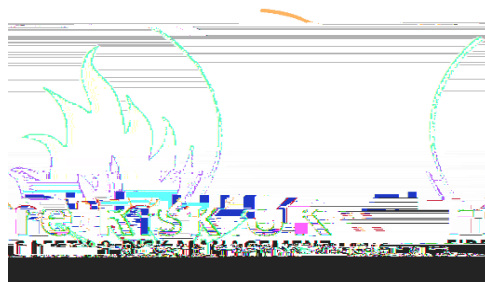
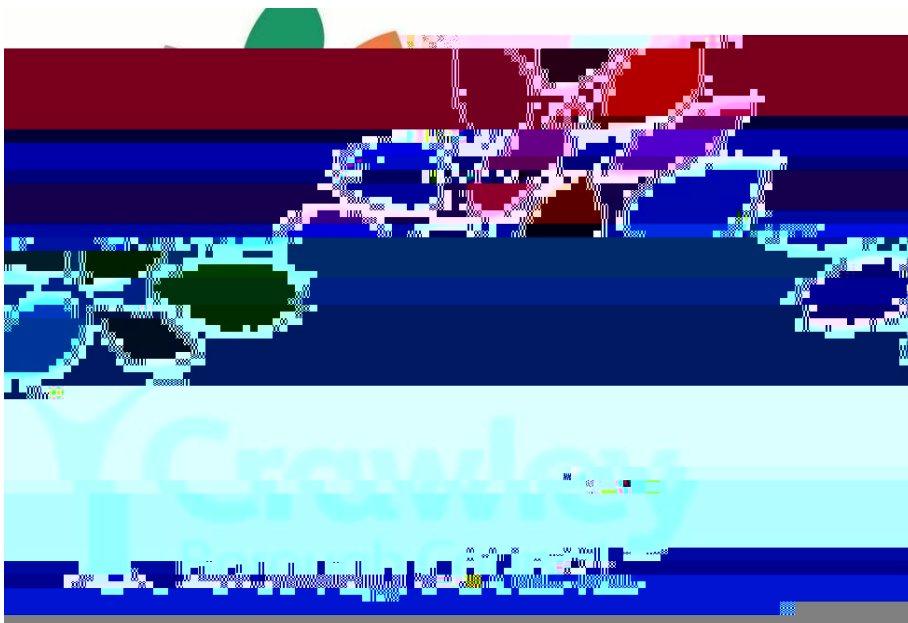


# Crawley Borough Council

Brunel Court, Brunel Place, Crawley, RH10 1JB

30th November 2021



Unit 14, Oakhurst Business Park, Southwater, Horsham, West Sussex, RH13 9RT,  
Tel: 01403 738000 / Fax: 01403 738004, Email: [info@fireriskuk.com](mailto:info@fireriskuk.com), Website: [www.fireriskuk.com](http://www.fireriskuk.com)

- 1 The Regulatory Reform (Fire Safety) Order (if the relevant premises are in England or Wales) or the Fire (Scotland) Act (if the relevant premises are in Scotland) require the responsible person to carry out a fire risk assessment of the premises they are responsible for.
- 2 This risk assessment carried out is made to enable the client or other responsible person to comply with the legal requirements summarised in Paragraph 1 above.
- 3 This report is addressed to the client (or if applicable other responsible person in relation to the premises) for its sole benefit and may not be relied upon by any other person, firm or company.
- 4 We have agreed with you that this assessment should be conducted by us in accordance with and on the basis and assumptions set out in this scope.
- 5 The risk assessment should be available for inspection, at all times.
- 6 We have not carried out an occupancy calculation as part of the assessment unless otherwise agreed in writing.
- 7 The assessment does not allow for the physical maintenance of any equipment or machinery.
- 8 The fire risk assessment should be reviewed by the responsible person regularly so as to keep it

a) Significant changes to work practices or procedures.

b)

c)

d)

e)

f)

g)

10

11

12 In this report:

- a) We confirm that the information shown is correct based upon a general 'walk through' inspection of the premises, and discussions with both responsible management and staff. The contents are, to the best of the Assessor's knowledge, a true and fair review of the fire safety status of the premises, and meet the clients responsibilities in carrying out a fire risk assessment under the relevant legislation. Whilst the inspecting Assessor has taken all reasonable care to ensure accuracy of the information offered, Fire Risk UK Ltd cannot accept legal liability for any loss (including loss of anticipated profits, loss of expected future business, or damage to goodwill), nor claims for damages in connection with this report.
- b)
- c)
- d)
- e)
- f)
- g)
- h)

Responsible Person or person having control of the premises: Chief Executive, CBC  
Head of Crawley Homes, CBC

Address of premises: Brunel Court, Brunel Place, Crawley, RH10 1JB

Area Assessed: Common areas only (individual dwellings not assessed)

CBC UPRN No.

Person(s) consulted: CBC Asset Surveyor and Compliance Manager

Assessor: Sean Murphy GFireE. Tech IOSH AIFSM

Date of fire risk assessment: 30th November 2021

Date of previous assessment: 24th December 2018

Suggested review date: 30th November 2024

Use of premises: Residential

Disabled occupants:



4.1 Is the use of portable heaters avoided as far as practicable?  
4.2

N/A

7.1	It is considered that the building is provided with reasonable means of escape.	Yes
7.2	Adequate provision of exits?	Yes
7.3	Exits easily and immediately openable where necessary?	Yes
7.4	Satisfactory means for securing exits?	Yes
7.5	Free from obstructions including slip and trip hazards?	No
7.6	Reasonable distances of travel:	
	· Where there is a single direction of travel?	Yes
	· Where there are alternative means of escape?	Yes
7.7	Suitable protection of escape routes?	Yes
7.8	Suitable condition of stairways?	Yes
7.9	Final exits lead to a place of safety?	Yes

Ground floor flats each their own exit in addition to the main front door.

Improvements are required in the standard of housekeeping to ensure safe means of escape.

7.5 - See Action Plan.

Personal items were stored in the escape routes.

8.1	compartmentation of a reasonable standard?(3)	Yes
8.2	fire doors in place, normally closed, and in good condition?	Yes
8.3	flat entrance doors appear to be in good condition?	Unknown
8.4	reasonable limitation of linings that might promote fire spread?	Yes

3) Note: Based on a visual inspection of readily accessible areas.

- 9.1 Reasonable emergency escape lighting system on internal escape routes?(4) Yes
- 9.2 Reasonable emergency escape lighting system on external escape routes? Yes

10.1 Yes

11.1



Both current design guidance and previous standards for purpose-built blocks of flats recommend that measures be provided to ensure that escape routes remain free of smoke.

An AOV system is installed with detection on all floors above the ground level. Automatic openers are in place on all levels above the ground floor. The openers are located at the top of the stairs and within each floor lobby.

AOV detection is installed in all lobby areas on each floor above ground.



12.1

13.1

Yes

13.2

No

13.3

Yes

13.4

No

13.5 Routine checks of final exit doors and/or security fastenings?

Yes

13.6	Routine checks of smoke control/ventilation systems?	Yes
<p>All records are held with CBC.  Guidance on testing and servicing AOV's can be found in BS 9999.</p>		

14.1	Emergency escape lighting tests and maintenance?	Yes
	Electrical installation and PAT testing?	Yes
	Machinery, HVAC's and plant testing?	N/A
	Smoke vents testing?	Yes
<p>Fire Risk UK have been informed by CBC Asset Surveyor and Compliance Manager that all records are maintained on a central document management system, access was not made available to the Assessor. Records can be made available when required by inspecting authorities.</p>		

The following simple risk level estimator is based on a commonly used risk level estimator:

	Trivial risk	Tolerable risk	Moderate risk
	Tolerable risk	Moderate risk	Substantial risk
	Moderate risk	Substantial risk	Intolerable risk

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

In this context, a definition of the above terms is as follows:

Unusually low likelihood of fire as a result of negligible potential sources of ignition.

Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings)

Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

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


In this context, a definition of the above terms is as follows:

Outbreak of fire unlikely to result in serious injury or death of any occupant.


Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but is unlikely to result in multiple fatalities.

Significant potential for serious injury or death of one or more occupants.





It is considered that the following actions should be implemented in order to reduce fire risk to, or maintain it at, the following level:



There is an accumulation of combustible waste in the following areas:

- 5 , 10, 11, 14, 18, 20, 21 & 22: door mats are in place.

2nd floor lobby.

*All items stored in the common areas should be removed.*

	<p>It could not be confirmed due to no access/supporting information that the flat entrance doors/fire doors were of FD30s SC specification.</p> <p>The following steps should be taken:</p> <ul style="list-style-type: none"> <li>* All fire doors are to be inspected to ensure they have working self-closing devices, and intumescent strips &amp; cold smoke seals.</li> <li>* Notional fire doors should be upgraded to FD30s SC specification.</li> <li>* CBC should aim to replace the existing fire door sets if they suspect they do not meet the fire or smoke resistance performance expected of a fire door.</li> </ul>		<p>&amp; &amp; ïï• /v•%o š]}v• }u%o o š U Á} OE u ] o Á}OE OE ‹μ]OE U μv OE š l v (C D OE Z îîîîX</p>
	<p>The internal emergency escape lighting unit is damaged on the 3rd floor:</p> <p>This should be repaired or replaced to make safe and bring up to the required standard of BS5266-1.</p>		<p>t}OE l• }u%o o</p>