1 - 179 Padstow House, Hull
Type 3 Fire Risk Assessment

Prepared for:	Rebecca Franks, Building Safety Manager
Prepared by:	John Askew, Fire Risk Assessor, Holistic Fire Safety
Date:	01/10/2025
Document Reference:	HFS.HCC.PadstowHouse.FRA.3.0

EXECUTIVE SUMMARY

- Significant findings identified in HFS.HCC.PadstowHouse.FRA.3.0 & HFS.HCC.PadstowHouse.AP.3.0: 16 actions
- Proposed next review date: 25/09/2026
- 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	0498889

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**	
	Padstow House Hull HU7 4HB	
	Part or parts of the premises to which the fire risk assessment applies	
	ll common parts including a 10% sampling of residential dwellings. 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**	29 September 2025
Part 6	**Recommended date for review of the fire risk assessment**	29 September 2026

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	Click here to enter a date.

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

24/09/2025 / John Askew / Padstow House

Incomplete

Score	1 / 2 (50%)	Flagged items	0	Actions	16

Site conducted	Padstow House, Hull City Council T4 FRA programme
Conducted on	24/09/2025 10:00 BST
Prepared by	John Askew
Location	1 - 179 Padstow House Hull HU7 4HB

Photo 1

Actions

16 actions

1. General information

1.14. General description of ventilation risers:

There are no ventilation risers within the building; however, bathroom and toilet extraction provided within flats discharges into service risers which are located adjacent to each property. Extraction is continuous and is operated by fans which are positioned on the roof. Effluent, which is controlled by regulators, exits each flat via a louvred vent, which travels into service risers before travelling within metal ducting vertically to open air. HCC confirmed fans are inspected four times a year. Regulators are inspected every four years.

Fire dampers are installed within service risers at the point flats meet service risers, and they are activated via fusible link. Fusible links are inspected every four years by KWL. It was confirmed by HCC that dampers are also inspected when properties become void and replaced if necessary, dependent on condition.

There is currently no formal process for inspecting the metal ducting within service risers. Passive fire-stopping work is to be carried out in service risers upon approval of the Building Safety Regulator. At this time, it is advised that visual inspection of the metal ducting should take place and then subsequently on an annual basis.


Photo 4


Photo 5


Photo 6


Photo 7

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

Metal Ducting Inspection

Undertake visual inspection of the metal ducting in risers when carrying out passive fire-stopping work and on an annual basis.

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. Cladding & wall coverings (spread of flames and fire) / Design and materials of external walls

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

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

The work to carry out External Wall Fire Risk Assessments is currently undergoing a procurement and legal process to appoint a contractor through a framework agreement.

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

External Wall Fire Risk Assessment

HCC should confirm when an External Wall Fire Risk Assessment has been carried out and confirm the actions from the report.

16. Cladding & wall coverings (spread of flames and fire) / Design and materials of external walls

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 39


Photo 40


Photo 41

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. Cladding & wall coverings (spread of flames and fire) / Internal Surface Linings

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, tiles should be removed throughout all areas.

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


Photo 44

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 / Summary of findings from compartmentation survey

17.9. Other:

Refuse chute:

There are two refuse chutes within the building, both of which travel vertically and serve all floors.

Within refuse chutes there was a single soil vent pipe which travelled vertically through all floors which was not appropriately fire stopped using a suitable closing device. Remediation is to consist of installing a suitably sized intumescent fire collar.

Large sections of what appear to be plywood boards, which make up the curtain walling, are located within the refuse areas to one side of the building. It is unknown what is behind the boarding although it is suspected to be the lift shaft. HCC representatives believe there are voids behind the boarding therefore, it is advised to carry out intrusive investigation to determine if there are breaches to lines of compartmentation which would allow the passage of heat and smoke.

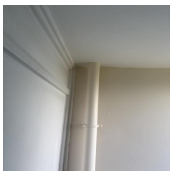
Photo 54


Photo 55

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

Refuse Chute Boarding

Carry out intrusive investigation to the boarded area within refuse chute to the south side of the building.

18. Means of escape from flats

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 20/30-minute fire-resisting doors within two bed flats.

However, although travel distances in one bed flats do not exceed 9m, flats do not comply with diagram 3.3 of ADB B1 as the kitchen is located on the escape route next to the flat entrance door. No single-bed flats were available to be inspected at Padstow House; however, the kitchen doors in sampled flats at Bayswater Court, which is an identical building, were observed to be a mixture of 35mm nominal doors or egg-box carton type doors fitted with 75mm non-fire-rated hinges and no intumescent strips or cold smoke seals. The sampled flat at Gatwick House, which again is an identical building, was observed to be fitted with a 44mm nominal door fitted with three non-fire-rated hinges which were heavily painted over, and no intumescent strips or cold smoke seals.

A survey of kitchen doors in one bed flats should be undertaken to identify doors that do not meet a minimum of E20 fire resistance and replaced where this is not achieved.


Photo 58

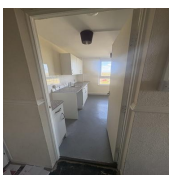
Photo 59


Photo 60


Photo 61


Photo 62

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

Kitchen Doors One Bed Flats

Undertake a survey of kitchen doors to identify doors that do not meet a minimum of E20 fire resistance and replace where this is not achieved.

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

The protected stair is permanently vented at the head of the stair by an area >1m2; however, there is no ventilation within protected lobbies. Ventilation was originally in place via manually openable windows and louvered grills; however fire resisting partitions have been installed to separate the refuse chute from the means of escape.

Significant changes to escape routes on upper floors were due to be scheduled to be undertaken. Norfolk Property Services (NPS) have produced a series of drawings, including specifications for the replacement of communal doors and screens, and service cupboard doors within communal areas. HCC requested Holistic Fire Safety Ltd (HFS) review drawings and specifications to ensure that those submitted by NPS take into consideration changes in fire safety legislation (The Fire Safety Act 2021, The Fire Safety (England) Regulations 2022 & Building Safety Act 2022) - HCC should refer to HFS.HCC.MuswellCourtPrecis.1.0.

Since the production of the reports, there have been significant changes as a result of the Building Safety Act 2022 with the introduction of the Building Safety Regulator (BSR) with any changes to the building requiring approval. As changes to smoke control in protected lobbies will require approval from the BSR, it is proposed a site meeting is scheduled with HCC, HFS and HFRS to discuss options on a way forward.

The project is currently on hold pending the commencement of structural surveys being carried out on the building.

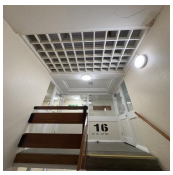
Photo 63


Photo 64


Photo 65

HFS.HCC.MuswellCourtPrecis.1.0.pdf

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

Smoke Control

Establish way forward to provide ventilation within protected lobbies.

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.

Maintenance labels on electrically operated automatic doors were noted to be either in excess of test frequencies or not displaying labels.


Photo 66


Photo 67


Photo 68


Photo 69

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

Automatic Doors

HCC to confirm automatic doors are subject to maintenance in accordance with manufacturers instructions.

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

As described previously, HCC are currently reviewing the design and layout of means of escape with a view of replacing communal doors and screens, and service cupboard doors throughout communal areas.

Current provisions are considered satisfactory providing that comprehensive maintenance is carried out. Refer to section 20.

An area of what appears to be plywood with an unknown level of fire resistance is located in refuse chute areas above Georgian wired glass adjacent to the door. Further investigation should be carried out to establish if the material meets a minimum of 30 minutes' fire resistance.


Photo 70


Photo 71

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

Plywood Refuse Chute Areas

Further investigation should be carried out to establish if the material meets a minimum of 30 minutes' fire resistance.

20. Fire Doors

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?

Significant changes to fire resisting doors and curtain walling were scheduled as part of the proposed refurbishment; as previously stated, any changes to the building will require approval from the BSR.

All current doors are 44mm, self-closing and of notional fire resistance with large Georgian wired vision panels either side of the central rail. All curtain walling and partitions are made up of timber frames which are completed by large georgian wired glazed apertures.

As highlighted within previous reports, there were varying standards of hinges, electronic opening devices, gaps around doors, strips/seals and self-closing devices. Although remedial work has taken place further to comprehensive fire door inspections, despite these efforts, it has not been possible to bring all existing fire door provisions up to modern standards due to the inherent physical constraints and the limitations of legacy construction.

The building is occupied by a number of elderly residents who have mobility issues, sensory impairments, or reduced dexterity. This demographic factor significantly influences the operational and safety requirements of the building's communal fire door systems.

Initial inspections revealed that, in addition to excessive perimeter gaps, many doors hung on pivot hinges were unable to close flush into their rebates, compromising compartmentation and fire performance. To address this, the Council adopted an interim measure: installing self-closing devices on existing doors, while retaining the pivot hinges. This approach successfully ensured that door leaves closed flush, improving fire safety performance.

However, it has since become clear that this solution has unintended consequences. The combination of self-closing devices and pivot hinges has created mechanical resistance, causing the components to work against one another. This has resulted in increased door weight and operating force, creating a health and safety risk for the resident population.

Numerous resident complaints have been received about the difficulty in operating these doors. Some occupants are now struggling to open or close doors independently, and site meetings have been held to evaluate the issue. These meetings have included discussions around funding options and the delicate balance between day-to-day accessibility and fire safety compliance.

In summary:

It has been mutally agreed that stairwell fire doors cannot be left in their current status as residents are unable to use them as the closing devide is fighting against the floor springs/pivot hinges.
If closing device are removed, doors do not close flush within their rebate as pivot hinges are defective.

Therefore, the following is proposed:

Remove the existing fire door leaf and dispose
Remove the floor springs in the floor, fill the void left, use self levelling compound and reinstall the floor plate for aesthetics
Carry out repairs by splicing a section of hardwood to fill the void left by pivot hinge
Install a new certificated fire door leaf within the existing frame + compatible ironmongery
Carry out the necessary adjustments to get perimeter gaps as close to tolerance as possible (4mm)

As detailed within the attached statement, these are not certified repairs, but they are applying the principle of betterment and making current provisions usable for residents within the block whilst upgrading fire safety provisions until wholesale replacements can be carried out through the gateway process.

Refer to document MCFDRS.01 - Statement on the Condition and Remedial Strategy for Fire Doors at Muswell Court.


Photo 72


Photo 73


Photo 74


Photo 75


Photo 76


Photo 77


Photo 78


Photo 79


Photo 80


Photo 81

[MCFDRS.01 - Statement on the Condition and Remedial Strategy for Fire Doors at Muswell Court.pdf]

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

Lobby & Stairwell Doors

Remove the existing fire door leaf and dispose

Remove the floor springs in the floor, fill the void left, use self levelling compound and reinstall the floor plate for aesthetics

Carry out repairs by splicing a section of hardwood to fill the void left by pivot hinge

Install a new certificated fire door leaf within the existing frame + compatible ironmongery.

Carry out the necessary adjustments to get perimeter gaps as close to tolerance as possible (4mm)

20. Fire Doors

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?

Similar to lobby doors & screens and staircase doors & screens, doors which enclose risers and ancillary accommodation previously gave evidence of multiple defects.

Defects consisted of:

- damaged door leaves
- damaged timber frame
- retrospective installation of door stops
- lack of backfilling/fire stopping between the frame and substrate - steel hinges with no markings
- missing screws from hinges

Due to defects, remedial work has taken place further to comprehensive fire door inspections until approval is received from the BSR for the replacement of riser doors with certificated pre-hung FD30 fire doorsets.

The riser door adjacent to flat 37 was noted to be fitted with a vent in the leaf. HCC should confirm if the vent is intumescent and, if not, replace the vent with an intumescent vent or replace the door leaf.


Photo 82


Photo 83

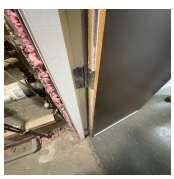
Photo 84

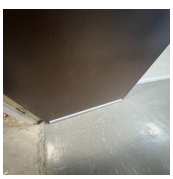
Photo 85


Photo 86

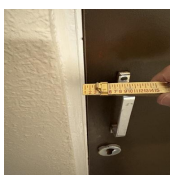
Photo 87


Photo 88


Photo 89

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

Riser Door Flat 37

HCC should confirm if the vent to the riser near flat 37 is intumescent and, if not, replace the vent with an intumescent vent or replace the door leaf.

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 Padstow House.

Photo 101

Photo 102

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. 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.

A decision is currently on hold pending the commencement of structural surveys being carried out on the building.

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 9251:2014 that is fitted to all residential flats.

26. Access and facilities for the fire service

26.4. Dry riser: Describe arrangements and deficiencies observed.

The dry riser is located within an enclosure which forms part of the central core of the building. The dry riser serves all floors and it is estimated that all points within each flat of the block are in the region of 45m from the nearest landing valve.

The inlet valve is located adjacent to the stair on the ground floor and landing valves are located in the lobby which separate flats and the protected stair. Such provisions increases firefighter safety in the event of an incident.

Dry riser enclosures have electrical sockets located within them, which are to be replaced with IP66-rated waterproof sockets.

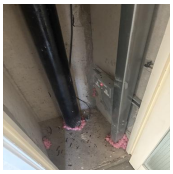
Photo 120

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

Dry Riser

Replace electrical sockets with IP66 rated waterproof sockets.

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 confirmed compliance with Article 11 of the Fire Safety Order. Programme Manager Leanne Kendall and her team are currently producing Building Safety Cases for all HRB's 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 is under intense scrutiny from Leanne and the team to ensure its 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 - 179 Padstow House
Hull
HU7 4HB

Person consulted:

Mike White

Assessor:

John Askew

Report validated by:

William Davidson

Date of fire risk assessment:

25/09/2025

Date of previous fire risk assessment:

07/10/2024

Suggested date for review:

25/09/2026

1. General information

1 action

1.1. Dimensions/footprint:

575m2 per floor / Total 9,775m2

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, Padstow House is defined as a 'High-rise Residential Building'.

1.3. Number of floors at ground level and above:

Ground floor and x 16 upper floor levels.

1.4. Number of floors entirely below ground level:

None.

1.5. Floors on which car parking is provided:

None.

1.6 Age:

The building is believed to be constructed in the 1960's, however the block underwent renovation in 1994.

1.7. Number of flats:

There are 90 residential dwellings in total.

Floors 1-13 have x6 flats per floor and floors 14-16 have x4 flats per floor.

Padstow House is a general needs premises.

1.8. General description external:

Following the Grenfell Tower tragedy, HCC commissioned UK LPP to complete a series of surveys on external cladding and external wall systems to HRBB's across Hull in 2017. Although findings of surveys confirmed that external walls systems met the functional requirements of Building Regulations and did not contain ACM's, reports provided limited information and potentially fall short of today's benchmarks for a PAS 9980 external wall survey.

Taking into consideration developments within the sector surrounding external wall systems, Holistic Fire Safety feel it would be prudent to undertake further surveys to confirm provisions. Surveys will provide assurances to the Building Safety team that external wall systems are compliant without exposing occupants to unnecessary risk.

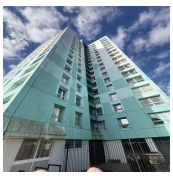

Photo 2

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 staff office, CCTV room, cleaners office, former community room, laundry, x2 service riser enclosures, under stair enclosure and dry riser inlet valve.

22291-PADS-01A-22291-PADS-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.

The structure is based around a central reinforced concrete core which is made up of a ventilated single escape stair which discharges into a central lobby before ultimate safety is achieved via alternative exits on the ground floor.

Every flat is separated from the common escape stairway by an initial and secondary containment lobby; both areas are unventilated. All doors which form part of escape routes are self-closing, notional FD30s fire doorsets.

22291-PADS-01A-22291-PADS-01.pdf

1.13. General description of service risers:

Risers are a mix of larger and smaller enclosures which can be described as single & double risers. (850x2500 single risers & 1150x2800 double risers).

All services which serve flats discharge into flats meaning that flats are effectively self-contained compartmented boxes. Double risers serve two flats per floor and single risers service one flat per floor.

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 are separated from escape routes by fire resisting construction providing 30 minutes, although fire resisting doorsets are displaying evidence of significant deterioration. There is a single ignition source with electrical breakers, however, there are no other combustible items within the area; therefore fire is highly unlikely to spread to adjacent areas.

It has been confirmed doors are to be replaced, although no set date has been set as they are to be part of a larger programme of works which requires approval from the Building Safety Regulator


Photo 3

1.14. General description of ventilation risers:

There are no ventilation risers within the building; however, bathroom and toilet extraction provided within flats discharges into service risers which are located adjacent to each property. Extraction is continuous and is operated by fans which are positioned on the roof. Effluent, which is controlled by regulators, exits each flat via a louvred vent, which travels into service risers before travelling within metal ducting vertically to open air. HCC confirmed fans are inspected four times a year. Regulators are inspected every four years.

Fire dampers are installed within service risers at the point flats meet service risers, and they are activated via fusible link. Fusible links are inspected every four years by KWL. It was confirmed by HCC that dampers are also inspected when properties become void and replaced if necessary, dependent on condition.

There is currently no formal process for inspecting the metal ducting within service risers. Passive fire-stopping work is to be carried out in service risers upon approval of the Building Safety Regulator. At this time, it is advised that visual inspection of the metal ducting should take place and then subsequently on an annual basis.


Photo 4


Photo 5

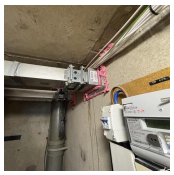
Photo 6


Photo 7

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

Metal Ducting Inspection

Undertake visual inspection of the metal ducting in risers when carrying out passive fire-stopping work and on an annual basis.

1.15. General description of chute system:

There are x2 refuse chutes provided at Padstow House, both are located in permanently ventilated areas and separated from escape routes by fire resisting construction providing 30 minutes.

The refuse chute has undergone refurbishment and 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 chute is accessed externally. The isolation shutter is serviced annually by Hardall's.


Photo 8


Photo 9


Photo 10


Photo 11

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 Padstow House. 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.

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3. Construction

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

Due to its construction being circa 1960's, it is likely that Padstow House was constructed to 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’, Padstow House focuses upon the principle of compartmentation of both the staircore, 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/s3 by evenly distributed low to mid level fire loading compromising a mix of combustible materials).

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

Circa 180

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 operate 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 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 220

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 to HCC. Numbers should not exceed 5 at any one time, however it is likely that people providing care are unfamiliar with the premises.

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.

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 selection process, the receipt of RAMS & Insurance, site induction and a permit system. 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 fire. Contractors should read and sign the document; this will ensure HCC are controlling contractors appropriately and meeting the requirements of Article 5(4a).

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 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. The reliance of such a strategy is emphasised given the occupancy and greater likelihood of those requiring assistance to evacuate and reach ultimate safety.

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 Padstow House.

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

PEEPs are in place for a number of residents at Bayswater Court 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 assembly point at Padstow House is located on a grassed area to the front side of the building which is defined as a suitable location.

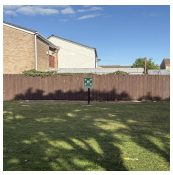


Photo 12

Photo 13

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 has 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

0 / 1 (0%)

Communal Areas

0 / 1 (0%)

8.1. Are fixed installations periodically inspected and tested?

Electrical testing and maintenance of the hard wiring of the building has recently been completed by Kingston 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 legal action procedure implemented for any customers who are not providing access. Samples taken within communal areas (expiry 09/2028) 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 14

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 appliances within ground floor ancillary accommodation gave evidence of PAT labels, carried out April 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; at the time of inspection, filters were clean. The laundry is also provided with automatic fire detection & warning and is enclosed in fire resisting construction.

Photo 15

Photo 16

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?

☐

An electrical extension lead is in use in the CCTV room. Care should be taken not to overload the permitted rating of extension leads.

Photo 17

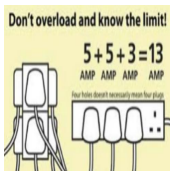


Photo 18

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.

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.

8.10. Are fixed installations periodically inspected and tested?

Samples taken (expiry 02/27) 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.

Photo 19

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. See 8.10.

8.12. General comments/defects:

All satisfactory.

9. Smoking

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

Given the general needs occupancy, there is little HCC can do on a daily basis to control/prevent smoking within residents' dwellings other than raising awareness and highlighting 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 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 20

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; provisions are considered to be an additional physical barrier that makes trespassers think twice about gaining entry - its intention is not to guarantee security
- 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 21


Photo 22


Photo 23

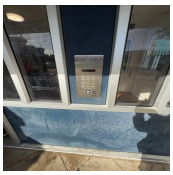


Photo 24


Photo 25

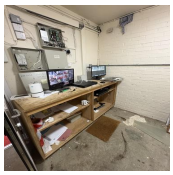


Photo 26

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

Physical evidence of antisocial behaviour within the block were limited to minor graffiti and the overall condition of internal fixtures and fittings was to a good standard.

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, Padstow House is no exception to this.

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

Waste bins were contained within the refuse chute area which is enclosed in a roller shutter and walkways around the block were sterile. Additional waste bins were visible, however they were located clear of the main building and are chained to an immovable structure. NB - bins were awaiting collection on the day of the assessment.


Photo 27


Photo 28

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.

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

It appears residents are using service risers as storage areas. Service risers should be kept clear at all times with periodic inspections taking place to ensure these remain sterile. The caretaker was aware of the situation and is proactive in carrying out inspections and advising residents they are not allowed to use risers for storage.

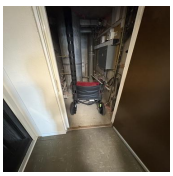


Photo 29


Photo 30

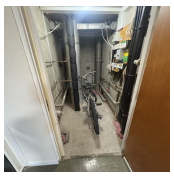


Photo 31

Photo 32

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

It is understood that the main bins are emptied through local authority contact 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 site from passers by.

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.

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 33

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 FD20/30 doorsets; heat detection and cooking facilities are remote from the entrance door in two-bedroom flats and do not prejudice the escape route from any point in the flat other than the lounge.

The kitchen in the community room has now been decommissioned.


Photo 34


Photo 35

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?

Padstow House is the tallest structure in the immediate vicinity 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 180+ individual residents.

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

Photo 36

Photo 37

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 lighting effects including sparking
D3: Failure of electrical and electronic systems due to LEMP

BSEN 6235-2:2012

R: $_1$ Risk of loss of human life
R $_2$ Risk of service to the public
R $_3$ Risk of loss to cultural heritage
R $_4$ 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 is included within the tenants' handbook.

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)

3 actions

Design and materials of external walls

2 actions

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?

Since the point of construction, the premises has undergone several cycles of refurbishment, one of which included the installation of a partial cladding / external wall system.

Following the Grenfell Tower tragedy, HCC commissioned UK LPP to complete a series of surveys on external cladding and external wall systems to HRBB's across Hull in 2017. Although findings of surveys confirmed that external walls systems met the functional requirements of Building Regulations and did not contain ACM's, reports provided limited information and potentially fall short of today's benchmarks for a PAS 9980 external wall survey.

Taking into consideration developments within the sector surrounding external wall systems, Holistic Fire Safety feel it would be prudent to undertake further surveys to confirm provisions. Surveys will provide assurances to the Building Safety team that external wall systems are compliant without exposing occupants to unnecessary risk.

Decision making has been further justified as HCC now have a dedicated BSM and Building Safety team who have realigned their objectives which a specific focus on external walls and fully understanding the structural make up of premises.

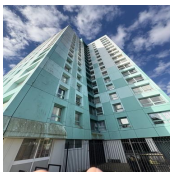


Photo 38

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

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

The work to carry out External Wall Fire Risk Assessments is currently undergoing a procurement and legal process to appoint a contractor through a framework agreement.

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

External Wall Fire Risk Assessment

HCC should confirm when an External Wall Fire Risk Assessment has been carried out and confirm the actions from the report.

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

Basic records of external walls and lightweight cladding systems are held by HCC, however as detailed above there are potentially shortfalls in information; therefore, Holistic Fire Safety have advised an External Wall Fire Risk Assessment to be carried out in line with PAS 9980.

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 39


Photo 40


Photo 41

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 Padstow House 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 42

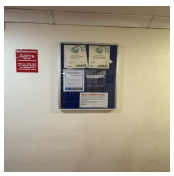


Photo 43

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, tiles should be removed throughout all areas.

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

Photo 44

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

1 action

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 however, 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.PadstowHouse.CSR.1.0 - Executive Summary & Bolster pin drops

Summary of findings from compartmentation survey

1 action

17.4. Flats:

Generally satisfactory with no obvious defects present.

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.

17.5. Common Areas:

Generally satisfactory.

Although breaches were present at the point data cables and conduit pass through fire resisting partitions, the presence of such defects are not considered to be detrimental to life safety.


Photo 45

17.6. Ancillary Accommodation:

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

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


Photo 46


Photo 47

17.7. Service Risers:

There are circa 60 service risers within the building and breaches/defects extensive and consistent throughout. 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
- 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 10mm 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 48

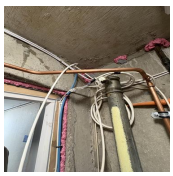


Photo 49

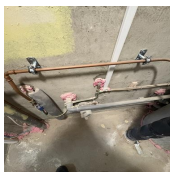
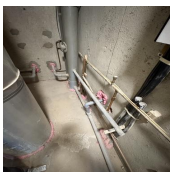


Photo 50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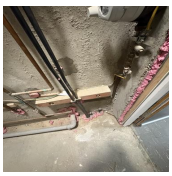


Photo 52

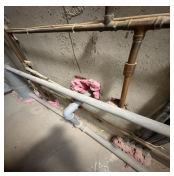


Photo 53

17.8. Ventilation Risers:

None/Not Applicable.

17.9. Other:

Refuse chute:

There are two refuse chutes within the building, both of which travel vertically and serve all floors.

Within refuse chutes there was a single soil vent pipe which travelled vertically through all floors which was not appropriately fire stopped using a suitable closing device. Remediation is to consist of installing a suitably sized intumescent fire collar.

Large sections of what appear to be plywood boards, which make up the curtain walling, are located within the refuse areas to one side of the building. It is unknown what is behind the boarding although it is suspected to be the lift shaft. HCC representatives believe there are voids behind the boarding therefore, it is advised to carry out intrusive investigation to determine if there are breaches to lines of compartmentation which would allow the passage of heat and smoke.

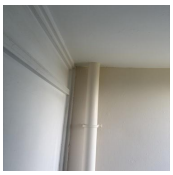


Photo 54


Photo 55

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

Refuse Chute Boarding

Carry out intrusive investigation to the boarded area within refuse chute to the south side of the building.

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 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

1 action

18.1. Description of flat layout:

Residential flats are single and two bed occupancies whereby all habitable rooms discharge onto the internal hallway.

Photo 56

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?

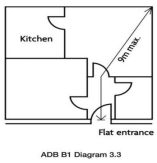
Flats were sampled during the assessment, with measurements providing a travel distance of 9m in single-bed occupancies, and 12m in two-bed occupancies.

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 in two-bed occupancies, 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 FD20/30 doors with georgian wired toplights - both of which are expected to be adequate to provide sufficient time for evacuation.

However, although travel distances in one bed flats do not exceed 9m, flats do not comply with diagram 3.3 of ADB B1 as the kitchen is located on the escape route next to the flat entrance door. See 18.3.

(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 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 57

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 20/30-minute fire-resisting doors within two bed flats.

However, although travel distances in one bed flats do not exceed 9m, flats do not comply with diagram 3.3 of ADB B1 as the kitchen is located on the escape route next to the flat entrance door. No single-bed flats were available to be inspected at Padstow House; however, the kitchen doors in sampled flats at Bayswater Court, which is an identical building, were observed to be a mixture of 35mm nominal doors or egg-box carton type doors fitted with 75mm non-fire-rated hinges and no intumescent strips or cold smoke seals. The sampled flat at Gatwick House, which again is an identical building, was observed to be fitted with a 44mm nominal door fitted with three non-fire-rated hinges which were heavily painted over, and no intumescent strips or cold smoke seals.

A survey of kitchen doors in one bed flats should be undertaken to identify doors that do not meet a minimum of E20 fire resistance and replaced where this is not achieved.


Photo 58


Photo 59


Photo 60


Photo 61


Photo 62

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

Kitchen Doors One Bed Flats

Undertake a survey of kitchen doors to identify doors that do not meet a minimum of E20 fire resistance and replace where this is not achieved.

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

3 actions

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 protected lobby.

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 lobby is limited to 7.5m. (Actual travel distance from flat entrance door to lobby door is 5.8m. Lobby door to protected stair door is 2.5m).

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 resisting construction.

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

The protected stair is permanently vented at the head of the stair by an area >1m2; however, there is no ventilation within protected lobbies. Ventilation was originally in place via manually openable windows and louvered grills; however fire resisting partitions have been installed to separate the refuse chute from the means of escape.

Significant changes to escape routes on upper floors were due to be scheduled to be undertaken. Norfolk Property Services (NPS) have produced a series of drawings, including specifications for the replacement of communal doors and screens, and service cupboard doors within communal areas. HCC requested Holistic Fire Safety Ltd (HFS) review drawings and specifications to ensure that those submitted by NPS take into consideration changes in fire safety legislation (The Fire Safety Act 2021, The Fire Safety (England) Regulations 2022 & Building Safety Act 2022) - HCC should refer to HFS.HCC.MuswellCourtPrecis.1.0.

Since the production of the reports, there have been significant changes as a result of the Building Safety Act 2022 with the introduction of the Building Safety Regulator (BSR) with any changes to the building requiring approval. As changes to smoke control in protected lobbies will require approval from the BSR, it is proposed a site meeting is scheduled with HCC, HFS and HFRS to discuss options on a way forward.

The project is currently on hold pending the commencement of structural surveys being carried out on the building.

Photo 63


Photo 64


Photo 65

HFS.HCC.MuswellCourtPrecis.1.0.pdf

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

Smoke Control

Establish way forward to provide ventilation within protected lobbies.

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 (950mm Inc. handrails)
• Lobby doors between 770-800mm
• Ground floor lobby doors 1500mm and 1080mm
• Final exits 1300mm

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.

Maintenance labels on electrically operated automatic doors were noted to be either in excess of test frequencies or not displaying labels.


Photo 66


Photo 67


Photo 68


Photo 69

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

Automatic Doors

HCC to confirm automatic doors are subject to maintenance in accordance with manufacturers instructions.

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

As described previously, HCC are currently reviewing the design and layout of means of escape with a view of replacing communal doors and screens, and service cupboard doors throughout communal areas.

Current provisions are considered satisfactory providing that comprehensive maintenance is carried out. Refer to section 20.

An area of what appears to be plywood with an unknown level of fire resistance is located in refuse chute areas above Georgian wired glass adjacent to the door. Further investigation should be carried out to establish if the material meets a minimum of 30 minutes' fire resistance.


Photo 70


Photo 71

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

Plywood Refuse Chute Areas

Further investigation should be carried out to establish if the material meets a minimum of 30 minutes' fire resistance.

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

The general principles of means of escape applied at Padstow House 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. Fire Doors

2 actions

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?

Significant changes to fire resisting doors and curtain walling were scheduled as part of the proposed refurbishment; as previously stated, any changes to the building will require approval from the BSR.

All current doors are 44mm, self-closing and of notional fire resistance with large Georgian wired vision panels either side of the central rail. All curtain walling and partitions are made up of timber frames which are completed by large georgian wired glazed apertures.

As highlighted within previous reports, there were varying standards of hinges, electronic opening devices, gaps around doors, strips/seals and self-closing devices. Although remedial work has taken place further to comprehensive fire door inspections, despite these efforts, it has not been possible to bring all existing fire door provisions up to modern standards due to the inherent physical constraints and the limitations of legacy construction.

The building is occupied by a number of elderly residents who have mobility issues, sensory impairments, or reduced dexterity. This demographic factor significantly influences the operational and safety requirements of the building's communal fire door systems.

Initial inspections revealed that, in addition to excessive perimeter gaps, many doors hung on pivot
hinges were unable to close flush into their rebates, compromising compartmentation and fire performance. To address this, the Council adopted an interim measure: installing self-closing devices on existing doors, while retaining the pivot hinges. This approach successfully ensured that door leaves closed flush, improving fire safety performance.

However, it has since become clear that this solution has unintended consequences. The combination of self-closing devices and pivot hinges has created mechanical resistance, causing the components to work against one another. This has resulted in increased door weight and operating force, creating a health and safety risk for the resident population.

Numerous resident complaints have been received about the difficulty in operating these doors. Some occupants are now struggling to open or close doors independently, and site meetings have been held to evaluate the issue. These meetings have included discussions around funding options and the delicate balance between day-to-day accessibility and fire safety compliance.

In summary:

It has been mutally agreed that stairwell fire doors cannot be left in their current status as residents are unable to use them as the closing devide is fighting against the floor springs/pivot hinges.
If closing device are removed, doors do not close flush within their rebate as pivot hinges are defective.

Therefore, the following is proposed:

Remove the existing fire door leaf and dispose
Remove the floor springs in the floor, fill the void left, use self levelling compound and reinstall the floor plate for aesthetics
Carry out repairs by splicing a section of hardwood to fill the void left by pivot hinge
Install a new certificated fire door leaf within the existing frame + compatible ironmongery
Carry out the necessary adjustments to get perimeter gaps as close to tolerance as possible (4mm)

As detailed within the attached statement, these are not certified repairs, but they are applying the principle of betterment and making current provisions usable for residents within the block whilst upgrading fire safety provisions until wholesale replacements can be carried out through the gateway process.

Refer to document MCFDRS.01 - Statement on the Condition and Remedial Strategy for Fire Doors at Muswell Court.


Photo 72


Photo 73


Photo 74


Photo 75


Photo 76


Photo 77


Photo 78


Photo 79


Photo 80


Photo 81

MCFDRS.01 - Statement on the Condition and Remedial Strategy for Fire Doors at Muswell Court.pdf

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

Lobby & Stairwell Doors

Remove the existing fire door leaf and dispose

Remove the floor springs in the floor, fill the void left, use self levelling compound and reinstall the floor plate for aesthetics

Carry out repairs by splicing a section of hardwood to fill the void left by pivot hinge

Install a new certificated fire door leaf within the existing frame + compatible ironmongery.

Carry out the necessary adjustments to get perimeter gaps as close to tolerance as possible (4mm)

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?

Similar to lobby doors & screens and staircase doors & screens, doors which enclose risers and ancillary accommodation previously gave evidence of multiple defects.

Defects consisted of:

- damaged door leaves
- damaged timber frame
- retrospective installation of door stops
- lack of backfilling/fire stopping between the frame and substrate - steel hinges with no markings
- missing screws from hinges

Due to defects, remedial work has taken place further to comprehensive fire door inspections until approval is received from the BSR for the replacement of riser doors with certificated pre-hung FD30 fire doorsets.

The riser door adjacent to flat 37 was noted to be fitted with a vent in the leaf. HCC should confirm if the vent is intumescent and, if not, replace the vent with an intumescent vent or replace the door leaf.


Photo 82


Photo 83

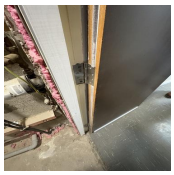


Photo 84

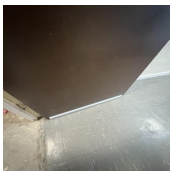


Photo 85


Photo 86


Photo 87


Photo 88


Photo 89

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

Riser Door Flat 37

HCC should confirm if the vent to the riser near flat 37 is intumescent and, if not, replace the vent with an intumescent vent or replace the door leaf.

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

The CCTV office on the ground floor is not provided with a self-closing device which is not required as this is regarded as an ancillary room.

As described previously, there are varying standards of self-closing devices on communal doors ranging from pivot hinges, electronic open/closers to cater for mobility impaired residents and traditional overhead mounted devices.


Photo 90


Photo 91

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 ADBVol: 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.

Timber doors are fitted to flats 47 and 175. It is understood these have been fitted with assisted openers/closers for mobility purposes. Until it can be established that certified composite doorsets can be used for this purpose, it is considered acceptable for the doors to remain in situ.

HCC should confirm the installers installations specifications.

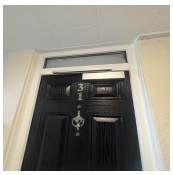


Photo 92

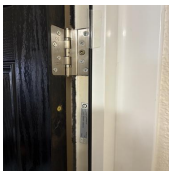


Photo 93


Photo 94


Photo 95

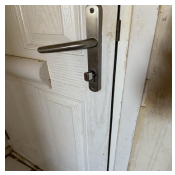


Photo 96

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.

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.

Padstow House 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 detectors are located within isolated risk rooms and they are considered satisfactory to raise the alarm for those occupying within the area/adequate to prevent relevant persons entering the area.

The community room is currently not in use. If it is brought back into use, a suitable fire detection and alarm system should be installed.

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?

As describe previously, single point detectors are located within isolated risk rooms and they are considered satisfactory to raise the alarm for those occupying within the area/adequate to prevent relevant persons entering the area.

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 5839:2019 + A1:2020) system which comprises of 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 97


Photo 98


Photo 99


Photo 100

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 Padstow House.


Photo 101


Photo 102

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 bulk head lights, illuminated signs and ceiling mounted lights; 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 back up. Bulkheads and final exits are maintained units. Internal and external provisions appear satisfactory, although there are some small rooms 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

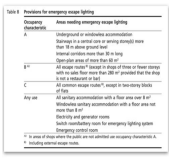


Photo 103

Photo 104

Photo 105

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 externally 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?

Each residential floor is provided with comprehensive instruction on actions to be taken in the event of fire. Fire action notices are displayed prominently throughout the building.

Photo 106

Photo 107

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

Due to the single means of escape, and the expectation that all residents are familiar with the layout of the building, although some signage is technically incorrect in places (lobby doors with down arrow), 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 Jailite. Signs should be rigid or semi rigid PVC fixed by 4 x screws in each corner of the sign or with appropriate adhesive.

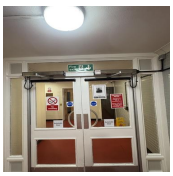


Photo 108

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 to 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 109


Photo 110

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

Mandatory signage prescribing a specific behaviour is displayed prominently
on all 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, has ‘Fire door keep locked’ sign to the open facing leaf of the door only
• Doors fitted with electromagnetic hold open devices are fitted with ‘Automatic fire door, keep clear’ signage on both faces of the door leaf.


Photo 111


Photo 112

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 Padstow House in accordance with Regulation 8 of the Fire Safety 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:

A. 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.
B. 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.
C. 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.
D. 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.
E. 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:
F. The floor closest to the ground level should be designated as either Floor 0 or Ground Floor.
G. Each floor above the ground floor should be numbered sequentially beginning with Floor 1.
H. A lower ground floor should be designated as either Floor –1 or Lower Ground Floor.
I. 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:

J. 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.
K. The wording should take the form Flats X–Y, with the lowest flat number first.
L. The text should be in sans serif typeface with a letter height of at least half that of the floor indicator sign.
M. The wording should be supplemented by arrows when flats are in more than one direction.
N. 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.

HCC are undertaking a procurement exercise to appoint a contractor to design and install an improved Wayfinding Signage system.


Photo 113

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 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.

A decision is currently on hold pending the commencement of structural surveys being carried out on the building.

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 9251:2014 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.

Fire extinguishers were installed in 2024 and therefore due for their annual inspection soon. Consideration is being given to the provision of training and who this task of inspection will be allocated to.

Photo 114

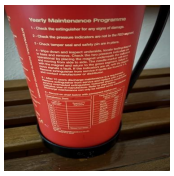


Photo 115

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 Padstow House.

25.2. Other fixed systems including arrangements and deficiencies.

Fire dampers are provided in ductwork at the point extraction exits residential dwellings and enters service risers. It was confirmed that dampers are subjected to inspection and testing to ensure that they will still operate in a fire every four years. It was confirmed by HCC that dampers are also inspected when properties become void and replaced if necessary, dependent on condition.

26. Access and facilities for the fire service

1 action

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 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 Padstow House is via Padstow Close via Bodmin Road and leads directly to the front of the building.

Current provisions provide a minimum of 3.7m in width and 4m 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 meters; however as described above the location of appliance positioning will be dynamic and confirmed by the Officer In Charge.

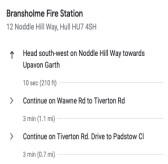


Photo 116


Photo 117


Photo 118

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 119

26.4. Dry riser: Describe arrangements and deficiencies observed.

The dry riser is located within an enclosure which forms part of the central core of the building. The dry riser serves all floors and it is estimated that all points within each flat of the block are in the region of 45m from the nearest landing valve.

The inlet valve is located adjacent to the stair on the ground floor and landing valves are located in the lobby which separate flats and the protected stair. Such provisions increases firefighter safety in the event of an incident.

Dry riser enclosures have electrical sockets located within them, which are to be replaced with IP66-rated waterproof sockets.

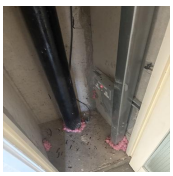


Photo 120

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

Dry Riser

Replace electrical sockets with IP66 rated waterproof sockets.

26.5. Other / defects:

Lifts at Padstow House 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.


Photo 121

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 in the main entrance within the ground floor lobby. It has been agreed by all relevant parties that its location is the most suitable - internally.


Photo 122

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
- 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 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://humbersidefire.gov.uk/your-safety/business-safety/fser

Photo 123

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 Regulations 2022.

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 previously provided HFRS with the necessary documentation which meets the requirements of Regulation 5 (design and materials in external walls) further to surveys carried out.

Although findings of the survey confirmed that external walls systems met the functional requirements of Building Regulations and did not contain ACM's, reports provided limited information and potentially fall short of today's benchmarks for a PAS 9980 external wall survey.

Refer to Section 16.

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.

27. Resident and stakeholder engagement - communication & information

1 / 1 (100%)

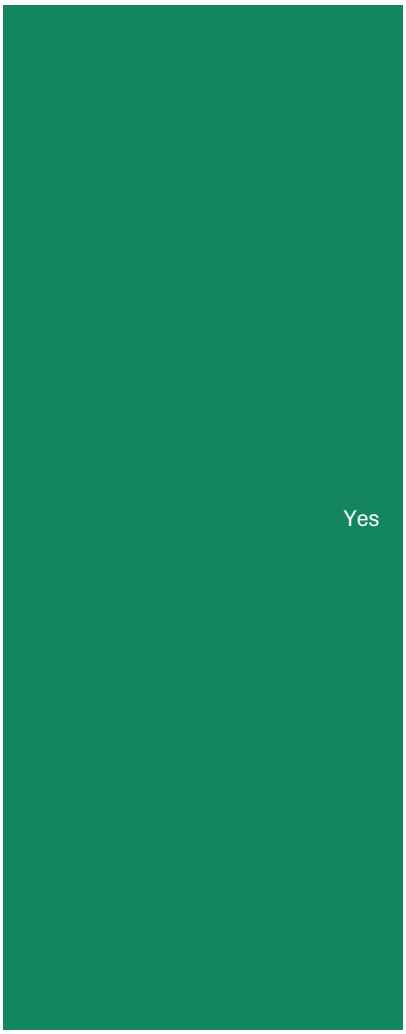
Regulation 9 of the Fire Safety Regulations 2022, the responsible person must display fire safety instructions in a conspicuous part of any building:

• 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 a incident.



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 have 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 are currently in the process of producing a 'Welcome Pack / Resident Information Pack'; these safety packs are to cover the contents stated below along with resident duties, HCC obligations, key contacts within HCC and how to report defects / incidents etc.

HCC have committed to community drop-ins to assist engagement along with producing periodic briefing letters which provide updates - good and bad & 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.

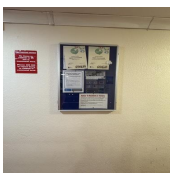


Photo 124

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 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 125

Photo 126

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 confirmed compliance with Article 11 of the Fire Safety Order. Programme Manager Leanne Kendall and her team are currently producing Building Safety Cases for all HRB's 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 is under intense scrutiny from Leanne and the team to ensure its 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.

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

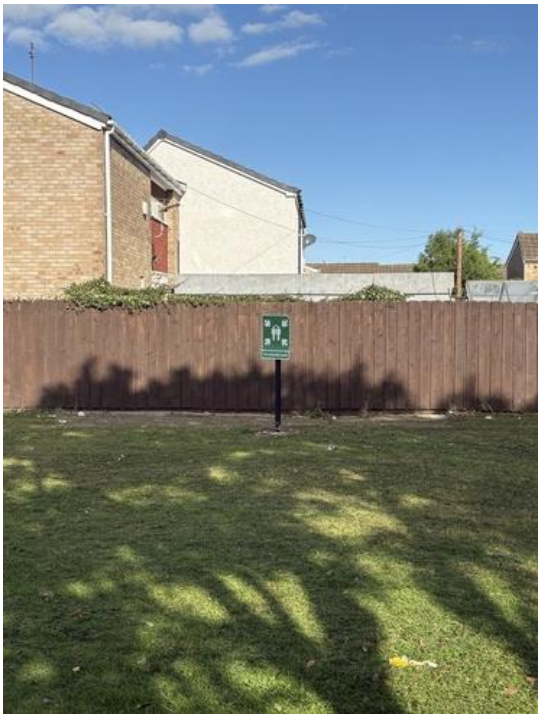


Photo 12

Photo 13

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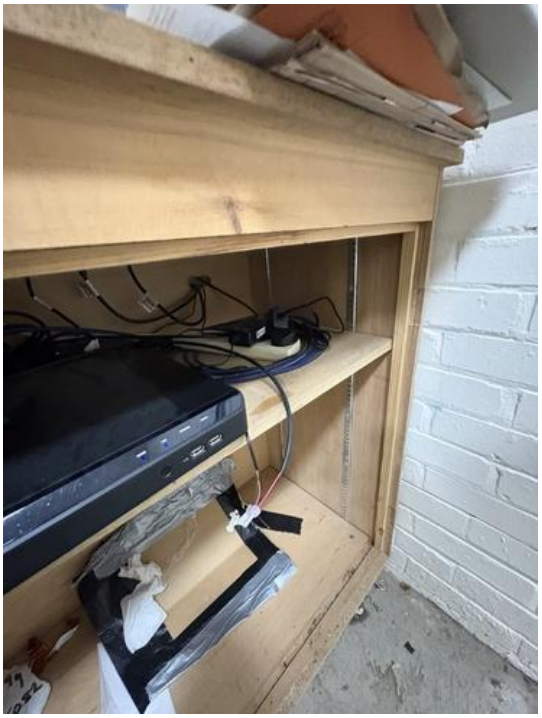
Photo 15

Photo 16



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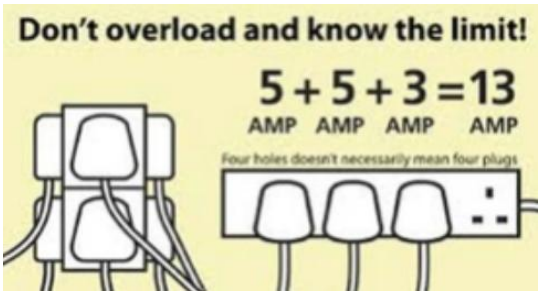

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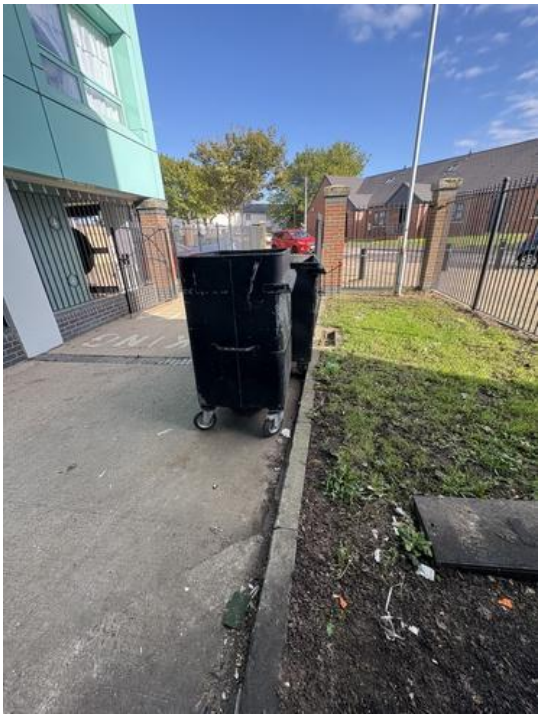
Photo 26



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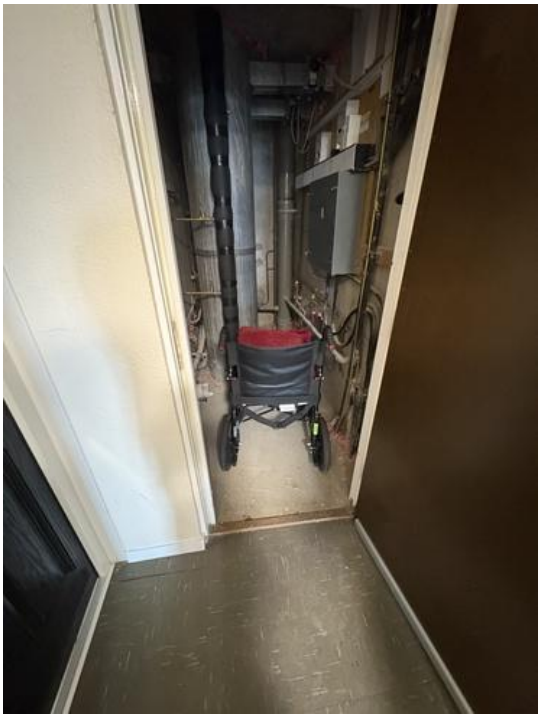

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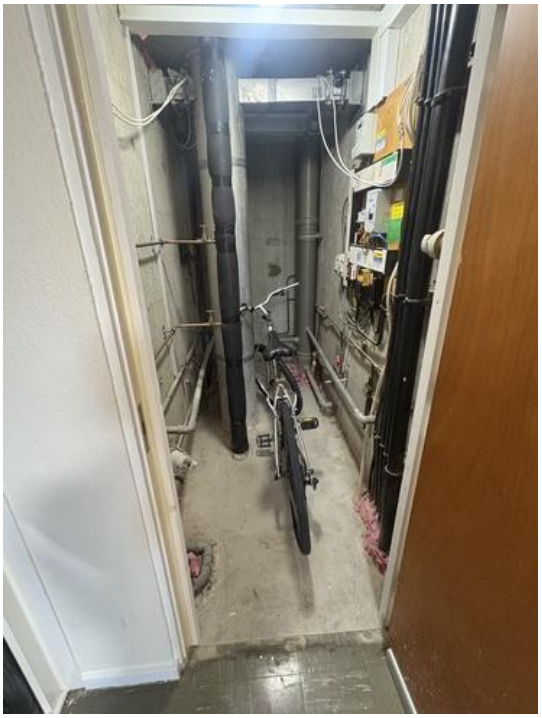

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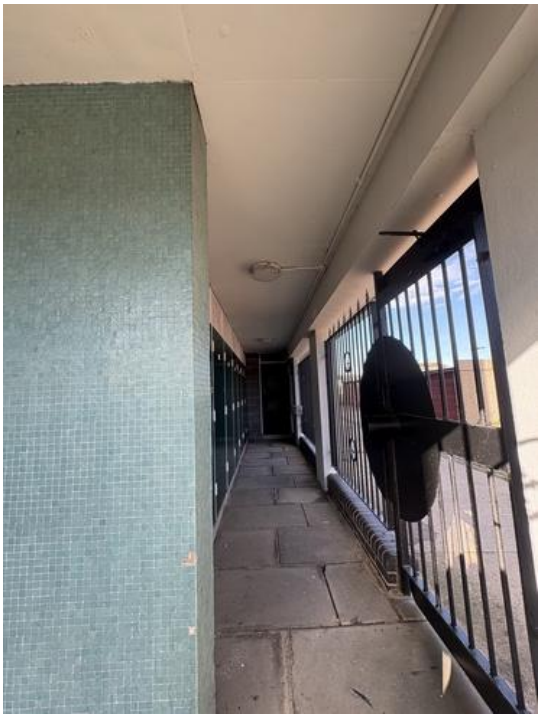

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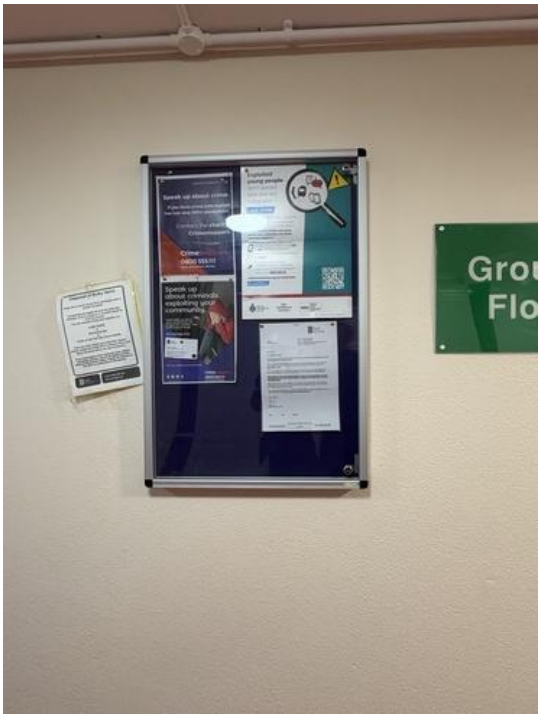

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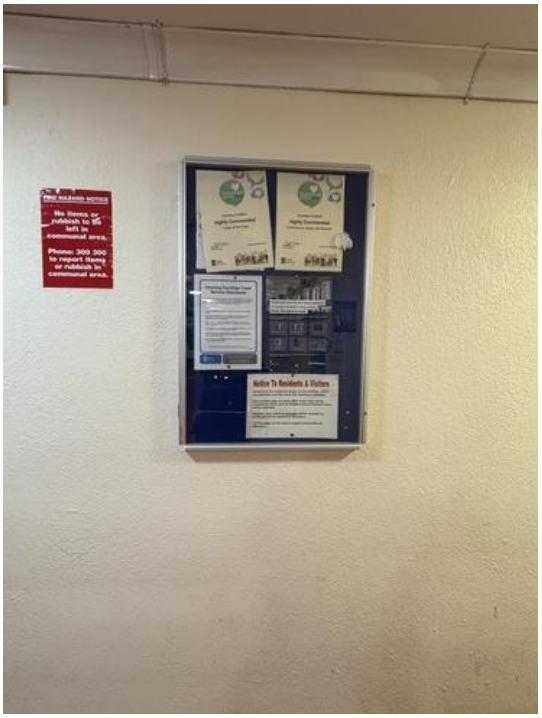

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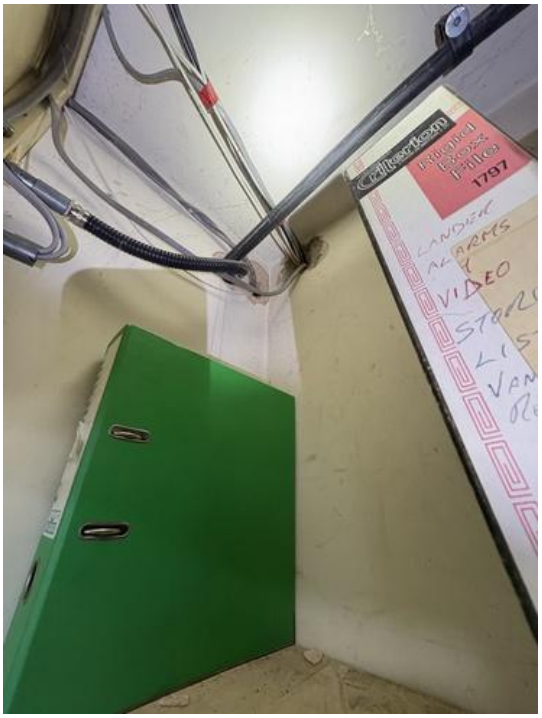

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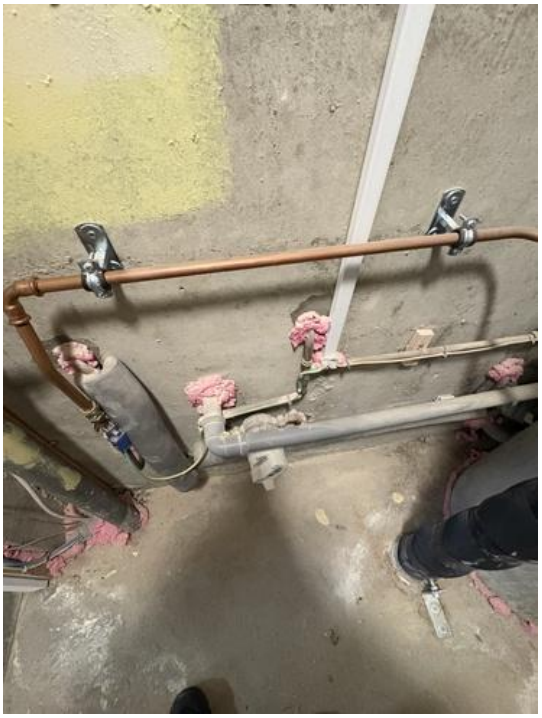

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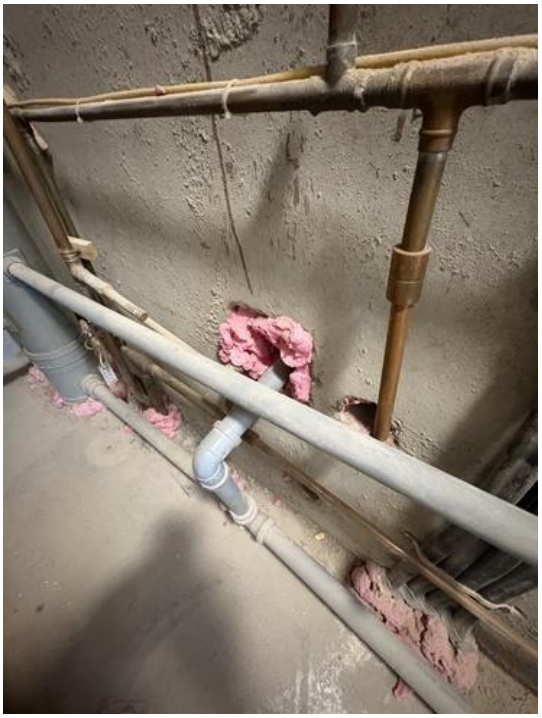

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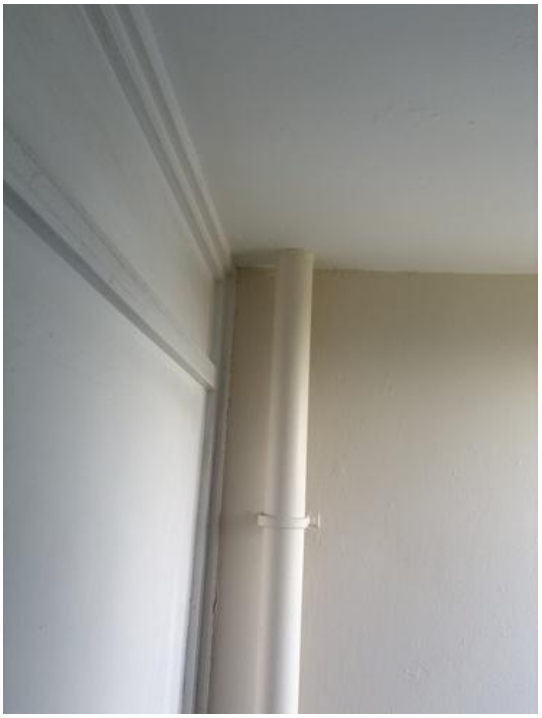

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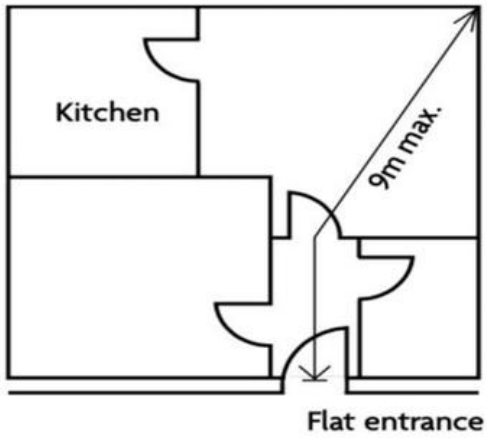

ADB B1 Diagram 3.3

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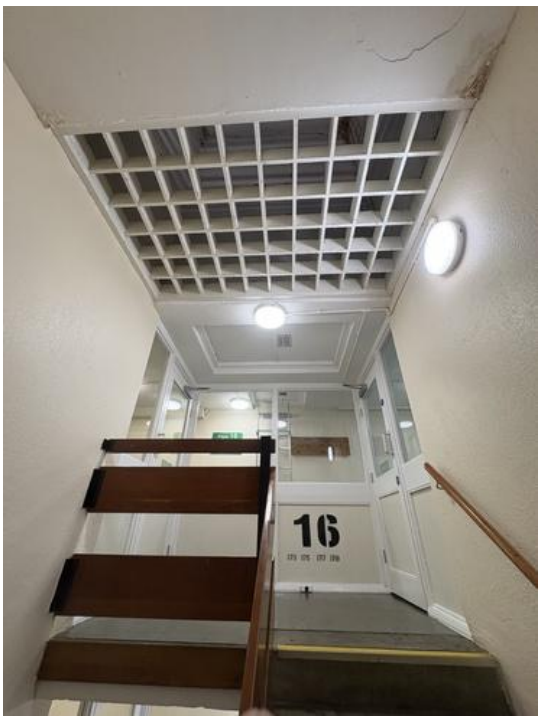
Photo 60

Photo 61

Photo 62



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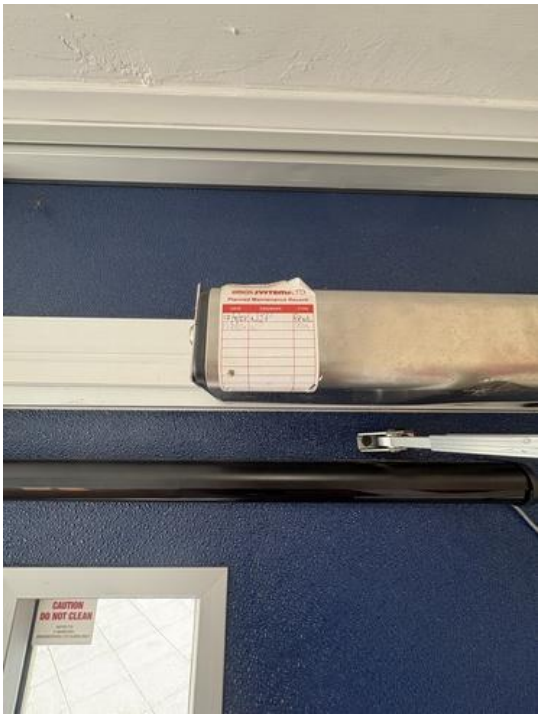

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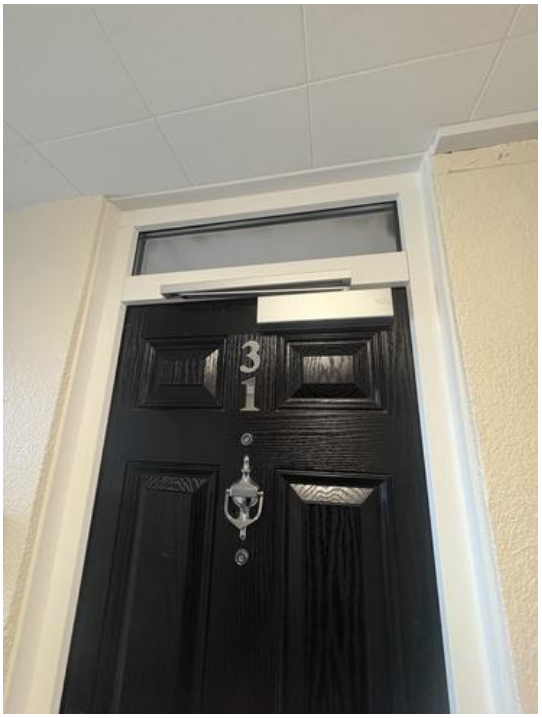

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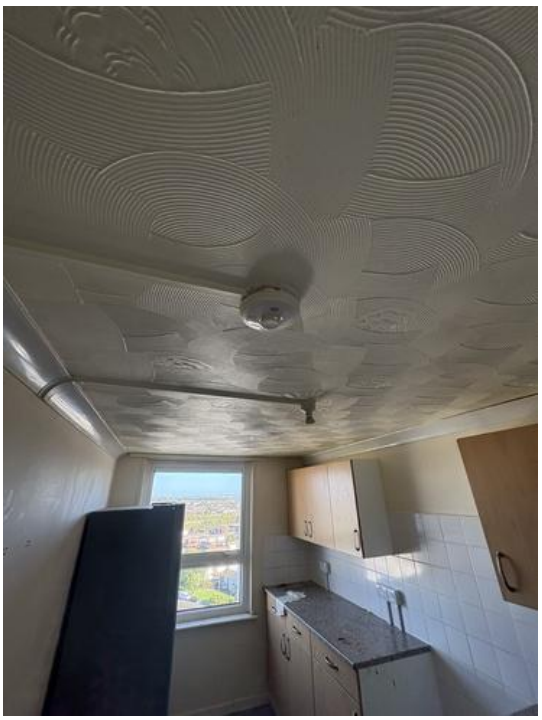

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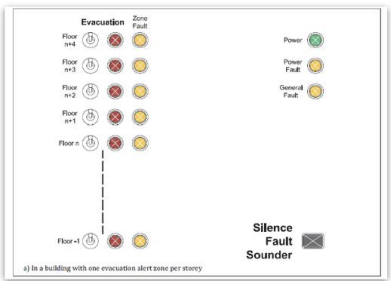


d. that all high-rise residential buildings (both those already in existence and those built in the future) be equipped with facilities for use by the fire and rescue services enabling them to send an evacuation signal to the whole or a selected part of the building by means of sounders or similar devices;

Photo 101

Photo 102

Table 8 **Provisions for emergency escape lighting**

Occupancy characteristic	Areas needing emergency escape lighting
A	Underground or windowless accommodation
	Stairways in a central core or serving storey(s) more than 18 m above ground level
	Internal corridors more than 30 m long
	Open-plan areas of more than 60 m²
B [A)]	All escape routes [B)] (except in shops of three or fewer storeys with no sales floor more than 280 m² provided that the shop is not a restaurant or bar)
C	All common escape routes [B)], except in two-storey blocks of flats
Any use	All sanitary accommodation with a floor area over 8 m²
	Windowless sanitary accommodation with a floor area not more than 8 m²
	Electricity and generator rooms
	Switch room/battery room for emergency lighting system
	Emergency control room

[A)] In areas of shops where the public are not admitted use occupancy characteristic A.
[B)] Including external escape routes.

BS 9999 Table 8

Photo 103

Photo 104

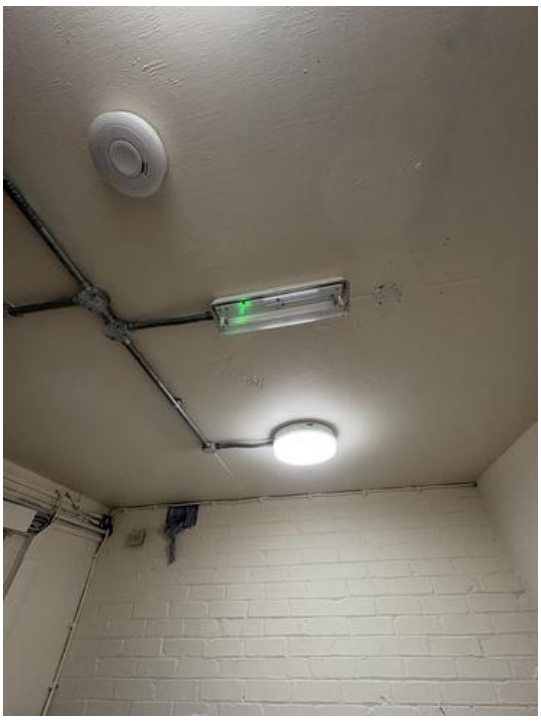


Photo 105

Photo 106

Photo 107

Photo 108

Photo 109

Photo 110

Photo 111

Photo 112

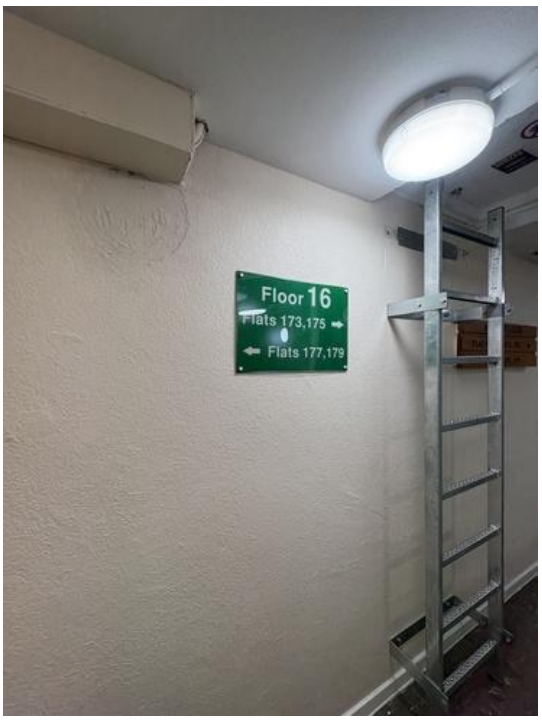


Photo 113

Photo 114

Photo 115

Bransholme Fire Station
12 Noddle Hill Way, Hull HU7 4SH

↑ Head south-west on Noddle Hill Way towards Upavon Garth

10 sec (210 ft)

› Continue on Wawne Rd to Tiverton Rd

3 min (1.1 mi)

› Continue on Tiverton Rd. Drive to Padstow Cl

3 min (0.7 mi)

Photo 116

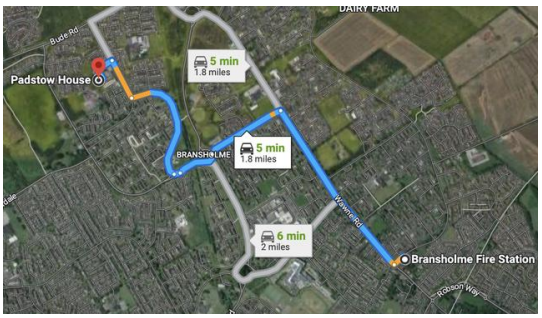


Photo 117

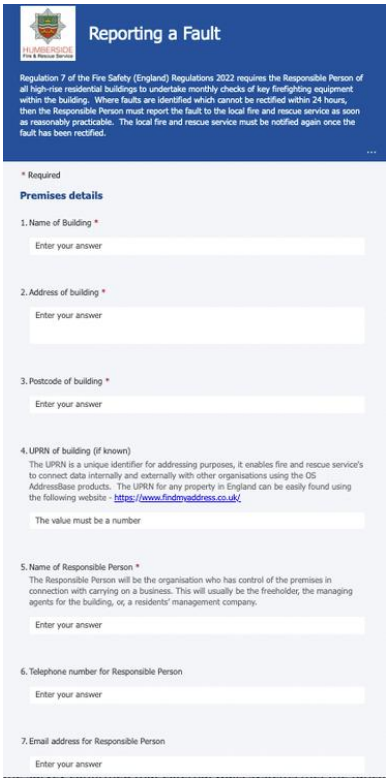
Photo 118

Photo 119

Photo 120

Photo 121

Photo 122



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

1. Name of Building *
Enter your answer

2. Address of building *
Enter your answer

3. Postcode of building *
Enter your answer

4. 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 - https://www.findmyaddress.co.uk/
The value must be a number

5. 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

6. Telephone number for Responsible Person
Enter your answer

7. Email address for Responsible Person
Enter your answer

Photo 123

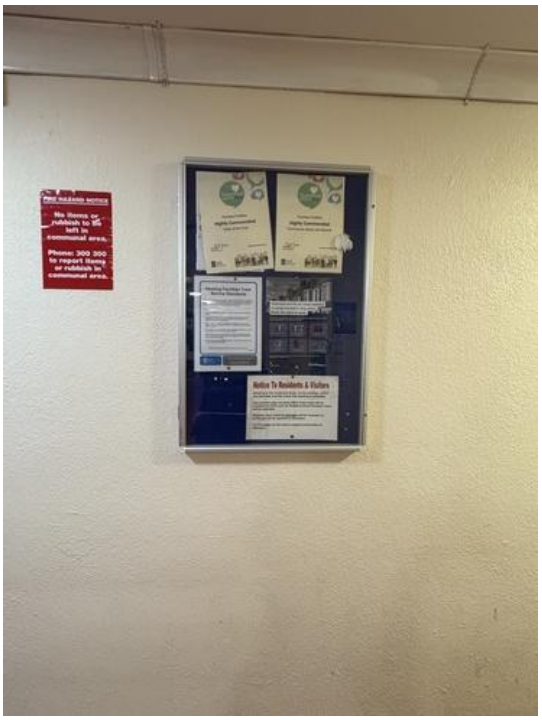


Photo 124

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[12]					
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 lightning 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 125

Photo 126

File summary

22291-PADS-01A-22291-PADS-00.pdf
22291-PADS-01A-22291-PADS-01.pdf

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HFS.HCC.MuswellCourtPrecis.1.0.pdf
MCFDRS.01 - Statement on the Condition and Remedial Strategy for Fire Doors at Muswell Court.pdf