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Madeley  
Telford  
Shropshire  
TF7 5HF

22 June 2021

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01743

FSE12199

Dear Sir

## **The Regulatory Reform (Fire Safety) Order 2005**

**Premises: Robert Moore Flats, Church Street, Madeley, Telford**

An audit of the above premises was carried out on 18 June 2021 to determine your compliance with the above legislation. Following the audit the Fire Authority is of the opinion that you are not fully complying with the requirements placed upon you by the legislation.

The areas of non-compliance are set out below. A follow up audit will be carried out on **20 July 2021 at 11.00 hrs** to confirm that all matters are satisfactory.

### **Areas of Non-Compliance**

#### **Deficiency from Article 9 - Fire Risk Assessment**

##### **Action Required**

The fire risk assessment was not suitable and sufficient and as such should be reviewed and re-addressed with specific consideration given to the areas detailed below.

##### **Fire Risk Assessment**

The fire risk assessment has not identified the correct level of automatic fire detection for a simultaneous evacuation. The fact that some very elderly, vulnerable residents

are unable to self-evacuate, has not been addressed in the fire risk assessment. The need for personal emergency evacuation plans has not been identified. A competent fire risk assessor must be employed to carry out a professional fire risk assessment, as previously requested during the last audit in 2018.

## **Deficiency from Article 14 - Emergency Routes and Exits**

### **Action Required**

A review of the means of escape arrangements should be undertaken to ensure everyone in your premises is able to escape to a place of total safety unaided, without the help of the fire and rescue service. You should give specific consideration to the following area:

- Exit routes and the exits must be indicated by adequate signage.

## **Deficiency from Article 8 - General Fire Precautions**

### **Action Required**

Sufficient general fire precautions should be implemented to ensure the safety of relevant people, you should give specific consideration to the following areas:

- reducing the risk and spread of fire;
- ensuring the escape routes can be safely and effectively used.

All flat entrance doors require self-closing devices to be installed.

## **Deficiency from Article 13 - Fire Detection and Warning**

### **Action Required**

You should ensure there is an appropriate means of detecting and giving warning in the event of fire. Your risk assessment should identify the most appropriate method to be used for your premises.

Fire alarm system was not configured correctly for either stay put, or simultaneous evacuation.

## **Fire Fighting Equipment**

### **Action Required**

The fire risk assessment must address the presence of the hose reels in communal areas. These may tempt residents to return to a fire within their flats, in order to attempt extinguishing the fire.

## **Deficiency from Article 15 - Procedures for Serious and Imminent Danger and for Danger Areas**

### **Action Required**

The premises currently operates a simultaneous evacuation policy. However, elderly vulnerable residents are present, who would require assistance evacuating. The communal alarm system does not provide the level of coverage for this policy. No personal emergency evacuation plans have been carried out.

For technical details and guidance you are advised to purchase the Fire Safety Risk guide for Sleeping Accommodation (ISBN 9 781 85112 8174) which is also available free at <https://www.gov.uk/government/collections/fire-safety-law-and-guidance-documents-for-business>

When purchasing or installing equipment, compliance with the relevant British or European Standard is normally taken as being adequate.

If you are in any doubt as to your responsibilities under the legislation, please contact the officer named above.

Yours faithfully

for **Chief Fire Officer**