

Life Safety Fire Risk Assessment - General Premises



Organisation Name	Bron Afon Community Housing Ltd
Premises Name	1-20 (A-D) The Tower
Premises Location	1-20 (A-D) The Tower Southville Cwmbran NP44 3QY
Premises UID	648838
Date of Visit	14/04/2026
Completed By	Matthew Rees
Work Order UID	RM14878

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Foreword

Here at Riskmonitor, it's our vision to play a significant part in the elimination of workplace accidents and deaths. In making the decision to carry out this Fire Risk Assessment (FRA) you've taken steps to join us on that journey and for that we sincerely thank you.

We appreciate your custom and trust the following pages will help you resolve any fire safety issues you have within your workplace.

We've spent many hours designing the Riskmonitor FRA to take the often-complex world of fire safety compliance and simplified it into a number of easy-to-understand sections. The aim is simple - to help you create and maintain safer workplaces for everyone.

Though absolutely vital, legislation can often be difficult to follow and intimidating when you don't fully understand the legal "jargon".

That's why we've attempted to provide advice and guidance in plain and simple words but reference the jargon where necessary.

To be suitable and sufficient, this FRA must cover a specific set of criteria that meets the relevant legislation and standards. But we also understand that you just want to know what must be done and by when.

That's why we've broken this report down into sections which, we believe, meets the needs of all relevant parties.

Your Action Plan is presented in plain English and should be simple to understand. Each remedial action may include a reference number (eg A.08.01) which refers to additional information provided in the Action Plan Technical Guidance document which your suppliers and contractors can use to check the relevant standards their work must meet. To access your Technical Guide, go to the link provided in the Risk Improvements section below.

We always welcome constructive ideas on how we can make our work even better, so please let us know your thoughts on this report and any areas we can improve upon.

Warmest Regards,

Dave

Dave Dean

Founder & Chairman

Background

Fire Risk Assessments are a legal requirement for all premises to which Article 6 (2) of the Regulatory Reform (Fire Safety) Order 2005 (FSO) applies. The requirement to conduct a Fire Risk Assessment is identified in the FSO Article 9 – (1) as follows;

“The responsible person must make a suitable and sufficient assessment of the risks to which relevant persons are exposed for the purpose of identifying the general fire precautions he needs to take to comply with the requirements and prohibitions imposed on him by or under this Order.”

The aim of the fire risk assessment is to guide the Responsible Person to meet the legal duties of the FSO, Article 8 – Duty to take general fire precautions indicates duties of a Responsible person, namely that the responsible person must

(a) take such general fire precautions as will ensure, so far as is reasonably practicable, the safety of any of his employees; and

(b) In relation to relevant persons who are not his employees, take such general fire precautions as may reasonably be required in the circumstances of the case to ensure that the premises are safe.

This assessment has been carried out in order to assist you to comply with the requirements of the FSO. The risk assessment takes into account the;

1. The potential ignition sources identified and any control measures in place.
2. How any outbreak of fire is likely to develop, taking into account the geometry of the building, the level of compartmentation and the degree of fire loading.
3. The effect any fire may have on 'relevant persons' and the degree of inbuilt safety measures designed to keep the people safe during the evacuation phase.

Landlords & Tenants

When trying to establish who is responsible for fire safety, the first point of reference for any commercial tenant or landlord should be the lease. Usually, the landlord or managing agent is responsible for the fire precautions in the communal areas and for the common systems such as the fire alarm, sprinklers and fire prevention apparatus.

Whilst this places a duty on the part of the landlord and/or managing agent, commercial tenants should bear in mind that they cannot just leave it to the landlord. Commercial tenants will usually be responsible for the fire safety within their demise. They must not hinder any fire escapes in the common parts and must comply with all relevant fire legislation and regulations.

A responsible tenant should also co-operate with the landlord or managing agent in the coordination of fire precautions, for example, fire safety drills. So, it's only through a co-ordinated approach by both the landlord and the tenant that we can ensure the safety of occupants in the premises.

Competency

Riskmonitor is a BAFE SP205 Registered Company for Life Safety Fire Risk Assessments. BAFE SP205 is the industry standard for companies undertaking fire risk assessments. It sets out criteria and requirements for the competency of those carrying out and validating those risk assessments. Our Fire Risk Assessors are highly qualified Fire Officers with over 250 years of collective experience (and growing!)

For additional peace-of-mind, all risk assessments we carry out are covered under our Professional Indemnity Insurance.

Content

The assessment includes a full action plan for matters that require improvement, and each improvement will also be attributed a risk level, priority and timescale within which the works should be completed.

For clarity, there may be occasions where actions could have the same risk level but a different timescale for completion. This will usually depend on who, in your organisation, is responsible for addressing the problem and whether the remedy will require external contractors and/or incur cost.

For example, issues involving management of fire safety may be allocated a moderate risk but can often be addressed by local building managers at zero cost so we could recommend this is completed immediately. However, an issue with a fire door requiring repair might also be rated as a moderate risk but given 30 days for completion to allow the organisation time to find and instruct a supplier.

The risk assessment should be made available for inspection by an authorised person of any Local Authority Fire Service, and whilst we understand our customers may choose different review regimes, we recommend this risk assessment be reviewed:

- Following a change of work practice
- Following a significant change in the occupancy of the building
- Following any structural changes
- Following any near miss or fire incident
- **And, in any case, best practice suggests at least once every year**

Certificate of Conformity

A Certificate of Conformity is issued with every assessment. The Certificate is a statement to you that we have applied the standards required by BAFE SP205 in undertaking your fire risk assessment. We recommend you print and display a copy on site.

General Information

In this section our assessor explains the FRA details relevant to these premises, legislation, dates and persons responsible. It also covers the type of construction, materials used, and the activities carried out within. Our assessor has recorded any previous history of fires along with an understanding of the people who use the premises which helps the assessor determine its risk profile.

Please note, any areas we were unable to access at the time of the FRA will not have been included in this report.

Logbook

Keeping up to date records of periodic training, inspection, testing, maintenance is an important means of demonstrating that all legislative obligations have been satisfied. These records can also be important in demonstrating that there have been no breaches of good practice that could result in litigation in the event of injury to an occupant of the premises in the event of fire.

Risk Improvements

Our assessment process includes a review of the following measures of Fire Safety and highlights any areas of possible Risk Improvement. For each improvement identified, the assessor has also provided an assessment of the level of risk, the priority you should apply to the task and the deadline for its completion.

We've taken care to write the Action to be taken in simple to understand, plain English and avoiding 'jargon' wherever possible. However, where the task applies to standards or similar criteria, we've added a reference number to enable you and/or your contractor to access further detail. This guidance can be found here;

<https://riskmonitor.co.uk/wp-content/uploads/2021/10/LS-FRA-Action-Plan-Technical-Guidance.pdf>

Plan Drawings

Plan Drawings are not a requirement of the Fire Safety Order, however, for more complex or high-risk buildings, plans may have been requested at the time of purchase.

If that is the case, your Plans will provide an outline diagram of the premises showing the approximate location of structural fire protection, fire-fighting equipment, signage, and a Unique ID number for any risks the assessor may have identified.

Communication

It's vital that you communicate the findings of this FRA with those who need to know including staff, parents or guardians of young persons and of course Landlords if you don't own these premises.

Scope of Work

Riskmonitor will carry out a Life Safety Fire Risk Assessment to meet the requirements of relevant national life safety legislation. Our Assessor will inspect the site, discuss fire safety provisions with on-site staff and prepare a fire risk assessment report.

The fire risk assessment report will detail the significant findings of the assessment. Where necessary, the report will provide recommendations for additional measures the assessor deems necessary, to reduce or maintain risk from fire at a tolerable level.

As part of the requirement for the supplier to undertake this assessment, it would be necessary for the Customer to arrange for suitable access to all areas required to be inspected. This includes the provision of suitable facilities to gain access to ceiling voids etc, as needed during the inspection itself. The assessor will make every effort to inspect all voids possible etc, but only if Asbestos Registers are available and when safe to do so.

Beyond the inspection, this scope of services does not make provision for any additional Customer meetings to discuss the assessment report and associated findings.

Once the fire risk assessment inspection and report are completed and issued to the Customer, then this scope of services will be considered complete.

Design of any recommended facilities will be carried out by others or upon a new agreed scope of services.

This scope of services and the fire risk assessment methodology within it, is intended to assess measures that facilitate the protection of people from fire and, does not include property protection or business continuity requirements. Any variations to the above scope of work must be agreed separately in writing and provided to the customer prior to visiting the premises.



Life Safety Fire Risk Assessment - General Premises

Certificate of Conformity

Certificate Number

RM14878

Certified Organisation

This certificate has been issued by Riskmonitor Ltd
BAFE SP205 Scheme Registration No: 102287
SSAIB Third Part Certification No: SWAL109

Scope of Assessment

Life Safety Fire Risk Assessment - General Premises conforming to the BAFE SP205 Scheme carried out in accordance with the Regulatory Reform (Fire Safety) Order 2005 and the Fire Safety Act 2021.

Customer Name & Assessment Location

Bron Afon Community Housing Ltd
648838 - 1-20 (A-D) The Tower, Southville, Cwmbran, NP44 3QY

Declaration

We, being a 'Certified Organisation' in respect of delivering life safety fire risk assessment - general premises, certifies that the fire risk assessment carried out at the above location complies with the scope of assessment and with all other requirements as currently laid down within the BAFE SP205 Life Safety Fire Risk Assessment - General Premises Scheme.

Fire Risk Assessment Completed by

Matthew Rees

Fire Risk Assessor

14/04/2026

Date of Assessment

14/04/2027

Date of Next Review set by Customer

Validated for and on behalf of Riskmonitor Ltd by

Gareth Pugh

Validator

23/04/2026

Date of Issue

Expert Fire Safety Advice & Guidance
→ riskmonitor.co.uk



Action Plan

UID & Image	Action Plan
RM14878_001 	Location: 1-20 (A-D) The Tower > Various locations Category: Construction Issue: Pipework and or other services penetrate the one hour fire-resisting wall(s). Sub-Category: Compartment/Separating Walls Remedial: Provide appropriate fire stopping around services that penetrate the fire-resisting wall partition as listed below: - Fire stopping above flat 13a on level 13 - Fire stopping above lobby door & flat 12a on level 12 - Fire stopping needed above flat 11b on level 11 - Fire stopping needed above flat 8c on level 8 - Fire stop above light to lobby on level 6 - Fire stop above flat 4b on Level 4 - Fire stop above flat 1c on Level 1 - Fire stop in sprinkler room . Ref: A.01.12 Priority: Medium Due Date: 22/07/2026 Completed Date: DD/MM/YYYY Risk: Moderate Responsible: Completed By: Insert Name
RM14878_002 	Location: 1-20 (A-D) The Tower > Various locations Category: Means of Escape Issue: There are holes/splits/defects from forced openings to the door which compromise its fire resistant standard. Sub-Category: Fire Doors Standards and Maintenance Remedial: Repair the fire doors listed below to the same fire resisting standard or if required to be replaced then upgrade to FD60s. These were: - Screw missing on riser door by flat 19d on level 19 - Lobby door on level 16 beading loose - Lobby door on level 13 beading loose - Lobby door on level 11 not closing fully and beading loose/damaged - Lobby door on level 3 has smashed vision panel - Lobby door on level 1 has damaged to beading Ref: B.08.22 Priority: Medium Due Date: 22/07/2026 Completed Date: DD/MM/YYYY Risk: Moderate Responsible: Completed By: Insert Name

Action Plan

UID & Image	Action Plan
RM14878_003 	Location: 1-20 (A-D) The Tower > Car park fire door Category: Means of Escape Issue: Doors not deemed to be fire resisting to the appropriate standard. Risk: Moderate Responsible: Completed By: Insert Name Sub-Category: Fire Doors Standards and Maintenance Remedial: The door had some damage and was timber with only being FD30s. Due to being a car park separating from escape route it is recommended to be replaced the door with one which provides the required FD60S standard of fire resistance which also to be metal to be more robust.. Ref: B.08.06 Priority: Medium Due Date: 22/07/2026 Completed Date: DD/MM/YYYY
RM14878_004 	Location: 1-20 (A-D) The Tower > Various locations Category: Signs and Notices Issue: "Do not use lift in the event of fire" signs missing. Risk: Moderate Responsible: Completed By: Insert Name Sub-Category: Life Signs Remedial: Provide a "Do Not Use Lift in Case of Fire" sign to the below floors: - Lower ground - Level 11. Ref: C.08.01 Priority: Medium Due Date: 22/07/2026 Completed Date: DD/MM/YYYY
RM14878_005 	Location: 1-20 (A-D) The Tower > Car Park Exit Category: Signs and Notices Issue: Final fire exit doors are not provided with appropriate signage. Risk: Moderate Responsible: Completed By: Insert Name Sub-Category: Signs - Fire Exit Remedial: Provide a "Fire Exit" sign for each fire door indicated Ref: C.04.01 Priority: Medium Due Date: 22/07/2026 Completed Date: DD/MM/YYYY

Action Plan

UID & Image	Action Plan
RM14878_006 	Location: 1-20 (A-D) The Tower > Car Park Exit Category: Signs and Notices Issue: No "Push Pad to Open" signs provided. Risk: Moderate Responsible: Completed By: Insert Name Sub-Category: Fire Door - Exit fastenings signs Remedial: Provide a "Push Pad to Open" sign to Fire exit door(s) fitted with a push pad Ref: C.05.02 Priority: Medium Due Date: 22/07/2026 Completed Date: DD/MM/YYYY
RM14878_007 	Location: 1-20 (A-D) The Tower > Various locations Category: Fire Safety Management Issue: There is combustible storage in escape routes within lobby areas Risk: Moderate Responsible: Completed By: Insert Name Sub-Category: Escape Route Inspections Remedial: Remove combustible materials stored in escape routes as listed below: - Items outside flats in lobby on level 3 - Clear items from Lower Ground floor electrical board Ref: I.09.02 Priority: Medium Due Date: 22/07/2026 Completed Date: DD/MM/YYYY
RM14878_008 	Location: 1-20 (A-D) The Tower > External Category: Means of Escape Issue: An excess of overgrown vegetation obstructs the external exit route. Risk: Moderate Responsible: Completed By: Insert Name Sub-Category: External Escape Routes Remedial: Install a preventative maintenance programme to cut back vegetation. Ref: B.17.04 Priority: Medium Due Date: 22/07/2026 Completed Date: DD/MM/YYYY

Action Plan

UID & Image	Action Plan
RM14878_009 	Location: 1-20 (A-D) The Tower > Floor 9 Category: Fixed Fire Safety Systems Issue: Fire sprinkler head cover missing Risk: Moderate Responsible: Completed By: Insert Name Sub-Category: Fire Suppression Systems Remedial: Replace detector head cover to prevent damaged to sprinkler head Priority: Medium Due Date: 22/07/2026 Completed Date: DD/MM/YYYY
RM14878_010 	Location: 1-20 (A-D) The Tower > Floor 6 Refuse chute Category: Construction Issue: The Bin shoot cover was damaged which was removed compromising fire integrity Risk: Moderate Responsible: Completed By: Insert Name Sub-Category: Separation of Special Fire Risks Remedial: Refit the cover to provide adequate protection. Priority: Medium Due Date: 22/07/2026 Completed Date: DD/MM/YYYY

Premises Information

Premises Address	1-20 (A-D) The Tower, Southville, Cwmbran, NP44 3QY
Floors	22no Floors. Height :64m. Residential Units :81.
Square Meterage	Approx 3000m2 . Year Built 1959 .
Premises Use	Sleeping Accommodation

Fire Risk Assessment Information

Legislation	This Fire Risk Assessment, depending on location considers the following legislation as a minimum: - The Regulatory Reform (Fire Safety) Order 2005 - The Fire Safety Act 2021 - The Fire and Rescue Services (Northern Ireland) Order 2006 - The Fire Safety Regulations (Northern Ireland) - The Fire (Scotland) Act 2005 - The Fire Safety (Scotland) Regulations 2006
Date of This FRA	14/04/2026
Date of Previous FRA	24/04/2025
FRA Review Cycle (Days)	365
Riskmonitor Recommended Review Date	14/04/2027

Responsible Person

Name	Chief Executive Officer
Fire Safety Role	Main Duty Holder / Responsible Person
Job Title	CEO
Organisation	Bron Afon Community Housing

Name	Neville Brown
Fire Safety Role	Appointed / Competent Person
Job Title	Fire Safety Manager
Organisation	Bron Afon Community Housing

Relevant Fire Authority	South Wales Fire and Rescue Service
Relevant Primary Fire Authority	South Wales Fire and Rescue Service

Assessors Comments	Neville Brown from Bron Afon attended the assessment and escorted the assessor around the premises together. All floor were inspected including car park along with high risk areas such as plant areas The premises is a steel and concrete building of 22 floors and basement, with a flat roof. It forms a residential block of flats. There is a basement car park, with access to the block. There are no balconies. The premises has previously been subject to type 4 reports on two different layout flats and these reports are in the possession of Bron Afon. The Landlord has also commissioned an external wall system report by a third party accredited company which is due for review in 2026. Certification has been uploaded in RAMIS. The premises is sprinklered throughout, except for the bin chute rooms at each floor and there is permanent ventilation at the head of the stair via a slated double doors out onto the roof. At the time of the latest visit all fire doors other than listed in risk improvements were found to be acceptable. There is an EACIE (Evacuation Alert Control and Indicating Equipment) alarm system in place and operational. The EACIE is housed within a cabinet as the system is intended for exclusive use by the FRS, and only accessible by them, using a unique key. Important elements of the system are as follows • The cabinet should be secure against unauthorised use or casual vandalism and should prevent sight of the controls within • The security housing should satisfy the requirements of LPS 1175:Issue 8.0 for security rating classification B3 or STS 205 [N2] resistance class BR2 • A sign bearing the words 'EACIE: for Fire and Rescue Service Use Only' should be fixed to the door of the cabinet • Access to the EACIE via patented key only – exclusive to the FRS. CCTV is fitted in common areas in an effort to combat local vandalism. At time of visit a refurbished power supply was completed with all fitting of new timber fire doors by a third party competent company at each level above and including floor 1 was completed however still some works such as boxing in and fire stopping was outstanding. Certification of installation of both will be issued to Bron Afon on completion. The fire doors will be included in the annual Fire Door testing regime.
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Premises Risk Profile

Context	The category of fire risk for any premises can be determined by combination of the likelihood of fire occurring and the potential consequences of that fire. This is a method of risk assessment commonly adopted in the field of health and safety. The advantage of this approach is that it tends to result in relatively consistent assessments of risk (and, hence, fire risk) by different risk assessors.
Premises Risk Profile	Low Risk (2)

Inaccessible Areas

Context	The duty-holder should ensure that the fire risk assessor has access to all relevant areas of the premises at the time of the fire risk assessment. However, for several reasons, it may not always be possible to access certain areas. Any such situations will be listed in the General Information section.
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Premises History of Fire

Context	However small, considering any fire that is known to have occurred within recent years can be of use in identifying fire hazards that would not, otherwise, be obvious from an inspection of the premises. In multi-site organisations, review of any fire loss experience can sometimes reveal significant trends or identify appropriate control measures that may limit reoccurrence.
Previous Instances of Fire?	We are not aware of any previous instances of fire at these premises where the Fire Service attended.

People at Risk

Context	Account needs to be taken, of occupants who could be especially at risk in the event of fire and the possible need for assistance with evacuation or special warning of fire. Due consideration must be given to people with physical and mental challenges, temporary or permanent disabilities, the young or elderly, sleeping occupants, those working alone, remotely or in the hours of darkness and even those under the influence of alcohol.
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Assessor Comments

Category	Sleeping
Comment	There are approximately 80 flats across 20 floors with 4 flat on each floor

People at Risk Details

People at Risk Category	Sleeping
Number at any one time	Unable to verify
Location in the premises	Throughout the premises
Familiarity with premises	Familiar
Occupancy frequency	24 Hours 7 Days a Week
English Language	No - there are no difficulties understanding English

People at Risk Category	Employees
Number at any one time	2
Location in the premises	Specific locations
Familiarity with premises	Familiar
Occupancy frequency	Ad Hoc
English Language	No - there are no difficulties understanding English

People at Risk Category	Contractors
Number at any one time	Unable to verify
Location in the premises	Specific locations
Familiarity with premises	Familiar
Occupancy frequency	Ad Hoc
English Language	No - there are no difficulties understanding English

Use and Construction

Context	In consideration of the use of the premises, our Assessor will consider the original standards applicable at the time of construction. However, the Assessor will not simply assume that prescriptive application of current standards is necessary, but, where the original standard is considered to create significant risk, reasonably practicable measures will be recommended.
Multiple Buildings on Site?	No
Main Use	Residential Purpose-Built Blocks of Flats
Ancillary Use	No ancillary use
Licensable activities?	No licensable activities provided
Operating Times?	24 Hours 7 Days a Week
Occupancy?	Single Occupancy
Storeys above ground	22
Storeys below ground	1
Approximate height (m)	64
Approx Area/Storey (m2)	550
Area Assessed (m2)	3300
Avg # of Persons Onsite	Unable to verify
Fire Alarm System	BS 5839 Part 1 – Life Safety – L5 System
Evacuation policy	Stay Put
Sprinkler System	Life Safety System
Listed status	Premises is not listed

Premises Construction	The Tower is an existing 23 storey residential building located in Cwmbran, South Wales accessed off Tudor Road. The building incorporates 81 flats, and the occupants are expected to be representative of the general population, i.e. no specific needs that would suggest occupants cannot self-evacuate. It is estimated that the building was constructed in 1967 and therefore, at a minimum, the Building Regulations 1965 would have applied. The building is constructed of steel and concrete with a flat roof. The external walls have a Weber Webertherm XM EWI system³. The system achieves A2-s1,d0 reaction to fire classification⁴ and the render Webersil TF achieves A2-s1,d0 reaction to fire classification. A summary of the general arrangement for each floor has been included below: • Basement Level – Car Park, Plant Room, Switch Room, Stairwell, Storage and Circulation Spaces. • Lower Ground Floor – Stairwell, Storage, Lift Shafts and Circulation Spaces. • Upper Ground Floor – One flat accessed internally via shared lobby. Also contains an office, two lifts, storage and hallway space. • 1st-20nd Floor – Four flats accessed internally via shared lobby. Also contains one accessible lift, stairwell with stair lobby which also has a bin shoot. • 1st, 10th and 20th floor have sluice rooms and cleaners cupboards • The roof has lift motor room accessed external but also has police equipment fitted in roof stairwell but enclosed within fire rated material
Premises layout	Common area of block of flats

Measures to Assist Emergency Services

Context	Fire risk assessments may also consider measures in place to assist the Emergency Services should they need to attend the premises in the event of a fire.
Is this section applicable?	Yes
Additional Comments	The assessor has no additional comments to add at this time.
Main Electrical Intake	Car park plant room
Main Gas Intake	Car park plant room
Fire Alarm Indicator Panel	Upper Ground floor Office
Sprinkler Stop Valve	There are sprinkler control valves at each level, indicated, in the stair
Fire Fighting Switches	The lift has a fire fighting switch but is not a firefighting lift. The fire service also they have a fob and keys to access the premises
Fire Fighting Shafts & Risers	Stairwell
Emergency Vehicle Access	The premises is on the roundabout access to the town centre, via St Davids Rd, and is readily recognisable. Vehicular access is available to front, rear and one side
Fire Hydrants	Hydrant to both front and rear of block and surrounding roads
Nearest Open Water Source	Unknown

Construction

Context	The basic structural integrity of your premises should already have been covered by the appropriate building control body. However, our fire risk assessor will consider how your premises will behave if it's on fire, how fires could start and the how fire could spread. Our Assessor will also identify any failures and or changes to the premises that could change the way a fire and products of combustion travel through it.
Considered Applicable?	Yes

Additional Comments

Category	External Walls (A.09)
Comment	The external walls have a Weber Webertherm XM EWI system³. The system achieves A2-s1,d0 reaction to fire classification⁴ and the render Webersil TF achieves A2-s1,d0 reaction to fire classification⁵. A new EWS1 is being carried out in 2026

Category	Separation of Special Fire Risks (A.03)
Comment	It was noted that works were still ongoing to the electrical riser cupboards enclosing the electrical meters within the risers. It was noted during the assessment that the fire stopping of these risers where cables pass through the walls and ceiling back into lobby were not yet fire stopped but Bron Afon Fire Safety Manager confirmed this works will be part of the overall works and will be completed by FIRAS as a third party accredited contractor. A fire stopping report will also be provided to evidence this. It is recommended that a sample check should be carried out on completion.

Category	Separation of Special Fire Risks (A.03)
Comment	The bin shoot which is on each floor, is separated from the stair lobby but not by fire rated doors or partitions. The shoot is fire rated and each level had natural ventilation from outside. It was also noted that the sprinkler system has been extended into the shoot area on each level for added protection.

Compartment Walls	No - The integrity of compartment/Fire resisting walls are breached and the integrity is compromised. - See RM14878_001 in the Action Plan.
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Risk Improvement

Category	Construction
Sub-Category	Compartment/Separating Walls
Issue	Pipework and or other services penetrate the one hour fire-resisting wall(s).
Task Details	See RM14878_001 in the Action Plan

Compartment Floors	Yes - The compartment/fire resisting separating floors appear to provide the required standard of fire resistance.
Special Areas of Risk	No - Areas of Special Fire Risk are NOT separated from the remainder of the building by the necessary degree of fire resistance. - See RM14878_010 in the Action Plan.

Risk Improvement

Category	Construction
Sub-Category	Separation of Special Fire Risks
Issue	Other
Task Details	See RM14878_010 in the Action Plan

Ancillary Accommodation	Yes - Areas of ancillary accommodation are separated from the remainder of the building by the necessary degree of fire resistance.
Shafts for Lifts	Yes - The lift shaft appears to be constructed of suitable fire resisting material.
Shafts for Hoists	NA - There are no applicable shafts within the premises.
Cavity Barriers (including Voids & Roof Voids)	NA - Measures restricting fire spread within cavities, voids, or roof voids are not relevant to the construction of the building or the areas assessed.
Insulated Core Panels	NA - There are no insulated core panels fitted to this premises
External Walls	Yes - Exterior Walls do not appear to have been compromised and are unlikely to promote spread of fire.

Means of Escape

Context	The proper provision of Means of Escape is an essential part of fire safety measures in all premises. As such, this assessment considers the means of escape strategy for this premises use purpose, and the type and numbers of occupants. It also considers emergency planning, evacuation, and the implications of how different needs of people can affect the selection of the appropriate means of escape.
Considered Applicable?	Yes

Additional Comments

Category	Fire Doors Standards and Maintenance (B.08)
Comment	Fire doors to the corridor from the staircase should be rated as 1/2 the FR of the walls which are 120 mins = 60 mins. The doors are FD30 as they were replaced like for like on the advice of the SWFRS. Further the sprinkler system compensates for there being a reduced standard of fire resistance over normal. It was confirmed that the doors fitted throughout the scheme were FD30s certified fire doors and all were in very good condition (other than stated). This is due to the high level inspection and maintenance programme that Bron Afon have in place. It is also noted that the even though the stair lobby have FD30s, these should be FD60s. FD60s will be fitted by Bron Afon going forward at end of life of doors will be upgraded which is accepted as a pragmatic approach. Stairwell doors are already FD60s including upgraded riser cupboards

Category	Stairway Protection Internal (B.09)
Comment	The building is a 23storey high rise residential block, refurbished in 2013 in accordance with the Building Regulations applicable at that time; however, it does not incorporate automatic opening vents (AOVs) to the stairwell or lobbies, which would be expected under current guidance. Notwithstanding this, a range of compensatory fire safety measures are in place which, when considered collectively, reduce the risk to a tolerable level. The building is provided with an Evacuation Alert Control and Indicating Equipment system in accordance with BS 8629, allowing the Fire and Rescue Service to initiate a managed evacuation where necessary, and is further supported by a monitored Category L5 fire detection and alarm system providing early warning in defined risk areas. A Category 3 sprinkler system is installed throughout, significantly limiting fire growth and associated smoke production. The means of escape is protected by 60minute fire resisting construction to the stair enclosure, with a stair lobby arrangement and short access corridors serving flats, with travel distances to the stair lobby maintained at less than 4.5 metres, thereby minimising occupant exposure to smoke. Fire doors are subject to a regular inspection and maintenance programme, and effective management controls are in place including routine fire safety inspections and good housekeeping practices to ensure escape routes remain clear and protected. Although the absence of AOVs represents a deviation from current standards, it has been accepted that there is a natural ventilation vent at the head of the stairs to the roof which is within the slatted door arrangement. This and a combination of suppression, detection, compartmentation and management controls reduces the likelihood of smoke affecting the single escape stair to an acceptable level at this time. It is acknowledged that the provision of AOVs would align the building with modern best practice, and their installation will be considered as part of a defined future capital works or refurbishment programme, subject to feasibility and fire engineering assessment, in order to further enhance life safety standards.
Category	Travel Distances to Storey Exits (B.02)
Comment	The internal layout of each residential floor is arranged such that the travel distance from the entrance door of each flat to the protected stair lobby does not exceed 4.5 metres, thereby ensuring very limited exposure to the common corridor environment prior to reaching a place of relative safety. From the flat entrance doors to the storey exit (entrance to the protected stairwell), travel distances in excess of 4.5m but within 7.5 metres, which is consistent with accepted guidance for single direction escape within protected residential layouts. This configuration provides a direct and efficient means of escape, minimising travel distance and supporting the overall fire safety strategy of the building. In addition there is a sprinkler system also fitted in common areas in which are also sterile areas. Even though AOV's are required to extend this to 7.5m, a statement has already been made regarding this.

Category	Fire Doors Standards and Maintenance (B.08)
Comment	Bron Afon has instructed AFT to undertake a comprehensive programme of fire door inspections across its housing stock. This programme is being delivered on an annual basis and is intended to provide systematic assessment of fire doors within all properties to confirm their condition, certification, and ongoing effectiveness as fire resisting elements. The inspections support the Responsible Person's duty to monitor and maintain fire safety measures, identify defects or non compliance, and prioritise remedial works where required, thereby contributing to the ongoing management of fire risk and compliance with current fire safety legislation and best practice

Surface Spread of Flame	Yes - The surface spread of flame on the escape route walls and ceiling is deemed acceptable.
Travel Distances to Storey Exits	Yes - The travel distances to Storey Exits are within defined limits for this purpose group and suitable for escape in single or more directions.
Travel Distances Within Rooms	Yes - The travel distances within rooms are within defined limits for this purpose group and suitable for escape in single or more directions.
Inner Rooms	NA - There were no Inner room situations in this premises at the time of inspection.
Protected Corridors	Yes - The width of protected corridors is suitable for the number of occupants.
Corridors	Yes - Corridors are protected as a means of escape with adequate fire resisting elements, such as fire doors; fire rated glass partitions and fire rated windows.
Escape Route Doors	Yes - Doors on escape routes are capable of being used effectively in an emergency.
Fire Doors	No - One or more fire doors DO NOT meet the required standard. - See RM14878_002, RM14878_003 in the Action Plan.

Risk Improvement

Category	Means of Escape
Sub-Category	Fire Doors Standards and Maintenance
Issue	There are holes/splits/defects from forced openings to the door which compromise its fire resistant standard.
Task Details	See RM14878_002 in the Action Plan

Category	Means of Escape
Sub-Category	Fire Doors Standards and Maintenance
Issue	Doors not deemed to be fire resisting to the appropriate standard.
Task Details	See RM14878_003 in the Action Plan

Protected Stairways (Internal)	Yes - The internal protected stairways do offer suitable protection to allow occupants to escape safely.
Protected Stairways (Capacity)	Yes - The capacity of protected stairways is adequate for the number of occupants.
Accommodation Stairways, Escalators and Lifts	Yes - The provision of accommodation stairways /escalators and/or lifts is such that they do not prejudice escape from upper floors.
Escalators - Engineered Solution	NA - There are no escalators present in this premises.
External Escape Stairways (Protection)	NA - There are no external escape stairways in this premises.
External Escape Stairways (Capacity)	NA - There are no external escape stairways in this premises.
Escape Route (Flat Roof)	NA - There is no flat roof escape at this premises.
Multiple-Occupancy	NA - The building is not in multiple occupancy.
External Escape Routes (Safety)	No - External routes are not capable of being used safely in an emergency. - See RM14878_008 in the Action Plan.

Risk Improvement

Category	Means of Escape
Sub-Category	External Escape Routes
Issue	An excess of overgrown vegetation obstructs the external exit route.
Task Details	See RM14878_008 in the Action Plan

Evacuation of Persons with Disabilities	Yes - Adequate arrangements are made for the evacuation of persons with disabilities.
Assembly Points	Yes - Assembly points are located in a safe position, clear of the premises and easily identifiable.

Signs and Notices

Context	It's necessary to consider all forms of fire safety signs and notices required in your premises, and whether those provided are adequate. For occupants to use the premises safely, particularly those who are unfamiliar with the premises, there is normally a need to provide fire exit signs to direct people towards alternative means of escape.
Considered Applicable?	Yes
Relevant Sign Standards	Yes - The signs in the premises do conform to relevant standards.
Fire Door Signage	Yes - Fire Doors are provided with appropriate signage.
Fire Exit Signs	Yes - Fire exit signs are effectively sited to direct occupants on the means of escape.
Final Exit Signs	No - Final exit escape doors are NOT provided with appropriate Fire Exit signs. - See RM14878_005 in the Action Plan.

Risk Improvement

Category	Signs and Notices
Sub-Category	Signs - Fire Exit
Issue	Final fire exit doors are not provided with appropriate signage.
Task Details	See RM14878_005 in the Action Plan

Emergency Exit Signs	No - Doors that are provided with emergency exit fastenings are NOT provided with appropriate signs. - See RM14878_006 in the Action Plan.
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Risk Improvement

Category	Signs and Notices
Sub-Category	Fire Door - Exit fastenings signs
Issue	No "Push Pad to Open" signs provided.
Task Details	See RM14878_006 in the Action Plan

Fire Action Notices	Yes - Fire Action notices are prominently displayed to give appropriate instructions in the event of fire.
Refuge Areas	NA - There are no refuge areas requiring signs in this premises.
Lift Signage	No - Lifts are not provided with appropriate signage. - See RM14878_004 in the Action Plan.

Risk Improvement

Category	Signs and Notices
Sub-Category	Life Signs
Issue	"Do not use lift in the event of fire" signs missing.
Task Details	See RM14878_004 in the Action Plan

Equipment Shutdown Sign	NA - There is no cooking range requiring a shut down sign in this premises.
Portable Firefighting Equipment	Yes - Where necessary, portable firefighting equipment is indicated by appropriate signage.
Dry/Wet Risers	Yes - Dry/wet riser is provided with appropriate signs.
Fire Alarm Call Points	Yes - Manual fire alarm call points are indicated by signs where deemed necessary.
Firefighting Lobby	NA - There are no fire fighting lobbies in this premises.
Risk Areas	Yes - Risk Areas are provided with appropriate signs.

General and Escape Lighting

Context	If escape routes require artificial illumination, there is a need to consider whether emergency escape lighting is necessary. We must consider the likelihood that fire may cause failure of the normal lighting on any part of the escape route before all occupants have escaped from the area and that the loss of normal lighting could result in injury to occupants as they evacuate the premises.
Considered Applicable?	True

Additional Comments

Category	Emergency Escape Lighting Maintenance (H.10)
Comment	Monthly emergency lighting tests are carried out in house and annual emergency lighting servicing was carried out on 18/12/2025

EL Standards	Yes - The premises is equipped with an acceptable standard of emergency escape lighting.
EL Levels on Escape Routes	Yes - All escape routes appear to be illuminated by a sufficient number of luminaries.
EL on Corridors	Yes - Corridors are provided with emergency escape lighting.
EL in Areas Over 60m²	Yes - Open plan areas, rooms or enclosures exceeding 60m ² are provided with emergency escape lighting.
EL in Toilets Over 8m²	NA - There are no toilets exceeding 8m ² within the premises
EL in Stairways	Yes - Stairways are provided with emergency escape lighting.
EL on Fire Exits and External Routes	Yes - Fire Exits and external routes are provided with emergency escape lighting.
EL in Underground or Windowless Rooms	Yes - Underground or windowless accommodation is provided with the requisite degree of emergency escape lighting.
EL Condition	Yes - The emergency escape lighting units are functional and in good condition.
EL Inspection & Maintenance	Yes - The emergency escape lighting systems are periodically inspected and adequately maintained.
EL Maintenance Records	Yes - Emergency Escape Lighting test and maintenance records were available.
General Lighting on Escape Routes	Yes - There is adequate general lighting on escape routes.

Manual Fire Fighting Equipment

Context	It's appropriate for occupants to be provided with the means to extinguish a fire, such as portable fire extinguishers and hose reels. With due consideration of the organisational Fire Safety Policies, this assessment considers the type and quantity of manual fire-fighting measures provided and will recommend provision of additional equipment or the removal of any over-provision if necessary.
Considered Applicable?	True
FFE Provision	Yes - There are appropriate numbers of fire extinguishers/blankets provided for the risks presented within the premises.
FFE Standards	Yes - Fire extinguishers/blankets provided for the risks presented within the premises conform to relevant standards.

Fixed Fire Safety Systems

Context	Where fitted, it is critical that fixed fire safety systems are maintained in accordance with the relevant standard. Testing, servicing, and maintenance schedules should be carried out under contract by the system installer or a similarly qualified company. However, training staff in the use of these systems is just as important as providing these systems themselves.
Considered Applicable?	Yes

Additional Comments

Category	Fire suppression systems (E.01)
Comment	Annual fire sprinkler servicing was carried out on 28/11/2025

Category	Rising Mains (E.04)
Comment	Dry riser are serviced twice annually in which a visual inspection and a wet pressure test are carried out. The last service was on 17/11/2025

Category	Fire suppression systems (E.01)
Comment	In accordance with Table 1 in BS 9251:2021, the category of sprinkler system throughout the apartments should be Category 4 for all residential buildings 18 metres or higher. The current sprinkler system has been confirmed as a Category 3 system as this is an existing building and was compliant to BS 9251:2014 which is accepted.

Suppression Systems	No - Fire suppression systems were NOT competently installed, tested and maintained with records were available. - See RM14878_009 in the Action Plan.
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Risk Improvement

Category	Fixed Fire Safety Systems
Sub-Category	Fire Suppression Systems
Issue	Other
Task Details	See RM14878_009 in the Action Plan

Smoke Control Systems	NA - There are no smoke control systems installed in this premises.
Pressurisation Systems	NA - There are no pressurisation systems installed in this premises.
Rising Mains	Yes - Rising mains test and maintenance records were available.
Staff Awareness	Yes - The staff are aware of the location of any fixed installations and the procedures to be followed on activation.

Fire Alarm Systems

Context	Traditionally, automatic fire detection is not necessary in ALL premises and situations. However, when assessing whether the current system is appropriate, this assessment considers numerous factors including the premises use, type & number of occupants, evacuation strategy and the provision of other fire protection measures.
Considered Applicable?	Yes

Additional Comments

Category	Fire Alarm System (G.01)
Comment	Weekly fire alarm testing is carried out along with 6 monthly servicing which was completed on 18/12/2025. All records are kept on RAMIS

Category	Fire Alarm System (G.01)
Comment	The fire alarm system installed is a L5 system based on no call points fitted other than in the office and plant/risk areas on ground and roof where staff or contractors may visit. Automatic detection is also fitted in those areas along with sounders with the addition of heat detection fitted in car park

Category	Fire Alarm Activation - Challenging Procedure (G.17)
Comment	There are no staff/occupants who would be authorised to silence or reset the fire alarm system. There is no call challenging system in place because there are no staff usually in attendance who would be qualified to do so. The alarm system is monitored and would go directly to ARC who would instruct the fire service to attend. A fire alarm contractor would also be called.

Category	Fire Alarm System (G.01)
Comment	The existing level of automatic fire detection within the flats comprises a Category LD2 system, which is smoke detector in hallway along with heat in kitchen and smoke in lounge. This provision satisfies the requirements of the Renting Homes (Wales) Act and is consistent with the minimum standard required under Building Regulations for rented residential accommodation and in line with changes required in 2030. One flat was sampled which was void to confirm this.

Fire Alarm Category	Yes - The Category of Fire Alarm system is assessed as being appropriate for this type and use of premises.
Call Points	Yes - There are sufficient manual fire alarm call points provided within the premises and they are capable of being used at all times.
Accidental Actuation	Yes - Where necessary manual call points are protected from accidental actuation.

AFD Provision	Yes - There are sufficient automatic fire detectors of the appropriate type provided to protect relevant parts of the premises.
Heat/Smoke Detectors	Yes - The fire and/or smoke detectors appear to be installed in accordance with the appropriate standards.
Hearing Difficulties	Yes - Suitable provision is made for those persons having impaired hearing or persons wearing ear defenders.
Fire Alarm Zone Plan	Yes - There is a fire alarm zone plan displayed adjacent to the control and indicating equipment.
Fire Alarm Monitoring	Yes - The fire alarm system is monitored by an Alarm Receiving Centre or by other means.
Emergency Fire Plan	NA - There are no staff on site
Fire Alarm Inspection & Maintenance	Yes - Records produced show that Fire alarm and detection systems are adequately inspected and maintained.
Fire Alarm Maintenance Records	Yes - There are fire alarm and detection system test and maintenance records available.
Summoning the Fire and Rescue Service	Yes - There is an effective means in place for summoning the Fire and Rescue Service.
Unwanted Alarm Activations	Yes - The management of false alarms is being effectively managed.
Resetting the Alarm Panel	No - There are no authorised occupants able to reset or silence the fire alarm panel with a key or code or other means.
Call Challenging Procedure	No - There is NO call challenging procedure in place.

Building Management Services

Context	Building Management Systems include air conditioning, ventilation, and kitchen extract systems. Such systems can provide a means for spread of smoke and combustion products at an early stage in fire development. This section considers how these systems have been installed and are being maintained by competent engineers to ensure that they do not cause or contribute to the spread of fire in a building.
Considered Applicable?	True

Additional Comments

Category	Ventilation Systems (F.01)
Comment	Annual servicing of the roof extract fans were carried out on 15/05/2025

Ventilation Systems	Yes - Ventilation systems are adequately installed, protected and maintained.
Ducted Heating Systems	NA - There are no applicable ducted heating systems in the premises.
Kitchen Extract Systems	NA - There are no applicable kitchen extract systems in the premises.

Fire Safety Management

Context	Management of fire safety in this premises includes certain policies and procedures designed to prevent the occurrence of fire by eliminating or controlling fire hazards. This section also considers matters such as designated responsibilities; other policies & procedures; cooperation and coordination; testing and maintenance procedures; record keeping; management of remedial works and the organisational FRA review policy.
Considered Applicable?	Yes
Fire Safety Policy	Yes - There is an adequate Fire Safety Policy in place.
Responsible Persons	Yes - One or more persons have been appointed to assist the Responsible Person in undertaking the measures needed to comply with the appropriate UK fire safety legislation.
Emergency Evacuation Plan	Yes - There is an effective fire emergency/evacuation plan in place.
Fire Wardens	NA - Fire Wardens are not required to assist with the implementation of the evacuation policy at this premises.
Appointed Person(s)	Yes - The appointed person(s) are capable of carrying out the tasks given to them.
Staff Awareness	Yes - Management and staff are fully aware of their responsibilities regarding fire safety at the premises.
Visitors & Contractors Procedures	Yes - There is a control procedure for identifying who is on the premises , other than employer and employees.
Multi Occupancy Synergy	NA - There is not more than one organisation in the premises and no requirement for coordination.
Escape Routes Inspection	No - Escape routes are not regularly inspected available for use and free from storage and obstruction. - See RM14878_007 in the Action Plan.

Risk Improvement

Category	Fire Safety Management
Sub-Category	Escape Route Inspections
Issue	There is combustible storage in escape routes.
Task Details	See RM14878_007 in the Action Plan

Young Person	NA - There are no young persons employed at these premises.
Enforcement Notices	NA - There have been no enforcement notices served on this premises.
Arrangements to Meet the Fire and Rescue Service	Yes - There are suitable arrangements in place to meet the Fire and Rescue Service in an emergency.
Fire Safety Logbook Records	Yes - All relevant Fire Safety Logbook Activities are being recorded appropriately.

Staff Training

Context	Failure of people to react appropriately has been associated with many fires that have resulted in serious loss of life. As such this assessment considers arrangements for the provision of the relevant instruction and training to the relevant people. Training should include induction and periodic refresher training. There may also be a need to provide training for people who have special responsibilities in the event of fire such as fire wardens.
Considered Applicable?	Yes

Additional Comments

Category	Staff Induction Training (J.01)
Comment	All staff receive fire safety training at induction, which is refreshed periodically to ensure ongoing competence, awareness of fire risks, and understanding of the fire safety measures and procedures applicable to the premises. Even though the premise is not staff, staff do visit the premises weekly who carry out fire safety checks.

Category	Contractor Induction Training (J.06)
Comment	All contractors are made aware of the procedures adopted but also have extinguishers fitted in contractor areas such as plant rooms and lift motor rooms which they are required to be trained

Induction Training	Yes - All newly employed staff have received fire induction safety training within an appropriate time scale.
Basic Fire Safety	Yes - Basic fire/haz sub awareness training is provided for staff at appropriate intervals.
Emergency Plan	NA - There are no staff that have needed to be trained on the fire emergency plan(s) for the premises within the last 12 months.
Fire Wardens	NA - There is no requirement for staff to assist in the premises evacuation.
Evacuation Drills	NA - Fire evacuation drills are not undertaken at this premises.
Contractors	Yes - Outside contractors are made aware of the emergency evacuation plan.
Training Records	Yes - Staff training records were available and they are kept up to date.
Firefighting Equipment	Yes - Relevant Staff are trained in the use of firefighting equipment.

Combustible Materials

Context	Good fire prevention is about the management or elimination of fire hazards. Any shortcomings in the management of combustible materials in the premises can have a significant impact on such prevention. Such materials may include hazardous liquids or solids, flammable solids or gases, hanging textiles, accumulation of waste or even explosive atmospheres.
Considered Applicable?	True
Use of Flammable Liquids	NA - There are no flammable liquids used within the premises.
Storage of Flammable Liquids	NA - There are no flammable liquids stored within the premises.
Use Flammable Gases	NA - There are no flammable gases used within the premises.
Storage of Flammable Gases	NA - There are no flammable gases stored within the premises.
Combustible Solids	Yes - Combustible solids are managed appropriately within the premises.
Hanging Textiles	Yes - Hanging textiles within the premises are fire retardant or suitably treated with fire retardant.
DSEAR	NA - There are no substances that may potentially be regulated under the DSEAR Regs in the premises.

Ignition Sources

Context	It can be extremely difficult to remove ALL potential ignition sources from your premises, however, steps must be taken to better separate combustible materials from such ignition sources using a combination of procedural and physical controls (policy & practice) that will reduce or eliminate the risk of the hazard occurring.
Considered Applicable?	True

Additional Comments

Category	Portable Electrical Equipment (L.03)
Comment	Annual PAT testing is carried out on 22/09/2025

Category	Mains Electrical Supply (L.04)
Comment	5 year fixed wiring tests was carried out on 12/06/2024

Category	Gas Supplied Systems (L.08)
Comment	The commercial gas heating systems were serviced annually with the last safety check on 19/11/2025

Category	Lightning Protection (L.13)
Comment	An annual service of the lightning protection system was carried out on 04/07/2025. This is generally on an 11 month cycle.

Smokers Materials	Yes - There was no evidence of smoking within the premises at the time of the assessment.
Fixed Electrical Equipment	Yes - Fixed electrical equipment is being properly used/tested within the premises.
Portable Electrical Equipment	Yes - Portable equipment is being properly used/tested in the premises.
Mains Electricity Supply	Yes - The mains electricity supply within the premises is functional and properly tested/maintained.
Extension Leads	Yes - Extension leads are being used properly in the premises.
Electrical Adaptors	Yes - Electrical adaptors are being used properly in the premises.
Electrical Heaters	Yes - Electrical heaters are being used and maintained properly in the premises.
Gas Supplied Systems	Yes - Gas supplied systems are being used and maintained properly in the premises.
Hot Works	NA - Hot works are not carried out on the premises.
Cooking Appliances	NA - There are no cooking appliances in the premises.
Open Flames	NA - There are no open flame processes in operation in the premises.
Display Lighting	NA - There is no display lighting equipment in use in the premises.

Lightning Protection	Yes - There is a functional lightning protection system within the premises.
Arson Protection	Yes - There are adequate measures in place to protect the premises from arson.

Photos



RM14878_001



RM14878_002



RM14878_003



RM14878_004



RM14878_005



RM14878_006



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