

What is a Fire Risk Assessment (FRA)?

A Fire Risk Assessment (or, FRA) is a series of checks on the building and shared areas to find out if there is anything that need to be done to keep your building safe from fire.

It is in Law that these checks are carried out every 3 years, with two reviews carried out in between. During the checks, if we find anything that needs to be done we will rate them as a risk, or likelihood of a fire and assign a colour to each risk - either purple, red, amber or green and these colours are related to how 'tolerable' the risk is (Please see the 'Risk Level of Actions' section for greater explanation.)

If a risk is purple we will take steps immediately to put things right, with a red risk we have three months to make any changes and amber risks will be done within six months.

The FRA links to your Evacuation Strategy, so in the unlikely event of a fire it means that everything that we have put in place to keeps you safe works. Please do ask us any questions about the evacuation plan that you may have. The plan has been worked out with the Fire Service and it is important that you understand what that plan is.

How does the FRA impact me?

FRA's should not have any impact on you. We look at the shared areas in your building to ensure that we are keeping you safe. On some occasions we may ask to have a look at the entrance door to your property and ask if this is the case that you provide access.

It is always important that we all understand what to do in the event of a fire so please do take time to understand what this means for you. If you have any questions please email contactus@sanctuary.co.uk

Useful Terms


| Term | Definition |
|-------------------------------------|--|
| Overall Fire Risk Evaluation | The level of fire risk the building holds based on the likelihood of a fire occurring and the impact of that fire. |
| FRA Review | A review is a minor assessment that identifies any changes to fire safety since the last full FRA. A full FRA is carried out every 3 years. In between, two reviews of the FRA will be carried out annually. |
| Responsible Person | Nominated staff member responsible for ensuring fire safety is managed on site in accordance with the FRA and the specific duties set out in fire safety legislation. |
| Evacuation Strategy | To ensure that in the event of a fire, the people in the building can reach a place of safety outside of the building. |
| Action | A task identified following a full FRA or Review, that needs to be dealt with in a specific time period. |
| Action Priority | The level of risk held by an action, that helps to determine how quickly it should be dealt with. See 'Risk Level of Actions' below for more detail. |

FIRE RISK ASSESSMENT

OVERALL FIRE RISK EVALUATION

| | | | | | |
|----------------------------|--|---------------------------------------|---------------|----------------------|----------------|
| Likelihood of Fire: | Low | Potential Consequence of Fire: | Moderate Harm | Overall Risk: | Tolerable Risk |
| Overview: | No major additional controls required. However, there might be a need for improvements that involve minor or limited cost. | | | | |

BUILDING OVERVIEW

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|-----------------------------------|---|-----------------------------|------------|---|
| Property Reference Number: | 003338/0002/015 | | |  |
| Business Region: | Students | Geographical Region: | | |
| Site Address: | Communal Area 16-67 Various, Block C Paul Robeson House, 1, Penton Rise, London | | | |
| Site Post Code: | WC1X 9EH | | | |
| Date of previous FRA: | 10/03/2022 | Date of this FRA: | 31/03/2023 | |
| Review Frequency: | Annual Review | | | |
| Date of 1st Review: | 31/03/2024 | Date of 2nd Review: | 31/03/2025 | |

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| Name and Job Title of Responsible Person assisting in this FRA: | Charlene Isaacs: Assistant Accommodation Manager |
| Name of Surveyor/ External Agency completing this FRA: | Caroline Mabvurunge |
| Overall Fire Risk Responsibility: | Sanctuary Group, Chamber Court, Castle Street, Worcester WR1 3ZQ |

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| Building Description: | Student accommodation with cavity brick walls, concrete floors and flat roof. Paul Robeson House consists of 3 student accommodation blocks which are interlinked. Block C is an 7 storey block with 70 student rooms. There is one internal staircase in building. Site is manned 24 hours a day. The lift motor room is located in the roof. |
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SUMMARY OF FINDINGS

| Policy Statement | |
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| <p>Sanctuary Group (the Group) recognises its duty as a Responsible Person/Duty Holder in the Regulatory Reform (Fire Safety) Order 2005 (FSO) and the Fire (Scotland) Act 2005 (FSA) and subordinate legislation. The Group will comply with the requirements of the FSO and FSA in relation to any workplace and other premises (and parts of) where it has control.</p> <p>Where workplaces are classed as construction sites the Group will ensure compliance with the relevant parts of The Construction (Design and Management) Regulations 2015(CDM).</p> <p>This policy acknowledges that the duties of a Responsible Person/Duty Holder apply to the life of a workplace, and other premises under the Group's control, and recognises the need to embed fire safety arrangements into each stage of the life-cycle to a level that is relevant, reasonably practicable and sustainable.</p> | |

| Risk Level of Actions | |
|-----------------------|---|
| TOLERABLE | <p>No formal timescale applied.</p> <p>All actions to be allocated for implementation:</p> <ul style="list-style-type: none"> • Site/documentation to be completed before next re-assessment • Other actions to be discussed and agreed with relevant Asset Manager for inclusion in a reinvestment programme |
| MODERATE | <p>Maximum time to planned completion of actions = 6 months.</p> <p>Alternative timescale may be agreed with those to whom the action is allocated but must be no later than the review date.</p> |
| SUBSTANTIAL | <p>Maximum time to planned completion of actions = 3 months.</p> <p>Alternative timescale may be agreed with those to whom the action is to be allocated but must be no later than 6 months.</p> |
| INTOLERABLE | <p>Immediate action to be taken at the time of the assessment and arrangements made for emergency control measures to be put in place.</p> <p>Action to be agreed and recorded.</p> |

| Fire Evacuation Strategy | |
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| What is the evacuation strategy used in this building? | Simultaneous |
| Description of Evacuation Strategy: | SIMULTANEOUS - This is where the fire alarm sounds throughout the whole of the building informing all persons to exit. |

ACTION DETAIL

| Summary of Risk Level of Actions | | | | | | | |
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| REF. | ACTION CATEGORY | DATE IDENTIFIED | REQUIRED ACTION | PRIORITY | STATUS |
|--------|---|-----------------|---|----------|--------|
| 11.11b | Means of Escape | 31/03/2023 | Replace perko closers on all student bedsit fire doors on all floors (x70) with suitable overhead self closing devices, seal appropriately where perko closers are removed. Install smoke/intumescent strips to the following doors; all riser cupboards on all floors (approx. 6 risers on each floor x 7 floors). Install overhead self closers and smoke seals to x2 fire doors in the roof (lift motor room, ventilation room & in room leading to roof void. Install drop down seals below 1st main communal doors x7 on 7 floors). | MOD | Open |
| 11.15 | Means of Escape | 31/03/2023 | Site responsible person must ensure all escape routes are kept clear of obstructions, vacuum cleaners were blocking corridors on some floors. | MOD | Open |
| 12.01 | Measures to Limit Fire Spread & Development | 31/03/2023 | Replace unsecured rockwool in riser cupboards and electric cupboards on ceilings with fire rated batts - from the ground floor to the 6th floor (approx. 6 cupboards on each floor x 7 floors. Fire stopping required in electrical cupboard on the 1st floor in Flat 5 on walls around service pipes. Fire stopping should be completed first before fire detection is installed. Fire stop appropriately gap between block wall and ceiling in room leading to roof void on the 6th floor. | MOD | Open |

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| 15.02 | Means of Giving Warning in the Event of a Fire | 31/03/2023 | Install detection to all riser cupboards and electric cupboards from the ground floor to the 6th floor (approx. 6 cupboards on each floor x 7 floors, link all detection to main alarm system. Fire stopping to ceilings in cupboards should be completed first before fire detection is installed. | MOD | Open |
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