

Risk Assessment Report

Premises assessed:

- building containing apartments numbered 5, 7, 9, 11 Kimball Close.
- An up-to-date Risk Assessment for this block will be on the agenda for every shareholders' meeting.

Relevant Legislation:

- Regulatory Reform (Fire Safety) Order 2005
- Control of Asbestos Regulations 2012

General	Comments	Changes/additions from last report
The building is of conventional construction comprising brick elevations and a pitched slate roof. It was converted for residential use between 2004 and 2005.	Conversion was subject to the Building Regulations 1991. No asbestos survey has been carried out for COMC.	
The block comprises four self-contained apartments on two floors, each with its own entrance, plus 'common parts' as described below	As such, this is not a 'house in multiple occupation'	
The building is solely for residential use under 'long-term' tenancies.	As such, this is not subject to the Smoke and Carbon Dioxide Alarm (England) Regulations 2015.	
The 'common parts' of the building comprise: <ul style="list-style-type: none"> • Entrance foyer • Stairs on two flights • Landing on first floor 	Only these parts are subject to RR(FS)2005. This Assessment covers only the 'common parts'.	
Previous incidents	No incidents of fire are known	
Statutory body for enforcement	Leicestershire Fire & Rescue Services	

Date of previous assessment	Action taken
25/9/17 Recommendation PET CAGES CAUSING POTENTIAL OBSTRUCTION IN GROUND FLOOR LOBBY TO BE MOVED.	ITEMS REMOVED
ASBESTOS SURVEY TO BE COMMISSIONED.	MINUTES OF MEETING HELD TODAY (29/1/18) RESOLVED TO COMMISSION AN ASBESTOS SURVEY AS SOON AS PRACTICAL.