



**REGULATORY REFORM (FIRE SAFETY) ORDER 2005 (as amended)**  
**FIRE RISK ASSESSMENT**

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**1-66 Woodlands Court, Plymouth**

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

Plymouth Community Homes

Block Code:

BK2830A

Address of premises:

1-66 Woodlands Court, Plymouth, PL5 3QT

Person(s) consulted:  
(If applicable)

No-one consulted during this assessment

Assessor:

Nigel Hill GIFireE

Report validated by:

A.M. Fox

Date of fire risk assessment:

22/07/2024

Date of previous fire risk assessment:

10/08/2023

Suggested date for review:

11/08/2025

This report is intended to assist you in compliance with Article 9 of the Regulatory Reform (Fire Safety) Order 2005 (the "Fire Safety Order") as amended, which requires that a risk assessment be carried out.

## **EXECUTIVE SUMMARY**

The premises overall Risk Rating

The overall risk rating has been determined considering the life safety occupancy within the premises which – under Part 2 (8) of the Regulatory Reform (Fire Safety) Order 2005

It is considered that the risk to life from fire is TOLERABLE - No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.

## **INTRODUCTION**

This Fire Risk Assessment report addresses the requirement to carry out suitable and sufficient risk assessments under the requirements of Article 9(1) of the Regulatory Reform (Fire Safety) Order 2005 (as amended), hereinafter referred to as the "Fire Safety Order".

### **Scope of the Risk Assessment**

The report represents Plymouth Community Homes' (PCH) understanding for the current building designs and use, the fire strategy and proposed evacuation procedures. It is to provide an assessment of the risk to life from fire and does not address building or property protection or business continuity. The report is not an assurance against risk and is based on the best judgement of the assessor involved. The assessment may rely on information given by others outside of PCH and no liability is accepted for the accuracy of such information.

### **The Risk Assessment Procedure**

This report considers the following aspects of fire safety and also reflects the fire safety standards identified during the assessment in each area of the building being inspected:

- Sources of Ignition / Fuel
- Persons at Risk
- Fire Detection and Warning Systems
- Means of Escape
- Provision of Fire Fighting Equipment
- Emergency Evacuation Plans and Training
- Maintenance and Testing of Fire Safety Equipment
- Signage
- Plant Emergency Procedures
- Building Plans & Fire Provisions

### **Limitations of the Risk Assessment**

This report has been written following a visual non-invasive inspection only, and if any problems, irregularities, or defects are suspected, then they are noted where the assessor judges them to be urgent, significant, or helpful.

The inspections undertaken in order to compile this report do not include any areas which were concealed or closed in behind finished surfaces, such as flooring, walls or ceilings, or which required

the moving of anything which impeded access or limited visibility, such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil.

### **Recommendations**

The recommendations made by the assessor are outlined in the Action Plan. This sets out the measures that are considered necessary to satisfy the requirements of the Fire Safety Order and to protect people from fire. In certain instances, the assessor may have made recommendations for further inspection in the report, however as a general guidance it is recommended that the 'no access' areas are inspected as soon as possible. The assessments, observations and recommendations made are only relevant to the conditions identified at the time of this assessment.

### **Reviewing the Risk Assessment**

The Fire Safety Order requires that this risk assessment be kept under review. A date for routine review is given on the front of this report, but should any of the buildings (or their operations) change in any way, there be any reason to suspect it is no longer valid or if a major fire occurs the risk assessments should be updated accordingly.

### **External Wall Construction**

Consideration has been given to external wall construction within this fire risk assessment.

Where necessary and if there is any doubt over the integrity of the external wall construction a detailed (even intrusive and laboratory) Fire Risk Appraisal Assessment (FRAA) will be completed by specialists\*. However, from a visual inspection and research of records for this building, the external walls of this building appear to be constructed from materials which are non-combustible or are of limited combustibility. It is therefore deemed that it would not adversely contribute to fire spread in this building.

\*Plymouth Community Homes will obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, of this building.

### **Fire Safety (England) Regulations 2022**

**The Fire Safety (England) Regulations 2022 implemented the majority of the recommendations made by the Grenfell Tower Inquiry in its Phase 1 report which required a change in the law.**

**The regulations seek to improve the fire safety of blocks of flats in ways which are practical, cost effective for individual leaseholders and proportionate to the risk of fire.**

**The regulations came into force on 23 January 2023 following publication of guidance which was published on 6 December 2022.**

**For high-rise residential buildings (a multi-occupied residential building at least 18 metres in height or 7 or more storeys), responsible persons must:**

- Share electronically with their local fire and rescue service (FRS) information about the building's external wall system and provide the FRS with electronic copies of floor plans and building plans for the building
- Keep hard copies of the building's floor plans, in addition to a single page orientation plan of the building, and the name and UK contact details of the responsible person in a secure information box which is accessible by firefighters
- Install wayfinding signage in all high-rise buildings which is visible in low light conditions
- Establish a minimum of monthly checks on lifts which are for the use of firefighters in high-rise residential buildings and on essential pieces of firefighting equipment

- Inform the FRS if a lift used by firefighters or one of the pieces of firefighting equipment is out of order for longer than 24 hours

**For multi-occupied residential buildings over 11 metres in height, responsible persons must:**

- Undertake quarterly checks on all communal fire doors and annual checks on flat entrance doors

**In all multi-occupied residential buildings, responsible persons must:**

- Provide residents with relevant fire safety instructions and information about the importance of fire doors

**The Fire Safety Act (FSA) clarified the scope of the Fire Safety Order to make clear it applies to the structure, external walls (including cladding and balconies) and individual flat entrance doors between domestic premises and the common parts.**

## GENERAL INFORMATION

### 1. THE PREMISES

- 1.1 Number of floors at ground level and above: 12
- Number of floors entirely below ground level: 0
- Floors on which car parking is provided: 0
- 1.2 Number of flats: 66 flats in total, with 6 flats per floor which are a combination of 1 & 2 bed flats
- 1.3 Brief details of construction and approximate age of building:
- Circa 1960
  - The building appears to be of traditional masonry construction, brick/block external walls with an external EWI system fitted in 2015 and described in section 5
  - Internal walls are of brick/block/solid construction
  - Level concrete floors and stairs
  - There is a flat roof structure on this building
- 1.4 Occupancy:
- Residential-Purpose-built, 12 storey block of flats

### 2. THE OCCUPANTS

- 2.1 Approximate maximum number of employees at any one time: There is one permanent Ranger based at this block
- 2.2 Approximate maximum number of residents and visitors at any one time: 66 x 1 & 2 bed flats - assumed maximum occupancy of 286 residents

### 3. OCCUPANTS ESPECIALLY AT RISK FROM FIRE

- 3.1 Sleeping occupants: 286 occupants of residential flats.
- 3.2 Occupants in remote areas and lone workers: Occasional Rangers or contractors possibly working in remote areas
- 3.3 Others: Occasional contractors

#### 4. FIRE LOSS EXPERIENCE

There was no evidence of previous fires in the communal parts and fire statistics (which report fire brigade incidents since 2011) report 0 fire related incidents at the property since the last FRA in 2023.

#### FIRE RISK ASSESSMENT

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

Potential consequences of fire → Likelihood of fire ↓	Slight harm	Moderate harm	Extreme harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	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:

Low ☐ Medium ☒ High ☐

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

- Low:** Unusually low likelihood of fire as a result of negligible potential sources of ignition.
- Medium:** 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).
- High:** 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:

Slight harm ☒ Moderate harm ☐ Extreme harm ☐

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

- Slight harm:** Outbreak of fire unlikely to result in serious injury or death of any occupant outside the flat of origin.
- Moderate harm:** Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants but is unlikely to result in multiple fatalities.
- Extreme harm:** Significant potential for serious injury or death of one or more occupants.

Accordingly, it is considered that the risk to life from fire at these premises is:

Trivial ☐ Tolerable ☒ Moderate ☐ Substantial ☐ Intolerable ☐

Comments:

None

A suitable risk-based control plan should involve effort and urgency that are proportional to risk. The following risk-based control plan is based on one advocated for general health and safety risks:

Risk level	Action and timescale
<b>Trivial</b>	No action is required, and no detailed records need be kept.
<b>Tolerable</b>	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.
<b>Moderate</b>	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period.  Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
<b>Substantial</b>	Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
<b>Intolerable</b>	Building (or relevant area) should not be occupied until the risk is reduced.

**Note that, although the purpose of this section is to place the fire risk in context, the above approach to risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following action plan. The fire risk assessment should be repeated regularly.**