

89 - 159 Melville Street, 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:	23/03/2026
Document Reference:	HFS.HCC.MelvilleStreet2.FRA.3.0



EXECUTIVE SUMMARY

- Significant findings identified in HFS.HCC.MelvilleStreet2.FRA.3.0 & HFS.HCC.MelvilleStreet2.AP.3.0: 9 actions
- Proposed next review date: 12/03/2027
- Assessment review type: T3
- Requirement for additional inspections prior to assessment review: It is advised that work streams are monitored by a competent person to ensure satisfactory performance/installation/levels of remediation.

OVERALL BUILDING RISK RATING

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

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

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

MODERATE RISK

Certificate Number	LS	0498895
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Life Safety Fire Risk Assessment
Silver Approved Scheme
CERTIFICATE OF CONFORMITY



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

SCHEDULE		
Part 1	NSI Life Safety Fire Risk Assessment Silver Approved Organisation	
	Holistic Fire Safety Ltd	
	BAFE Registration Number	
	NSI 01052/FRA-S	
Part 2	Name of Client	
	Hull City Council	
Part 3	Address of premises for which the fire risk assessment was carried out	
	89 - 159 Melville Street, Hull, HU1 2QL	
	Part or parts of the premises to which the fire risk assessment applies	
	All common parts including a sampling of the residential dwelling where possible As per agreed specification	
Part 4	Brief description of the scope and purpose of the fire risk assessment	
	As per agreed specification	
Part 5	Effective date of the fire risk assessment	12 March 2026
Part 6	Recommended date for review of the fire risk assessment	12 March 2027

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

Signed (for and on behalf of the issuing Approved organisation)	
Job Title	Managing Director
Date	12 March 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

12/03/2026 / John Askew / Melville Street Block 2

Complete

Actions

9

Site conducted

Melville Street Block 2, Hull City
Council T4 FRA programme

Conducted on

12 Mar 2026 14:00 UTC

Prepared by

John Askew

Location

89 - 159 Melville Street
Hull
HU1 2QL



Photo 1

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Disclaimer

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

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

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

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

10. Arson, security & housekeeping

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 although it was noted open balconies contained combustible items and obstructions.

The area should be monitored to ensure the standard of housekeeping both internally and externally is maintained.

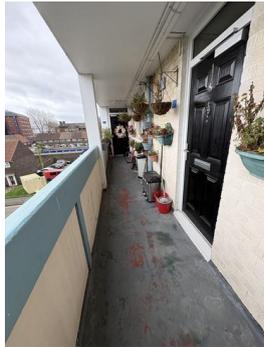


Photo 23

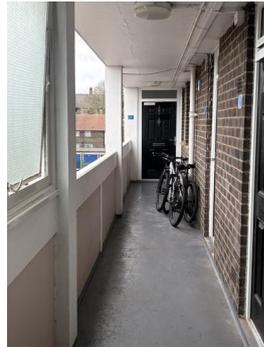


Photo 24



Photo 25

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

Housekeeping

Engage with residents to reduce levels of combustible items and obstructions on balconies. Monitor to ensure housekeeping is maintained.

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.

[QA23338 - HCC - Melville Street 17-87, 89-159 - LPR Report.pdf](#)

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

Lightning Protection System

HCC should confirm remedial work has been carried out.

17. Compartmentation & Fire Separation / Summary of findings from compartmentation survey

17.5. Common Areas:

Breaches were present at the point data cables and conduit pass through fire resisting partitions. The majority of these appear to have been fire stopped although there was no test evidence to support this.

Since the previous assessment, communication network cables understood to be installed by a broadband company, have created breaches in compartmentation lines that have not been fire stopped.

Remedial work to fire stop breaches should be undertaken by a competent third-party accredited fire

stopping company.



Photo 31

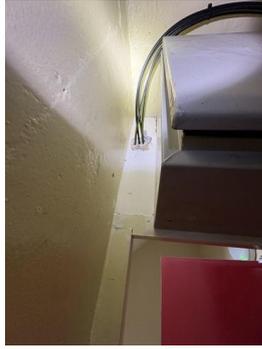


Photo 32



Photo 33

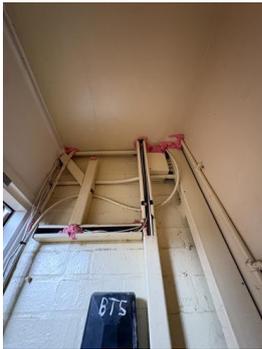


Photo 34

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

Network Cable Breaches

Appoint a competent third-party accredited fire stopping company to carry out fire stopping works.

19. Means of escape from common parts

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

The common escape stair is separated by fire rated construction which is made up of notional self-closing FD30s door assemblies and Georgian wired glazing with Georgian wired glazing or timber fanlight.

Walls between flats and balconies are required to be of fire resisting construction up to 1100mm and flat entrance doors are to be FD30s fire resisting doorsets.

Due to the balcony on the first floor being enclosed, all doors, windows and glazing are required to be of 30 minutes fire resistance as this is regarded as a protected route. Alternatively, the windows enclosing the balcony could be removed.



Photo 50



Photo 51



Photo 52

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

First Floor Balconies

Option 1: All doors, windows and glazing along the first floor balcony are to be of 30 minutes fire resistance.

Option 2: Remove balcony windows.

21. Means of warning / Evacuation alert system

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 Block 2.

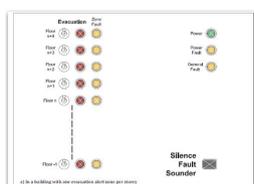


Photo 71



Photo 72

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.

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.

23. Fire safety signs and 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 to BS 5499-4 was missing to the final exit door on the ground floor.



Photo 77

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

Fire Exit Keep Clear

24. Extinguishing media and fixed systems

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 retro-fitted AWFSS sprinkler system.

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 9251:2025 that is fitted to all residential flats.

26. Access and facilities for the fire service

26.4. Dry riser: Describe arrangements and deficiencies observed.

There is no dry riser provided at Block 2.

It was confirmed by HCC representatives that all HRRB's which do not have dry riser facilities are scheduled to have one installed.

It is understood dry risers are to be designed/delivered and project managed by BDS over the next two years.

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

Dry Risers

Install and maintain a dry riser at Block 2 in line with BS 9990:2015 requirements.

28. Management of fire safety

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: Low | Created by: John Askew

Fire Safety Management Audit

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

Media summary



Photo 1



Photo 2



Photo 3

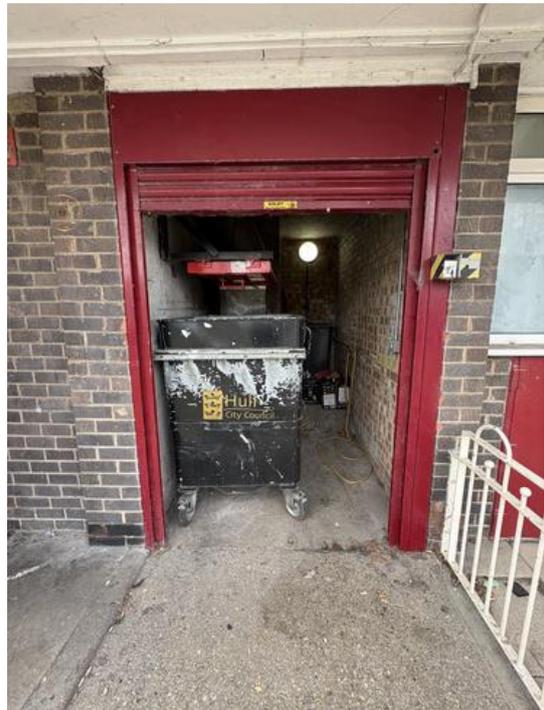


Photo 4



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

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

1 Premises to which the Fire Safety Order applies

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

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

(b) After paragraph (1) insert—

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

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

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

(1B) The reference to external walls includes—

(a) Doors or windows in those walls, and

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

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

Photo 29



Photo 31



Photo 30

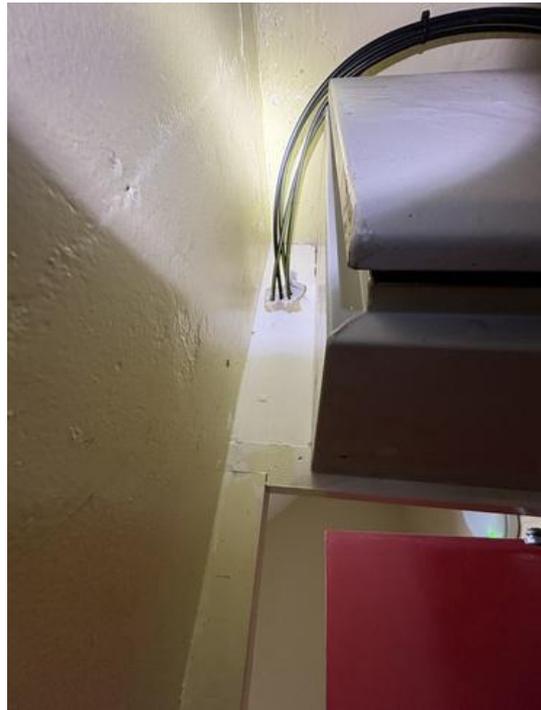


Photo 32



Photo 33

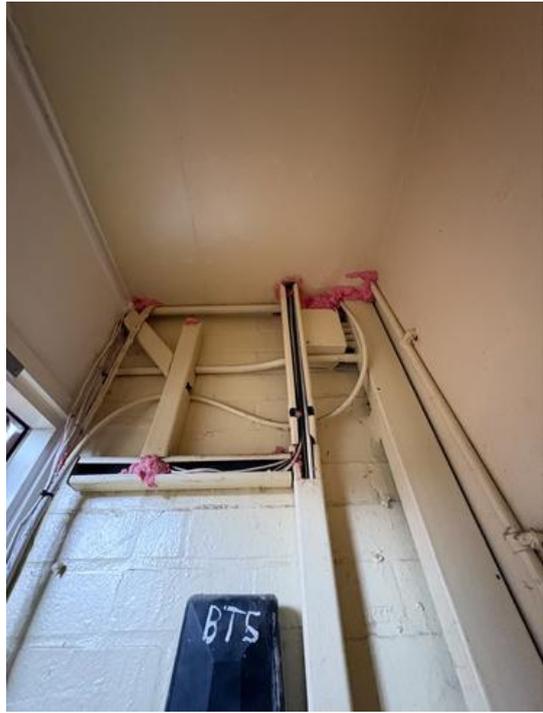


Photo 34



Photo 35



Photo 36



Photo 37



Photo 38

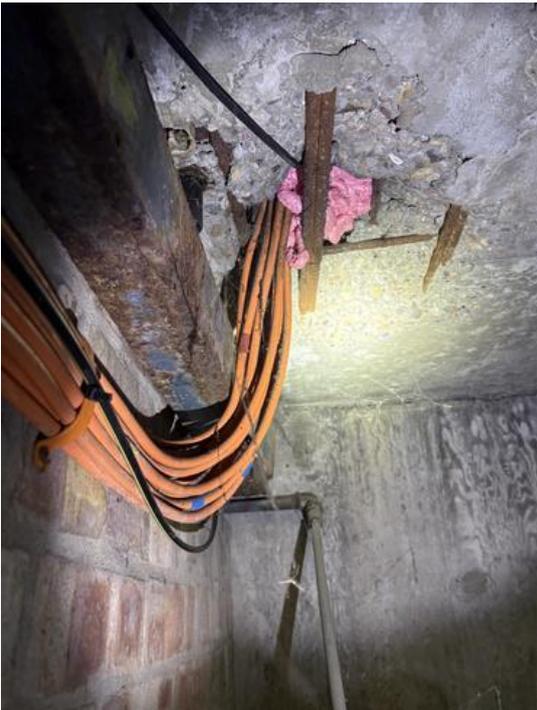


Photo 39



Photo 40



Photo 41



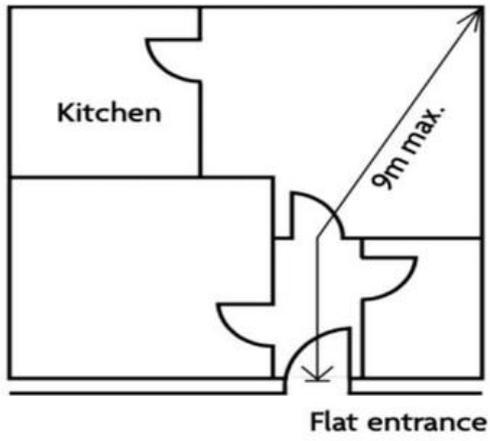
Photo 42



Photo 43



Photo 44



ADB B1 Diagram 3.3



Photo 46

Photo 45



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

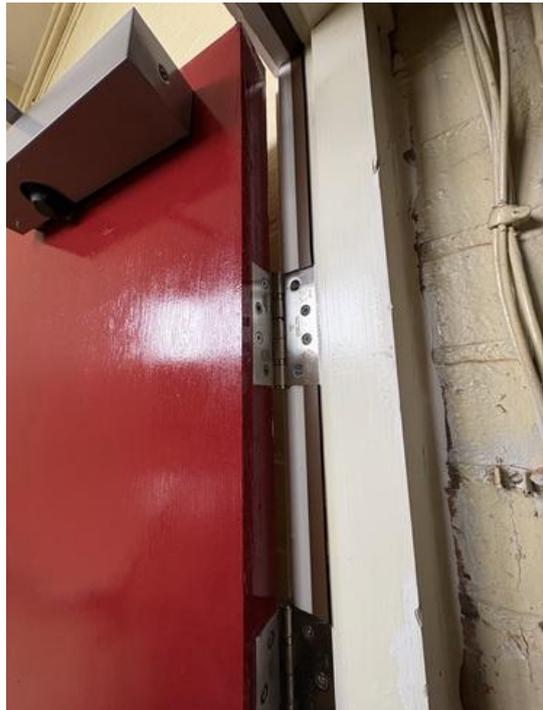


Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65

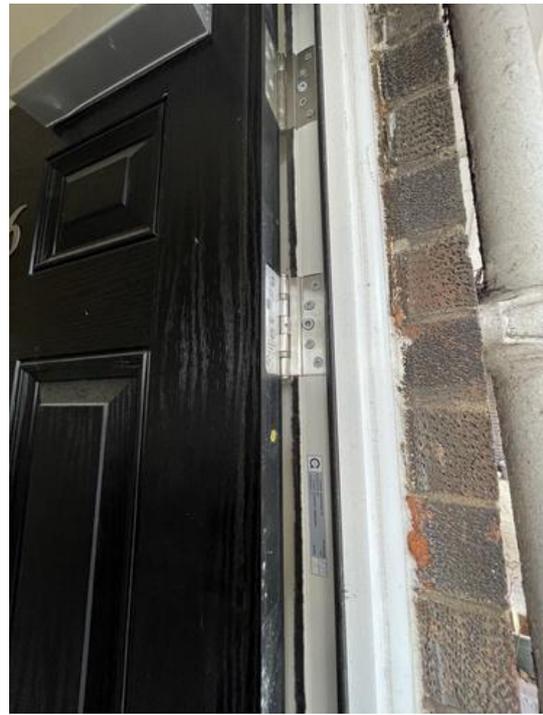


Photo 66



Photo 67



Photo 68



Photo 69



Photo 70

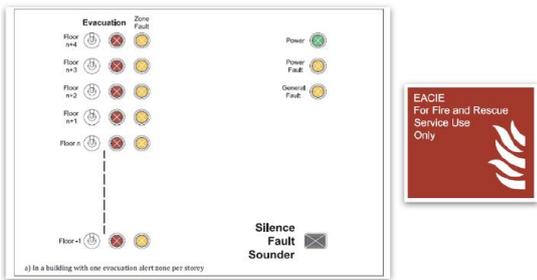


Photo 71

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 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83

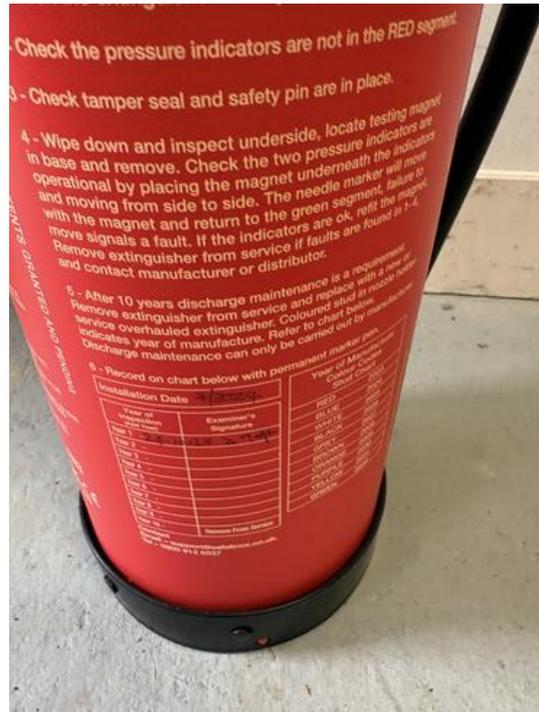


Photo 84

Hull Central Fire Station

Hull HU2 8BP

- ↑ Head north-east on Pearson St towards Ferensway/A1079
13 sec (213 ft)
- > Continue on Ferensway/A1079 to Midland St
3 min (0.4 mi)
- > Take Porter St and Adelaide St to Melville St
3 min (0.4 mi)

107 Melville St

Hull HU1 2QN

Photo 85

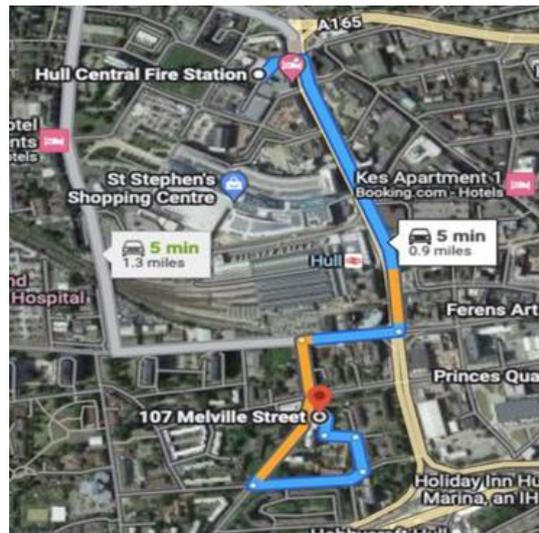


Photo 86



Photo 87



Photo 88



Photo 89



Photo 90

