

FIRE SAFETY / FIRE RISK ASSESSMENT

Fire Risk Assessment

FRA-00027 / Initial assessment / September 2026

FIRE RISK ASSESSMENT RECORD

Riverside House

12 Thames Walk, London, SE1 2AA

RISK RATING: MODERATE



PREPARED FOR
Riverside Housing Association

DATE OF ASSESSMENT
8 September 2026

DATE OF ISSUE
27 September 2026

PREPARED BY
Example Fire Ltd

ASSESSOR
Marta Kowalska

FRA TYPE (1 TO 4)
Type 1 — common parts, non-intrusive

What this type covers: Common parts only, with no opening up. Includes a sample of flat entrance doorsets; roof voids where the roof is pitched, unless access is impractical, in which case that must be recorded in this assessment; separating construction inspected without opening up; fire stopping in a sample of service risers; a sample of demountable false ceiling tiles; and consideration of the external wall construction including cladding and balconies.

This document was issued on the date shown and records the assessment made on the date of assessment shown. What it is, and what it is not, is set out in full under "Statutory position".

SUMMARY

Assessment overview

Riverside House · 12 Thames Walk, London, SE1 2AA

Moderate Overall risk rating Once the plan is complete: Tolerable	09 Actions 1 immediate · 3 high · 2 medium · 3 low	06 Findings needing action 6 of the 128 matters judged · 80 satisfactory · 2 not inspected	8 September 2027 Recommended review The assessor's recommendation
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EXECUTIVE SUMMARY

Riverside House is a six-storey purpose-built block of 42 flats with a stay-put strategy. Its fire precautions are generally what would be expected, but six shortcomings weaken the protection of the single escape stair: a lobby door that does not close, two flat entrance doors without head seals, a soil pipe and a wall joint left unsealed, and unlabelled riser cupboard doors. The overall risk is Moderate, and should be Tolerable once the action plan is complete.

RISK RATING

Likelihood / consequence	Very low harm	Low harm	Moderate harm	Severe harm	Extreme harm
Very low	Trivial	Trivial	Tolerable	Moderate	Moderate
Low	Trivial	Tolerable	Moderate	Moderate	Substantial
Medium	Tolerable	Moderate	Moderate	Substantial	Substantial
High	Moderate	Moderate	Substantial	Substantial	Intolerable
Very high	Moderate	Substantial	Substantial	Intolerable	Intolerable

The outlined cell is the likelihood and consequence the assessor recorded.
Matrix: Standard 5x5.

ACTIONS BY PRIORITY

Immediate	Immediately	1
High	Within 1 month	3
Medium	Within 6 months	2
Low	Within 12 months	3

FINDINGS NEEDING ACTION

SECTION	FINDING	OUTCOME	ACTIONS
4. Construction	Communal fire doors — Fourth-floor lobby door	NOT SATISFACTORY	A-01
4. Construction	Fire stopping of penetrations — Third-floor riser cupboard soil pipe	NOT SATISFACTORY	A-04
4. Construction	Flat entrance doors — Flat 12 entrance door; Flat 27 entrance door	NOT SATISFACTORY	A-02, A-03
4. Construction	Compartment walls — Electrical intake room wall head	IMPROVEMENT REQUIRED	A-05
4. Construction	Other fire doors — Riser cupboard doors, all floors	IMPROVEMENT REQUIRED	A-06
7. Fire safety measures	Fire safety signage — Second-floor riser cupboard door; Fourth-floor riser cupboard door	IMPROVEMENT REQUIRED	A-07, A-08
4. Construction	Roof construction	NOT INSPECTED	A-09
7. Fire safety measures	Detection grade and category	NOT INSPECTED	—

PREMISES AND PEOPLE

CLIENT	RESPONSIBLE PERSON	PREMISES TYPE	STOREYS
Riverside Housing Association	Riverside Housing Association, Estate management team	Block of flats	6
EVACUATION STRATEGY	ASSESSOR	CHECKED BY	METHODOLOGY
Stay put	Marta Kowalska	Sam Whitfield	This assessment follows BS 9792:2025.

Questions about this assessment? Example Fire Ltd — 020 7946 0958 · reports@example-fire.co.uk

REPORT NAVIGATION

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ABOUT THIS ASSESSMENT

Purpose, scope and status of this assessment

This fire risk assessment was carried out to identify the fire hazards present, the people at risk from them, and the fire safety measures relied upon to protect those people. It records the significant findings and the actions the assessor considers necessary, so that the responsible person can decide what to do and when. It describes the premises as they were found on the date of the assessment.

To assist the responsible person in meeting their duty under article 9 of the Fire Safety Order, and to inform the fire safety management of the common parts.

ASSESSMENT COVERS

The whole building

FRA TYPE (1 TO 4)

Type 1 — common parts, non-intrusive

METHODOLOGY

This assessment follows BS 9792:2025.

AREAS INCLUDED

The stair, all lobbies, the bin store, the cycle store, the electrical intake room, the service riser cupboards sampled, and the external escape route to Thames Walk.

AREAS EXCLUDED

The interiors of individual flats, other than the entrance doorsets sampled.

Basis of this assessment

The assessment was carried out by inspection of the premises and by discussion with those responsible for managing them, supported by whatever fire safety documentation was made available. It is a non-destructive appraisal: no element of construction was opened up, no system was tested beyond what is recorded, and no calculation of fire resistance was performed. Where a judgement rests on an assumption, the assumption is stated with it.

Responsibilities

The responsible person decides which of the actions recorded here to take, in what order, and by when. Where an action is not taken, the reason should be recorded alongside it. This assessment should be reviewed at the interval recorded, and sooner if the building, its use, its occupants or its fire safety measures change, or if a fire or a near miss occurs.

Guidance and standards applied

The assessor recorded that this assessment was benchmarked against the following.

LEGISLATION, GUIDANCE OR STANDARD	EDITION
Regulatory Reform (Fire Safety) Order 2005 (as amended)	2005
Fire Safety (England) Regulations 2022	2022
BS 9792 — Fire risk assessment of housing: code of practice	2025
Fire safety in purpose-built blocks of flats (LGA/NFCC)	2024
BS 5266-1 — Emergency lighting: code of practice	2016

Why this guidance

The block is a purpose-built general-needs block of flats, so BS 9792:2025 and the Fire safety in purpose-built blocks of flats guide describe the arrangements expected of it.

— ABOUT THIS ASSESSMENT

Limitations and assumptions

Only those parts of the premises recorded as inspected were inspected. Concealed spaces, voids, and areas to which access was refused or unavailable on the day were not examined, and any finding about them rests on the information stated. Fire safety systems were observed rather than tested, unless a test is recorded. Where a limitation qualifies a particular finding, the finding cites it by number.

Fire resistance was not tested and no construction was opened up.

NO.	LIMITATION	CITED BY
1	The inspection was visual and non-destructive. No construction was opened up and fire resistance was not tested.	Compartment walls; Fire stopping of penetrations
2	The roof void above the fifth-floor landing was locked and could not be inspected on the day of the visit.	Roof construction
3	Flat interiors were outside the scope of this Type 1 assessment. Eight flat entrance doorsets were examined from the common parts.	Flat entrance doors; Detection grade and category

— ABOUT THIS ASSESSMENT

Statutory position: what this document is and is not

THE THREE DUTIES	WHO HOLDS EACH
Making a suitable and sufficient assessment of the risk from fire, as required by article 9(1) of the Regulatory Reform (Fire Safety) Order 2005.	Remains with the responsible person. Commissioning this assessment does not discharge it, and the assessor is not the responsible person.
Recording the significant findings and the measures taken or to be taken, as required by article 9(6) of that Order.	This document is offered as that record. The responsible person must satisfy themselves that it is a record of their premises as they know them.
Acting on the findings — putting the general fire precautions in place and maintaining them, under articles 8 to 22 of that Order.	Entirely the responsible person's. Nothing in this document does any of it, and no recommendation here is a substitute for doing it.
WHAT THIS DOCUMENT IS NOT	
This is not a certificate	This fire risk assessment does not certify, confirm or approve compliance with any legislation, standard, guidance document or approved document. No part of it may be presented as evidence that the premises comply with anything.
It does not move a statutory duty	Of the three duties set out above, this document discharges only the recording duty, and only if the responsible person adopts it as their record. The duty to make a suitable and sufficient assessment, and the duty to act on what it finds, stay where the Order puts them.
It guarantees nothing about performance	Nothing here guarantees the fire performance of the premises, of any element of construction, or of any fire safety measure. Findings record what was observed on the date of the assessment, by the methods stated, within the limitations stated.

WHAT THIS DOCUMENT IS NOT**It covers life safety only**

This assessment addresses the risk to the safety of relevant persons from fire. The report does not address the risk to property or business continuity from fire, and it must not be relied on for insurance, asset protection or continuity planning.

This report is prepared for the responsible person named on the cover and for the premises described. It is confidential between the assessor and that person, and it should be read as a whole: a single finding taken out of the context of the limitations, the assumptions and the action plan can be read to mean something the assessor did not intend.

The ratings and the actions in this assessment are the professional judgement of the assessor, made on the evidence available on the date of the assessment. Risk assessment is not an exact process. Every action in the plan should be carried out, whatever the overall rating.

The responsible person should read this assessment and tell the assessor promptly of anything in it that is inaccurate or incomplete, so that it can be corrected. The assessment relies on the information given to the assessor as well as on what was seen.

Material alterations to the premises, including work to the means of escape, compartmentation or fire safety systems, may need Building Regulations approval before they are carried out, and this assessment should be reviewed once they are complete.

1 Premises, scope and limitations

2 items checked

Article 9 of the Fire Safety Order requires a suitable and sufficient assessment. This section records what was assessed and the limits of what could be seen.

THIS ASSESSMENT

Who asked for this assessment, when it was carried out and what kind of assessment it is.

ADDITIONAL MATTERS AGREED WITH THE CLIENT

No

A FURTHER FRA IS REQUIRED ONCE THE PREMISES ARE OCCUPIED

No

RELEVANT LEGISLATION

Regulatory Reform (Fire Safety) Order 2005 · Fire Safety (England) Regulations 2022

THE PREMISES

How the premises are identified, so this record can be matched to the right building.

PURPOSE-BUILT OR CONVERTED

Purpose-built

BUILDING REGULATIONS ERA

Constructed under the 1991 Building Regulations or later

CLIENT'S REFERENCE

RHA-0412

PREMISES CONTACT NUMBER

020 7946 0100 (managing agent)

COUNTRY

England

LISTED OR HERITAGE STATUS

Not listed

OCCUPANCY STATE

In normal use

PREMISES TYPE

Block of flats

YEAR BUILT

2004

SIZE, STOREYS AND VERTICAL CIRCULATION

The size and height of the building and its stairs and lifts, which set the escape and firefighting provisions it needs.

FLOORS ON WHICH CAR PARKING IS PROVIDED

None

ESCAPE STAIRS

1

TYPES OF DWELLING

One- and two-bedroom flats, seven on each floor

FLOORS ENTIRELY BELOW GROUND

0

ESCAPE STAIRS — TYPE, LOCATION AND FLOORS SERVED

One protected stair serving the ground to fifth floors, with an automatic opening vent at its head.

GROSS FLOOR AREA

3150 m²

BASIS OF THE HEIGHT FIGURE

From dutyholder information

HEIGHT OF THE UPPERMOST STOREY

17.4 m

LIFTS

1

NUMBER OF BEDROOMS

63

LIFTS — INCLUDING ANY FIREFIGHTING OR EVACUATION LIFT

One passenger lift in the core. It is not a firefighting or evacuation lift.

NUMBER OF DWELLINGS

42

STOREYS

6

TYPICAL FLOOR AREA

525 m²

LAYOUT, MIXED USE AND HIGHER-RISK STATUS

How the building is laid out and used, and whether it falls under the higher-risk building regime.

INTERNAL LAYOUT

Simple — straightforward escape routes

NON-DOMESTIC AREAS PRESENT

Yes

INTERNAL LAYOUT AND ESCAPE ROUTES

A central core on every floor: a ventilated lobby gives access to seven flats and leads through a lobby door to the single protected stair, which discharges to the main entrance on Thames Walk.

NON-DOMESTIC AREAS

Ground-floor bin store, cycle store and electrical intake room, all entered from the common parts.

SHARED UNITS WITHIN THE PREMISES

No

CHECKED

OBSERVATION

RESULT

Common air extract system

There is no common air extract system. The lobbies are ventilated by openable vents and the stair by an automatic opening vent at its head.

NOT APPLICABLE

OCCUPANCY AND EVACUATION CONTEXT

Who may be in the building and anything about them or the surrounding area that affects how they would escape.

ESTIMATED HIGHEST NUMBER OF OCCUPANTS, WHOLE BUILDING

105

EVACUATION STRATEGY

Stay put

ARRANGEMENTS AND ADAPTATIONS FOR EVACUATION

None in the common parts at the date of the visit.

BASIS OF THE EVACUATION STRATEGY

By design

HOW OCCUPANTS RESPOND TO AN EVACUATION

Occupants can evacuate unaided

PEEPS IN PLACE

Not applicable

MALICIOUS FIRE SETTING AND VANDALISM IN THE SURROUNDING AREA

The managing agent reports no deliberate fires or vandalism at the block in the last three years. The main entrance is access-controlled.

SIGNIFICANT NUMBERS UNFAMILIAR WITH THE LAYOUT

No

PUBLIC ACCESS

No

SIGNIFICANT NUMBERS OF PEOPLE OTHER THAN RESIDENTS

No

STAFFING ARRANGEMENT

Unstaffed

RESPONSIBLE PERSON AND DUTYHOLDERS

Who holds the fire safety duties for the premises, and who else controls or manages them.

MANAGING AGENT

Thameside Property Management

PERSON IN CONTROL OF THE PREMISES

Estate manager, Thameside Property Management

INFORMATION RELIED ON

The documents and people the assessor relied on, beyond what was seen on the day.

OTHER MATTERS THE ASSESSOR CONSIDERS RELEVANT

None.

FIRE SAFETY INFORMATION PROVIDED BY THE BUILDER

None held by the managing agent.

FIRE SAFETY INFORMATION PROVIDED BY THE DUTYHOLDER

The previous fire risk assessment, the automatic opening vent service record, the emergency lighting test record and the quarterly communal fire door check records.

ANY FURTHER INFORMATION BEARING ON FIRE RISK

No building works were in progress at the time of the visit.

Documents reviewed

DOCUMENT DATE	DOCUMENT	PROVIDED BY
17 June 2025	Previous fire risk assessment	Riverside Housing Association
4 June 2026	Automatic opening vent service record	Thameside Property Management
19 March 2026	Emergency lighting annual duration test record	Thameside Property Management
12 August 2026	Quarterly communal fire door check records	Thameside Property Management

Information obtained from

RELATIONSHIP TO THE PREMISES	NAME OR ROLE
Managing agent	Estate manager
Landlord	Building safety officer

THE PREVIOUS ASSESSMENT

The assessment before this one, and whether its actions were carried out.

AUTHOR OF THE PREVIOUS ASSESSMENT

Another fire safety consultancy

DATE OF THE PREVIOUS ASSESSMENT

17 June 2025

THE PREVIOUS ASSESSMENT WAS CONSIDERED

Yes

PREVIOUS FIRE RISK ASSESSMENT

Provided and considered

CHECKED	OBSERVATION	RESULT
Adequacy of the previous assessment	The previous assessment was suitable for the common parts at the time. One of its recommendations, fire action notices on the upper floors, had not been completed and is carried into this action plan.	SATISFACTORY

ACCESS AND SAMPLING

Which parts of the building were entered and, where flats or rooms were sampled, how many.

ACCESS ARRANGEMENTS AGREED WITH THE DUTYHOLDER

Yes

DOOR ARCHETYPES SAMPLED (ACHIEVED)

2

DOORS SAMPLED

8

DOOR SAMPLE AGREED WITH THE CLIENT

Yes

PLANT ROOMS ACCESSED

Yes

ROOF VOIDS SAMPLED (ACHIEVED)

0

SERVICE RISERS SAMPLED

3

DOOR ARCHETYPES SAMPLED (AGREED)

2

DOORS SAMPLED (ACHIEVED)

8

ROOF VOIDS SAMPLED

1

SERVICE RISERS SAMPLED (ACHIEVED)

3

BASIS OF THE SAMPLE

Eight of the forty-two flat entrance doorsets, spread across every floor and both door types fitted, examined from the common parts; three of the six service riser cupboards; the electrical intake room.

Areas not inspected

ACCESS WAS ATTEMPTED	AREA	REASON IT WAS NOT INSPECTED
Yes	Roof void above the fifth-floor landing	Locked

THE RESPONSIBLE PERSON

Riverside Housing Association

ORGANISATION	Riverside Housing Association
RELATIONSHIP TO THE PREMISES	Landlord
IDENTIFIED BY	Stated by the client
UK ADDRESS FOR SERVICE	40 Quay Road London SE1 2BB

Estate management team

ORGANISATION	Thameside Property Management
RELATIONSHIP TO THE PREMISES	Managing agent
IDENTIFIED BY	Stated by the client
UK ADDRESS FOR SERVICE	Unit 3, 7 Bankside Court London SE1 9PL

2 Occupancy

2 items checked

Article 9 requires the assessment to consider every relevant person. This section records who uses the premises, when, and who is especially at risk.

WHO IS HERE, AND WHEN

How many people use the premises, when, and whether they sleep there.

MAXIMUM OCCUPANCY

105

OCCUPANCY TIMES

24 hours

SLEEPING RISK

Yes

Checked and not present: Contractors on site · Lone working

CHECKED	OBSERVATION	RESULT
People in the immediate vicinity of the premises	Pedestrians on Thames Walk only. The main entrance opens onto a wide pavement away from vehicle traffic.	SATISFACTORY

PEOPLE AT PARTICULAR RISK

People who may find it harder to become aware of a fire or to escape without help.

GROUPS AT PARTICULAR RISK

Residents · Sleeping occupants

NARRATIVE ON THE GROUPS AT PARTICULAR RISK

Residents who may be asleep when a fire starts. The managing agent is not aware of any resident who would need help to leave; this is described as a group and no individual is recorded here.

Checked and not present: A PCFRA has been identified as required

CHECKED	OBSERVATION	RESULT
Procedures for PCFRAs and PCEPs	The managing agent asks every new resident at sign-up whether they would need help to evacuate, and repeats the question in the annual fire safety letter.	SATISFACTORY

3 Use

5 answers recorded

How the premises are used affects both how a fire could start and how people could escape from one.

HOURS OF OPERATION	PRIMARY USE
Occupied continuously	Residential, general needs flats

PROCESSES AND ACTIVITIES CARRIED ON

Residential use only. No commercial activity takes place in the building.

Checked and not present: Dangerous substances present · Young persons employed

4 Construction

5 findings need action · 1 not inspected · 7 items checked

Articles 8 and 14 rely on the building itself to protect people as they escape. This section records how the premises are built and divided.

STRUCTURE AND COMPARTMENTATION

How the building is built and divided into fire-resisting compartments that hold a fire where it starts.

BRIEF DETAILS OF CONSTRUCTION

Reinforced concrete frame and floor slabs, blockwork internal walls, brick outer leaf with a cavity, and a flat roof. Purpose-built as general needs flats in 2004.

CONSTRUCTION TYPE	STRUCTURAL FRAME
Reinforced concrete frame with blockwork and brick	Concrete

Compartment walls

See limitation 1

A 180 mm section of the linear joint seal is missing at the head of the wall between the ground-floor electrical intake room and the entrance lobby, leaving an open gap into the escape route.

WHERE

Electrical intake room wall head

BENCHMARKED AGAINST

Standards at the time of construction

FURTHER GUIDANCE

ASFP Red Book, linear joint seals

Raised as A-05 (Medium) — see the action plan.

IMPROVEMENT REQUIRED



Photo 1 — Electrical intake room: joint seal missing at the head

Roof construction

NOT INSPECTED

See limitation 2

The roof void above the fifth-floor landing could not be entered.

REASON DETAIL

The access hatch was locked and the managing agent did not hold a key on the day.

Raised as A-09 (Low) — see the action plan.

CHECKED	OBSERVATION	RESULT
Ceiling voids	No accessible ceiling voids in the common parts.	SATISFACTORY
Compartment floors	Concrete slabs, with no breaches seen in the areas inspected.	SATISFACTORY
Construction of the floors	Concrete floor slabs throughout.	SATISFACTORY
Protected stairways	The stair is enclosed in blockwork with a lobby door on every floor. No breaches were seen.	SATISFACTORY
Service risers	Three of the six riser cupboards were opened. Apart from the penetration recorded under fire stopping, the risers are fire-stopped at each floor.	SATISFACTORY

FIRE DOORS AND PENETRATIONS

The fire doors and the sealing of gaps around pipes and cables that keep compartments separate.

Communal fire doors

NOT SATISFACTORY

The overhead closer on the fourth-floor lobby door is leaking fluid, and the door does not close into its frame or latch from any angle of opening. The other lobby doors close and latch correctly.

WHERE

Fourth-floor lobby door

BENCHMARKED AGAINST

Current standards

Raised as A-01 (Immediate) — see the action plan.

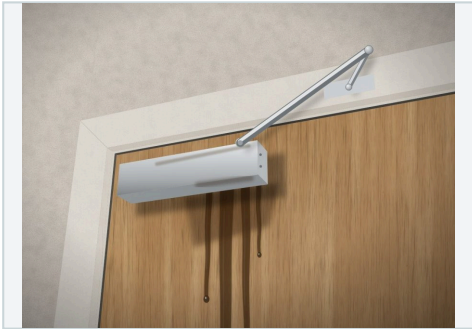


Photo 2 — Fourth-floor lobby door: leaking overhead closer

Fire stopping of penetrations

NOT SATISFACTORY

See limitation 1

The 110 mm plastic soil pipe passing through the floor of the third-floor riser cupboard is sealed with sealant only. There is no intumescent collar, so the floor compartment is breached around a pipe that will soften in a fire.

WHERE

Third-floor riser cupboard soil pipe

BENCHMARKED AGAINST

Standards at the time of construction

Raised as A-04 (High) — see the action plan.



Photo 3 — Third-floor riser: soil pipe with no collar

Flat entrance doors

NOT SATISFACTORY

See limitation 3

Eight doorsets were examined from the lobbies. Two have no intumescent strip or smoke seal at the head of the frame, so neither can be relied on to hold back smoke. The other six are fitted with intumescent strips, smoke seals and overhead closers that close the door into its frame.

WHERE

Flat 12 entrance door · Flat 27 entrance door

BENCHMARKED AGAINST

Standards at the time of construction

Raised as A-02 (High), A-03 (High) — see the action plan.

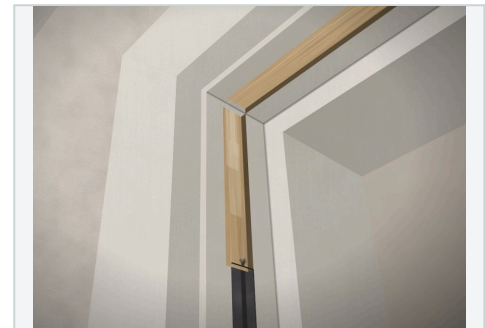


Photo 4 — Flat 12 entrance door: no seal at the head

Other fire doors

IMPROVEMENT REQUIRED

The riser cupboard doors carry no legible labelling, and the managing agent holds no record of their fire resistance, so their performance cannot be established from what was available on the day.

WHERE

Riser cupboard doors, all floors

BENCHMARKED AGAINST

Standards at the time of construction

Raised as A-06 (Medium) — see the action plan.



Photo 5 — Riser cupboard door: no legible labelling

CHECKED	OBSERVATION	RESULT
Fire doors wedged or held open by irregular means	No fire door in the common parts was found wedged or held open.	SATISFACTORY
Hold-open and automatic release devices	No hold-open devices are fitted to any door in the common parts.	NOT APPLICABLE

EXTERNAL WALL CONSTRUCTION

What the outside walls are made of, which affects how a fire could spread up or across them.

EXTERNAL ATTACHMENTS

None

EXTERNAL WALL CONSTRUCTION KNOWN

Yes

EXTERNAL WALL TRIAGE OUTCOME

A FRAEW is not required

JUSTIFICATION FOR THE EXTERNAL WALL OUTCOME

Masonry external walls with a brick outer leaf, no cladding, no balconies and no external attachments, on a building below 18 m.

Checked and not present: Balconies present · Cladding present

5 Complexity

3 answers recorded

The size, height and layout of the premises decide how far people must travel and how much the fire precautions have to do.

NUMBER OF STOREYS OCCUPIED

6

UNUSUAL FEATURES

None

Checked and not present: Basement present

6 Fire hazards

24 items checked

Articles 8 to 10 and 12 require sources of ignition, fuel and dangerous substances to be removed or reduced. This section records those found.

SOURCES OF IGNITION

Things that could start a fire, such as electrics, heating, cooking, smoking and hot work.

CHECKED	OBSERVATION	RESULT
Cooking	No cooking takes place in the common parts.	NOT APPLICABLE
Electrical installation	The managing agent holds a periodic inspection report for the landlord supply, dated January 2026, with no category C1 or C2 observations.	SATISFACTORY
Fixed heating	No heating in the common parts. Each flat has its own electric heating.	SATISFACTORY
Gas installation and appliances	Gas is supplied to the flats only. The meters are in the ground-floor meter cupboard, which was clear of storage.	SATISFACTORY
Permit-to-work system used for hot work	The managing agent's contractor procedure requires a hot work permit. No hot work was in progress on the day of the visit.	SATISFACTORY
Hot works	No building works were in progress. The managing agent's contractor procedure requires a permit for any hot work.	NOT APPLICABLE
Kitchen extract filters and ductwork	There is no commercial or communal kitchen.	NOT APPLICABLE
Laundry and tumble dryers	There is no communal laundry.	NOT APPLICABLE
Lightning	A lightning protection system is fitted and was last tested in May 2026.	SATISFACTORY
Portable appliances	None in the common parts.	SATISFACTORY
Portable heating	None seen in the common parts.	SATISFACTORY
Smoking	No-smoking signs are displayed at the entrance and on every floor, and no evidence of smoking was seen.	SATISFACTORY

ENERGY STORAGE AND CHARGING

Batteries and the charging of vehicles, scooters and other devices.

Checked and not present: EV charging provision

CHECKED	OBSERVATION	RESULT
High-density electricity storage	No battery storage installed.	NOT APPLICABLE
Micromobility storage and charging	The tenancy agreement prohibits charging e-bikes and e-scooters in the common parts, and none was seen in the cycle store or the lobbies.	SATISFACTORY
Photovoltaic panels and associated control gear	No photovoltaic panels are fitted.	NOT APPLICABLE
UPS and energy storage charging	No UPS or energy storage equipment is installed.	NOT APPLICABLE

COMBUSTIBLE MATERIALS

What could burn, where it is kept and how much of it there is.

CHECKED	OBSERVATION	RESULT
Combustible construction materials	No combustible linings or finishes in the common parts.	SATISFACTORY
Combustible storage	No storage in the lobbies, the stair or the riser cupboards sampled.	SATISFACTORY
External storage near the building	The communal bins are kept in the enclosed bin store and not against the building.	SATISFACTORY
Furnishings	There are no furnishings in the common parts.	NOT APPLICABLE

HOUSEKEEPING AND SECURITY

Tidiness, waste and security against deliberate fire setting.

CHECKED	OBSERVATION	RESULT
Arson risk	The entrance is access-controlled, the bin store is locked and no combustible material was left outside the building.	SATISFACTORY
Housekeeping	The common parts were clean and clear on the day of the visit.	SATISFACTORY
Obstruction of the means of escape	The lobbies and the stair were clear of obstructions.	SATISFACTORY
Waste management	Refuse is collected twice a week from the enclosed bin store.	SATISFACTORY

7 Fire safety measures

1 finding needs action · 1 not inspected · 52 items checked

Articles 13, 14 and 17 require detection, firefighting equipment and escape routes, kept in efficient working order. This section records their condition.

MEANS OF ESCAPE

Whether everyone can get out safely: the routes, the exits and the distances to them.

CHECKED	OBSERVATION	RESULT
Assembly point	Not applicable to a stay-put strategy. Residents who leave the building go to the pavement on Thames Walk.	NOT APPLICABLE
Door release mechanisms and access control systems	The access control fails open on loss of power, and a green break-glass unit is fitted beside the main entrance.	SATISFACTORY
Escape compromised by smoke control or ventilation failure	The automatic opening vent serves the stair only and does not affect the escape route.	SATISFACTORY
Escape lighting	Emergency lighting is fitted throughout the common parts. The annual duration test in March 2026 recorded no faults.	SATISFACTORY
Protection of escape routes	The lobbies and the stair are enclosed, with self-closing doors between them other than the door recorded under communal fire doors.	SATISFACTORY
Escape routes unobstructed	Clear on every floor.	SATISFACTORY
Evacuation lift provisions	There is no evacuation lift, and none is needed for this building.	NOT APPLICABLE
Exits easily openable	The main entrance opens by a push-button release on the way out.	SATISFACTORY
Final exits	The final exit opens directly onto Thames Walk.	SATISFACTORY
Means of escape	A single protected stair, reached from each flat through a ventilated lobby, consistent with the design of a block of this height with a stay-put strategy.	SATISFACTORY

LAYOUT OF THE ESCAPE ROUTES

The number and arrangement of the escape routes and exits.

DEAD ENDS PRESENT

Yes

Checked and not present: Inner rooms present

CHECKED	OBSERVATION	RESULT
Dead ends are adequately limited or protected	Each floor lobby is a short dead end to the single protected stair, as expected in a stay-put block of this height.	SATISFACTORY
Travel distances	Travel from each flat entrance door to the lobby door is short and in one direction only, consistent with the design.	SATISFACTORY
Travel distances acceptable (Annex C key factor)	Within the distances in the guidance for a single-direction common corridor.	SATISFACTORY

DETECTION AND WARNING

How a fire is detected and how people are warned.

CAUSE AND EFFECT DEMONSTRATED

Demonstrated by sample

ROLE AND EXTENT OF THE EVACUATION ALERT SYSTEM

No evacuation alert system is provided.

Checked and not present: The EAS is part of the life safety measures

Detection grade and category

NOT INSPECTED

See limitation 3

Detection inside the flats was not examined.

REASON DETAIL

Flat interiors were outside the scope of this Type 1 assessment.

CHECKED	OBSERVATION	RESULT
Cause and effect strategy	A lobby smoke detector opens the vent on that floor and the automatic opening vent at the head of the stair.	SATISFACTORY
Detection system interfaces	The lobby detection is interfaced with the vents only.	SATISFACTORY
Remote transmission of alarm signals	There is no communal fire alarm, consistent with the stay-put strategy.	NOT APPLICABLE
Arrangements for silencing and resetting the fire alarm	There is no communal fire alarm.	NOT APPLICABLE
Means of warning people who are Deaf or hearing impaired	No communal warning system is provided under the stay-put strategy.	NOT APPLICABLE
Evacuation alert system	The building is below 18 m, so an evacuation alert system is not required.	NOT APPLICABLE
Fire detection and alarm system	There is no communal fire alarm, consistent with the stay-put strategy. Automatic smoke detection in each lobby operates the vents only.	SATISFACTORY
Manual call points	No communal fire alarm, so none are fitted.	NOT APPLICABLE
Zone plan displayed	There is no fire alarm control panel in the building.	NOT APPLICABLE

SMOKE CONTROL AND VENTILATION*How smoke is kept out of, or cleared from, the escape routes.*

LOCATION OF THE SMOKE CONTROL INSTRUCTIONS

Displayed beside the override switch

LOCATION OF THE SMOKE CONTROL OVERRIDE KEY

Held by the fire and rescue service (standard key)

POSITION OF THE SMOKE CONTROL OVERRIDE

Beside the main entrance door

TYPE AND LOCATION OF THE SMOKE CONTROL SYSTEM

Automatic opening vent at the head of the stair; an openable vent in each lobby

CHECKED	OBSERVATION	RESULT
Natural ventilation	An openable vent on every lobby, operated by the lobby detection.	SATISFACTORY
Smoke control system interfaces	The vents are operated by the lobby smoke detection only, with a firefighter override switch at the main entrance.	SATISFACTORY
Smoke control system	The automatic opening vent at the head of the stair was last serviced in June 2026, and the service record shows it opening on test.	SATISFACTORY

FIREFIGHTING PROVISIONS AND FIRE SERVICE FACILITIES

Extinguishers and other equipment, and the facilities provided for the fire and rescue service.

Checked and not present: Firefighting lift

CHECKED	OBSERVATION	RESULT
Dry rising main	The top floor is below 18 m, so no fire main is provided.	NOT APPLICABLE
Fire blankets	No cooking takes place in the common parts.	NOT APPLICABLE
Access for fire appliances and firefighting facilities	Fire appliances can reach the main entrance from Thames Walk.	SATISFACTORY
Firefighters switches for high-voltage luminous tube signs	There are no high-voltage luminous signs or similar installations in the common parts.	NOT APPLICABLE
Communication facilities for the fire and rescue service	Not required for a building of this height.	NOT APPLICABLE
Hose reels	None fitted; not required.	NOT APPLICABLE
Portable extinguishers	Not provided in the common parts of a block of flats.	NOT APPLICABLE
Facilities for electrical isolation of PV cells, with signage, to assist the fire and rescue service	No photovoltaic panels are fitted.	NOT APPLICABLE
Secure information box	Not required, as the building is not a high-rise residential building.	NOT APPLICABLE
Sprinklers and suppression	No sprinklers are fitted. They were not required when the building was constructed.	NOT APPLICABLE
Water supply and hydrants	A hydrant marker was seen on Thames Walk, close to the main entrance.	SATISFACTORY
Wet rising main	Not provided and not required for a building of this height.	NOT APPLICABLE

INFORMATION FOR THE FIRE AND RESCUE SERVICE ON ARRIVAL

The information the fire and rescue service will need when they arrive.

CHECKED	OBSERVATION	RESULT
Signs warning firefighters of particular hazards	The electrical intake room door carries a hazard sign for the fire and rescue service.	SATISFACTORY
Premises information for the fire and rescue service	The managing agent has given the fire and rescue service the building plans and its out-of-hours contact details.	SATISFACTORY

COMPARTMENTATION AND STRUCTURAL PROTECTION

Whether the fire-resisting construction protecting the escape routes and compartments is intact.

EXTENT OF THE COMPARTMENTATION INSPECTION

Visual, no access above ceilings or into risers

Checked and not present: Structural or other damage identified

CHECKED	OBSERVATION	RESULT
Further compartmentation investigation	No further intrusive investigation is recommended beyond the actions in this plan.	SATISFACTORY
External wall concerns raised by the dutyholder	The dutyholder has raised no concerns about the external wall.	NOT APPLICABLE
Fire dampers provided as necessary to protect means of escape	No ventilation ductwork passes through compartment walls or floors in the common parts.	NOT APPLICABLE
Flammability of wall and ceiling linings	Painted plaster and blockwork throughout the common parts.	SATISFACTORY
Doubt over conformity of the original construction	Nothing seen gave reason to doubt the original construction.	SATISFACTORY
Protective surfaces	None applied or needed.	SATISFACTORY

SIGNAGE AND NOTICES

Fire exit signs and fire action notices.

Fire safety signage

IMPROVEMENT REQUIRED

The riser cupboard doors on the second and fourth floors carry a "fire door keep locked shut" sign on one face only. The doors on the other floors are signed on both faces.

WHERE

Second-floor riser cupboard door · Fourth-floor riser cupboard door

BENCHMARKED AGAINST

Current standards

Raised as A-07 (Low), A-08 (Low) — see the action plan.



Photo 6 — The sign fitted to one face of the riser cupboard doors

CHECKED	OBSERVATION	RESULT
Fire action notices	Fire action notices describing the stay-put strategy are displayed at the entrance and in every lobby.	SATISFACTORY
High voltage signage and equipment	The electrical intake room door is signed.	SATISFACTORY
Wayfinding signage	Not required, as the building is not a high-rise residential building.	NOT APPLICABLE

STATUS, TESTING AND COMPENSATING MEASURES

Whether the fire safety systems are maintained and tested, and any temporary measures in place.

WHAT THIS MEASURE COMPENSATES FOR

Nothing. The vents are part of the original design for a single-stair building.

THE ORIGINAL DESIGN CONCEPT HAS BEEN UNDERMINED

No

DATE LAST TESTED

4 June 2026

MAINTENANCE EVIDENCE SEEN

Yes

SYSTEM CATEGORY

Natural smoke ventilation to the stair and lobbies

PART OF THE LIFE SAFETY MEASURES

Yes

WHETHER THE MEASURE IS NEEDED

Needed

CHECKED	OBSERVATION	RESULT
Procedures for a measure taken out of service	The managing agent's procedure requires a fault on the vents or the emergency lighting to be reported and repaired within 24 hours.	SATISFACTORY

FURTHER INVESTIGATION AND THE PACKAGE AS A WHOLE

Anything that needs a closer look by a specialist, and how the fire safety measures work together as a whole.

FURTHER INVESTIGATION RECOMMENDED

No

CHECKED	OBSERVATION	RESULT
Hazards not elsewhere recorded	None identified.	SATISFACTORY
Fire protection systems and equipment not elsewhere recorded	None identified.	SATISFACTORY
Judgement on the entire package of measures	Taken together, and once the actions in the plan are completed, the measures are consistent with the stay-put strategy for which the building was designed.	SATISFACTORY

8 Fire safety strategy

4 items checked

The evacuation strategy is how the premises are meant to work in a fire. This section records whether the measures found support it.

THE BUILDING'S DOCUMENTED FIRE STRATEGY

Whether there is a written fire strategy for the building and whether it matches what is there.

DOCUMENTED FIRE STRATEGY

Documented and reviewed

FIRE STRATEGY REFERENCE

Original fire strategy drawings, 2004, held by the landlord

SUMMARY OF THE FIRE STRATEGY

Stay put. Each flat is a separate fire compartment. Residents not affected by a fire may remain in their flat; anyone in a flat where fire starts leaves by the lobby and the protected stair, and calls the fire and rescue service.

THE EVACUATION STRATEGY

How people are expected to respond to a fire, and whether that suits the building and the people in it.

FIRE AND RESCUE SERVICE NOTIFIED OF THE STRATEGY CHANGE

No

RESIDENTS NOTIFIED OF THE STRATEGY CHANGE

No

CHECKED	OBSERVATION	RESULT
Firefighting access is adequate	Access from Thames Walk to the main entrance and the stair.	SATISFACTORY
Means of warning	Under the stay-put strategy there is no communal warning. Residents are told how to respond in the annual fire safety letter.	SATISFACTORY
Refuge areas provided	Not required under the stay-put strategy.	NOT APPLICABLE
The evacuation strategy is appropriate to the premises	A stay-put strategy is appropriate for a purpose-built block of this height and layout, with compartmentation that is maintained.	SATISFACTORY

9 Emergency response and evacuation procedures

10 items checked

Article 15 requires procedures for serious and imminent danger. This section records the arrangements for raising the alarm and leaving.

CHECKED	OBSERVATION	RESULT
Evacuation arrangements for disabled people	Arrangements are made with a resident when a need is identified at sign-up or in response to the annual letter.	SATISFACTORY
People who assist evacuation	The building is unstaffed.	NOT APPLICABLE
Personal protection systems	None needed in the common parts.	NOT APPLICABLE
Staff and volunteer fire training	The building is unstaffed.	NOT APPLICABLE
Staff or volunteers who respond to a fire	The building is unstaffed.	NOT APPLICABLE
Written emergency plan	The managing agent holds a written emergency plan for the block, reviewed in April 2026.	SATISFACTORY

FIRE PROCEDURES

What people are told to do if there is a fire.

OTHER FIRE PROCEDURES RECORDED

Residents are sent an annual fire safety letter, and new residents receive the same information when they move in.

CHECKED	OBSERVATION	RESULT
The evacuation arrangements for the premises	Described on the fire action notices and in the annual letter.	SATISFACTORY
Actions to follow in the event of a fire alarm	There is no communal fire alarm.	NOT APPLICABLE
Actions to follow on discovery of a fire	The fire action notices tell residents to leave the flat of origin, close the door and call 999.	SATISFACTORY
Procedures for people with specific responsibilities in the event of fire	The estate manager is named as the contact for fire safety matters.	SATISFACTORY

FIRE DRILLS AND FIRE WARDENS

Whether the procedures are practised, and who takes charge.

FREQUENCY OF FIRE DRILLS

Not applicable to general needs flats under a stay-put strategy

FIRE MARSHALS APPOINTED

No

10 Fire safety management

17 items checked

Articles 11 and 18 require arrangements for managing fire safety and competent people to help. This section records how that is organised.

FIRE SAFETY (ENGLAND) REGULATIONS 2022

The information, checks and records the 2022 regulations require for buildings with flats.

DATE OF THE LAST FLAT ENTRANCE DOOR CHECK

18 February 2026

DATE OF THE LAST COMMUNAL FIRE DOOR CHECK

12 August 2026

CHECKED	OBSERVATION	RESULT
FSER reg. 10(6) - quarterly communal fire door checks	Quarterly checks of the communal fire doors are recorded, most recently on 12 August 2026.	SATISFACTORY
FSER reg. 4 - fire door information given to residents	The annual fire safety letter explains why fire doors must be kept shut and how to report a fault.	SATISFACTORY
FSER reg. 10(4) - annual flat entrance door checks	The managing agent records annual best-endavours checks of the flat entrance doors, most recently in February 2026.	SATISFACTORY
FSER reg. 4 - fire safety information given to residents	Sent to every flat in April 2026 and displayed on the notice board at the entrance.	SATISFACTORY

MANAGEMENT STRUCTURE AND COMPETENCE

Who manages fire safety, how, and whether they have the competence to do so.

ARRANGEMENTS FOR COMPETENT ADVICE

Riverside Housing Association retains Example Fire Ltd for fire risk assessment and advice.

COMPETENT PERSONS APPOINTED

Yes

RESPONSIBILITY MATRIX STATUS

Not applicable

FIRE SAFETY MANAGEMENT STRUCTURE

Riverside Housing Association is the landlord. Thameside Property Management manages the block day to day through its estate manager.

CHECKED	OBSERVATION	RESULT
Control of contractors	Contractors sign in with the managing agent and work under its permit procedure.	SATISFACTORY
Information given to third parties	Contractors are given the fire procedures before they start work.	SATISFACTORY
Cooperation between multiple dutyholders	There is a single dutyholder for the common parts.	NOT APPLICABLE

RECORDS, TESTING AND MONITORING

How fire safety is monitored and reviewed.

ARRANGEMENTS - MONITORING

Monthly site inspection by the estate manager, recorded on a checklist.

ARRANGEMENTS - REVIEW

Fire safety is a standing item at the quarterly meeting between the landlord and the managing agent.

FALSE ALARM RATE

Not applicable

FALSE ALARM RECORDS

Not applicable, as there is no communal fire alarm

FIRE SAFETY MANUAL HELD

Held in part

FIRE SAFETY RECORDS MAINTAINED

Yes

DATE OF THE LAST ROUTINE INSPECTION

1 September 2026

PREMISES MAINTENANCE ARRANGEMENTS

Planned maintenance of the vents, the emergency lighting and the fire doors by contractors appointed by the managing agent.

ROUTINE INSPECTION ARRANGEMENTS

Monthly walk-round of the common parts by the estate manager.

CHECKED	OBSERVATION	RESULT
Periodic inspection of external escape staircases and gangways	The building has no external escape stairs.	NOT APPLICABLE
Routine checks of final exit doors and security fastenings	The estate manager checks that the main entrance opens on its push-button release during the monthly walk-round, most recently on 1 September 2026.	SATISFACTORY
Annual inspection and testing of the lightning protection system	The lightning protection system was last tested in May 2026, with no defects recorded.	SATISFACTORY
Testing regime	Monthly functional tests of the emergency lighting and a six-monthly service of the vents are recorded.	SATISFACTORY

RECORDS KEPT

Whether the routine tests and checks are recorded.

CHECKED	OBSERVATION	RESULT
Records of fire alarm tests	There is no communal fire alarm to test.	NOT APPLICABLE
Records of emergency lighting tests	Monthly emergency lighting tests are recorded in the logbook.	SATISFACTORY
Records of fire door checks	The quarterly communal fire door checks are recorded by the managing agent.	SATISFACTORY
Records of escape route checks	Weekly checks of the stair and lobbies are recorded by the estate manager.	SATISFACTORY
Records of testing and maintenance of other fire safety systems	The automatic opening vent service record was seen.	SATISFACTORY

LIAISON AND RESIDENT ENGAGEMENT

Arrangements with the fire and rescue service, and the information given to residents or occupants.

ARRANGEMENTS FOR SUMMONING THE FIRE AND RESCUE SERVICE

Residents call 999.

FIRE AND RESCUE SERVICE LIAISON ARRANGEMENTS

The managing agent is the contact for the fire and rescue service.

RESIDENT ENGAGEMENT ARRANGEMENTS

An annual fire safety letter to every flat, a notice board at the entrance, and a named contact at the managing agent.

CHECKED	OBSERVATION	RESULT
Procedures for identifying evacuation needs	Asked at sign-up and in the annual letter.	SATISFACTORY

11 Fire safety arrangements

3 answers recorded

Articles 19 to 22 require information, training and co-operation. This section records how those duties are met day to day.

ARRANGEMENTS - CONTROL

Permit to work for contractors; monthly inspections.

ARRANGEMENTS - ORGANISATION

The estate manager coordinates contractors and records.

ARRANGEMENTS - PLANNING

Planned maintenance programme agreed annually between the landlord and the managing agent.

12

Risk evaluation

Overall risk rating: Moderate

Article 9 requires the risk to be assessed. This section records the overall rating and the reasoning behind it.

LIKELIHOOD OF FIRE	CONSEQUENCE FOR LIFE SAFETY	RATING THE MATRIX DERIVES
Medium	Moderate harm	Moderate
RATING DETERMINED BY THE ASSESSOR	RISK MATRIX	
Moderate	Standard 5×5	
RATING ONCE THE ACTION PLAN IS COMPLETE		
Tolerable		

Rationale for the rating

Fire hazards are what would be expected in a purpose-built block of flats and are generally controlled. The consequence of a fire would be moderate harm: the building is designed for a stay-put strategy, but the lobby door and flat entrance door defects recorded here weaken the protection of the escape route until the actions are completed.

The risk matrix, with this assessment's cell marked, is drawn in the assessment overview.

What each risk rating means

TRIVIAL	No action is required, and no detailed records need be kept beyond this assessment.
TOLERABLE	No major additional controls are required. There may still be improvements to make that involve minor or limited cost.
MODERATE	Efforts should be made to reduce the risk, and the measures to do so should be put in place within a defined period. Where moderate risk goes with a consequence of extreme harm, further assessment may be needed to judge the likelihood of harm more precisely.
SUBSTANTIAL	Considerable resources may be needed to reduce the risk. If the premises are unoccupied, they should not be occupied until the risk has been reduced. If they are occupied, urgent action should be taken.
INTOLERABLE	The premises, or the part concerned, should not be occupied until the risk has been reduced.

Likelihood of fire

Very low	Fire is unlikely to occur. Few fire hazards are present and those that are remain under effective control at all times.
Low	Fire hazards are fewer, or better controlled, than would be expected for this type of occupancy.
Medium	Fire hazards normal for this type of occupancy, generally subject to appropriate control.
High	Fire hazards greater than would be expected for this type of occupancy, or normal hazards without the controls that would normally be applied to them.
Very high	Fire hazards are substantial and largely uncontrolled, such that an outbreak of fire is to be expected rather than merely foreseeable.

Consequence for life safety

Very low harm	An outbreak of fire would be unlikely to result in injury to any occupant.
Low harm	An outbreak of fire could foreseeably result in minor injury to one or more occupants, but not in serious injury or death.
Moderate harm	An outbreak of fire could foreseeably result in injury, including serious injury, to one or more occupants, but multiple fatalities are unlikely.
Severe harm	An outbreak of fire could foreseeably result in serious injury to several occupants, or in the death of one.
Extreme harm	An outbreak of fire could foreseeably result in multiple fatalities, or in serious injury to a large number of occupants.

13 Action plan

9 actions

Article 9(7) requires the significant findings and the measures to be taken to be recorded. This section is that plan.

Each action carries a priority band rather than a calendar date. The bands below state the timescale within which the assessor recommends the action is completed, measured from the date of this assessment. Where a target date has been agreed with the responsible person it is shown against the action; where none has been agreed, the band is the recommendation.

IMMEDIATE Immediately The shortcoming presents a risk to life that should not be left in place while a programme of work is arranged. Interim measures may be needed until it is resolved.	HIGH Within 1 month The shortcoming materially weakens the fire precautions and should be corrected ahead of routine planned work.	MEDIUM Within 6 months The shortcoming should be corrected within the current maintenance cycle.	LOW Within 12 months The action improves the fire precautions and can be programmed with other planned work.
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PRIORITY	NECESSARY FOR COMPLIANCE	GOOD PRACTICE (ADVISORY)	TOTAL
IMMEDIATE	1	–	1
HIGH	3	–	3
MEDIUM	2	–	2
LOW	1	2	3
All actions	7	2	9

NO.	ACTION	PRIORITY	RESPONSIBLE	COMPLETED
A-01	Replace the overhead closer on the fourth-floor lobby door, so that the door closes fully into its frame and latches from any angle of opening. Riverside House · Fourth floor · Fourth-floor lobby door Category: Means of escape Why: The lobby door protects the stair. While it does not close, smoke from a fire on the fourth floor can enter the only escape route. Necessary for compliance · Article 17, Fire Safety Order Risk once complete: Tolerable From finding 4. Communal fire doors · Photo 2	IMMEDIATE Immediately	Thameside Property Management	
A-02	Fit an intumescent strip and smoke seal to the head of the Flat 12 entrance doorset, matching those fitted to the jambs. Riverside House · Second floor · Flat 12 entrance door Category: Compartmentation Why: Without a seal at the head, smoke from a fire in the flat can reach the lobby serving six other flats. Necessary for compliance · Article 17, Fire Safety Order Risk once complete: Tolerable From finding 4. Flat entrance doors · Photo 4	HIGH Within 1 month	Riverside Housing Association	

NO.	ACTION	PRIORITY	RESPONSIBLE	COMPLETED
A-03	Fit an intumescent strip and smoke seal to the head of the Flat 27 entrance doorset, matching those fitted to the jambs. Riverside House · Fourth floor · Flat 27 entrance door Category: Compartmentation Why: Without a seal at the head, smoke from a fire in the flat can reach the lobby serving six other flats. Necessary for compliance · Article 17, Fire Safety Order Risk once complete: Tolerable From finding 4. Flat entrance doors	HIGH Within 1 month	Riverside Housing Association	
A-04	Fit a tested intumescent pipe collar to the 110 mm soil pipe where it passes through the floor of the third-floor riser cupboard, installed by a competent fire stopping contractor. Riverside House · Third floor · Third-floor riser cupboard soil pipe Category: Compartmentation Why: The breach links the riser on the third floor with the floor above and bypasses the compartment floor. Necessary for compliance · Article 17, Fire Safety Order Risk once complete: Tolerable From finding 4. Fire stopping of penetrations · Photo 3	HIGH Within 1 month	Riverside Housing Association	
A-05	Reinstate the missing 180 mm section of linear joint seal at the head of the wall between the electrical intake room and the entrance lobby. Riverside House · Ground floor · Electrical intake room wall head Category: Compartmentation Why: The gap lets smoke from a fire in the intake room into the entrance lobby, which is part of the escape route. Necessary for compliance · Article 17, Fire Safety Order Risk once complete: Tolerable From finding 4. Compartment walls · Photo 1	MEDIUM Within 6 months	Thameside Property Management	
A-06	Obtain the fire resistance information for the riser cupboard doors from the installer or the building records. Where it cannot be established, have the doors assessed by a competent person. Riverside House · Riser cupboard doors, all floors Category: Further investigation Why: The riser cupboards connect the floors, so their doors form part of the compartmentation between them. Necessary for compliance · Article 17, Fire Safety Order Risk once complete: Tolerable From finding 4. Other fire doors · Photo 5	MEDIUM Within 6 months	Thameside Property Management	
A-07	Fit a "fire door keep locked shut" sign to the second face of the second-floor riser cupboard door. Riverside House · Second floor · Second-floor riser cupboard door Category: Management and procedures Why: Signage on both faces reminds anyone opening the cupboard to lock it again. Good practice (advisory) Risk once complete: Tolerable From finding 7. Fire safety signage · Photo 6	LOW Recommended within 12 months	Thameside Property Management	

NO.	ACTION	PRIORITY	RESPONSIBLE	COMPLETED
A-08	Fit a "fire door keep locked shut" sign to the second face of the fourth-floor riser cupboard door. Riverside House · Fourth floor · Fourth-floor riser cupboard door Category: Management and procedures Why: Signage on both faces reminds anyone opening the cupboard to lock it again. Good practice (advisory) Risk once complete: Tolerable From finding 7. Fire safety signage	LOW Recommended within 12 months	Thameside Property Management	
A-09	Provide a key to the roof void hatch above the fifth-floor landing, so that the roof void can be inspected at the next review. Riverside House · Fifth floor · Roof void hatch Category: Further investigation Why: The roof void could not be inspected, so its compartmentation is unknown. Necessary for compliance · Article 17, Fire Safety Order Risk once complete: Tolerable From finding 4. Roof construction	LOW Within 12 months	Thameside Property Management	

THE ACTION PLAN	OBSERVATION	RESULT
No new significant hazards result from the action plan	None of the actions in this plan introduces a significant new hazard.	SATISFACTORY

14 Review

Review interval, the review clocks and reassessment

Article 9(3) requires the assessment to be reviewed when there is reason to suspect it is no longer valid or there has been a significant change.

CHANGE IN THE FIRE PRECAUTIONS

No

CHANGE IN THE GIVEN FACTORS

No

A FIRE OR NEAR-MISS HAS OCCURRED

No

CHANGE IN THE MATTERS TAKEN INTO ACCOUNT

No

MATERIAL ALTERATION

No

THE DEFINED REVIEW PERIOD HAS ELAPSED

No

FIRE SAFETY POLICY

Exists

MATERIAL ALTERATION, EXTENSION OR CHANGE OF USE

No

OTHER REASON TO DOUBT THE VALIDITY OF THE ASSESSMENT

No

REVIEW REQUESTED BY THE ENFORCING AUTHORITY

No

FACTORS AFFECTING THE REVIEW FREQUENCY

The sleeping risk, the single stair and the completion of the action plan.

SIGNIFICANT CHANGE TRIGGERS

A fire or near miss, building works affecting the common parts, or a change to the evacuation strategy.

REVIEW AND REASSESSMENT INTERVALS

REVIEW INTERVAL RECOMMENDED BY THE ASSESSOR

12 months

RECOMMENDED INTERVAL BEFORE A NEW ASSESSMENT

60 months

DATE A NEW ASSESSMENT IS RECOMMENDED

8 September 2031

REASON FOR THAT INTERVAL

Twelve months, in the assessor's opinion, reflecting the sleeping risk, the single protected stair and the actions outstanding at the date of this assessment. Review sooner after any fire, material alteration or change in how the building is occupied.

No statutory review period applies to a fire risk assessment. Article 9(3) of the Regulatory Reform (Fire Safety) Order 2005 prescribes none, and BS 9792:2025 Cl. 20 gives factors to weigh rather than a figure. The interval above is a recommendation made by the assessor, and the date derived from it is a recommendation too.

REVIEW CLOCK

DATE

Next review recommended by the assessor

8 September 2027

Set by the assessor with a recorded rationale. No statutory period applies — article 9(3) prescribes none, and the published guidance gives factors rather than a figure.

15 Declaration

The assessor, their signature and the record of check

Article 18 requires competent assistance. This section records who made the assessment and the competence they declare.

DECLARATION DATE

8 September 2026

DECLARATION STATEMENT

I carried out this assessment on 8 September 2026. The findings record the conditions I observed in the areas described in the scope, subject to the limitations stated, and the ratings and actions are my professional opinion.

CHECKED

OBSERVATION

RESULT

Matter reported to the dutyholder before issue

The defective closer on the fourth-floor lobby door was reported to the estate manager on the day of the visit.

SATISFACTORY

ASSESSOR

ASSESSOR	Marta Kowalska
CONTACT DETAILS	reports@example-fire.co.uk · 020 7946 0958
MEMBER OF	Institution of Fire Engineers (Member)
COMPETENCE TIER	Intermediate
QUALIFICATIONS	Level 4 Certificate in Fire Risk Assessment
PROFESSIONAL INDEMNITY INSURER	Example Indemnity Ltd
PROFESSIONAL INDEMNITY POLICY NUMBER	PI-SAMPLE-2026
PROFESSIONAL INDEMNITY POLICY EXPIRY	31 March 2027
CPD HOURS, CURRENT YEAR	22.0
PREPARED BY	Example Fire Ltd

Every fact in this declaration is stated by the assessor. It has not been verified by this system or by any third party.

SIGNATURE



Marta Kowalska
Signature of the assessor

RECORD OF CHECK

CHECKED BY	Sam Whitfield
CHECKER QUALIFICATIONS	Level 4 Certificate in Fire Risk Assessment; Member, Institution of Fire Engineers
DATE CHECKED	14 September 2026

This records a check made within the organisation that wrote this report. It is not an independent or third-party review, and no independence is claimed for it.

Glossary

The terms this report uses, in plain words

Access room	A room through which the only way out of an inner room passes. (BS 4422:2024, 3.1.1)
Compartment	A part of a building enclosed by fire-resisting walls and floors, so that a fire starting inside it is held there for a period.
Compartmentation	The division of a building into compartments, and the fire-resisting construction and fire stopping that keep them separate.
Competent person	Someone with enough training and experience, or knowledge, to carry out a task properly. (BS 9991:2024, 3.4)
Dead end	An area from which escape is possible in one direction only. The distance that can safely be travelled in one is shorter than where there is a choice of routes. (BS 4422:2024, 3.1.12)
Emergency lighting	Lighting that comes on automatically when the normal supply fails, so that people can find their way out.
Escape route	The route a person takes from anywhere in the premises to a place of safety outside.
Final exit	The door or opening at the end of an escape route that leads out of the building to a place of safety.
Fire detection and alarm system	The detectors, call points and sounders that detect a fire or let someone raise the alarm, and warn the people in the building.
Fire door	A door, with its frame and hardware, made to resist the passage of fire and smoke for a stated time when closed.
Fire safety policy	An organisation's statement of how it manages fire safety and who is responsible for it. (BS 4422:2024, 3.1.27)

Fire stopping	Sealing the gaps where pipes, cables and ducts pass through fire-resisting walls and floors, so that fire and smoke cannot pass through them.
Inner room	A room from which the only way out is through another room, the access room. (BS 4422:2024, 3.1.45)
Interim measures	Temporary arrangements that reduce the risk while a shortcoming is being put right.
Phased evacuation	An evacuation strategy in which people leave in a planned order, usually those nearest the fire first.
Protected route	Part of an escape route, such as a stair or corridor, enclosed in fire-resisting construction so that people can use it while a fire burns elsewhere.
Relevant person	Anyone lawfully on or near the premises who could be affected by a fire there. Firefighters are not included.
Responsible person	The person who holds the duties under the Regulatory Reform (Fire Safety) Order 2005 for the premises, usually the employer or the person in control.
Self-closing device	A device that closes a door fully into its frame from any angle of opening, so that a fire door works without anyone shutting it.
Significant finding	A finding that matters to the safety of people in the premises and is recorded, with the measures to be taken, as the Fire Safety Order requires.
Simultaneous evacuation	An evacuation strategy in which everyone leaves the building at once when the alarm sounds.
Specialised housing	Housing for people who live independently with some support or care, such as sheltered, extra care or supported housing. (BS 9792:2025, 3.1.66)
Stay put	An evacuation strategy in which people in the parts of a building not affected by a fire stay where they are unless told to leave, relying on compartmentation to protect them.
Tolerable	A level of risk the enforcing authority would accept, taking into account which further precautions are practicable. It is the level an action plan normally aims at. (BS 9792:2025, 3.1.72)
Travel distance	The distance a person actually walks to reach a place of safety, allowing for walls and furniture — not the straight-line distance. (BS 4422:2024, 3.1.73)