

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 [(RR(FS) 2005]
- Control of Asbestos Regulations 2012

General	Comments	Changes/additions from last report
<p>The building is of conventional construction comprising brick elevations and a pitched slate roof. It was converted to residential use between 2004 and 2005.</p>	<p>Conversion was subject to the Building Regulations 1991. An asbestos survey was commissioned by COMC and completed in January 2018. The report concluded that the only area of concern was the possibility of the presence of asbestos cement on the external gables of the balcony of apartments 7 & 11. This is low risk. Statutory measures should be taken if it is disturbed.</p>	<p>—</p>
<p>The block comprises for self-contained apartments on two floors, each having its own entrance, plus 'common parts' as described below.</p>	<p>As such; this is not a 'house in multiple occupation.</p>	<p>—</p>
<p>The building is solely for residential use under 'long term' tenancies.</p>	<p>As such; this is not subject to the Smoke & Carbon Dioxide Alarm (England) Regulation 2015.</p>	<p>—</p>
<p>The 'common parts' of the building comprise</p> <ul style="list-style-type: none"> • Entrance foyer • Stairs on two flights • Landing on first floor 	<p>These parts are subject to RR (FSF) 2015 and are the only areas included in Fire Risk. The external gables above the balcony of apartments 7 & 11 are covered under Other Risks.</p>	<p>—</p>
<p>Previous incidents</p>	<p>No incidents of fire have been reported No disturbance of possible asbestos hazard has been reported</p>	<p>—</p>
<p>Statutory body for enforcement</p>	<p>Leicestershire Fire & Rescue Services</p>	<p>—</p>

Date of previous Assessment	20/1/22
Recommendations/s	Action taken
Upper Landing light needs replacement Bulb or 'starter'	Replaced.

ELECTRICAL INSPECTION

An electrical inspection was carried out on 03/01/2022 with a recommendation that the next one be done no later than 5 years from that date.

Other electric	Fuse box and meters for all four apartments in a cupboard	None identified		
Gas fittings/supply	None			
Lighting	Single source from mains. An emergency light comes on when the main power goes off	None identified		Emergency lighting to be tested at each Assessment
Storage	None, but a 'void' area beneath and alongside the first flight of stairs provides handy storage for bicycles etc.	None identified	Residents to be aware that no hazardous items or material should be placed in the area. No items should 'spill over' and obstruct access to the stairs or main door.	The area does not provide access to the stairs or exit. Provided items are placed solely in this area, there should be no danger of obstruction. Check this is the case at each Assessment
Other				
Changes /additions				
stairs				
General	Two flights, sufficiently wide for two person abreast, carpeted and with bannister/handrails	No potential sources of fire outbreak identified		
Lighting	Lit by ground floor and first floor lights			
Other				
Changes/additions				

FIRE RISK

Any changes/additions from the previous Assessment should be noted.

Area /item /feature	Comments	Fire elimination	Fire Control/protection	Fire management
Exterior				
Area immediately outside common entrance	The area is level with no steps or railings. External lighting comes on automatically and remains on during hours of darkness	No potential sources of fire outbreak identified	The door is steel	Entrance must always be unobstructed
Changes /Additions	<i>none</i>			
Interior				
General	Area is level and carpeted providing access to the two upstairs apartments	No potential sources of fire outbreak identified		
Entrance /Exit	There is only one external door		No alternative emergency exit	Access to this must always be unobstructed
Fire notices	A 'No Smoking' sign is displayed together with instruction for action in the event of fire		n/a	
Fire Extinguishers	None present		n/a	
Sprinklers	None present		n/a	
Electric Sockets	none		n/a	
Smoke alarms	One fitted			To be tested at each risk assessment

First floor				
General	Area is level and carpeted, providing access to two apartments			
Fire extinguishers	None present	n/a		
Electrical sockets	None present	n/a		
Smoke alarm	One fitted			To be tested at each Assessment
Lighting	Single source from mains. An emergency light comes on when the main power is off			Emergency lighting to be tested at each Assessment
Storage	none	n/a		
Other				
Changes/additions	<i>none</i>			
Other areas				
Roof void	Contains only an aerial	None identified		

OTHER RISKS

Asbestos

Area	Comments	Risk Elimination	Risk Control	Risk Management
Rendering beneath the gables of the balcony of first floor apartments (number 7 & 11)	Survey Project MGE-18016 presumed asbestos cement was present on the external gables.	It is low risk and the survey only presumed there was asbestos cement being there	None under normal circumstance, unless disturbed. Occupants/new occupants to be advised	Check at each Assessment that no disturbance has occurred or is envisaged Advise any new occupant
Changes/additions	<i>none</i>			

Tests/inspections carried out

Area	Item installation	Tested – found satisfactory	Tested – with following results
Ground floor	Smoke alarm	✓	
	Emergency Light	✓	
First Floor	Smoke alarm	✓	
	Emergency light	✓	
Gable above balcony	Visual inspection for any disturbance	Inspected – no disturbance	Inspected – with following result
	Apartment 7	✓	
	Apartment 11	✓	

Other

Apartments 7 & 11	Advise new occupant of the possible presence of asbestos cement and that advice should be taken over disturbance or removal.	Date advised
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Summary

Hazards/issues identified	Risk high /medium / low	Action required	Timescale (assess as urgent or give alternative time scale)	Comments

Assessment carried out by (Name) T. J. SEAL

Signature 

Date 31/7/23

Date of next assessment 29/1/24