



REGULATORY REFORM (FIRE SAFETY) ORDER 2005 FIRE RISK ASSESSMENT

IMAGE OF PREMISES



Responsible person (e.g. employer) or person having control of the premises:	Daniel Horner
Address of premises:	Grimsby Unit 1 Riverside Retail Park, Victoria Street, Grimsby
Assessor:	Russell Pooley
Survey Number:	MOB Insight: 0207
Date of fire risk assessment:	03/11/2022
Date of previous fire risk assessment:	03/08/2021
Suggested date for review:	03/04/2023

The purpose of this report is to provide an assessment of the risk to life from fire in these premises, and, where appropriate, to make recommendations to ensure compliance with fire safety legislation. The report does not address the risk to property or business continuity from fire.	Signature	
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A. THE PREMISES		
A1	Number of floors at ground level and above:	1
A2	Number of floors entirely below ground level:	3
A3	Floors on which car parking is provided:	4
Approximate floor area:		
A4	m2 per floor:	5
A5	m2 gross:	6
A6	m2 on ground floor:	7
A7	Details of construction and layout: <i>Test additional notes</i>	
B1. OCCUPANCY		
B1.1	Approximate maximum number of employees at any one time:	1
B1.2	Approximate maximum number of other occupants at any one time:	2
B1.3	Approximate total number of people present in the building at any one time:	3
B1.4	Sleeping occupants:	4
B1.5	Disabled employees:	5
B1.6	Other disabled occupants:	3
B1.7	Occupants in remote areas and lone workers:	7
B1.8	Young persons employed (under 18):	8
B1.9	Others: <i>Test test 782</i>	
B2. FIRE LOSS EXPERIENCE		
B2.1	Fire Loss Experience: <i>None</i>	
B3. OTHER RELEVANT INFORMATION		
B3.1	Other Relevant Information: <i>None</i>	
B4. RELEVANT FIRE SAFETY LEGISLATION		
B4.1	The following fire safety legislation applies to these premises: <i>None</i>	
B4.2	The above legislation is enforced by: <i>None</i>	
B4.3	Other legislation that makes significant requirements for fire precautions in these premises [other than the Building Regulations 2010(as amended)]: <i>None</i>	
B4.4	The other legislation referred to above is enforced by: <i>None</i>	
B4.5	Is there an alterations notice in force?	Yes

B4.6 Relevant information and deficiencies observed:
Test

C. FIRE HAZARDS AND IGNITION SOURCES

C1 Are all electrical cables and equipment in good condition without signs of visible defects? **Yes**

C2 Are all electrical sockets used correctly and not overloaded, is the rule of one plug and one socket being applied? **Yes**

C3 Are portable electrical appliances PAT tested? **No**

Recommended Action #1	Priority: 3-6 Months	Risk: Moderate
All portable appliances should be subject to regular testing and inspection by a competent person in accordance with the IET Code of Practice for in-service Inspection and Testing of Electrical Items, 5th Edition – There was no evidence that the portable appliances throughout the premises were subject to regular testing and inspection – All portable appliances should be tested and inspected by a competent person and records should be kept.		

C4 Has the main electrical system been tested within the last 5 years by a competent engineer? **Yes**

Recommended Control #1	Priority: 3-6 Months	Risk: Tolerable
The fixed wiring electrical installation should be subject to regular testing and inspection in accordance with BS 7671 – This type of premises should be inspected every 5 years by a competent person – There was evidence on a localised sticker on the distribution board that the system was inspected on 3rd March 2021		

C5 Is there managerial control of personal electric items? **Yes**

C6 Is lightning protection provided for the building? **Yes**

C6.1 Are annual inspection and testing of the lightning protection system undertaken? **No**

Recommended Control #2	Priority: 3-6 Months	Risk: Tolerable
There is a lightning protection system installed at this premises, however there were no records to indicate that the system was subject to any testing or maintenance – The lightning protection system should be inspected by a competent person to ensure it will perform as designed in the event of a lightning strike.		

C7 Is smoking restricted to the designated smoking areas, and are these areas properly managed to prevent unwanted fires in ashtrays or rubbish receptacles? **Yes**

C8 Are mains gas supplies connected? **Yes**

C9 Are fixed heating installations, gas appliances and boilers subject to regular maintenance by competent contractors? **Yes**

Recommended Control #3	Priority: 3-6 Months	Risk: Tolerable
The fixed GAS installation should be subject to regular maintenance and inspection in accordance with The Gas Safety (Installation & Use) Regulations 1998 – There is a Worcester boiler installed in the cupboard under the stairs and there was certification available to evidence that the fixed GAS installation was inspected on 22nd August 2021.		

C10 Is the use of portable heaters avoided? **No**

Recommended Action #2	Priority: Information Only	Risk: Trivial
Portable heaters should be avoided as much as possible.		

C11 If not, are they kept away from draughts and flammable materials? **Yes**

C12	Are all cooking processes properly supervised, and are deep fat fryers, ovens, grease extraction canopies and other catering equipment regularly checked for defects, are all cleaning routines followed?	No
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Recommended Action #3	Priority: 3-6 Months	Risk: Tolerable
There is a small commercial kitchen at this premises which is used to prepare and cook food for customers and functions, this kitchen is fitted with a large extraction canopy, there were no records available at the time of this assessment to show that the canopy is subject to regular cleaning – If records are unavailable to show that the canopy was cleaned within the last 12 months, arrangement should be made to ensure that the canopy is cleaned as soon as possible and certification is provided in accordance with TR19: BESA Specification for Fire Risk Management of Grease Accumulation within Kitchen Extraction Systems.		

C13	Are emergency cut off facilities provided for cooking facilities?	Yes
C14	Has arson been considered by the manager/owner?	Yes
C15	Are there any measures provided to counter arson? (specified below) i.e. CCTV, Intruder Alarms, Security Gates etc.	Yes
C16	Is access to all plant rooms restricted to authorised persons only, and are all plant rooms free of storage?	Yes
C17	Is external refuse managed correctly?	Yes
C18	Do any potentially hazardous processes take place?	Yes
C19	Are large/abnormal amounts of combustible storage kept in the premises?	Yes
C20	Is there a large or excessive fire loading?	Yes
C21	If so, are storage arrangements adequate?	Yes
C22	Are highly flammable materials kept on the premises?	Yes
C23	If so, are storage arrangements adequate?	Yes
C24	Are other hazardous materials kept on the premises?	Yes
C25	If so, are storage arrangements adequate?	Yes
C26	Are appropriate risk assessments in place for flammable and hazardous substances (COSHH / DSEAR)	Yes
C27	Is general housekeeping satisfactory?	Yes
C28	Is the upholstery of foam furniture in good condition?	Yes
C29	Are significant ignition sources separated from combustible or highly flammable materials?	Yes
C30	Is the use of highly flammable materials minimised?	Yes
C31	Was building work being carried out at the time of inspection?	Yes
C32	If so, did this introduce any unusual hazards or ignition sources?	Yes

C33	Is there satisfactory control over works carried out in the premises?	Yes
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More specifically:

C33.1	Where appropriate, are fire safety conditions imposed on contractors?	Yes
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C33.2	Where appropriate is a permit to work system used (e.g. for “hot work”)?	Yes
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C33.3	Are suitable precautions taken by in-house maintenance personnel who carry out works?	Yes
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Relevant information (including description of arrangements and deficiencies observed):

Test 2 notes

D. MEANS OF ESCAPE & COMPARTMENTATION

D1	Is the design and maintenance of the means of escape considered adequate?	Yes
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More specifically:

D1.1	Do staircases and exit capacities appear to be adequate for the number of occupants?	Yes
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Are there reasonable distances of travel for the following:

D2.1	Where there is escape in a single direction?	Yes
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D2.2	Where there are alternative means of escape?	Yes
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D3	Is there adequate provision of exits?	Yes
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D4	Do fire exits open in the direction of escape, where necessary?	Yes
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D5	Are there satisfactory arrangements for escape where revolving doors or sliding doors are used as exits?	Yes
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D6	Is a suitable standard of protection designed for escape routes?	Yes
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D7	Are there reasonable arrangements for means of escape for disabled people?	Yes
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D8	Are the escape routes available for use and suitably maintained?	Yes
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More specifically:

D8.1	Are fire-resisting doors maintained in sound condition and self- closing, where necessary?	Yes
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D8.2	Are fire-resisting doors fitted with combined intumescent strips and cold smoke seals, where necessary?	Yes
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D8.3	Are fire-resisting doors fitted with 3 CE marked hinges?	Yes
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D8.4	Are fire-resisting doors fitted with CE marked overhead door closers? Or adjustable perko closers, where necessary?	Yes
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D8.5	Is the fire resisting construction protecting escape routes in sound condition?	Yes
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D8.6	Are internal escape routes clear of obstructions?	Yes
D8.7	Are external escape routes clear of obstructions?	Yes
D8.8	Are fire exit doors easily and immediately openable?	No

Recommended Action #4	Priority: 3-6 Months	Risk: Substantial
The front door was fitted with a locking mechanism which could be locked and have the key removed which could leave people trapped in the premises – This locking mechanism should be replaced with a thumb turn locking mechanism which can be unlocked without the use of a key.		

D9	Is compartmentation throughout the premises of a reasonable standard?	No
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Recommended Action #5	Priority: 0-3 Months	Risk: Intolerable
There were multiple breaches of compartmentation walls/ceilings – The areas where compartmentation is breached should be filled using a fire resisting intumescent material or fire resisting intumescent collars or other appropriate method of fire resisting intumescent material.		

D10	Is there reasonable limitation of linings that might promote fire spread?	Yes
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D11	As far as can reasonably be ascertained, are fire dampers provided as necessary to protect critical means of escape against passage of fire, smoke, and products of combustion in the early stages of a fire?	Yes
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D12	Are disabled refuges provided?	Yes
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D13	If so, are they adequately protected and provided with a suitable means of communication?	Yes
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D14	Are external staircases properly protected?	Yes
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E. FIRE ALARM SYSTEM

E1	Is the fire alarm/detection system appropriate for this type of occupancy?	Yes
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E2	Is a zone chart or plan displayed adjacent to the fire alarm control panel?	Yes
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E3	Are all parts of the building that are accessible by any person, including roof plant areas, within audible or visual range of a fire alarm sounder or warning device even when the plant or machinery in those areas is operating?	Yes
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E4	Can a fire alarm break glass call point be reached from any part of the building, including any roof plant or basement area?	Yes
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E5	Is the fire alarm system tested on a weekly basis from a different call point each week, and are the results of the tests recorded in the Fire Log Book?	Yes
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E6	Is the fire alarm system clear of any outstanding or recurring defects that need resolving?	Yes
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E7	Have all staff received training on how to raise the alarm using a break glass point?	Yes
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E8	Is the fire alarm system maintained in accordance with BS 5839?	No
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Recommended Action #6	Priority: 3-6 Months	Risk: Tolerable
There was no evidence available to show that the fire alarm/detection system was subject to regular maintenance in accordance with BS5839-1 - The fire alarm/detection system should be serviced as soon as possible and at 6 monthly intervals in accordance with BS5839-1 by a competent person and records should be kept.		
E9	Is the fire alarm linked to a remote manned centre?	Yes
E10	Does the alarm sound the same throughout the whole building?	Yes
E11	Maintenance Company	Mobiess Ltd
F. EMERGENCY LIGHTING		
F1	Is the emergency lighting system appropriate to this property?	No
Recommended Action #7	Priority: 3-6 Months	Risk: Substantial
There is no emergency lighting installed at this premises – Emergency lighting should be installed providing coverage to the means of escape with emergency lighting being installed outside of each exit by a competent person in accordance with BS5266-1:2016.		
F2	Are all emergency lighting units tested for correct operation and are the tests recorded in the Fire Log Book?	No
Recommended Action #8	Priority: 3-6 Months	Risk: Moderate
There were no records available on site to indicate when the emergency lighting system installed at this premises is subject to regular in-house testing – The emergency lighting should be “flick” tested on a monthly basis and records should be kept.		
F3	Is the emergency lighting system clear of any outstanding or recurring defects that need resolving?	Yes
F4	Is the emergency lighting system maintained in accordance with BS 5266?	Yes
F5	Is the exterior of each final exit fire escape door and pathway lit by emergency lighting that activates during a mains electrical failure?	No
Recommended Action #9	Priority: 6-12 Months	Risk: Trivial
There did not appear to be any emergency lighting to the outside of the building – Consideration should be given to installing emergency lighting to the outside of the building to aid in evacuation in the event of power failure.		
F6	Maintenance Company	FM Company
G. SIGNS AND NOTICES		
G1	Is every final exit fire escape door indicated by an emergency exit sign and a symbol to explain how to open the door in an emergency?	Yes
G2	Are mandatory signs fitted on the exterior of each fire exit door that says, 'Fire Exit Keep Clear'?	Yes
G3	Are all self-closing fire-resisting doors fitted with appropriate signs that say, 'Fire Door Keep Shut' or 'Automatic Fire Door Keep Clear'?	Yes
G4	Are all fire exits and fire exit routes clearly indicated by appropriate directional signage?	Yes
G5	Are identification signs present for all extinguishers?	Yes
G6	Are fire alarm call points indicated by the appropriate signage?	Yes

G7 Are fire actions notices displayed at appropriate locations?

Recommended Control #4	Priority: 6-12 Months	Risk: Trivial
Fire Action notices are displayed throughout the building, however they are missing the location of the assembly point – The location of the assembly point should be written onto the signs to aid people who are unfamiliar with the fire procedure and who are unaware of the location of the assembly point.		

H. FIXED INSTALLATIONS AND FIREFIGHTING EQUIPMENT

H1	Are the portable fire extinguishers provided appropriate to the site? If no, list below reason/appropriate equipment to use i.e. is there a deficiency in the amount provided?	Yes
H2	Are the units serviced annually in accordance with BS 5306: part 3?	Yes
H3	Are all extinguishers wall mounted?	Yes
H4	Maintenance Company	Test
H6	Is the smoke ventilation system tested regularly for correct operation?	Yes
H7	Are the smoke control curtains tested regularly for correct operation?	Yes
H8	Are the automatic fire shutters/barriers tested regularly for correct operation?	Yes

Sprinkler Systems

H9	Are sprinklers installed at this premises?	Yes
H10	Is the coverage of sprinklers appropriate to the premises?	Yes
H11	Is the fire sprinkler system tested on a weekly basis, and are the results of the tests recorded on the sprinkler test record card?	No
H12	Is the fire sprinkler system clear of any outstanding or recurring defects that need resolving?	No
H13	Can you at all times gain easy access to the sprinkler pump room and/or tank room?	Yes
H14	Sprinkler System: Maintenance Company	Test 2

Hose Reels

H16	Are hose reels installed at this premises?	Yes
H17	Are the hose reels serviced/ maintained in accordance with BS-EN-671/3	Yes
H18	Hose Reel: Maintenance Company	Test 3

I. MANAGEMENT OF FIRE SAFETY AND TRAINING ARRANGEMENTS

I1	Are procedures in the event of a fire appropriate and properly documented, where appropriate?	Yes
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More specifically:

I1.1	Are there adequate procedures for investigating fire alarm signals?	Yes
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I1.2	Are there suitable arrangements for summoning the fire & rescue service?	Yes
I1.3	Are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to firefighters?	No
I1.4	Are there suitable arrangements for ensuring that the premises have been evacuated.	Yes
I1.5	Is there a suitable fire assembly point(s)?	Yes
I1.6	Are there adequate procedures for evacuation of any disabled people who are likely to be present?	No
I1.7	Are there nominated members of staff who can assist in the evacuation of any colleague/visitors/ residents who have any temporary or permanent disability?	Yes
I1.8	If the premises are in multiple occupation, are there adequate arrangements for cooperation between duty holders to ensure coordination of their fire safety arrangements?	Yes
I2	Are routine in-house inspections of fire precautions undertaken?	Yes
I2.1	Are routine in-house inspections of fire precautions recorded in the fire safety log book?	Yes
I3	Are all staff given adequate fire safety instruction and training?	Yes
More specifically:		
I3.1	Are they trained in induction?	No
I3.2	Are they given periodic refresher training?	Yes
I3.3	Are they given additional training to cover any specific roles and responsibilities?	Yes
I3.4	Is the content of training provided considered adequate?	N/A
I3.5	Have an appropriate number of fire wardens been appointed?	N/A
I3.6	Have all fire wardens received appropriate 'Fire Warden' training?	No
I3.7	Where employees of another employer work in the premises, is appropriate information on fire risks and fire safety measures provided?	Yes
I4	Are all fire drills conducted by a member of the senior team and recorded in the Fire Log Book?	Yes
More specifically:		
I4.1	Have all daytime staff taken part in a fire evacuation drill within the last 12 months where simulated conditions render one or more fire exits unusable by the fire?	Yes
I4.2	Have all night time staff taken part in a fire evacuation drill within the last 12 months where simulated conditions render one or more fire exits unusable by the fire?	Yes

I4.3	Do you normally evacuate your building within 3 minutes? If you normally exceed 3 minutes are there any practices recognised or training required to improve your evacuation procedures?	No
I4.4	Is there evidence of appropriate liaison with the fire and rescue service? (i.e. by fire and rescue service crews visiting for familiarisation visits?)	N/A
I5	Is there adequate maintenance of the premises?	Yes

More specifically:

I5.1	Is there a procedure for reporting maintenance concerns or defects to the relevant person?	Yes
I5.2	Are external staircases examined by a competent person at 5 yearly intervals in accordance with BS8210?	No
I5.3	If lifts are installed at this premises, where are they and are they subject to regular maintenance at 6 or 12 monthly intervals by a suitable contractor?	Yes

Recommended Control #5	Priority: 3-6 Months	Risk: Substantial
There is a lift installed (insert location here), there were records available to show that the lift is subject to regular inspection and the last inspection was carried out on 2nd July 2021		

I17	Have any extensions/alterations been subject to Building Regulations applications?	Yes
I18	Where building alterations are taking place, do you regularly update this risk assessment as areas of the building change, do you update all staff how these changes affect them?	Yes

J. ACCESS AND FIREFIGHTER SAFETY

J1	Is access for fire brigade vehicles satisfactory?	Yes
J2	Is access for firefighters on foot satisfactory?	Yes
J3	Is access for firefighting or means of escape clear and unobstructed?	Yes
J5	Have the Fire and Rescue Service been advised of any changes to the building or occupancy?	Yes
J6	Are hydrants or other water supplies located suitably close to the premises?	Yes
J7	Are the local Fire Service made aware of any hazardous materials or issues, which might be hazardous when firefighting?	Yes
J8	Is external signage provided to warn firefighters of storage hazards?	Yes
J9	Are suitable firefighters' switches provided?	Yes
J10	Has the responsible person considered any issues which might significantly damage or affect the environment in case of fire?	Yes
J11	Has the possibility of fire spread to or from adjoining or adjacent buildings been considered by the responsible person?	Yes



The following simple fire risk level estimator is based on a commonly used health and safety risk level estimator.

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:

Likelihood

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:

Consequence

Slight 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 (other than an occupant sleeping in a room in which a fire occurs).
Moderate harm	Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve 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:

Likelihood of fire	Potential consequences 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



CONTEXT

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

Risk level	Action and timescale
Trivial	No action is required and no detailed records need be kept.
Tolerable	No major additional fire precautions required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, 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.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are occupied, urgent action should be taken.
Intolerable	Premises (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 fire 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 reviewed regularly.)



Recommended Control Measures



03/11/2022

Ref.	Type	Description	Priority / Severity	Risk Rating
CM-1	Control	The fixed wiring electrical installation should be subject to regular testing and inspection in accordance with BS 7671 – This type of premises should be inspected every 5 years by a competent person – There was evidence on a localised sticker on the distribution board that the system was inspected on 3rd March 2021	3-6 Months	Tolerable
CM-2	Control	There is a lightning protection system installed at this premises, however there were no records to indicate that the system was subject to any testing or maintenance – The lightning protection system should be inspected by a competent person to ensure it will perform as designed in the event of a lightning strike.	3-6 Months	Tolerable
CM-3	Control	The fixed GAS installation should be subject to regular maintenance and inspection in accordance with The Gas Safety (Installation & Use) Regulations 1998 – There is a Worcester boiler installed in the cupboard under the stairs and there was certification available to evidence that the fixed GAS installation was inspected on 22nd August 2021.	3-6 Months	Tolerable
CM-4	Control	Fire Action notices are displayed throughout the building, however they are missing the location of the assembly point – The location of the assembly point should be written onto the signs to aid people who are unfamiliar with the fire procedure and who are unaware of the location of the assembly point.	6-12 Months	Trivial
CM-5	Control	There is a lift installed (insert location here), there were records available to show that the lift is subject to regular inspection and the last inspection was carried out on 2nd July 2021	3-6 Months	Substantial



Recommended Actions



03/11/2022

Ref.	Type	Description	Priority / Severity	Risk Rating
SA-1	Action	All portable appliances should be subject to regular testing and inspection by a competent person in accordance with the IET Code of Practice for in-service Inspection and Testing of Electrical Items, 5th Edition – There was no evidence that the portable appliances throughout the premises were subject to regular testing and inspection – All portable appliances should be tested and inspected by a competent person and records should be kept.	3-6 Months	Moderate
SA-2	Action	Portable heaters should be avoided as much as possible.	Information Only	Trivial
SA-3	Action	There is a small commercial kitchen at this premises which is used to prepare and cook food for customers and functions, this kitchen is fitted with a large extraction canopy, there were no records available at the time of this assessment to show that the canopy is subject to regular cleaning – If records are unavailable to show that the canopy was cleaned within the last 12 months, arrangement should be made to ensure that the canopy is cleaned as soon as possible and certification is provided in accordance with TR19: BESA Specification for Fire Risk Management of Grease Accumulation within Kitchen Extraction Systems.	3-6 Months	Tolerable
SA-4	Action	The front door was fitted with a locking mechanism which could be locked and have the key removed which could leave people trapped in the premises – This locking mechanism should be replaced with a thumb turn locking mechanism which can be unlocked without the use of a key.	3-6 Months	Substantial
SA-5	Action	There were multiple breaches of compartmentation walls/ceilings – The areas where compartmentation is breached should be filled using a fire resisting intumescent material or fire resisting intumescent collars or other appropriate method of fire resisting intumescent material.	0-3 Months	Intolerable
SA-6	Action	There was no evidence available to show that the fire alarm/detection system was subject to regular maintenance in accordance with BS5839-1 - The fire alarm/detection system should be serviced as soon as possible and at 6 monthly intervals in accordance with BS5839-1 by a competent person and records should be kept.	3-6 Months	Tolerable
SA-7	Action	There is no emergency lighting installed at this premises – Emergency lighting should be installed providing coverage to the means of escape with emergency lighting being installed outside of each exit by a competent person in accordance with BS5266-1:2016.	3-6 Months	Substantial
SA-8	Action	There were no records available on site to indicate when the emergency lighting system installed at this premises is subject to regular in-house testing – The emergency lighting should be “flick” tested on a monthly basis and records should be kept.	3-6 Months	Moderate
SA-9	Action	There did not appear to be any emergency lighting to the outside of the building – Consideration should be given to installing emergency lighting to the outside of the building to aid in evacuation in the event of power failure.	6-12 Months	Trivial