

#### 16.6. General comments / defects:

Ceilings within escape routes, however, are lined with ceiling tiles which are suspected to be of a combustible nature. Although there is a concrete slab which separates floors, should tiles be subjected to ignition, it is foreseeable that they would contribute towards fire growth; as a result, and as a low priority action, tiles should be removed / enclosed.

HCC have requested a replacement design from BDS through the Project Management Office (PMO) and are awaiting a response.



Photo 34

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

#### Ceiling Tiles

Remove combustible ceiling tiles from escape routes and furnish with materials which meet Euro Class B-s3, d2 or better to inhibit any lateral fire spread.

## 17. Compartmentation & Fire Separation

The appropriate fire separation and compartmentation of parts of a building are designed to restrict the internal spread and inhibit the damage of fire. This usually takes place between floors/ceilings and rooms/areas of high risk, with the creation of 'designated' or 'protected' routes whereby occupants can make their escape relatively unhindered and unharmed.

### 17.1. The fire resistance of the structure is as follows:

As per current statutory guidance, the following fire resistance levels are expected for the building:

- 120 minutes: For structural load-bearing elements
- 120 minutes: All compartment walls other than between any flat or firefighting stair, lobby or shaft
- 60 minutes: Separation between residential flats and any other area
- 30 minutes For all protected escape routes within communal areas

### 17.2. Are there clear and obvious breaches / defects in fire resisting construction?

Protected escape routes and residential dwellings are generally well compartmented with little to no evidence of breaches/defects which could result in injury/ill health of relevant persons.

As the majority of services which supply flats exit horizontally into service risers, should a flat fire occur, the likelihood of it affecting neighbouring dwellings (horizontally and vertically) is remote.

There are multiple defects within service risers where services are not adequately fire-stopped as they enter adjacent compartments.

It is not reasonable to identify and advise on remediation for every breach / defect in compartmentation (fire stopping issues) that might exist within a building. Where defects are consistent and it is foreseeable that defects have the potential to affect the safety of those within the building, a specific compartmentation survey should be undertaken. The key principles of a compartmentation survey are to identify routes of heat and smoke transfer within the premises, e.g. service risers, ventilation risers, kitchen and bathroom extraction arrangements, flat entrance doors and breaches in fire resisting construction. The survey should determine whether past alterations / refurbishment on the building have had an impact on existing compartmentation.

### 17.3. Is a compartmentation survey required / been carried out on the premises?

As part of the T4 fire risk assessment project, Holistic Fire Safety completed a compartmentation survey on each HRRB. Holistic Fire Safety has appraised the compartmentation of each building and subsequently identified all breaches and defects in fire resisting construction.

HFS's passive fire protection installers who work under the BM Trada Q-Mark scheme have identified each individual penetration and plotted them onto the building layout plans. Each report has identified the surface, substrate and size of each penetration before providing examples of materials which could be used to remediate.

Holistic Fire Safety have provided HCC with methods of satisfying building regulations, and with the intention of complying with test details, supplied by 'Protecta' and other manufacturers.

HCC have submitted the reports to the Building Safety Regulator for approval.

As all properties are existing buildings, and are to remain occupied for the duration of remediation, it may not always be practicable to install a tested solution; therefore, the principle of 'betterment' and to the 'intention of' will be applied.

Refer to:

HFS.HCC.LindseyPlace.CSR.1.0 - Executive Summary & Bolster pin drops

## Summary of findings from compartmentation survey

#### 17.4. Flats:

No obvious defects present.

Fire dampers are present within ventilation extracts within the bathroom of flats.

At the point services pass into adjacent service risers, fire stopping should be carried out from within risers using tested single-sided details supplied by third-party certified manufacturers and installers.

HCC should refer to the compartmentation survey for evidence of breaches and methods of remediation.

---

#### 17.5. Common Areas:

HCC should refer to the compartmentation survey for evidence of breaches and methods of remediation.

---

#### 17.6. Ancillary Accommodation:

The standard of compartmentation within the water pump room, lift motor room, store rooms, caretakers office, laundry and cleaners office was generally satisfactory with limited evidence of breaches.

HCC should refer to the compartmentation survey for evidence of breaches and methods of remediation.



Photo 35



Photo 36



Photo 37

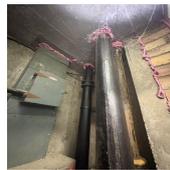


Photo 38

---

#### 17.7. Service Risers:

There are circa 70 service risers within the building and breaches/defects are extensive and consistent throughout. Two flats per floor contain internal risers. Electrical risers displayed evidence of breaches passing through compartment boundaries at floor/ceiling level. As previously described, the majority of services (soil vent pipes, extraction arrangements, heating services) which supply flats pass freely between risers and dwellings without an effective sealing system in place.

Example breaches consist of:

- Combustible plastic pipework which travels vertically from riser to riser without an effective closing device present.
- Insulated non-combustible pipework travelling vertically from riser to riser without an effective closing device present.
- Non-combustible pipework entering risers from flats without an effective sealing system.
- Cables penetrating floors.
- Linear gaps between door frame and substrate and door heads have been filled with polyurethane expanding foam (this is not a suitable/tested solution for backfilling around timber doorsets).

All compartments gave evidence of excessive use of pink polyurethane expanding foam. Most polyurethane foams are combustible, which means they offer limited fire-stopping properties. Best practice states that polyurethane-based foams should not be used unless in limited spaces between 10 and 33mm. (spaces such as bed and side joints to lintels and frames). This filler does not protect larger spaces as it will never achieve satisfactory fire-resistant results. Any PU foam products used must have any fire safety performance determined by testing, to standards BS 476 Part 20/22 and BS EN 1366-4 for linear gaps and BS EN 1366-3 for service penetration seals.

Remediation will primarily consist of sealing defects with an ablative-coated fire batt and mastic system applied in conjunction with an intumescent wrap/fire collar for combustible pipework.

Where annular gaps allow, all isolated non-combustible services can be sealed using fire-rated mastic which is tested to BS EN 1366-3/4 and classified to 13501-2:2017 + A1:2009.

HCC should refer to the compartmentation survey for evidence of breaches and methods of remediation.

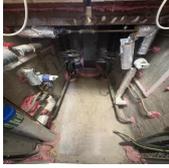


Photo 39



Photo 40



Photo 41



Photo 42

---

### 17.8. Ventilation Risers:

None.

Extract ducting within bathrooms have fire dampers installed which are activated by fusible link.



Photo 43

---

### 17.9. Other:

All satisfactory.

## Conclusion

### 17.10. Are levels of compartmentation within the building adequate to separate adjoining flats, flats and the common areas and flats and other ancillary accommodation?

No O&M manuals have been supplied to HCC following previous fire-stopping works.

HCC representatives confirmed that current fire-stopping measures were carried out as a temporary control measure following initial concerns in a previous assessment; works were not carried out by a third-party certified installer. It was confirmed that all future fire-stopping works are to be completed by competent third-party certified installers following findings of the compartmentation survey.

It can be confirmed that as services travel horizontally into service risers and not horizontally or vertically into neighbouring residential flats; although defects and breaches are present, they are not expected to affect the safety of relevant persons due to the evacuation strategy being stay put.

Providing passive fire protection works are undertaken within a timely manner, using tested solutions and completed by a third-party certified installer, levels of compartmentation are considered satisfactory to support the evacuation strategy and its occupancy.

HCC must ensure that handover packs are received from contractors undertaking works to meet the requirements of Building Regulations 2010 - Regulation 38 - Fire Safety Information.

---

## 18. Means of escape from flats

### 18.1. Description of flat layout:

Residential flats are a mix of single and two bed occupancies whereby all habitable rooms discharge onto the internal hallway. Entry into the flat is made via a certificated FD30s fire doorset before the hallway provides access to bedrooms, bathroom, kitchen and lounge. A balcony is accessed from the lounge.



Photo 44



Photo 45

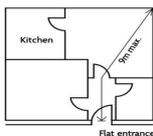
### 18.2. Are travel distances within flats restricted to 9 meters? If distances exceed tolerances, are mitigation measures in place adequate to control the risk?

The sampled flat provided a measurement of travel distance of 11m.

Means of escape within flats is typical of diagram 3.3 of ADB B1 which does not require flats to have a protected internal hallway. This principle was based on limiting travel distances to circa 9m which in turn reduces the chance that residents could become trapped in the event of a fire. Additionally, cooking facilities are remote from the entrance door and do not prejudice the escape route from any point in the flat.

Although the travel distance is slightly in excess of 9m, automatic fire detection and warning is provided within the primary risk room (kitchen) and throughout escape routes including the lounge; in addition, existing doors to the lounge and kitchen are notional FD20 doors which are expected to be adequate to provide sufficient time for evacuation.

(Creating a protected route within flats in an occupied legacy building is considered unreasonable given challenges with access, distress to residents and additional works created by the install within properties etc. In addition, should doors be replaced, they would not require a closer and therefore would remain open given the occupancy profile, therefore no benefit would be achieved for the time/money/effort carried out).



ADB B1 Diagram 3.3

Photo 46

### 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?

As described above, there is no requirement for the entrance hall to be a protected route as travel distances are acceptable given the level of fire detection and that flats are provided with 30-minute fire-resisting construction and 20-minute fire-resistant doors.

### 18.4. Are flats provided with an alternative exit?

No.

### 18.5. Are further mitigation measures required as a result of defects / non compliant provisions?

Provisions within flats appear to be satisfactory to ensure the safety of residents.

## 19. Means of escape from common parts

1 action

### 19.1. Are flats provided with a balcony approach or deck approach?

No.

### 19.2. Are flats provided with a corridor or lobby approach?

Yes.

### 19.3. Is every flat separated from the common escape stairway?

Every flat is separated from the common escape stairway by a certified FD30s fire door.



Photo 47

### 19.4. Are there reasonable distances of travel where there is escape in a single direction?

The distance of travel between the flat entrance door and the door to the staircase is limited to 6m.

### 19.5. Are there reasonable distances of travel where there are alternative means of escape?

The ground floor is provided with alternative exits, both of which are within reasonable distances and are separated by fire-resistant construction.

Each floor corridor is separated at the centre by a certified FD30s fire door. The travel distance from the flat furthest from the cross-corridor door is 14 m.



Photo 48

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

There is no ventilation to corridors which serve flats.

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. In addition, although current openings do not provide a minimum free area of 1.5 metres squared (m<sup>2</sup>), current provisions are considered adequate given other mitigation measures in place.

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 1m<sup>2</sup> needs to be provided at the head of the stairway for this. Current guidance states in blocks of flats, it is recommended that the vent is operated automatically via an AOV.

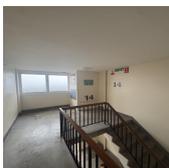


Photo 49

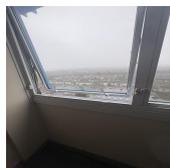


Photo 50

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

## Smoke Control

HCC should review smoke control arrangements within the stairway with a view of providing AOV.

### 19.7. Are door widths and escape routes sufficient for the volume of occupants who are required to use them?

Door widths along escape routes are considered to be satisfactory for the evacuation strategy and occupancy.

Approx. widths which form part of the escape route are as follows:

- Stair – 1000mm
- Cross corridor door – 940mm
- Lobby doors - 940mm
- Ground floor lobby doors - 1660mm
- Final exits - 1000mm

There is currently no recorded evidence of challenges faced by residents with regards door widths.

### 19.8. Do doors along escape routes open in the direction of escape, where necessary?

All doors open in the direction of travel where necessary.

### 19.9. Do escape routes have a minimum clear headroom of 2m and are escape route floor finishes designed to minimise their impact when wet?

Floor coverings and head clearances are adequate to assist with evacuation.

### 19.10. Are all routes clearly identified through appropriate signage and lighting which lead residents to a place of ultimate safety?

Provisions for signage and emergency lighting are considered to be adequate to aid and assist relevant persons reach a place of ultimate safety.

### 19.11. Are there adequate provisions of exits which are easily and immediately openable?

Final exits doors are manually operated and fail safe in the open position during a power failure.

Doors fitted with magnetic locks fail safe in the open position during a power failure i.e. the laundry.

Ground floor lobby doors are electrically operated automatic doors. Automatic doors are subject to maintenance in accordance with manufacturers instructions.



Photo 51



Photo 52



Photo 53



Photo 54

### 19.12. Is the fire-resisting construction (including any glazing) protecting escape routes and staircases of a suitable standard and maintained in sound condition?

Escape routes are suitably separated and subdivided by fire-rated construction, which is made up of certified self-closing FD30 door assemblies and Georgian wired glazing. Partitions are made up of a part-glazed system and fibreboard lower panels. Current provisions are considered adequate to protect means of escape.

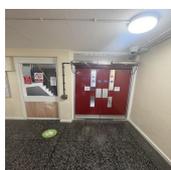


Photo 55



Photo 56



Photo 57

### **19.13. Is the design and maintenance of the means of escape considered adequate?**

The general principles of means of escape applied at Lindsey Place are:

- Horizontal escape from the flat entrance door to a stairway or final exits; and - Vertical escape via a stairway leading to a final exit or place of relative safety.
  - Corridors and escape routes are clear of significant fire hazards, meaning that the most likely place for a fire to start is within a flat;
  - Flats and risk rooms have a reasonable level of compartmentation; therefore, the probability of fire spread from the room of origin will be low; and
  - If a fire does occur in common areas, the materials and construction will restrict fire spread and development whilst additional measures are in place to raise the alarm and provide smoke control.
-

### 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 every flat is separated from the common escape stairway by a certified FD30s fire door. All doors which form part of escape routes are self-closing, certified FD30 fire doorsets which are considered to be in excellent condition considering their age and usage. General maintenance and remediation has been carried out at Lindsey Place.

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:

- Good 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 lath
- 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 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.

All curtain walling and partitions which form escape routes are made up of timber frames which are completed by large Georgian wired glazed apertures at upper levels and fibreboard panels below. Samples were taken throughout the building, with all floors displaying satisfactory findings.



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63

### 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?

Communal riser doorsets are 54mm, of certified fire resistance with some having timber top-lights with evidence of penetrations. Leaves were generally observed to be in good condition and fitted with x3 100mm BS 1935 Grade 13 CE marked hinges and single strip combination cold smoke and intumescent seals.

Gaps between the leaf and frame are within acceptable tolerance at <4mm and <8mm at thresholds. Where this exceeds 8mm, drop-down seals are fitted.

Ancillary accommodation doors are 44mm certified FD30s doorsets and were generally satisfactory fitted with x3 100mm BS 1935 Grade 13 CE marked hinges and single strip combination cold smoke and intumescent seals. Gaps between the leaf and frame are within acceptable tolerance at <4mm and <8mm at thresholds. Where this exceeds 8mm, drop-down seals are fitted.



Photo 64



Photo 65



Photo 66



Photo 67

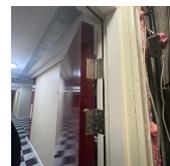


Photo 68



Photo 69

### 20.3. Are suitable self-closing devices fitted to doors which discharge into common areas?

All doors other than those locked shut which form part of, and discharge onto escape routes are provided with overhead, scissor self closing devices and electronic open/closers to cater for mobility impaired residents.



Photo 70

---

### 20.4. Is the fire resistance of flat entrance doors considered adequate, and are doors maintained in sound condition? Describe the standard and condition of door sets?

All flat entrance doors have been replaced with third-party certified FD30s fire doorsets, which meet the requirements detailed in the ADB Vol: 1 Appendix C1 2a for fire resistance and smoke control from both sides, and are fitted with an appropriate positive action self-closing device (BS 1154) and a single action mechanism which does not require the use of a key.

No evidence of certification has been provided; however, handover packs are expected to be held by HCC compliance teams.

Door sets have BM Trada Manufacturers plugs installed within the edge of the door leaf; however, there is no evidence to suggest that doorsets have been installed by BM Trada certified installers.



Photo 71



Photo 72



Photo 73



Photo 74

---

### 20.5. Are suitable self-closing devices fitted to flat entrance doors and, where fitted, maintained in good working order?

All flat entrance doors are fitted with an appropriate overhead BS 1154 self-closing device.

There was no self-closing device fitted to the external side of flat 102. A self-closing device should be installed with immediate effect unless it is established that the self-closing device is installed on the inside of the door. This was reported at the time of the inspection, with orders raised to have the works completed.



Photo 75

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

Flat Self-Closing Device - Flat 102

Install a self-closing device to flat 102 with immediate effect.

## 21. Means of warning

1 action

### 21.1. Is a fire detection and fire alarm system provided within the common areas of the building? Where applicable, confirm the category of system and describe provisions.

Lindsey Place does not have a communal fire alarm system, nor is one considered necessary given its occupancy and preventative and protective measures in place.

Single-point battery smoke detectors are provided within isolated areas of ancillary accommodation (caretakers' office & laundry etc.), however, there are no provisions within escape routes or areas with specific risk (lift motor room).



Photo 76

### 21.2. Where applicable, is control indicating equipment provided and positioned in a suitable location?

N/A.

### 21.3. Where applicable, has a fire alarm zone plan been provided? This should consist of 'a diagrammatic representation of the building, showing building entrances, the main circulation areas and the division into zones. The diagrammatic representation should be printed, correctly orientated and provide an accurate zone plan.'

N/A.

### 21.4. Where applicable, are manual call points provided at suitable locations? Describe provisions.

N/A.

### 21.5. Where applicable, are sounders including visual alarm devices suitable for the occupancy and considered adequate in raising the alarm?

N/A.

### 21.6. Where applicable, is the system connected to an alarm receiving centre?

N/A.

### 21.7. Where applicable, are there adequate arrangements in place for silencing and resetting an alarm condition?

N/A.

### 21.8. Are provisions within communal areas adequate to meet the purpose group and occupancy of the building?

Yes.

Detection and alarm systems within residential accommodation

### 21.9. Are provisions within residential accommodation adequate to meet the purpose group and occupancy of the property? Describe the standard/category along with provisions.

Each residential flat is provided with a Grade D1 LD2 (BS 5839-6:2019 + A1:2020) system which comprises smoke detection throughout all circulation areas that form part of the escape route from [within] and heat detection within areas of high fire risk to occupants (kitchen).

Upon activation of a detector, the alarm will sound locally to the flat of origin and it will be the responsibility of occupants / neighbouring residents to notify Humberside Fire & Rescue to request their attendance. Actions to be taken are confirmed by Fire Action Notices and information contained within residents' handbooks.

Residents with specific impairments should be provided with individual devices in the form of pendants and vibrating pads. Again, such provisions should be considered as part of the PCFRA.

HCC confirmed that as part of future proofing of their HRRB's, as a baseline install within void properties, a Grade D1 LD2 fire alarm system is installed. HCC are also working on a system which sends key information to the cloud, e.g. the system will identify issues in the event of an activation - HCC will be automatically notified. HCC do not currently have sufficient resources to monitor activations; however, plans are being put in place to achieve this.



Photo 77



Photo 78



Photo 79

## Evacuation alert system

1 action

Inline with recommendations made in Phase 1 of the Grenfell Tower report (Executive Summary) Section 12, 33.22 (d). If the property is defined as a high rise residential building, it should be equipped with an evacuation and alert system which meets BS 8629:2019.

### 21.10. Is an Evacuation alert system provided and does it consist of the following:

- **Evacuation and alert control indicating equipment (EACIE) within additional SIB accessible to the attending Fire and Rescue Service**
- **Signage to indicate EACIE**
- **Sounders for evacuation and alert system within each residential flat**
- **EACIE to be on toggle switches**
- **Ability for the Fire and Rescue service to control evacuation by individual floor or whole building**

There is no evacuation alert system provided at Lindsey Place.



Photo 80



Photo 81

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

## Evacuation & Alert System

Install an evacuation and alert system to BS 8629:2019. The system should work in conjunction with the building evacuation strategy.

## 22. Emergency escape lighting

### 22.1. Has a reasonable standard of emergency escape lighting been provided? Is emergency escape lighting adequate to enable occupants to locate, and move safely along defined routes and escape via final exits? Describe arrangements and deficiencies observed.

Although emergency lighting was not tested, an inspection of luminaires and their locations has determined that provisions are adequate to enable occupants to locate and move safely along defined routes and escape via final exits.

Emergency lighting installed consists of wall and ceiling-mounted luminaires which are located directly outside flats, lobbies, and the stairwell; all luminaires are low-voltage LED.

The building is provided with a mixture of maintained (X 1 180) luminaires and non-maintained (X 0 180) luminaires with a three-hour battery backup. Final exits are maintained units. Internal and external provisions appear satisfactory, although there are some small rooms such as the cleaners' store which are not provided with luminaires; however, based on risk assessment, the risk within these areas has determined current provisions as satisfactory.

Luminaires are provided with test switch keys which are located at various places and are tested monthly internally.

Provisions appear to be in accordance with BS 9999 Table 8.

| Table 8 Provisions for emergency escape lighting |  |
|--|--|
| <b>General</b>                                   | Non-maintained emergency escape lighting                   |
| <b>Provision</b>                                 | Installation of a minimum accommodation                    |
| <b>A</b>   | Emergency escape lighting in areas of public escape routes |
| <b>B</b>   | Emergency escape lighting in areas of public escape routes |
| <b>C</b>   | Emergency escape lighting in areas of public escape routes |
| <b>D</b>   | Emergency escape lighting in areas of public escape routes |
| <b>E</b>   | Emergency escape lighting in areas of public escape routes |
| <b>F</b>   | Emergency escape lighting in areas of public escape routes |
| <b>G</b>   | Emergency escape lighting in areas of public escape routes |
| <b>H</b>   | Emergency escape lighting in areas of public escape routes |
| <b>I</b>   | Emergency escape lighting in areas of public escape routes |
| <b>J</b>   | Emergency escape lighting in areas of public escape routes |
| <b>K</b>   | Emergency escape lighting in areas of public escape routes |
| <b>L</b>   | Emergency escape lighting in areas of public escape routes |
| <b>M</b>   | Emergency escape lighting in areas of public escape routes |
| <b>N</b>   | Emergency escape lighting in areas of public escape routes |
| <b>O</b>   | Emergency escape lighting in areas of public escape routes |
| <b>P</b>   | Emergency escape lighting in areas of public escape routes |
| <b>Q</b>   | Emergency escape lighting in areas of public escape routes |
| <b>R</b>   | Emergency escape lighting in areas of public escape routes |
| <b>S</b>   | Emergency escape lighting in areas of public escape routes |
| <b>T</b>   | Emergency escape lighting in areas of public escape routes |
| <b>U</b>   | Emergency escape lighting in areas of public escape routes |
| <b>V</b>   | Emergency escape lighting in areas of public escape routes |
| <b>W</b>   | Emergency escape lighting in areas of public escape routes |
| <b>X</b>   | Emergency escape lighting in areas of public escape routes |
| <b>Y</b>   | Emergency escape lighting in areas of public escape routes |
| <b>Z</b>   | Emergency escape lighting in areas of public escape routes |

Photo 82



Photo 83



Photo 84

## 23. Fire safety signs and notices

### 23.1. Is there a reasonable standard of fire safety signs and notices?

Fire safety signage is generally to a satisfactory standard both internally and external to the premises with reasonable provisions for hazard warning signs (risk rooms), mandatory signage for fire doors, information signage detailing emergency arrangements and prohibition signage for smoking. Fire safety signage is generally in accordance with the Health and Safety (Signs and Signals) Regulations together with BS 5499-4: 2013 and BS EN 7010.

### 23.2. Are Fire Action Notices provided and displayed in appropriate locations?

Residential floors are provided with comprehensive instruction on actions to be taken in the event of fire. Fire action notices are displayed prominently opposite/adjacent lift doors.



Photo 85

### 23.3. Is emergency evacuation/safe condition signage provided within communal areas?

The expectation is that all residents are familiar with the layout of the building and its communal areas, although some signage is technically incorrect in places, current safe condition signage provided is considered to be satisfactory and it is expected that all relevant persons using the building will understand signage in place.

Should changes be made to escape route layouts, it is advised that escape route signage consists of the following:

- A combination of a BS EN ISO 7010 emergency exit sign including a directional arrow and supplementary text
- The use of supplementary text should be in accordance with BS 5499-4 clause 4.7 and state either 'Exit' or 'Fire Exit'
- For any sign suggesting a 'straight ahead' an up arrow is required (meaning 'progress forward and through here' as per BS 5499-4:2013 Table 1). A down arrow suggests a change in level downwards.

It is advised that all replacement safe condition escape route signage should be photo luminescent as manufactured by Jallite. Signs should be rigid or semi rigid PVC fixed by 4 x screws in each corner of the sign or with appropriate adhesive.



Photo 86



Photo 87



Photo 88

### 23.4. Is suitable and adequate signage in place to notify relevant persons of actions taken in relation to lifts?

Information relating to the use of lifts in the event of fire is contained within fire action notices.

### 23.5. Is 'Fire exit, keep clear' signage in place at appropriate locations?

To prevent persons from obstructing emergency exit doors on the external side of the building, 'Fire exit keep clear' signs that comply with BS 5499-4 have been displayed on the outside of final doors.

### 23.6. Is hazard warning signage provided at appropriate locations?

Hazard warning signage is in place on the external face of risk areas such as the lift motor room and the external electrical substation. Each individual ESU within the building is also provided with hazard warning signage to warn both occupants and responding fire crews.



Photo 89



Photo 90

### 23.7. Is mandatory signage prescribing a specific behaviour in place at appropriate locations?

Mandatory signage prescribing a specific behaviour is displayed mostly on fire doors where necessary (including flat entrance doors) throughout the building.

- Fire doors which are accessible from either side have 'Fire door keep shut' signs attached to both sides of the door leaf
- Fire doors where access is restricted have a 'Fire door keep locked' sign to the open facing leaf of the door only



Photo 91



Photo 92



Photo 93

### 23.8. In relation to Regulation 8 of the Fire Safety Regulations 2022, has the responsible person ensured that the building contains clear markings of floor identification and identification of domestic premises in the form of Wayfinding Signage?

Wayfinding Signage is installed at Lindsey Place in accordance with Regulation 8 of the Fire Safety (England) Regulations 2022.

It is a requirement that floor numbers be clearly marked on each landing within the stairways and in a prominent place in all lobbies in such a way as to be visible both in normal conditions and in lowlighting or smoky conditions.

ADB Vol 1. 15.14 states that floor identification signs should meet all of the following conditions:

- The signs should be located on every landing of a protected stairway and every protected corridor/lobby (or open access balcony) into which a firefighting lift opens.
- The text should be in sans serif typeface with a letter height of at least 50mm. The height of the numeral that designates the floor number should be at least 75mm.
- The signs should be visible from the top step of a firefighting stair and, where possible, from inside a firefighting lift when the lift car doors open.
- The signs should be mounted between 1.7m and 2m above floor level and, as far as practicable, all the signs should be mounted at the same height.
- The text should be on a contrasting background, easily legible and readable in low level lighting conditions or when illuminated with a torch.

ADB Vol 1. 15.15 states the floor number designations should meet all of the following conditions:

- The floor closest to the ground level should be designated as either Floor 0 or Ground Floor.
- Each floor above the ground floor should be numbered sequentially beginning with Floor 1.
- A lower ground floor should be designated as either Floor -1 or Lower Ground Floor.
- Each floor below the ground floor should be numbered sequentially beginning with Floor -1 or Basement 1.

ADB Vol 1. 15.16 states the flat indicator signs should meet all of the following conditions:

- The signs should be sited immediately below the floor identification signs, such that the top edge of the sign is no more than 50mm below the bottom edge of the floor identification sign.
- The wording should take the form Flats X-Y, with the lowest flat number first.
- The text should be in sans serif typeface with a letter height of at least half that of the floor indicator sign.
- The wording should be supplemented by arrows when flats are in more than one direction.
- The text and arrows should be on a contrasting background, easily legible and readable in low level lighting conditions or when illuminated with a torch.



Photo 94



Photo 95

---

For the purposes of the paragraph above “markings” means an identification designed and located in accordance with the guidance in Volume 1 of Approved Document B(1) on each landing within the stairways and in the lift lobbies of the floor level marked in such a way as to be visible both in low level lighting conditions or when illuminated with a torch.

---

## 24. Extinguishing media and fixed systems

1 action

### 24.1. Is Automatic Water Fire Suppression Systems (AWFSS) provided within communal areas/ancillary accommodation? Where applicable, describe arrangements and deficiencies.

None provided.

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

Cognisance of the structure and use of the building, together with its long-term future planning, consideration should be given to the additional protection afforded by engineering solutions such as retrofitted AWFSS sprinkler systems.

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: Low | Created by: John Askew

#### Sprinklers

Consideration should be made to install a category 2 standard residential sprinkler system to BS 9251:2021 that is fitted to all residential flats.

### 24.3. Is suitable portable firefighting equipment provided at appropriate locations? Where applicable, describe arrangements and deficiencies.

Extinguishers are not present within means of escape.

Extinguishers provided are composite P50 foam extinguishers.



Photo 96



Photo 97

## **25. Other relevant fixed systems and equipment**

### **25.1. Where applicable, are there appropriately sited facilities for electrical isolation of any photovoltaic (PV) cells, with appropriate signage, to assist the fire and rescue service?**

There is no PV system installed at Lindsey Place.

---

### **25.2. Other fixed systems including arrangements and deficiencies.**

Fire dampers are provided in ductwork at the point extraction exits bathrooms in residential dwellings and enter central shafts. Bathrooms gave evidence of two vents (high/low level) which have dampers installed which are activated via fusible link.

As dampers are activated via fusible link, there are no moving parts and therefore no requirement for inspection.

---

## 26. Access and facilities for the fire service

### 26.1. Are the following provisions provided for the premises:

- External access which enables fire appliances to be used near the building
- Access into the building for firefighters to search and rescue people
- Access into the building for firefighters to fight any fires

Access roads are generally free from obstruction and, depending on the route taken, are not compromised by parked vehicles, even though surrounding areas are heavily populated by residential accommodation.

HFRS are provided with key fob access, and crews regularly carry out familiarisation visits.

In line with Regulation 4 & 6 of the Fire Safety Regulations 2022, Holistic Fire Safety have provided HCC with information to include within the secure information box, e.g. accurate building and floor plans, to assist HFRS search and rescue people and fight fires.

### 26.2. Are provisions for fire appliance approach and positioning satisfactory to facilitate and assist emergency response? Describe arrangements and deficiencies - widths, heights, weight tolerances, distance from dry riser/building etc.

Access to Lindsey Place is via Arcon Road and leads directly to the front of the building.

Current provisions provide a minimum of 3.7 m in width and 4 m in height to allow for unrestricted access for pumping and high-reach appliances (ADB Vol 1. B5 Table 13.1).

There are no obvious signs of weight restrictions or anything that could impact appliance approach and positioning. The nearest point at which a fire appliance could position to the building is <18 metres; however, as described above, the location of appliance positioning will be dynamic and confirmed by the Officer In Charge.



Photo 98

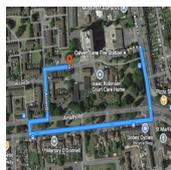


Photo 99



Photo 100



Photo 101

### 26.3. Water main: Describe arrangements and deficiencies observed.

All immediate hydrants are within 90 metres, and are 100mm diameter and are the responsibility of the local water authority undertaking, via Humberside Fire and Rescue Service, who maintain each hydrant on a two year flow test programme.



Photo 102

### 26.4. Dry riser: Describe arrangements and deficiencies observed.

Lindsey Place is provided with two dry risers. The dry risers serve all floors, and it is estimated that all points within each flat of the block are in the region of 45 m from the nearest landing valve.

The inlet valves are located internally to the east side of the building, opposite the lifts, and landing valves are located in each corridor.



Photo 103



Photo 104

---

### 26.5. Other / defects:

Lifts at Lindsey Place are not designated firefighting lifts; however, there is an agreement in place that lifts would be utilised by HFRS in the event of an incident.

Signage within communal areas clearly states that lifts are not to be used in the event of an incident by relevant persons.

### Secure information box

In relation to Regulation 4 of the Fire Safety Regulations 2022, the responsible person in relation to a high-rise residential building must install and maintain a secure information box in or on the building

---

### 26.6. Is the secure information box positioned at a location in or on the building which is readily accessible to the fire and rescue authority?

The SIB is located at the entrance to the south-west ground floor lobby. It has been agreed by all relevant parties that its location is the most suitable - internally.



Photo 105

---

### 26.7. Is the secure information box capable of containing documents required by these Regulations and is it reasonably secure from unauthorised access and vandalism?

HCC continuously review the content of the SIB.

Content is to include the following:

- 3 laminated plans of each floor including flat numbers + arrangements to meet Regulation 6
- Details of vulnerable residents - PEEPS (Personal Emergency Evacuation Plans)
- Evacuation plan for the block
- Details of “essential fire-fighting equipment”
- Location of utility `shut off` valves
- Location of service risers
- Location of fire fighting lifts (where applicable)
- Location of EACIE (if/when installed)
- Copies of building access keys
- Copies of lift engagement key
- Copy of appliance pump pressure convertor
- Location of utility `shut off` valves

---

The responsible person must ensure that the following information is contained within the secure information box (Assessor to confirm)

---

### 26.8. Is the name, address and telephone number within the United Kingdom of the responsible person present?

Yes.

---

**26.9. Is the name and contact information of such other persons within the United Kingdom who are provided with the facilities to and are permitted to access the building as the responsible person considers appropriate present?**

Yes.

**26.10. Has the responsible person provided the local fire and rescue authority with everything required to enable it to access the secure information box and are arrangements in place to as soon as reasonably practicable notify the local fire and rescue authority if there are any changes to those requirements?**

Holistic Fire Safety are to complete an audit/assessment of the management of HRRBs - this audit/assessment will confirm HCC are meeting all the requirements of the Fire Safety (England) Regulations 2022.

It can be confirmed that arrangements are in place to notify the local fire and rescue authority if there are any changes which affect their ability to gain access to the building, carry out search and rescue or carry out firefighting operations.

<https://humbersidfire.gov.uk/your-safety/business-safety/fser>



Photo 106

Floor plan and building plans

**26.11. Are plans provided adequate to assist emergency response and meet the requirements of Regulation 6 of the Fire Safety Regulations 2022?**

HCC have produced plans to meet Regulation 6 of the Fire Safety (England) Regulations 2022.

Refer to 2.1

Confirmation of Regulation 11 of the Fire Safety Regulations 2022

**26.12. Has the responsible person provided the local fire and rescue authority adequate documentation relating to Regulation 5 (design and materials in external walls)? This information must be communicated via electronic means.**

It can be confirmed that HCC have provided HFRS with the necessary documentation which meets the requirements of Regulation 5 (design and materials in external walls). Initial surveys were carried out on 16/08/2017, which identified materials within the external wall meet the requirements of Approved Document B - B4.

[17020-CTN-R004-RA-20170816.pdf](#)

**26.13. Has the responsible person provided the local fire and rescue authority adequate documentation relating to Regulation 6 (floor plans and building plan)? This information must be communicated via electronic means.**

Yes.

**Regulation 9 of the Fire Safety Regulations 2022, the responsible person must display fire safety instructions in a conspicuous part of any building:**

- which contains two or more sets of domestic premises; and
- which contains common parts through which residents would need to evacuate in the case of an emergency.

**Fire safety instructions must be in a comprehensible form that the residents can be reasonably expected to understand; they must also contain instructions relating to the evacuation strategy for the building, how to report a fire to the fire and rescue authority, and any other instruction that tells residents what they must do when a fire has occurred.**

**The responsible person must provide a copy of the instructions to a new resident of domestic premises within the building, as soon as reasonably practicable after that resident moves into the premises; and to all residents of domestic premises within the building within each period of 12 months beginning with the date these Regulations come into force.**

**After any material changes to the instructions, the responsible person must display the fire safety instructions and provide a copy to residents which relate to evacuation, how to report an incident and any other instruction of actions to be taken in the event of an incident.**

Yes

### **27.1. Are arrangements in place to meet the requirements of Regulation 9?**

HCC confirmed that significant efforts are being made to improve engagement and communication with residents; a clear and defined example of this is the creation of the Tenancy Management High Rise Team. In addition, HCC has created various steering and residents groups which undertake monthly surgeries who are to be attended by emergency services - police, fire, anti-social groups, etc.

HCC has produced a 'Welcome Pack / Resident Information Pack' and a Fire Safety in flats document; these safety packs cover the contents stated below along with resident duties, HCC obligations, key contacts within HCC, and how to report defects /incidents, etc.

HCC has committed to community drop-ins to assist engagement along with producing periodic briefing letters which provide updates - good and bad, and feedback forms.

Consulting and notifying residents is critical to the safety of the building. The points below should be cross-referenced with information provided to residents to ensure adequate communication is in place. BS 9991:2015 Annex F Figure F.1 provides a suitable example of such advice, or residents may be provided with specific information in the form of a bespoke document. The term 'They' refers to Residents.

- How they can prevent fires in their own home and in the common parts.
- The importance of maintaining the security of their block (making sure doors close behind them when they enter or leave) and being vigilant for deliberate fire setting.
- that they should never store or use petrol, bottled gas, paraffin heaters or other flammable materials in their flats.
- what action they should take if they discover a fire.
- how they can ensure they can make their way safely from their flats and how to exit the building once they have left their flat.
- what 'stay put' means if there is a fire elsewhere in the building.
- what they must do to safeguard communal escape routes, especially taking care to make sure fire doors self-close properly and are not wedged, tied or otherwise held open.
- what the policy on the use of common parts requires of them.
- how they can avoid inadvertently damaging the buildings fire protection when making changes to their flat. what is involved in testing their smoke alarms and how often they should do it.
- ways they can assist the fire and rescue service by not blocking access when parking, and by keeping fire main inlets and outlets, where provided, clear.
- how they can report essential repairs needed to fire safety measures in their flat and elsewhere in the block.

---

**27.2. Are arrangements in place to provide residents with sufficient information to meet guidance provided in BS 9991:2015 Annex F Figure F.1?**

As described above.

Fire doors

Regulation 10 of the Fire Safety Regulations 2022, the responsible person, in relation to a building which contains two or more sets of domestic premises and which contains common parts through which residents would need to evacuate in the case of an emergency, must provide the required information about fire doors to the residents of the building.

Required information includes:

- Fire doors should be kept shut when not in use;
- Residents or their guests should not tamper with the self closing devices; and
- residents should report any faults or damages with doors immediately to the responsible person;

The required information must be provided by the responsible person to a new resident of domestic premises in the building, as soon as reasonably practicable after that resident moves into the premises; and to all residents of domestic premises within the building, within each period of 12 months beginning with the date these Regulations come into force.

The responsible person, in relation to a building which contains two or more sets of domestic premises and which is above 11 metres in height, must use best endeavours to undertake checks of fire doors at the entrances of individual domestic premises in the building at least every 12 months.

The responsible person in relation to a building which contains two or more sets of domestic premises and which is above 11 metres in height, must undertake checks of any fire doors in communal areas of the building at least every 3 months.

The responsible person must keep a record of the steps taken to comply with the obligation including in any case where access to the domestic premises was not granted during any 12 month period, and the steps taken by the responsible person to try and gain access. The checks required must include ensuring that the self-closing devices for the doors are working.

---

### **27.3. Are arrangements in place to meet the requirements of Regulation 10?**

HCC have produced a Fire Safety in flats document which meets the requirements Regulation 10 of the Fire Safety (England) Regulations 2022.

---

## 28. Management of fire safety

1 action

### 28.1. Fire safety at the premises is managed by:

Fire Safety in HCC's HRRB's is managed by Hull City Council with the Assistant Director seen as the most appropriate and senior role responsible for Fire Safety - Mark Nearny.

### 28.2. To meet Article 18 of the Fire Safety Order - Safety assistance and inline with recommendations made by WG8 and Hackitt report (Building A Safer Future) Recommendation 3.1c), have those in control of the building nominated a 'Building Safety Manager' (BSM). This role should be nominated as the 'named individual' who is the single point of contact responsible for all safety issues in the premises. The BSM must have the 'relevant skills, knowledge, experience and behaviours, to carry out the day to day management of the fire and structural safety of the building, having regard to the statutory functions of the BSM'.

Rebecca Franks is nominated as the Building Safety Manager (BSM).

### 28.3. Safety assistance continued: Are competent person(s) appointed under Article 18 of the Fire Safety Order to assist the responsible person in undertaking the preventive and protective measures (i.e. relevant general fire precautions)?

The organisational structure at HCC is complex and currently undergoing review, following a significant recruitment process. Department leads have been appointed, supported by roles filled through the recent selection process. Roles and responsibilities are still being defined for both departments and individuals. As is typical within a Local Authority, different departments retain responsibility for different aspects of the organisation.

Two Programme Managers currently support the Building Safety Manager, with Project Surveyors providing further support to the Programme Managers.

Although there is no statutory requirement to publish or share this information, Holistic Fire Safety considers that the organisation, its stakeholders, and external consultants would all benefit from having a clear view of the structure, particularly with respect to responsibilities for fire safety.

Holistic Fire Safety recommends that HCC formally document its organisational structure, clearly outlining roles and responsibilities relating to fire safety. There should be a formal agreement between duty holders and key roles such as the Assistant Director, Head of Service, and Families & Neighbourhoods. These responsibilities should be captured in a matrix format, which clearly sets out accountability for each key aspect of fire safety management across HCC.

For clarity, duty holders include anyone who, under a tenancy or contract, has responsibility for maintenance or repair of the premises, maintenance or repair of anything in or on the premises, or for the safety of the premises. This can include a wide range of people, such as third-party contractors on both short- and long-term agreements, as well as fire risk assessors and service engineers who maintain fire protection equipment. These individuals may commit offences if they fail to carry out their duties correctly.

The matrix should be presented in a simple, transparent format, similar to the attached image:



Photo 107



Photo 108

### 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.

### 28.5. Does the premises have a fire safety design strategy document?

- **A complete and thorough consideration of the fire safety requirements and its occupants**
- **To widen the consideration of fire precautions with respect to broader objectives including life safety, business continuity and property protection**
- **To assist in the review of fire system design criteria prior to the preparation of the designs**
- **To ensure that fire protection system designs support the strategy**
- **To provide a framework for all future fire safety and protection works**

Yes.

**28.6. Does the property have a database/fire safety manual which contains the following information?**

- **Building design information**
- **Building plans - inc. locations of isolation points, fire hazards & hydrants**
- **Drawings of the building identifying the fire alarm zones and compartment boundaries**
- **Drawings defining levels of fire-resistance in accordance with the fire strategy**
- **Fire Risk Management Plan**
- **Fire risk assessment**
- **Routine test inspection and maintenance of passive and active systems**
- **Details of fire safety training**
- **Record and action plan of any fire safety audit and programme of works to remedy defects and deficiencies**
- **Evacuation procedures**
- **Business continuity plans**
- **Emergency Plan**
- **Safe working procedures**

TCW is the electronic recording database which is defined as the buildings fire safety manual - HCC are currently reviewing its content to ensure it remains complete.

---

**28.7. Are those who occupy the premises as a 'place of work' provided with fire safety training specific to the building? In relation to Article 11 of the Fire Safety, fire safety training should cover:**

- **The premises fire safety strategy and procedures and their personal responsibilities to prevent and protect against outbreaks of fire**
- **What action to take if they discover a fire**
- **How to raise the alarm, the location of manual call points, and the procedure for contacting the Fire Service**
- **What action to take immediately on hearing the fire alarm**
- **The location and safe use of portable or other fire extinguishing equipment (if authorised to do so)**
- **The location of escape routes from their place of work including those routes not used regularly for normal access and egress**
- **Their responsibility to direct or escort visitors and contractors in their charge to escape routes (and in the case of disabled persons to the nearest useable escape route)**
- **The importance of keeping closed all fire doors and windows to limit the spread of fire, heat or smoke**
- **How to safely isolate or shutdown process plant or equipment, where appropriate**
- **The importance of good housekeeping in preventing the outbreak of fire and limiting its effects.**

It has been confirmed that HCC representatives are provided with fire safety training upon induction and at periodic intervals.

---

Regulation 7 of the Fire Safety Regulations 2022, relates to routine test, inspection and maintenance of lifts and essential firefighting equipment. It is important to demonstrate to the legislative enforcing authority and Building Safety Regulator that the building has a comprehensive testing and recording programme of passive and active protection relating to the overall functioning of the building; such demonstration of planned preventative maintenance provides for a good fire safety culture and reduce the possibility of ignition.

---

**28.8. Are arrangements in place to inspect, test, and maintain lifts and essential fire fighting equipment within the premises?**

TCW is the electronic recording database which is defined as the buildings fire safety manual and this is where all records associated with all HCC's HRRB's are stored.

Verbal discussions confirmed that compliance plans & maintenance programmes are in place which detail test, inspection and maintenance frequencies for lifts and all essential fire fighting equipment.

Management audits should view records and ensure compliance with the appropriate British Standards.

TCW is the electronic recording database which is defined as the buildings fire safety manual and this is where all records associated with all HCC's HRRB's are stored.

Verbal discussions confirmed that compliance plans & maintenance programmes are in place which detail test, inspection and maintenance frequencies for lifts and all essential fire fighting equipment.

Proposed management audits should view records and ensure compliance with the appropriate British Standards.

It can be confirmed that arrangements are in place to notify the local fire and rescue authority if there are any changes which affect their ability to gain access to the building, carry out search and rescue or carry out firefighting operations.

<https://humbersidefire.gov.uk/your-safety/business-safety/fser>

---

Where the responsible person identifies any fault with a lift for use by firefighters, evacuation lift or piece of essential fire-fighting equipment, are arrangements in place for the responsible person to rectify the fault?

Where a fault identified cannot be rectified within a 24-hour period beginning with the time the fault is identified, the responsible person must, as soon as reasonably practicable report the fault to the local fire and rescue authority by electronic means; and subsequently report the rectification of the fault to the local fire and rescue authority by electronic means when it has been rectified

---

## Media summary



Photo 1



Photo 2



Photo 3

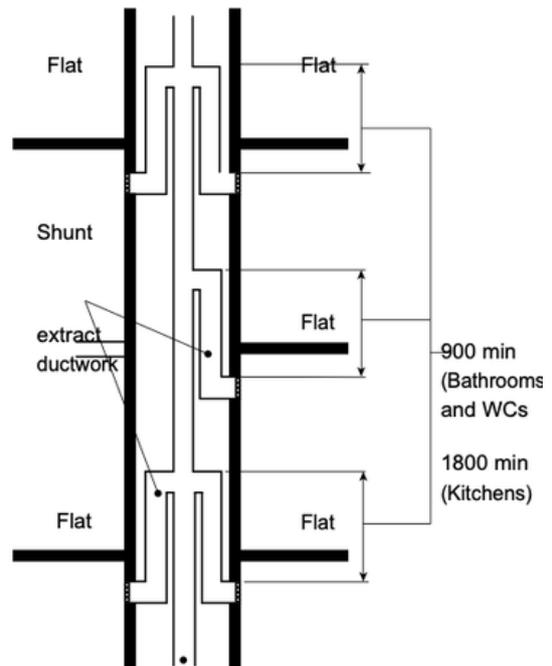


Photo 4



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



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38

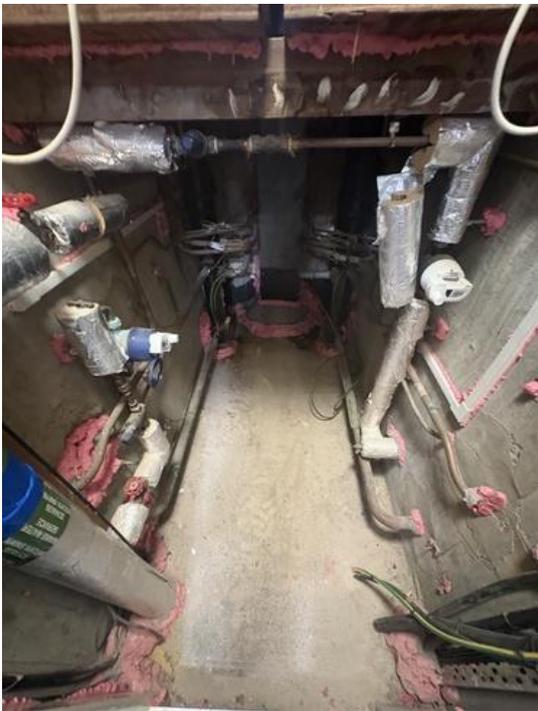


Photo 39



Photo 40



Photo 41

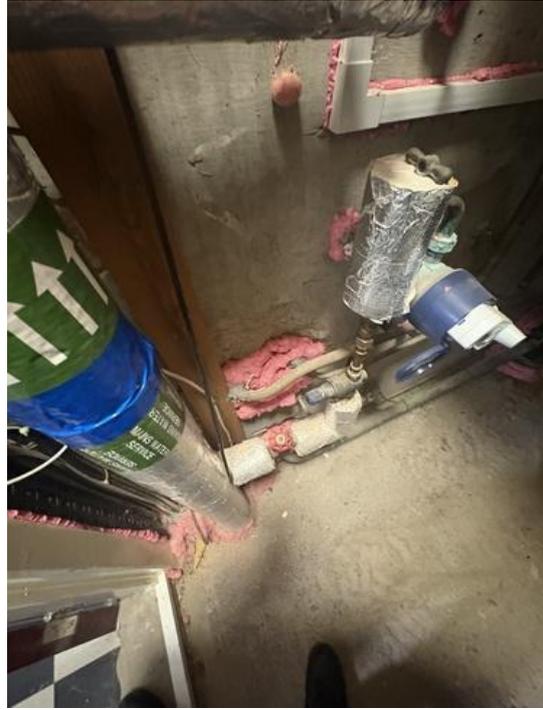


Photo 42



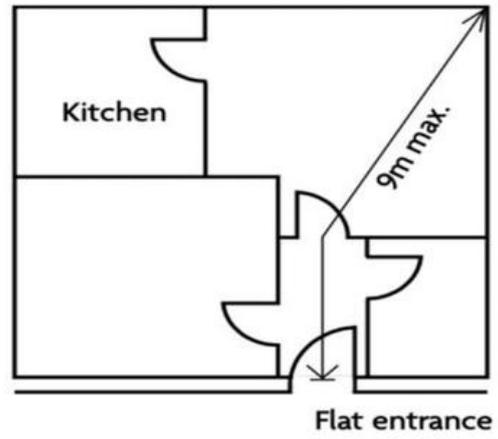
Photo 43



Photo 44



Photo 45



ADB B1 Diagram 3.3

Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54

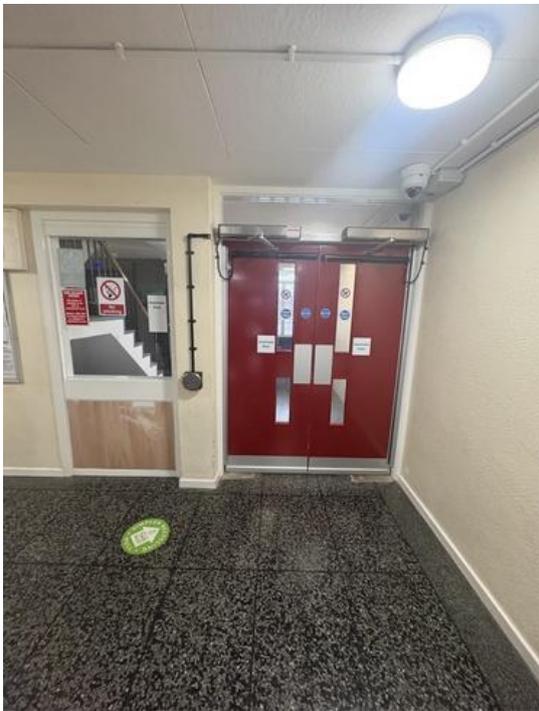


Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65

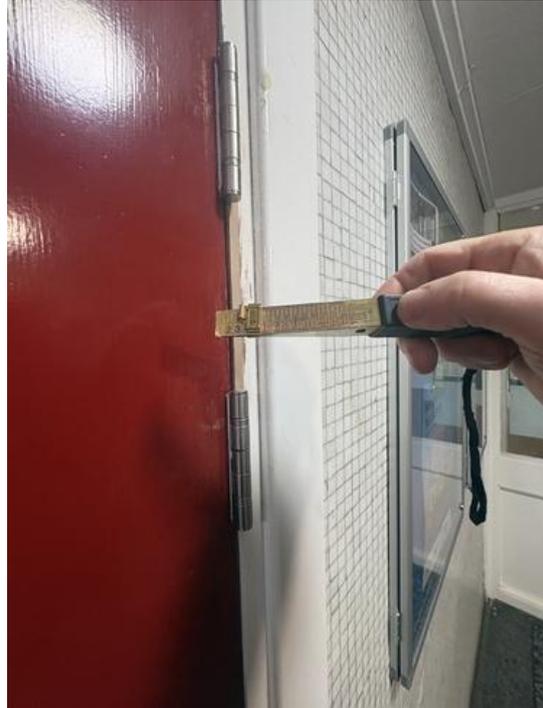


Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71

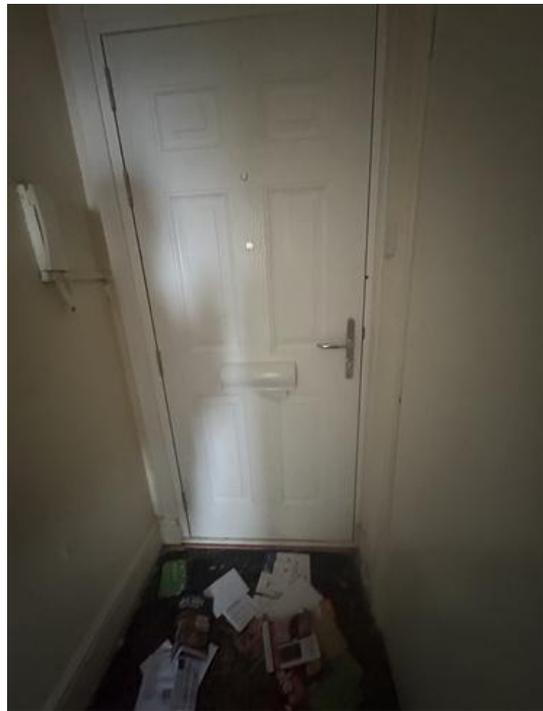


Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79

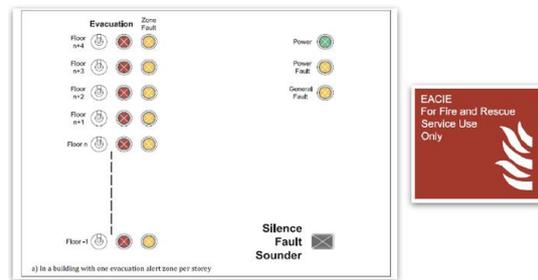


Photo 80

d. that all high-rise residential buildings (both those already in existence and those built in the future) be equipped with facilities for use by the fire and rescue services enabling them to send an evacuation signal to the whole or a selected part of the building by means of sounders or similar devices;

Photo 81



Photo 83

| Table 8 Provisions for emergency escape lighting |   |
|--|---|
| Occupancy characteristic                         | Areas needing emergency escape lighting   |
| A  | Underground or windowless accommodation<br>Stairways in a central core or serving storey(s) more than 18 m above ground level<br>Internal corridors more than 30 m long<br>Open-plan areas of more than 60 m <sup>2</sup>   |
| B <sup>A1</sup>                                  | All escape routes <sup>B1</sup> (except in shops of three or fewer storeys with no sales floor more than 280 m <sup>2</sup> provided that the shop is not a restaurant or bar)  |
| C  | All common escape routes <sup>B1</sup> , except in two-storey blocks of flats   |
| Any use  | All sanitary accommodation with a floor area over 8 m <sup>2</sup><br>Windowless sanitary accommodation with a floor area not more than 8 m <sup>2</sup><br>Electricity and generator rooms<br>Switch room/battery room for emergency lighting system<br>Emergency control room |

<sup>A1</sup> In areas of shops where the public are not admitted use occupancy characteristic A.  
<sup>B1</sup> Including external escape routes.

BS 9999 Table 8

Photo 82



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 101



Photo 102



Photo 103



Photo 104



Photo 105

### Reporting a Fault

Regulation 7 of the Fire Safety (England) Regulations 2022 requires the Responsible Person of all high-rise residential buildings to undertake monthly checks of key firefighting equipment within the building. Where faults are identified which cannot be rectified within 24 hours, then the Responsible Person must report the fault to the local fire and rescue service as soon as reasonably practicable. The local fire and rescue service must be notified again once the fault has been rectified.

\* Required

**Premises details**

- Name of Building \***  
Enter your answer
- Address of building \***  
Enter your answer
- Postcode of building \***  
Enter your answer
- UPRN of building (if known)**  
The UPRN is a unique identifier for addressing purposes, it enables fire and rescue service's to connect data internally and externally with other organisations using the OS Addressbase products. The UPRN for any property in England can be easily found using the following website: <http://www.findmyaddress.co.uk/>  
The value must be a number  
Enter your answer
- Name of Responsible Person \***  
The Responsible Person will be the organisation who has control of the premises in connection with carrying on a business. This will usually be the freeholder, the managing agents for the building, or a residents' management company.  
Enter your answer
- Telephone number for Responsible Person**  
Enter your answer
- Email address for Responsible Person**  
Enter your answer

Photo 106

| Aspect of Fire Safety Management                        | Agreed Responsibilities |                  |  |               |                          |
|---|-------------------------|------------------|--|---------------|--------------------------|
|   | Owner/landlord          | Housing Provider | Managing Agent or Facilities Managers (if different from housing provider) | Care Provider | Commissioner of Services |
| Lead duty holder <sup>12</sup>                          |                         |                  |  |               |                          |
| Building fire risk assessment                           |                         |                  |  |               |                          |
| Person-centred fire risk assessment (where appropriate) |                         |                  |  |               |                          |
| Testing of fire alarm system                            |                         |                  |  |               |                          |
| Maintenance of fire alarm system                        |                         |                  |  |               |                          |
| Testing of emergency lighting                           |                         |                  |  |               |                          |
| Maintenance of emergency lighting                       |                         |                  |  |               |                          |
| Testing of sprinkler system                             |                         |                  |  |               |                          |
| Maintenance of sprinkler system                         |                         |                  |  |               |                          |
| Testing of smoke vents                                  |                         |                  |  |               |                          |
| Maintenance of smoke vents                              |                         |                  |  |               |                          |
| Testing of door release mechanisms                      |                         |                  |  |               |                          |
| Maintenance of door release mechanisms                  |                         |                  |  |               |                          |
| Testing of social alarm system                          |                         |                  |  |               |                          |

| Aspect of Fire Safety Management   | Agreed Responsibilities |                  |  |               |                          |
|--|-------------------------|------------------|--|---------------|--------------------------|
|  | Owner/landlord          | Housing Provider | Managing Agent or Facilities Managers (if different from housing provider) | Care Provider | Commissioner of Services |
| Maintenance of social alarm system   |                         |                  |  |               |                          |
| Routine housekeeping inspections, including checking fire doors, fire exit doors and condition of fire extinguishers, etc. |                         |                  |  |               |                          |
| Maintenance of fire doors  |                         |                  |  |               |                          |
| Maintenance of fire extinguishers  |                         |                  |  |               |                          |
| Maintenance of rising mains  |                         |                  |  |               |                          |
| Maintenance of firefighting protection system  |                         |                  |  |               |                          |
| Provision of fire safety information to new residents  |                         |                  |  |               |                          |
| Ongoing engagement with residents regarding fire prevention  |                         |                  |  |               |                          |
| Ongoing engagement with residents to remind them of fire procedures  |                         |                  |  |               |                          |
| Fire drills (if applicable)  |                         |                  |  |               |                          |
| Maintaining a record of the fire safety arrangements   |                         |                  |  |               |                          |
| Ensuring that fire procedures are up to date   |                         |                  |  |               |                          |
| Liaison with local fire and rescue service crews   |                         |                  |  |               |                          |
| Training of staff  |                         |                  |  |               |                          |

| Aspect of Fire Safety Management   | Agreed Responsibilities |                  |  |               |                          |
|--|-------------------------|------------------|--|---------------|--------------------------|
|  | Owner/landlord          | Housing Provider | Managing Agent or Facilities Managers (if different from housing provider) | Care Provider | Commissioner of Services |
| Inspections during contractors' works                                      |                         |                  |  |               |                          |
| Provision of information to outside contractors                            |                         |                  |  |               |                          |
| Recording false alarms   |                         |                  |  |               |                          |
| Holding of relevant records re testing maintenance, training, drills, etc. |                         |                  |  |               |                          |

Source: Fire Safety in Specialised Housing

Photo 107



Photo 108

## File summary

- [22291-LIND-01A-22291-LIND-00.pdf](#)
- [22291-LIND-01A-22291-LIND-01.pdf](#)

[22291-LIND-01A-22291-LIND-00.pdf](#)  
[22291-LIND-01A-22291-LIND-01.pdf](#)  
[22291-LIND-01A-22291-LIND-02.pdf](#)  
[22291-LIND-01A-22291-LIND-03.pdf](#)  
[22291-LIND-01A-22291-LIND-04.pdf](#)  
[22291-LIND-01A-22291-LIND-05.pdf](#)  
[22291-LIND-01A-22291-LIND-06.pdf](#)  
[22291-LIND-01A-22291-LIND-07.pdf](#)  
[22291-LIND-01A-22291-LIND-08.pdf](#)  
[22291-LIND-01A-22291-LIND-09.pdf](#)  
[22291-LIND-01A-22291-LIND-10.pdf](#)  
[22291-LIND-01A-22291-LIND-11.pdf](#)  
[22291-LIND-01A-22291-LIND-12.pdf](#)  
[22291-LIND-01A-22291-LIND-13.pdf](#)  
[22291-LIND-01A-22291-LIND-14.pdf](#)  
[22291-LIND-01A-22291-LIND-OP.pdf](#)  
[22291-LIND-01A-22291-LIND-VS.pdf](#)  
[17020-CTN-R004-RA-20170816.pdf](#)  
[17020-CTN-R004-RA-20170816.pdf](#)