

Location:	Charlotte Keel Health Centre
Assessor:	keren.cant@property.nhs.uk
Audit app ref:	FRA 10004437 Charlotte Keel Health Centre 20251201130711
Site assessment date:	10/12/2025
This fire risk assessment (FRA) only covers areas that NHS Property Services (NHSPS) have control of, such as the common parts, plant rooms, open space rooms, building fabric etc. including vacant areas, as well as areas where NHSPS employees may be permanently based. It further considers the risks to relevant persons in these areas. This FRA will consider the active and passive fire safety features of the building. Where necessary it will make recommendations to ensure compliance with current relevant fire safety legislation. For NHSPS employers responsibilities, this FRA only assesses the employers' requirements for colleagues working for NHSPS not for those working for our customers. Our tenants have a duty to undertake their own FRA as the responsible person under the Regulatory Reform (Fire Safety) Order 2005. The findings from this FRA will be shared with our tenants and our tenants are duty bound to share their FRAs with other site tenants and NHSPS. This FRA will be reviewed by a competent person on or before the date indicated. It may also be reviewed at such time as there is reason to suspect it is no longer valid eg. if there has been a significant change or if a fire related incident occurs. NHSPS is partnered with Tyne and Wear Fire and Rescue Service (TWFRS) under the Primary Authority (PA) scheme for the provision of advice on fire safety. The Regulatory Reform (Fire Safety) Order 2005 applies across England and Wales. The aim of the PA scheme is to support regulators like TWFRS to improve compliance and build better relationships with businesses whilst supporting local economic growth. The business will receive assured and tailored advice on how to meet regulations through a single point of contact.	

NHS Property Services Limited - Registered Office Address: Regent House, Heaton Lane, Stockport, Cheshire SK4 1BS, United Kingdom

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		Property Services Fire Risk Assessment Site Information	
Property Name:	Charlotte Keel Health Centre	Horizon No.	10004437
Assessor:	keren.cant@property.nhs.uk	Site Assessment Date	10/12/2025
		Report Created Date	22/12/2025

Address	Seymour Road, Easton, Bristol, Bristol, BS5 0UA
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Primary Use	Health Centre/Clinic	Tier Class	Tier 2	Building Regs Purpose Group	Assembly and recreation 5
Property Tenure	Freehold	Maintenance	NHSPS	Primary Evaluation Strategy	Single

Evacuation Strategy	Single stage evacuation.
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Days & hours of Occupation	weekdays + evenings + weekends	occupation Comments	The pharmacy adjoining the main building is vacant.
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Enforcing Authority	Avon Fire and Rescue Service
Max no of Occupants	75
Additional Comments	Roof voids not accessed. A sample of tenant occupied areas were accessed.

	Property Services Fire Risk Assessment Additional Buildings
	Property Services Fire Risk Assessment Occupying Tenants Matrix

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Tenant/s Name	Approx Floor Area (sqm)	% building occupied	High Risk Activity	Contact Details (email address if known)
NHS Bristol, N. Somerset, S. Glos ICB	80			
Tenant/s Name	Approx Floor Area (sqm)	% building occupied	High Risk Activity	Contact Details (email address if known)
Brisdoc	706			
Tenant/s Name	Approx Floor Area (sqm)	% building occupied	High Risk Activity	Contact Details (email address if known)
Sirona Care & Health	290			
Tenant/s Name	Approx Floor Area (sqm)	% building occupied	High Risk Activity	Contact Details (email address if known)
University Hospitals Bristol & Weston NHS FT	155			

	Property Services Fire Risk Assessment Responsible person matrix
Fire Risk Assessment	Charlotte Keel Health Centre

Fire Safety Function	Common Area	Tenant Area	NHSPS Area	Whole Building

Structural/Passive Fire Protection	NHSPS	NHSPS	N/A	NHSPS
Fire Detection & Alarm Systems	NHSPS	NHSPS	N/A	NHSPS
Means of Escape	Mixed	Tenant	N/A	Mixed
Emergency Lighting	NHSPS	NHSPS	N/A	NHSPS
Fire Fighting Equipment	NHSPS	NHSPS	N/A	NHSPS
Fire Fighting Facilities	NHSPS	NHSPS	N/A	NHSPS
Signs & Notices	Mixed	Mixed	N/A	Mixed
Fire Safety Training	N/A	Tenant	N/A	N/A
Fire Safety Records	NHSPS	Mixed	N/A	Mixed
Evacuation	Tenant	Tenant	N/A	Tenant

Additional Comments	NHSPS Responsible Person details; NHS Property Services Ltd, Regent House, Heaton Lane, Stockport, Cheshire SK4 1BS.
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		Property Services Fire Risk Assessment The Premises	
No of Floors	2	Number of Basement Floors	0

Floor level	Approximate Floor Area
GF	1515
Floor level	Approximate Floor Area
FF	670

Total GIA	2185
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Structual Frame Type	Traditional masonry construction with pitched roof	Description	The building was extended in 2005 and includes a metal frame with glass pitched roof and glass atrium.
Roof Design Covering Material	Pitched - Pitched - Tile covering	Comments	Pitched and flat roofs.
Does it have cladding	Yes	Type of cladding	wooden
Description		Part stone, timber cladding and rendered elevations.	

Does it have Baclonies		No	
Type of Balconies		Description	
CCTV system Installed	Yes	Description	

Age of Main part of the Building	1956	Listed Status	not listed	Conservation area	No
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Significant building alterations		
Year	Details of Alteration	Evidence of Design Standards
2005	The building was significantly extended in 2005.	Not known.

Fire Plans	
Fire Plan Title	Link
One Drive	C:\Users\Keren.Cant\OneDrive - NHS Property Services Ltd\Documents\Keren Documents\Premises\Bristol\Charlotte Keel Medical Centre\Fire\Site Fire



Property Services

Property Services Fire Risk Assessment Occupier Engagement

Occupier name	Brisdoc
Have the occupiers been requested to provide a copy of their significant findings?	No
Date Requested	
Comments	
Have the occupiers returned a copy of their significant findings?	Yes
Date on their document	27/06/2025
Comments	
Is there evidence that occupiers undertake/take part in regular fire drills?	Yes
Date of last drill	28/04/2025
Comments	Tenant responsibility.
Does the occupier collaborate with NHSPS in relation to fire matters on a regular basis?	Yes
How are they engaged	Building user group meetings.
Occupier name	Sirona Care & Health
Have the occupiers been requested to provide a copy of their significant findings?	No
Date Requested	
Comments	Tenants will be asked to provide a copy of their current fire risk assessment.

Have the occupiers returned a copy of their significant findings?	Yes
Date on their document	30/11/2022
Comments	
Is there evidence that occupiers undertake/take part in regular fire drills?	Yes
Date of last drill	28/04/2025
Comments	Tenant responsibility.
Does the occupier collaborate with NHSPS in relation to fire matters on a regular basis?	Yes
How are they engaged	Building user group meetings.
Occupier name	University Hospitals Bristol & Weston NHS FT
Have the occupiers been requested to provide a copy of their significant findings?	No
Date Requested	
Comments	Tenants will be asked to provide a copy of their fire risk assessment.
Have the occupiers returned a copy of their significant findings?	No
Date on their document	
Comments	
Is there evidence that occupiers undertake/take part in regular fire drills?	Yes
Date of last drill	28/04/2025
Comments	Tenant responsibility.
Does the occupier collaborate with NHSPS in relation to fire matters on a regular basis?	Yes
How are they engaged	Building user group meetings.
Occupier name	NHS Bristol, N. Somerset, S. Glos ICB
Have the occupiers been requested to provide a copy of their significant findings?	No
Date Requested	

Comments	Tenants will be asked to provide a copy of their fire risk assessment.
Have the occupiers returned a copy of their significant findings?	No
Date on their document	
Comments	
Is there evidence that occupiers undertake/take part in regular fire drills?	Yes
Date of last drill	28/04/2025
Comments	Tenant responsibility.
Does the occupier collaborate with NHSPS in relation to fire matters on a regular basis?	Yes
How are they engaged	Building user group meetings.



Property Services Fire Risk Assessment
Testing and Maintenance Records

Compliance data from core	Is it present in the building	Date of last inspection	In date	Comments
Air conditioning units	Yes	17/09/2025	Yes	
Gas Boiler	Yes	11/06/2025	Yes	
Catering Gas Equipment	No		N/A	

Fire Alarm System	Yes	02/07/2025	Yes	
Fire Extinguishers	Yes	22/08/2025	Yes	
Fire Doors	Yes	27/08/2025	Yes	Fire door remedial actions have not been completed. This has been acknowledged and is being addressed by the FM Delivery team.
Emergency Lighting	Yes	05/11/2025	Yes	
Lightning Conductor	Yes	10/07/2025	Yes	
Generator	No		N/A	
Electrical Installations	Yes	31/03/2025	Yes	
Medical Gases	Yes		N/A	Tenants are responsible for medical gases.
Emergency Voice Comm System	No		N/A	
Fire Smoke Dampers	Yes		No	A PPM will be required to inspect and maintain the fire smoke dampers as part of the national damper project. Automatic Operated Vent Control system inspection dated 02/05/2025.
Fire Hydrants	No		N/A	
Sprinkler System	No		N/A	
Fire Supression System Catering	No		N/A	
Fire Shutters	No		N/A	
Electric Heaters	No		N/A	
Air Curtains	No		N/A	
3rd Party Assurance	No		N/A	

Solenoid Fire Valves	Yes	07/10/2025	Yes	
Free Fall Fire Valves	No		N/A	
PAT Test	Yes	06/08/2024	Yes	Tenant PAT dated 06/24. PAT not observed in the dental beverage area. Tenants are responsible for ensuring a suitable PAT regime is in place for their portable electric equipment.
Lift Servicing	Yes	22/08/2025	Yes	
Fire Escape External Staircases	No		N/A	
Dry Riser	No		N/A	
Weekly Fire Alarm Checks	Yes	04/12/2025	Yes	
Hose Reel	No		N/A	
Water Mist System	No		N/A	
Fire Suppression System (server room)	No		N/A	
Wet Riser	No		N/A	

Has the fire safety log book been suitably completed?	Yes		
Comments	Mixture of records kept on site and on CORE.		
Is the fire log book an NHSPS approved version?	Yes		
Comments	NHSPS general building log book.		
Is there an effective system for ensuring that the quantities and storage of flammable materials are reasonable and properly controlled?	Yes	Responsibility	Mixed
Comments	Small quantities of household cleaning products are stored in the cleaners cupboards. The first floor cleaners cupboard should be kept locked shut.		
Are all areas clean and tidy with no inappropriate storage and all combustible waste properly placed in designated containers?	No	Responsibility	Mixed
Comments	Remove the furniture, equipment and combustible items being stored in the old pharmacy, main boiler room, plant room 01/037 (under the water tank) and electric cupboard 01/003 in the dental waiting area. Tenants should relocate the furniture and combustible items located under the open staircase opposite the reception and under the protected staircase lobby by the treatment rooms. Tenants should not store their electric bike in the means of escape stairwell 00/066. Tenants should remove the discarded equipment and rubbish from both of the IT comms rooms on the first floor and instruct their IT contractors to keep these areas clear.		
Is all waste regularly collected and placed in a safe place ready for collection?	No	Responsibility	Mixed
Comments	The waste bins at the rear of the site should be secured within a lockable compound. Tenants should not leave items of furniture and rubbish behind the waste bins at the rear of the site and the bins should be kept locked shut. The bins at the front of the building should be kept locked (and not overflowing) and the compound should be locked.		

Is there evidence of smoking on site?	No	Responsibility	Tenant
Comments			
Are there suitable means to control the risk of arson?	No	Responsibility	NHSPS
Comments	Refer to the comment above regarding keeping waste bins secured and locked. There is external lighting, CCTV, security fencing and a security guard on site during operating hours.		
Is there evidence that the NHSPS Permit to Work system has been followed when required?	Yes	Responsibility	NHSPS
Comments	Staff are trained to use PTW systems.		
Is there any inappropriate use of cooking equipment?	No	Responsibility	N/A
Comments			
Any hazards observed to have been introduced by contractors / building works?	No	Responsibility	Mixed
Comments			
Are there any visible breaches in the lines of fire resisting construction?	Yes	Responsibility	NHSPS
Comments	Install suitable fire stopping to the breach in fire compartmentation above the door between the treatment room lobby 00/020 and stairwell 00/021.		
Are there clearly defined, written fire action and emergency evacuation procedures that reflect the current evacuation plan?	Yes	Responsibility	Tenant
Comments	Emergency evacuation procedures are posted around the building.		
Have appropriate arrangements been made for dealing with	Yes	Responsibility	NHSPS

contractors who are not normally on the premises?			
Comments	Contractors are met and escorted on site.		
Is there adequate access to the site and all buildings to enable fire service vehicles to get close enough for fire-fighting and rescue purposes?	Yes	Responsibility	NHSPS
Comments			

	Property Services Fire Risk Assessment NHSPS Colleagues Fire safety management
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Are NHSPS colleagues permanently based on site?	No	Comments	
Persons at Risk (NHSPS) - Disabled colleagues?	0	Procedures put in place	N/A
Comments			
Persons at Risk (NHSPS)- Young People?	0	Procedures put in place	N/A
Comments			
Persons at Risk (NHSPS)- Occupants in Remote area?	2	Procedures put in place	Yes
Comments	Lone worker policy and App in place to manage this.		
Persons at Risk - Other Relevant Persons	77	Procedures put in place	Yes

Comments	Customers, patients and members of the public. The customers emergency procedures take these people into account. Visitors are met and escorted.		
Are all colleagues fully aware of these procedures and their own particular duties and responsibilities in the event of an evacuation?	Yes	Comments	
Do colleagues understand the role of self closing and other fire resisting doors?	Yes	Comments	
Have a sufficient number of Fire Wardens been appointed to take control in the event of a fire?	N/A	Comments	Tenants are responsible for training and appointing fire wardens.
Are Fire evacuation drills carried out at least once per year?	Yes	Comments	Tenant responsibility.

	Property Services Fire Risk Assessment Means of Escape from fire
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Number of protected staircases:	3	Comments	
Number of accommodation staircases:	1	Comments	There is an unprotected staircase leading from the main waiting area to the dental suite.
Number of lobby protected staircases:	0	Comments	

Number of external staircases:		Comments	
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Number of dead end corridors :	3	Location :	Corridors 00/044, 00/067 and 01/035.
Full detection :	Yes	Comments	

Is there evidence that people understand the need to keep exit routes clear and available for evacuation?:	No	Responsibility :	Tenant
Comments	The tenants should remove the bollards that are blocking the final exit leading from the rear lobby into the rear car park.		
Number of final exits:	5	Comments	
Do all final exits lead to a place of total safety?:	Yes	Comments	
Are all fire exits readily available?:	Yes	Responsibility :	Mixed
Comments			
Are all final exits and intermediate doors easily operable from the inside without the use of a key?:	No	Responsibility :	NHSPS
Comments	Install a suitable opening device to the final exit gate leading from the courtyard at the side of the building. The gate should be easily openable from		

	the inside without the use of a key.		
Are floor and stairway surfaces in good condition and free from tripping and slipping hazards, particularly including any external stairs and paths?:	Yes	Responsibility :	NHSPS
Comments			

Evacuation Lifts			
Numbers :	0	Location	
Comments			

Fire Fighter Lifts			
Numbers :	0	Location	
Comments			

Passenger goods lifts			
Numbers :	1	Location	In the main waiting area linking reception to the dental suite.
Comments			

Adapted Passenger lifts			
Numbers :	0	Location	
Comments			

Are there any corridor widths that would prevent evacuation			

Numbers :	0	Widths :	
Location :		Comments	

Bariatric WheelChair

Numbers :	0	Widths :	
Location :		Comments	

Patient bed

Numbers :	0	Widths :	
Location :		Comments	

Bariatric Patient bed

Numbers :	0	Widths :	
Location :		Comments	

Refuge areas

Numbers :	1	Location :	First floor top of staircase.
Suitable communications system in place? :	N/A	Comments	There is no communication system at the refuge area at the top of the main stairs. There are two ski mattresses located in the first floor dental waiting area. Last service date 25/07/2025.

Assembly Points

Numbers	1	Location :	Seymour Road
Comments	The assembly point signage in the reception area and front car park could be misleading because there is		

	no directional arrow. Replace with assembly point signage containing a horizontal directional arrow. Do not install signage with an up or down arrow as this could be confusing for some people – separate comment issued.	
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Means of Escape from fire continued			
Do all doors on escape routes open in the direction of travel?:	Yes	Comments	
Are all escape routes clearly and properly signed throughout their lengths?:	Yes	Comments	
Are all escape routes provided with adequate emergency lighting at all times?:	No	Comments	Install external emergency lighting above the two final exits leading from the rear lobby to the rear large car park and the rear exit from corridor 00/065 opposite the stairwell. Advise if there is emergency lighting above the boiler room door and courtyard and install additional emergency lighting to illuminate all the external means of escape routes.
Are the fire evacuation assembly areas in safe locations, clear of the building and away from fire service vehicle access and parking?:	Yes	Responsibility :	Tenant
Comments			
are there alternative evacuation areas available in the event that the nominated ones are not available?:	Yes	Responsibility :	Tenant
Comments			



Property Services

Property Services Fire Risk Assessment Electrical Safety

PAT PPM in place for NHSPS Equipment :	Yes		
Comments			
Have you observed any inappropriate use of tenants electrical equipment? :	Yes		
Comments	Refer to the Significant Findings section below regarding the IT equipment in room 01/037.		
Are any extension leads used in accordance with the 8303 CAS alert? (2m, surge protected, specific type) :	Yes	Responsibility	Tenant
Comments	Tenants to confirm.		
Have you observed any inappropriate charging or storage of batteries? :	No	Responsibility	Tenant
Comments	The electric bike battery is being charged in the first floor staffroom which is a 30m fire compartment with automatic detection. Tenants should have a suitable management plan in place to ensure that equipment is switched off when the building is empty.		
Are portable heaters in use? :	No	Responsibility	Tenant
Comments	None observed.		
Have you observed portable heaters being	No	Responsibility	Tenant

used in an unsafe way? :			
Comments			
Do any server rooms contain mechanical cooling? :	Yes	Responsibility	NHSPS
Comments			
Is the maintenance / ownership clear? :	Yes	Responsibility	NHSPS
Comments			
Are UPS batteries in use? :	No	Responsibility	Tenant
Comments	Tenants should advise if UPS batteries are in use and are being suitably maintained.		
Is the maintenance / ownership clear? :	Yes	Responsibility	Tenant
Comments	Refer to comment above.		

 Property Services	Property Services Fire Risk Assessment Emergency Escape Lighting
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Emergency lighting provided	Yes	Battery type	separate battery	Area Route Covered	Escape routes only
System type		Mixed			

External routes covered	No	System details	
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Additional comments	Refer to the action plan regarding the installation of additional external emergency lighting.
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Property Services Fire Risk Assessment
Fire Safety Signs and Standards

Fire Safety Signs and Standard?	Yes	Comments	There is a mixture of styles and signs in place.
Are suitable fire action notices prominently displayed around the premises?	Yes	Responsibility	Mixed
Comments			
Adequate directional signage along corridors and stairs?	Yes	Comments	
Lift 'do not use in case of fire' signs in place for non-evac?	Yes	Comments	
Fire door keep shut signs in place where required?	Yes	Comments	Some fire door signage requires amending and this will be undertaken as a separate instruction.
Do all panic bar fire exit doors have suitably positioned Push Bar to Open signs?	Yes	Comments	

Are auto fire door keep clear signs in place where required?	Yes	Comments	
Are fire shutter keep clear signs in place where required?	N/A	Comments	
are fire exit keep clear signs in place?	No	Comments	Install fire exit keep clear signage (rectangular sign with "running man" pictogram & "fire exit" wording on green background above "!! keep clear" on blue background) to the exterior of the final exit doors at the rear of the site leading to the car park.
Are hazard rooms and rooms containing flammable substances suitably labelled?	Yes	Responsibility	Tenant
Comments			
Are oxygen/compressed gas warning signs in place where cylinders are stored?	Yes	Responsibility	Tenant
Comments			
Are all other signs in place?	No	Comments	Install turn key to open signage to the exit doors leading from 00/021 (under stairs by treatment area) and treatment room 00/015 leading to the main waiting area. Replace the old style CO2 extinguisher signage on the FF with current version.





Fire compartments accordance	Yes	Fire compartments accordance Comments	Fire compartmentation remedial works have been undertaken to be broadly compliant as part of the Tier 2 fire compartmentation programme.
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Does it have a compartment survey	Yes	Date of survey	06/12/2021
remedials mitigated	Yes		

Fire Doors Numbers	
Fire Doors Nominal	
Fire Doors Certified	41
Fire Doors 60 minute	
Fire Doors Air transfer grill	

Floor type	concrete majority	Comments	
Ceiling type	Unknown	Comments	
Internal glazed screens	Yes rated	Comments	
Escape corridor ceiling finishes	Class 0	Comments	

other structural protection	
Roof Void standard of compartmentation	Yes.

Additional comments	Replace / repair the missing ceiling tiles in the vacant pharmacy. There are outstanding fire door remedial actions which are being addressed separately. Tenants should keep the IT comms room locked shut. Consider creating a fire compartment to the storeroom adjacent the electric cupboard in the dental waiting area. Refer to separate comment.
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Property Services Fire Risk Assessment
Means of Giving Warning in Case of Fire

Standard Installed to	L3	Manufacturer of system	Gent Vigilon Compact
Addressable	Analogue		
Linked to Gas shut off Valve	Yes	Linked to monitoring station	Yes
Monitoring company	Mitec		
Installation type	L3	Installation date	
Protocol	Open		
Additional comments	Reset the fire alarm panel clock to the correct time. The system is broadly L3. System installation date unknown.		

Is the fire alarm system in full working order	Yes	Responsibility	NHSPS
Comments			

Are all alarm call points unobstructed and clearly visible	Yes	Responsibility	NHSPS
Comments			
Are the audible signals from the fire alarm operated weekly	Yes	Responsibility	NHSPS
Comments			
Are the audible signals from the fire alarm clearly audible throughout the premises	Yes	Comments	
Is detection appropriate for room use	Yes	Comments	

Fire alarm system details (numbers)			
Repeater panels	1	Comments	Pharmacy.
Heat detectors	3	Comments	
Smoke detectors	5	Comments	
Combined smoke/heat		Comments	
Combined smoke/sounder	94	Comments	
Combined heat/sounder	3	Comments	
Unidentified type of detector	0	Comments	
Manual call points	14	Comments	
Other detection systems	0	Comments	

Sounders	2	Comments	
Voice sounders	0	Comments	
Beacons	1	Comments	
Linked fire doors		Comments	
Other linked systems		Comments	
ceiling void detection	No	Comments	
roof void detection	Yes	Comments	

	Property Services Fire Risk Assessment Manual Fire Extinguishing Appliances
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Manual Fire Extinguishers (numbers)					
Water	CO2	Foam	Dry Powder	WetChemical	Fire Blanket
13	19	2			3
Comments		Information provided by the test certification.			

Is there adequate provision of portable fire extinguishers which are suitable types for the fire risks where they are positioned?	Yes	Comments	Replace the tag on the fire extinguisher in the front lobby by the lift.
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Are all portable fire extinguishers and fire blankets suitably located, available for immediate use — not obstructed or hidden?	Yes	Responsibility	Mixed
Comments			
Are the locations of all portable fire extinguishers and fire blankets clearly identifiable?	Yes	Comments	



Property Services Fire Risk Assessment
Automatic Fire Extinguishing Appliances

Sprinkler Systems			
Sprinkler system	No	Responsibility	N/A
Description			
Location			

Water Mist Systems			
Water mist system	No	Responsibility	N/A
Description			
Location			

Catering suppression system

Catering suppression system	No	Responsibility	N/A
Description			
Location			

Server room suppression system			
Server room suppression system	No	Responsibility	N/A
Description			
Location			

Other suppression system			
Other suppression system	No	Responsibility	N/A
Description			
Location			

	Property Services Fire Risk Assessment Fire Hydrants and risers
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Fire Hydrants			
Fire Hydrants present	No	Size of main	
Location			

Wet risers			
Wet risers present	No	Inlet location	
Location			

dry risers			
dry risers present	No	Inlet location	
Location			

fire hydrant clearly accessible	No	Reponsibility	N/A
Comments			
Additional Comments			



Property Services Fire Risk Assessment
Other Relevant Fixed Systems and Equipment

Description			
Location		Reason For Install	



Property Services

Property Services Fire Risk Assessment Fire fighter switch

Fire Fighter Switch Present	No
Description	
Location	
Reason For Install	



Property Services

Property Services Fire Risk Assessment Significant Findings

UI :	42924	Date :	07/12/2021
Entered By :	Keren Cant	Action	To Note
Findings	IT server equipment is located in a plant room that has a single point of access ladder leading up into the water storage area.		
Risk Detail	People in the water tank storage area could become		

	trapped.
Current Mitigating Measures	Staff and contractors using the single point of access ladder to the water tank storage area should implement a safe system of work. There is warning signage on the door and a CO2 extinguisher has been installed within the room.
Recommended LongTerm Soloution	Relocate the IT equipment. Consider installing a targeted fire extinguishing system directly above the equipment e.g. Redetec with point detection.
Section Ref	5. The Premises



Property Services

Property Services Fire Risk Assessment
Actions

Item Reference	6. Fire Safety Management
Action to be Completed By	NHSPS
Priority	Medium
Date	19/02/2026
Action to be taken	Install suitable fire stopping to the breach in fire compartmentation above the door between the treatment room lobby 00/020 and stairwell 00/021.

Item Reference	14. Manual Fire Extinguishing Appliances
Action to be Completed By	NHSPS
Priority	Medium
Date	19/02/2026
Action to be taken	Replace the tag on the fire extinguisher in the front lobby by the lift.

Item Reference	13. Means of giving Warning incase of Fire
Action to be Completed By	NHSPS
Priority	High
Date	19/01/2026
Action to be taken	Reset the fire alarm panel clock to the correct time.

Item Reference	12. Measures to Limit Fire Spread
Action to be Completed By	NHSPS
Priority	Medium
Date	19/02/2026
Action to be taken	Consider creating a fire compartment to the storeroom adjacent the electric cupboard in the dental waiting area. Refer to separate comment.

Item Reference	12. Measures to Limit Fire Spread
Action to be Completed By	NHSPS
Priority	Medium
Date	19/02/2026
Action to be taken	Replace / repair the missing ceiling tiles in the vacant pharmacy.

Item Reference	8. Means of Escape from Fire
Action to be Completed By	NHSPS
Priority	Low
Date	19/03/2026
Action to be taken	The assembly point signage in the reception area and front car park could be misleading because there is no directional arrow. Replace with assembly point signage containing a horizontal directional arrow. Do not install

signage with an up or down arrow as this could be confusing for some people – separate comment issued.

Item Reference	8. Means of Escape from Fire
Action to be Completed By	NHSPS
Priority	High
Date	19/01/2026
Action to be taken	Install a suitable opening device to the final exit gate leading from the courtyard at the side of the building. The gate should be easily openable from the inside without the use of a key.

Item Reference	11. Fire Safety signs and Standards
Action to be Completed By	NHSPS
Priority	Low
Date	19/03/2026
Action to be taken	Replace the old style CO2 extinguisher signage on the FF with current version.

Item Reference	11. Fire Safety signs and Standards
Action to be Completed By	NHSPS
Priority	Low
Date	19/03/2026
Action to be taken	Install turn key to open signage to the exit doors leading from 00/021 (under stairs by treatment area) and treatment room 00/015 leading to the main waiting area.

Item Reference	11. Fire Safety signs and Standards
Action to be Completed By	NHSPS
Priority	Low
Date	19/03/2026

Action to be taken	Install fire exit keep clear signage (rectangular sign with "running man" pictogram & "fire exit" wording on green background above "! keep clear" on blue background) to the exterior of the final exit doors at the rear of the site leading to the car park.
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Item Reference	8. Means of Escape from Fire
Action to be Completed By	NHSPS
Priority	Medium
Date	19/02/2026
Action to be taken	Install external emergency lighting above the two final exits leading from the rear lobby to the rear large car park and the rear exit from corridor 00/065 opposite the stairwell. Advise if there is emergency lighting above the boiler room door and courtyard and install additional emergency lighting to illuminate all the external means of escape routes.

Item Reference	6. Fire Safety Management
Action to be Completed By	NHSPS
Priority	Medium
Date	19/02/2026
Action to be taken	The waste bins at the rear of the site should be secured within a lockable compound.

Item Reference	6. Fire Safety Management
Action to be Completed By	NHSPS
Priority	Medium
Date	19/02/2026
Action to be taken	Remove the furniture, equipment and combustible items being stored in the old pharmacy, main boiler room, plant room 01/037 (under the water tank) and the electric cupboard 01/003 in the dental waiting area.

Item Reference	6. Fire Safety Management
Action to be Completed By	NHSPS
Priority	Medium
Date	19/02/2026
Action to be taken	The first floor cleaners cupboard should be kept locked shut.

Item Reference	4. Occupier Engagement
Action to be Completed By	NHSPS
Priority	Medium
Date	19/02/2026
Action to be taken	Request the tenants provide a copy of their Fire Risk Assessment (with the exception of Brisdoc who have shared their FRA).

	Property Services Fire Risk Assessment Risk Assessment Methodology
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The following simple risk level estimator is based on a more general 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) at these premises is:		
	Possible	
It is considered that the consequences for life safety in the event of fire would be:		
	Minor	
Accordingly, it is considered that the risk to life, consequence from fire at these premises is:		
	Medium Risk	

Peer Name	
Peer Email Address	
Date	