

Location:	Clevedon Hospital - Outpatients Building
Assessor:	keren.cant@property.nhs.uk
Audit app ref:	FRA 10009727 Clevedon Hospital - Outpatients Building 20250905113620
Site assessment date:	18/09/2025
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 It may also be reviewed at such time as there is reason to suspect it is no longer valid eg.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

Section Heading	Section
Site Information	1
Tenants Matrix	2
Responsible Person Matrix	3
The Premises	4
Testing & Maintenance records	5

Fire safety management	6
NHSPS colleagues fire safety management	7
Means of escape from fire	8
Electrical safety	9
Emergency escape lighting	10
Fire safety signs & standards	11
Measures to limit fire spread	12
Means of giving warning in case of fire	13
Manual fire extinguishing appliances	14
Automatic fire extinguishing systems	15
Fire hydrants & risers	16
Other relevant fixed systems & equipment	17
Fire fighting switch	18
Significant findings	19
Risk assessment methodology	20

		Property Services Fire Risk Assessment Site Information	
Property Name:	Clevedon Hospital - Outpatients Building	Horizon No.	10009727
Assessor:	keren.cant@property.nhs.uk	Site Assessment Date	18/09/2025
		Report Created Date	30/09/2025

Address	Clevedon Hospital - Outpatients Building Old Street Clevedon BS21 6BS
----------------	---

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.
----------------------------	--------------------------

Days & hours of Occupation	weekdays + evenings + weekends	occupation Comments	The building is open 7 days a week 08:00am - 08:30pm.
---------------------------------------	--------------------------------	----------------------------	---

Enforcing Authority	Avon Fire and Rescue Service
Max no of Occupants	50
Additional Comments	A sample of tenant occupied areas were accessed. The IT comms room and roof spaces were not accessed.

	Property Services Fire Risk Assessment Additional Buildings
---	--



Property Services

Property Services Fire Risk Assessment Occupying Tenants Matrix

Tenant/s Name	Approx Floor Area (sqm)	% building occupied	High Risk Activity	Contact Details (email address if known)
Sirona Care & Health	132			
Tenant/s Name	Approx Floor Area (sqm)	% building occupied	High Risk Activity	Contact Details (email address if known)
N. Bristol NHS Trust	76			
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	70			



Property Services

Property Services Fire Risk Assessment Responsible person matrix

Fire Risk Assessment	Clevedon Community Hospital Outpatients / MIU
-----------------------------	---

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	NHSPS	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.
----------------------------	--

 			
No of Floors	2	Number of Basement Floors	0

Floor level	Approximate Floor Area
Ground	288
Floor level	Approximate Floor Area
First	222

Total GIA	510
------------------	-----

Structual Frame Type	Traditional masonry construction with pitched roof	Description	
Roof Design Covering Material	Pitched - Pitched - Tile covering	Comments	
Does it have cladding	Yes	Type of cladding	Stone
Description			

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

Age of Main part of the Building	2001	Listed Status	not listed	Conservation area	No
---	------	----------------------	------------	--------------------------	----

Significant building alterations		
Year	Details of Alteration	Evidence of Design Standards

Fire Plans	
Fire Plan Title	Link
One Drive	C:\Users\Keren.Cant\OneDrive - NHS Property Services Ltd\Documents\Keren Documents\Premises\North Somerset\Clevedon Hospital Outpatients MIU

Occupier name	Sirona Care & Health
Have the occupiers been requested to provide a copy of their significant findings?	No
Date Requested	
Comments	Request the tenants 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?	No
Date of last drill	
Comments	Tenants are responsible for undertaking regular fire drills.
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	N. Bristol NHS Trust
Have the occupiers been requested to provide a copy of their significant findings?	No
Date Requested	
Comments	Request the tenants provide a copy of their fire risk assessment.
Have the occupiers returned a copy of their	No

significant findings?	
Date on their document	
Comments	
Is there evidence that occupiers undertake/take part in regular fire drills?	No
Date of last drill	
Comments	Tenants are responsible for arranging regular fire drills.
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	Request the tenants 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?	No
Date of last drill	
Comments	Tenants are responsible for arranging regular fire drills.
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

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		No	Confirm that the air conditioning units are being inspected / maintained and a PPM is in place.
Gas Boiler	Yes	25/07/2025	Yes	
Catering Gas Equipment	No		N/A	
Fire Alarm System	Yes	09/07/2025	Yes	
Fire Extinguishers	Yes	28/08/2025	Yes	
Fire Doors	Yes	24/09/2025	Yes	
Emergency Lighting	Yes	15/05/2025	Yes	
Lightning Conductor	Yes	09/07/2025	Yes	
Generator	No		N/A	
Electrical Installations	Yes	16/12/2022	Yes	
Medical Gases	Yes		N/A	Tenant responsibility.
Emergency Voice Comm System	No		N/A	

Fire Smoke Dampers	Yes		No	A fire / smoke damper survey will be undertaken as part of the Tier 2 Fire Compartmentation Project.
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	No	10/08/2023	N/A	
Free Fall Fire Valves	No		N/A	
PAT Test	Yes		No	A PAT PPM is required for NHSPS cleaning equipment. Tenant PAT dated 04/24 in the first floor beverage area. PAT non-existent / out of date elsewhere in the building. Tenants are responsible for ensuring that a suitable PAT regime is in place for their portable electrical equipment.
Lift Servicing	Yes	13/06/2025	Yes	
Fire Escape External Staircases	No		N/A	
Dry Riser	No		N/A	
Weekly Fire Alarm Checks	Yes	11/09/2025	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	

 Property Services	Property Services Fire Risk Assessment Fire safety management
---	--

Has the fire safety log book been suitably completed?	Yes		
Comments			
Is the fire log book an NHSPS approved version?	Yes		
Comments	NHSPS General Building Logbook.		
Is there an effective system for ensuring that the quantities and storage of flammable materials are reasonable and properly controlled?	Yes	Responsibility	NHSPS
Comments	Small quantities of household cleaning products are stored in locked cupboards.		
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 combustible items from plant rooms 00/010, 00/011 and 00/008. Tenants should not store items in the understairs cupboard and the cupboard door should be kept locked.		
Is all waste regularly collected and placed in a safe place ready for collection?	Yes	Responsibility	Mixed
Comments			
Is there evidence of smoking on site?	No	Responsibility	Tenant
Comments			
Are there suitable means to control the risk of arson?	Yes	Responsibility	NHSPS
Comments	CCTV and external lighting.		
Is there evidence that the NHSPS Permit to Work system has been followed when required?	Yes	Responsibility	NHSPS
Comments	Staff have been trained to use PTW systems.		
Is there any inappropriate use of cooking equipment?	No	Responsibility	Tenant
Comments			
Any hazards observed to have been introduced by contractors / building works?	No	Responsibility	N/A
Comments			
Are there any visible breaches in the lines of fire resisting construction?	Yes	Responsibility	NHSPS
Comments	Breaches in fire compartmentation have been identified and remedial actions will be undertaken as part of the fire compartmentation project.		
Are there clearly defined, written fire action and emergency evacuation	No	Responsibility	Tenant

procedures that reflect the current evacuation plan?			
Comments	Tenants should update the fire action notices with the new location of the assembly point and update their emergency evacuation plans.		
Have appropriate arrangements been made for dealing with contractors who are not normally on the premises?	Yes	Responsibility	NHSPS
Comments	Contractors are met and escorted by NHSPS staff. Tenants are responsible for their contractors.		
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
---	---

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.		
Persons at Risk - Other Relevant Persons	52	Procedures put in place	Yes
Comments	Customers, patients and members of the public. The customers emergency procedures take these people into account. NHSPS visitors are met and escorted on site by NHSPS staff.		
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?	N/A	Comments	Tenants are responsible for undertaking regular fire evacuation drills.

Number of protected staircases:	2	Comments	
Number of accommodation staircases:	0	Comments	
Number of lobby protected staircases:	0	Comments	
Number of external staircases:	0	Comments	

Number of dead end corridors :	0	Location :	
Full detection :		Comments	

Is there evidence that people understand the need to keep exit routes clear and available for evacuation?:	Yes	Responsibility :	N/A
Comments			
Number of final exits:	4	Comments	
Do all final exits lead to a place of total safety?:	Yes	Comments	
Are all fire exits readily available?:	Yes	Responsibility :	NHSPS
Comments			
Are all final exits and intermediate doors easily operable from the inside without the use of a key?:	Yes	Responsibility :	NHSPS
Comments			
Are floor and stairway surfaces in good condition and free from tripping and slipping	Yes	Responsibility :	NHSPS

hazards, particularly including any external stairs and paths?:		
Comments		

Evacuation Lifts			
Numbers :	0	Location	
Comments			

Fire Fighter Lifts			
Numbers :	0	Location	
Comments			

Passenger goods lifts			
Numbers :	1	Location	Entrance lobby.
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 :	0	Location :	
Suitable communications system in place? :	N/A	Comments	A PPM is required to inspect the evacuation chair. Remove the old refuge point signage on the first floor opposite reception.

Assembly Points			
Numbers	1	Location :	Relocate the fire assembly point from outside the shed to the area identified adjacent to the building entrance.
Comments	Install fire assembly point signage at the new location and directional signage to direct people from the rear and side of the building to the new assembly point.		

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?:	No	Comments	Install fire exit signage above the exit doors leading from the waiting area into the lobby and from the lobby to outside.
Are all escape routes provided with adequate emergency lighting at all times?:	No	Comments	Install external emergency lighting to illuminate the new fire assembly point and external means of escape routes to include the rear pathway and on the front elevation at both ends. Tenants are responsible for installing external emergency lighting above the final exit door from their portacabin.
Are the fire evacuation assembly areas in safe locations, clear of the building and away from fire service vehicle access and parking?:	No	Responsibility :	NHSPS
Comments	Refer to the action plan regarding relocating the fire assembly point to the area identified adjacent the front of the building.		
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 :	No		
Comments	Refer to the action plan.		
Have you observed any inappropriate use of tenants electrical equipment? :	No		
Comments			
Are any extension leads used in accordance with the 8303 CAS alert? (2m, surge protected, specific type) :	Yes	Responsibility	Tenant
Comments	Not known, tenant responsibility.		
Have you observed any inappropriate charging or storage of batteries? :	No	Responsibility	Tenant
Comments			
Are portable heaters in use? :	No	Responsibility	Tenant
Comments			
Have you observed portable heaters being used in an unsafe way? :	N/A	Responsibility	N/A
Comments			
Do any server rooms contain mechanical cooling? :	Yes	Responsibility	NHSPS

Comments	This room was not accessed during the site visit because the adjoining treatment room was in use.		
Is the maintenance / ownership clear? :	Yes	Responsibility	NHSPS
Comments	Refer to the action plan regarding air conditioning PPM.		
Are UPS batteries in use? :	No	Responsibility	Tenant
Comments	Tenants should advise if UPS batteries are in use and being suitably maintained.		
Is the maintenance / ownership clear? :	Yes	Responsibility	Tenant
Comments	Refer to the comment above.		



Property Services Fire Risk Assessment
Emergency Escape Lighting

Emergency lighting provided	Yes	Battery type	separate battery	Area Route Covered	Escape routes only
------------------------------------	-----	---------------------	------------------	---------------------------	--------------------

System type	Mixed
--------------------	-------

External routes covered	Yes	System details	
--------------------------------	-----	-----------------------	--

Additional comments	Refer to the action plan regarding installing additional external emergency lighting.
----------------------------	---



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 on site.
Are suitable fire action notices prominently displayed around the premises?	Yes	Responsibility	Tenant
Comments	Tenants should update the fire action notices with the location of the new assembly point.		
Adequate directional signage along corridors and stairs?	No	Comments	Refer to the action plan.
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	
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	N/A	Comments	

required?			
are fire exit keep clear signs in place?	Yes	Comments	
Are hazard rooms and rooms containing flammable substances suitably labelled?	Yes	Responsibility	Mixed
Comments			
Are oxygen/compressed gas warning signs in place where cylinders are stored?	Yes	Responsibility	Tenant
Comments			
Are all other signs in place?	Yes	Comments	



Property Services

Property Services Fire Risk Assessment
Measures to Limit Fire Spread

Fire compartments accordance	Yes	Fire compartments accordance Comments	A fire compartmentation survey has been undertaken and breaches to fire compartmentation will be suitably remediated.
---------------------------------	-----	--	---

Does it have a compartment survey	Yes	Date of survey	18/06/2025
-----------------------------------	-----	----------------	------------

remedials mitigated	No
---------------------	----

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

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

other structural protection	
Roof Void standard of compartmentation	
Additional comments	Tenants should instruct staff not to wedge open fire doors.



Property Services Fire Risk Assessment
Means of Giving Warning in Case of Fire

Standard	L4	Manufacturer of	Advanced Mx Pro 4
----------	----	-----------------	-------------------

Installed to		system	
Addressable	Analogue		
Linked to Gas shut off Valve	No	Linked to monitoring station	Yes
Monitoring company	Mitec		
Installation type	L4	Installation date	
Protocol	Open		
Additional comments	Reset the fire alarm panel clock to the correct time.		

Is the fire alarm system in full working order	Yes	Responsibility	NHSPS
Comments			
Are all alarm call points unobstructed and clearly visible	Yes	Responsibility	Tenant
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	0	Comments	
Heat detectors	1	Comments	
Smoke detectors	47	Comments	
Combined smoke/heat		Comments	
Combined smoke/sounder		Comments	
Combined heat/sounder		Comments	
Unidentified type of detector		Comments	
Manual call points	6	Comments	
Other detection systems	0	Comments	
Sounders	12	Comments	
Voice sounders	0	Comments	
Beacons	1	Comments	
Linked fire doors	3	Comments	
Other linked systems	0	Comments	
ceiling void detection	No	Comments	
roof void detection	No	Comments	



Property Services

Property Services Fire Risk Assessment Manual Fire Extinguishing Appliances

Manual Fire Extinguishers (numbers)

Water	CO2	Foam	Dry Powder	WetChemical	Fire Blanket
Comments					

Is there adequate provision of portable fire extinguishers which are suitable types for the fire risks where they are positioned?	Yes	Comments	
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

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

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	Responsibility	N/A
Comments			
Additional Comments			



Property Services Fire Risk Assessment
Other Relevant Fixed Systems and Equipment

Description			
Location		Reason For Install	



Property Services Fire Risk Assessment
Fire fighter switch

Fire Fighter Switch Present	No
-----------------------------	----

Description	
Location	
Reason For Install	



Property Services Fire Risk Assessment

Significant Findings

UI :		Date :	
Entered By :		Action	
Findings			
Risk Detail			
Current Mitigating Measures			
Recommended LongTerm Soloution			
Section Ref			



Property Services Fire Risk Assessment

Actions

Item Reference	13. Means of giving Warning incase of Fire
----------------	--

Action to be Completed By	NHSPS
Priority	High
Date	30/10/2025
Action to be taken	Reset the fire alarm panel clock to the correct time.

Item Reference	8. Means of Escape from Fire
Action to be Completed By	NHSPS
Priority	Medium
Date	28/11/2025
Action to be taken	Install external emergency lighting to illuminate the new fire assembly point and external means of escape routes to include the rear pathway and on the front elevation at both ends.

Item Reference	8. Means of Escape from Fire
Action to be Completed By	NHSPS
Priority	Low
Date	30/12/2025
Action to be taken	Install fire exit signage above the exit doors leading from the waiting area into the lobby and from the lobby to outside.

Item Reference	8. Means of Escape from Fire
Action to be Completed By	NHSPS
Priority	Low
Date	30/12/2025
Action to be taken	Remove the old refuge point signage on the first floor opposite reception.

Item Reference	8. Means of Escape from Fire
-----------------------	------------------------------

Action to be Completed By	NHSPS
Priority	Medium
Date	28/11/2025
Action to be taken	Remove the fire assembly signage outside the shed. Install fire assembly point signage at the new location and directional signage to direct people from the rear and side of the building to the new assembly point.

Item Reference	8. Means of Escape from Fire
Action to be Completed By	NHSPS
Priority	Medium
Date	28/11/2025
Action to be taken	A PPM is required to inspect / maintain the evacuation chair.

Item Reference	6. Fire Safety Management
Action to be Completed By	NHSPS
Priority	Medium
Date	28/11/2025
Action to be taken	Remove the combustible items from plant rooms 00/010, 00/011 and 00/008.

Item Reference	5. Testing & Maintenance and Records
Action to be Completed By	NHSPS
Priority	Medium
Date	28/11/2025
Action to be taken	A PAT PPM is required for NHSPS cleaning equipment.

Item Reference	5. Testing & Maintenance and Records
Action to be Completed By	NHSPS

Priority	Medium
Date	28/11/2025
Action to be taken	Confirm that the air conditioning units are being inspected / maintained and a PPM is in place.

Item Reference	4. Occupier Engagement
Action to be Completed By	NHSPS
Priority	Medium
Date	28/11/2025
Action to be taken	Request the tenants provide a copy of their fire risk assessment.

	Property Services Fire Risk Assessment Risk Assessment Methodology
--	---

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	