Fire Risk Assessment - Gen

SNG63770 / 5-6 Well Walk, Cheltenham, GL50 3JX / 4 Sep 2026 **Complete**

Flagged items	21	**Actions**	1

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Site/Area Photo

Photo 1

Site/Location	5-6 Well Walk, Cheltenham, GL50 3JX
Job Number	SNG63770
Assessor	David Nash
This fire risk assessment report applies only to:	5-6 Well Walk, Cheltenham, GL50 3JX

In order to comply with the requirements of the Regulatory Reform (Fire Safety) Order 2005, a Fire Risk Assessment was undertaken, to identify any fire prevention or precaution deficiencies within this building.
The survey did not include the testing of the fire warning systems or the actuation of emergency lighting under power failure conditions.

Important information:
This Fire Risk Assessment report has been prepared following a site inspection and is based on the observations made during that visit, together with information received from personnel on site and an examination of documents made available. It does not include any areas, activities or processes that the assessor was not made aware of whilst on site. The omission of any area of the building from this report should not be construed to assume compliance with the legislative requirements pertinent to that part of the building.
It is recommended that access to this report is made available (electronically) so it can be reviewed by the enforcing authorities. This report relates only to statutory requirements and reducing unnecessary business interruption. Additional fire safety measures may be appropriate for insurance, loss prevention, or environmental purposes.

This Fire Risk Assessment report applies only to the area titled above. It must not be used to manage fire safety risk in any other parts of the building. This report may only be forwarded to a third party if reproduced in full and without amendment to the content or presentation.

I certify that to the best of my knowledge, the information contained in this Fire Risk Assessment is correct, based on information provided at the time this assessment was undertaken. It must be noted that this Fire Risk Assessment was not an intrusive assessment and that a compartmental survey should be carried out to ensure that structural fire separation and devices within this property comply with the relevant legislation.

Type of Fire Risk Assessment carried out in agreement with clients brief:	Non-Intrusive assessment of the areas specified on the front and location section of this FRA, where access is provided and not restricted.
Responsible Person (e.g. Landlord/Owner, Employer or person having control of the premises):	Read Maurice Commercial
Address of Premises	5-6 Well Walk, Cheltenham, GL50 3JX
Date of fire Risk Assessment	04.09.2026
Date of Previous Fire Risk Assessment	Unknown - No previous report was provided.
Suggested Date for Review **This fire risk assessment should be reviewed by a competent person by the date indicated or at such earlier time if there is reason to suspect that it is no longer valid, or there has been a significant change in the matters to which it relates, or if a fire occurs.**	03.09.2027

Flagged items & Actions

21 flagged, 1 action

Flagged items

21 flagged, 0 actions

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL / 7. ELECTRICAL SOURCES OF IGNITION

7.1. Are reasonable measures taken to prevent fires of electrical origin?

No

Reasonable measures to prevent fires of electrical origin could not be confirmed at the time of assessment. The electrical intake and consumer unit/RCD equipment were identified within a timber cupboard at basement level. The cupboard construction did not provide evidence of a suitable standard of fire-resisting enclosure, and the adequacy of fire separation around the electrical intake could not be confirmed.

In addition, no current Electrical Installation Condition Report (EICR), inspection/test records or other electrical certification were provided for review. A visual inspection alone cannot confirm the condition or continued safety of the fixed electrical installation.

The required standard of electrical installation and any necessary fire-resisting enclosure will need to be considered in relation to the eventual use, occupancy and fire strategy for the premises.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL / 11. COOKING

11.2. Are the cooking facility's fitted with appropriate fire detection?

No

The first-floor kitchen incorporates a standard domestic gas oven and hob; however, no automatic fire detection was identified within the kitchen or immediately associated with the cooking area. The only domestic-type detection units identified within the premises were located at ground-floor and basement levels.

The appropriate type and extent of fire detection serving the kitchen cannot be determined until the future use and occupancy of the premises are confirmed, as requirements may differ significantly between residential, commercial and mixed-use occupation.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL / 13. HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS

13.1. Are fire safety conditions imposed on outside contractors?

No

Fire safety conditions imposed on external contractors could not be confirmed at the time of assessment. The premises were vacant and unoccupied, and no contractor control procedures, permit-to-work arrangements, induction records or other documented fire-safety procedures relating to contractors were provided for review.

Appropriate contractor controls will need to form part of the fire-safety management arrangements established for the premises once the future use and occupancy are confirmed, particularly where works involve hot works or other activities capable of introducing additional ignition sources.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

FIRE PROTECTION MEASURES / 16. MEANS OF ESCAPE

16.1. Is it considered that the premises are provided with reasonable means of escape in case of fire?

No

The premises are not considered to provide reasonable means of escape for future occupation in their current configuration. The building extends from basement through to third-floor level and is principally served by a single internal stairway.

Of particular significance, the third-floor bedroom opens directly onto the stair without an intervening fire-resisting door or protected landing. The degree of protection provided to the stair at the lower levels also varies, with standard timber doors and areas communicating with the stair arrangement. Consequently, a fire occurring on a lower floor could potentially result in smoke and fire affecting the principal escape route from the upper floors.

The premises were vacant and unoccupied at the time of assessment, and the eventual commercial, residential or mixed use has not yet been established. The means-of-escape arrangement required for safe future occupation will therefore depend upon the intended use, number and characteristics of occupants, and the fire strategy ultimately adopted.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

FIRE PROTECTION MEASURES / 16. MEANS OF ESCAPE

16.2. Are there adequate designs of escape routes?

No

The design of the escape routes is not considered adequate for future occupation in its current configuration. The premises extend from basement through to third-floor level and rely principally upon a single internal stairway for escape from the upper floors.

Of particular concern, the stairway opens directly into the third-floor bedroom accommodation without an intervening door or protected landing. The degree of enclosure and fire-resisting separation to the stair also varies throughout the lower floors. As a result, smoke or fire originating at a lower level could potentially affect the stairway and compromise escape from the upper floors.

The premises were vacant and unoccupied at the time of assessment. The appropriate design and protection of the escape routes cannot be determined conclusively until the intended future use, occupancy levels and associated fire strategy have been established.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

FIRE PROTECTION MEASURES / 16. MEANS OF ESCAPE

16.4. Are exits easily and immediately openable where necessary?

No

The final exits were not considered easily and immediately openable where necessary, as the identified final exit doors incorporated locking arrangements that required the use of a key to open them when locked.

For occupied premises, doors forming part of the means of escape should generally be capable of being readily opened from the escape side without the use of a key, so that occupants are not reliant upon locating or operating a separate key during an emergency.

The premises were vacant and unoccupied at the time of assessment, and the appropriate final-exit locking arrangements will depend upon the eventual use, occupancy, anticipated number and characteristics of occupants, and the means-of-escape strategy adopted. Any future alterations should also have appropriate regard to the building's Grade II listed status and historic fabric.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

FIRE PROTECTION MEASURES / 16. MEANS OF ESCAPE

16.5. Do fire exits open in direction of escape where necessary?

No

Not all identified final exit doors open in the direction of escape. However, this does not automatically constitute a deficiency, as the requirement for outward-opening final exits is dependent upon factors including the number and characteristics of occupants, intended use of the premises and anticipated evacuation conditions.

As the premises were vacant and unoccupied at the time of assessment, and the future commercial, residential or mixed use has not yet been established, the suitability of the existing door-opening arrangements cannot be conclusively determined.

Any alterations considered necessary should also take appropriate account of the building's Grade II listed status and historic fabric.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

FIRE PROTECTION MEASURES / 16. MEANS OF ESCAPE

16.10. Are there alternative means of escape?

No

Alternative means of escape are not available from the upper floors. The first, second and third-floor accommodation is principally dependent upon the single internal stairway leading down towards the ground-floor final exit.

Although separate final exits are available at ground-floor and basement levels, these do not provide an independent alternative escape route from the upper floors, as occupants would first need to descend through the internal stair arrangement.

This is particularly relevant at third-floor level, where the bedroom opens directly onto the stair without an intervening door or protected landing. The adequacy of a single-direction escape arrangement will therefore require further consideration once the intended use, occupancy and associated fire strategy are established.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

FIRE PROTECTION MEASURES / 16. MEANS OF ESCAPE

16.14. Are escape staircases fit for purpose?

No

The escape staircases could not be considered fully fit for purpose for future occupation in their current configuration. The internal stairs were measured at approximately 0.5–0.6 m in clear width, with individual half-flight runs of approximately 1.1 m.

The stairways are therefore relatively narrow and form the principal means of vertical escape through the building, with no independent alternative escape route available from the upper floors. Their suitability will depend upon the eventual use of the premises, anticipated occupancy numbers and characteristics of occupants, together with the overall means-of-escape strategy.

The restricted stair width is particularly relevant should the premises return to commercial, mixed or higher-occupancy use. Conversely, the acceptability of the existing historic stair arrangement cannot be determined simply from its dimensions without consideration of the proposed occupancy and overall fire strategy.

The building's Grade II listed status is also relevant, as physical alteration or widening of the historic staircase may not be straightforward or appropriate. Where the existing stair dimensions cannot satisfy the requirements associated with the proposed use, suitable compensatory or fire-engineered measures may need to be considered as part of the subsequent assessment.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

FIRE PROTECTION MEASURES / 17. MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT

17.1. Is the compartmentation of a reasonable standard?*

No

The standard of compartmentation could not be considered reasonable or adequately confirmed from the areas accessible during the assessment. The premises are of historic construction, with numerous subsequent alterations, and no documentation or evidence was provided to demonstrate the fire-resisting performance of the existing walls, floors or other separating construction.

Of particular relevance, the internal stairway extends through the building and is not consistently enclosed or protected by fire-resisting construction. At third-floor level, the stair opens directly into the bedroom accommodation without an intervening fire-resisting door or protected landing. Standard timber doors were also identified elsewhere within the premises, with their fire-resisting performance not established.

The assessment was visual and non-intrusive, and the construction and condition of concealed floor and wall cavities, service penetrations and other potential routes for fire and smoke spread could not be verified. Given the building's age and Grade II listed status, any future compartmentation requirements will need to consider both the intended use and the significance of the historic fabric.

The appropriate standard of compartmentation cannot therefore be established until the future use, occupancy and fire strategy for the premises have been determined.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

FIRE PROTECTION MEASURES / 17. MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT

17.2. Are the general condition of the (fire) Doors suitable?

No

The general condition and suitability of the doors forming part of the means of escape could not be considered satisfactory as fire doors. A number of standard timber doors were identified throughout the premises; however, their fire-resisting performance could not be established, and no certification, inspection records or other documentation was provided to demonstrate that they are suitable fire-resisting doorsets.

The level of door protection also varies throughout the escape route. Of particular significance, the third-floor bedroom opens directly onto the staircase with no intervening door, while other rooms opening onto the stair are provided with timber doors of unconfirmed fire-resisting performance.

The appropriate standard, location and specification of fire-resisting doors will depend upon the future use, occupancy and fire strategy for the premises. Consideration will also need to be given to the building's Grade II listed status, particularly where existing doors or associated joinery contribute to its historic character and alteration or replacement is proposed.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

FIRE PROTECTION MEASURES / 18. EMERGENCY ESCAPE LIGHTING

18.1. Is a reasonable standard of emergency escape lighting provided both internally and externally?

No

A reasonable standard of emergency escape lighting could not be confirmed throughout the premises. Only a single emergency lighting unit was identified, located at the bottom of the basement staircase. No operational/status indicator was apparent on the unit at the time of assessment, and no testing, servicing or maintenance records were provided to confirm its operational condition.

No emergency escape lighting was identified throughout the remaining internal stairways, landings or upper-floor escape routes, nor was external emergency lighting identified in association with the final exits.

The extent and specification of emergency escape lighting required will depend upon the future use, occupancy and means-of-escape strategy for the premises. The building's Grade II listed status should also be considered when determining the positioning and installation method of any future system.

No separate action is raised within this section. Refer to the action under “Other Relevant Information”

requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

FIRE PROTECTION MEASURES / 19. FIRE SAFETY SIGNS AND NOTICES

19.1. Is there a reasonable standard of Fire Safety Signage and Notices?

No

A reasonable standard of fire safety signs and notices was not provided throughout the premises. No comprehensive provision of fire exit/directional signage, fire action notices or other fire-safety information was identified during the assessment.

The premises were vacant and unoccupied, and the appropriate extent and type of fire-safety signage cannot be determined until the intended future use, occupancy and means-of-escape strategy have been established. In particular, signage requirements may differ considerably between residential, commercial and mixed-use occupation.

Any future signage provision should also be sympathetic to the building's Grade II listed status, particularly where fixing signs to significant historic fabric is proposed.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

FIRE PROTECTION MEASURES / 19. FIRE SAFETY SIGNS AND NOTICES

19.2. Is wayfinding signage displayed in sufficient quantities and in appropriate locations (internally & externally)?

No

Wayfinding signage was not displayed in sufficient quantities or at suitable locations throughout the premises. No comprehensive provision of directional escape signage was identified to assist occupants in identifying the available escape routes and final exits.

The premises extend over multiple floor levels, with a relatively complex internal arrangement incorporating narrow stairways, landings and separate areas. However, as the premises were vacant and unoccupied, the extent and positioning of any future wayfinding signage will depend upon the eventual use, occupancy characteristics and means-of-escape strategy. In some forms of residential occupation, extensive escape signage may not be necessary, whereas commercial or mixed-use occupation may require greater provision.

Any future signage should also be appropriately positioned while having regard to the building's Grade II listed status and historic fabric.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

FIRE PROTECTION MEASURES / 21. MANUAL FIRE EXTINGUISHING APPLIANCES AND HYDRANTS

21.1. Is there the reasonable provision of portable fire extinguishers?

No

A reasonable provision of portable fire extinguishers was not identified within the premises at the time of assessment. No suitable provision of portable firefighting equipment was observed throughout the building.

The premises were, however, vacant and unoccupied, with no ongoing commercial or residential activities. The appropriate type, number and location of portable fire extinguishers will depend upon the future use, occupancy, fire hazards and fire-safety management arrangements established for the premises.

Portable firefighting equipment should therefore be considered as part of the subsequent Fire Risk Assessment once the intended use has been determined, rather than specifying equipment for an occupancy that does not currently exist.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

FIRE PROTECTION MEASURES / 22. RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS

22.1. Are fixed fire suppression systems installed within the premises?

No

No fixed fire suppression systems were identified within the premises at the time of assessment. There was no evidence of sprinkler protection, water-mist systems, fixed gaseous suppression or other automatic fixed fire-suppression installations.

The absence of a fixed suppression system does not in itself constitute a deficiency. Whether such a system is necessary will depend upon the future use, occupancy, fire strategy and risk profile of the premises.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

FIRE PROTECTION MEASURES / 23. OTHER RELEVANT FIXED SYSTEMS AND EQUIPMENT

23.1. Are there suitable provision of fire-fighters switch(es) such as isolation switches for lifts, high voltage & gas shut offs?

No

Suitable provision of firefighter or emergency isolation controls could not be fully confirmed at the time of assessment. No lift or high-voltage electrical installation requiring dedicated firefighter switches was identified within the premises.

The electrical intake and consumer unit/RCD equipment were located within cupboards at basement level, and a gas supply/meter arrangement was also identified at this level. However, no documentation or information was provided to confirm formal emergency isolation arrangements or their suitability for use by attending emergency services.

The requirement for any additional firefighter switches, clearly identified electrical isolation controls or gas emergency shut-off arrangements will depend upon the services retained or introduced and the future use of the premises.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

MANAGEMENT OF FIRE SAFETY / 24. PROCEDURES AND ARRANGEMENTS

24.2. Are appropriate fire procedures in place with suitable documentation readily available?

No

Appropriate fire emergency procedures and supporting fire-safety documentation were not available for inspection at the time of assessment. No documented emergency plan, fire action procedures, evacuation arrangements, fire-safety logbook or associated testing and maintenance records were provided.

The premises were vacant and unoccupied, and therefore no current staff or occupant fire procedures were in operation. The appropriate emergency procedures and supporting documentation will need to reflect the future use, occupancy, management arrangements and fire strategy adopted for the premises.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

MANAGEMENT OF FIRE SAFETY / 24. PROCEDURES AND ARRANGEMENTS

24.5. Are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to fire-fighters?

No

Suitable arrangements to meet and provide relevant information to the Fire and Rescue Service on arrival could not be confirmed at the time of assessment. The premises were vacant and unoccupied, with no designated responsible person or on-site staff present to meet attending crews.

No documented emergency information, site plans, details of significant hazards or other information intended to assist the Fire and Rescue Service was available for inspection. The electrical intake/consumer unit and gas services are located at basement level, which would be relevant information for attending crews.

The appropriate arrangements for liaison with the Fire and Rescue Service will depend upon the future use, occupancy, management arrangements and fire strategy established for the premises.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

MANAGEMENT OF FIRE SAFETY / 26. TESTING AND MAINTENANCE

26.2. Is there weekly testing and periodic servicing of the fire detection and alarm system?

No

Testing and maintenance of the existing fire detection provision could not be confirmed. Two domestic-type detection units were identified, located at ground-floor and basement levels; however, no testing, maintenance or servicing records were available for inspection, and their operational condition and maintenance history could not be established.

Although the premises are currently vacant and unoccupied, any existing fire detection equipment being retained should be maintained in an operational condition and tested at appropriate intervals in accordance with the system type and manufacturer's instructions.

The existing provision should therefore be appropriately tested and maintained while it remains installed. This does not, however, confirm that the extent or specification of the existing detection is suitable for future occupation; this will need to be determined once the intended use and occupancy are established.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

MANAGEMENT OF FIRE SAFETY / 27. RECORDS

27.2. Is the maintenance and servicing of the fire detection system recorded?

No

No records were available to demonstrate the maintenance or servicing of the existing fire detection provision. No fire alarm logbook, servicing records, maintenance records or other supporting documentation was provided for inspection.

Two domestic-type detection units were identified within the premises; however, their maintenance history and current operational condition could not be verified from the information available.

Any existing fire detection equipment that remains in service should be maintained and tested at intervals appropriate to the type of equipment installed and the manufacturer’s instructions, with suitable records retained where applicable.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

Other actions

1 action

GENERAL INFORMATION / 5. OTHER RELEVANT INFORMATION

Details

The premises were vacant and unoccupied at the time of the assessment and were being marketed for sale. The client advised that the property has permission for both commercial and residential use; however, the intended future use, occupancy and management arrangements have not yet been determined.

The client further advised that when the premises were previously operated as a tea shop, the ground floor and basement were used for the commercial operation, while the first floor and upper floors were used principally for storage. This information was provided by the client and was not independently verified as part of this assessment.

The building is arranged over basement, ground, first, second and third-floor levels. The current internal arrangement includes areas capable of residential occupation, including upper-floor bedroom accommodation, together with areas previously associated with commercial use.

Existing fire-safety provisions were limited at the time of assessment. Two domestic-type fire detection units were identified, located at ground-floor and basement levels. A single emergency escape-lighting unit was identified at the bottom of the basement stair; however, no operational/status indicator was apparent at the time of assessment and its functionality could not be confirmed. No fire-safety certificates, testing records, maintenance records or other supporting documentation were provided for examination.

The building is principally served by an internal stairway connecting the various floor levels. Of particular relevance, the third-floor bedroom opens directly onto the stair without an intervening door or protected landing. The degree of enclosure and fire-resisting separation afforded to the stair varies throughout the premises. The final exit doors also incorporate locking arrangements requiring the use of a key when locked.

The suitability of these arrangements, together with the existing means of escape, fire-resisting construction and doors, automatic fire detection and alarm, emergency escape lighting, electrical and gas installations, firefighting equipment, signage and fire-safety management arrangements, cannot reasonably be determined for future occupation until the intended use, occupancy and associated fire strategy have been established.

Requirements may differ substantially depending upon whether the premises are subsequently used for commercial, residential or mixed purposes. It would therefore be inappropriate for this assessment to prescribe a specific fire-safety strategy or detailed upgrading standard based upon an occupancy that has not yet been determined. This assessment consequently records the conditions and fire precautions present at the time of inspection, with matters dependent upon future occupation to be reassessed once the intended use is known.

The premises also form part of a Grade II listed building. The listed status should be taken into consideration when determining any future fire-safety improvements or alterations. The need to achieve an appropriate standard of life safety remains paramount; however, the design and implementation of any necessary works should also take account of the architectural and historic significance of the building. Proposed alterations affecting the character or historic fabric of the listed building may require Listed Building Consent and should, where appropriate, be discussed with the relevant local authority/conservation officer.

Where conventional fire-safety solutions would have an unacceptable impact upon significant historic fabric, suitable alternative or fire-engineered solutions may need to be considered by appropriately competent professionals to achieve the necessary level of life safety while minimising unnecessary harm to the historic building.

Once the intended use, occupancy and management arrangements have been confirmed, and before the premises are occupied or reoccupied, a further suitable and sufficient Fire Risk Assessment should be undertaken. This should assess the premises against the legislative and technical requirements applicable to the proposed use and determine the appropriate fire-safety provisions and any necessary remedial works. Where the proposed use, alterations, complexity of the means of escape or listed status requires specialist design input, advice should be obtained from a suitably competent fire-safety professional/fire engineer, with appropriate heritage/conservation input where necessary.

Any fire-safety works identified through that subsequent assessment should be completed and, where appropriate, suitably verified before occupation or reoccupation of the premises.

To do | Priority: High | Created by: David Nash

Fire Risk Assessment Prior to Reoccupation

Once the intended future use, occupancy and management arrangements have been confirmed, arrange for a further Fire Risk Assessment to be undertaken before occupation/reoccupation. The assessment should consider the premises in relation to the proposed commercial, residential or mixed use and establish the appropriate fire-safety strategy, provisions and any remedial works

required.

The assessment should also take account of the building's Grade II listed status. Where alterations to historic fabric are proposed, appropriate conservation/planning advice should be obtained and Listed Building Consent sought where required. Where the proposed use, building configuration or heritage constraints require specialist fire-safety design consideration, advice should be obtained from a suitably competent fire-safety professional/fire engineer.

FIRE RISK ASSESSMENT

The following simple fire risk level estimator is based on a commonly used Health and Safety Risk Level Estimator.

Likelihood of fire	Potential consequences of fire		
	Slight harm	Moderate harm	Extreme harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) is:	Low

In this context, a definition of the above terms within the table is as follows:

Low - Unusually low likelihood of fire as a result of negligible potential sources of ignition,

Medium - Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings),

High - Lack of adequate controls applied to one or more significant fire hazards, such as to result in a significant increase in the likelihood of fire.

Taking into account the nature of the premises and the occupants, as well as the fire protection and procedural arrangements observed at the time of this Fire Risk Assessment, it is considered that the consequences for life safety in the event of fire would be:	Moderate Harm

In this context, a definition of the above terms within the table is as follows:

Slight Harm - Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs.)

Moderate Harm - Outbreak of fire could foresee-ably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.

Extreme Harm - Significant potential for serious injury or death of one or more occupants.

The overall risk at the time of inspection is considered to be:	Tolerable Risk

This rating relates specifically to the premises in their current vacant and unoccupied condition and should not be interpreted as confirmation that the existing fire precautions are suitable for future occupation. The likelihood and potential consequences of fire may increase materially once the building is occupied.

As the intended future commercial, residential or mixed use has not yet been established, an appropriate future risk rating cannot presently be determined. The fire-safety arrangements should therefore be reassessed once the intended use and occupancy are known and before the premises are occupied.

A suitable risk-based control plan should involve effort and urgency that is proportional to risk.

Risk level	Action and timescale
Trivial	No action is required, and no detailed records need be kept.
Tolerable	No major additional fire precautions required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are occupied, urgent action should be taken.
Intolerable	Premises (or relevant area) should not be occupied until the risk is reduced.

Note that, although the purpose of this section is to place the fire risk in context, the above approach to a Fire Risk Assessment is subjective and for guidance only.

It is considered that the recommendations within this report should be implemented in order to reduce fire risk to, or maintain it at, the following level:	Tolerable

GENERAL INFORMATION

1 action

1. THE PREMISES

1.1. Type/Use of the Premises

Vacant mixed-use premises (commercial/residential).

The property was unoccupied and being marketed for sale at the time of assessment. Permission is understood to exist for both commercial and residential use; however, the intended future use and occupancy have not yet been determined. Historically, the premises were used as a tea shop, with commercial use at ground-floor and basement levels and the upper floors used for storage.

1.2. Number of Floors

Five-Storeys

1.5. Approximate floor area (m2):

Approx 150 m2

1.6. Age of building (approximate)

The premises are understood to date from approximately 1776–1799, placing the original construction within the late 18th century/Georgian period. The building has subsequently undergone a number of later additions and alterations, including changes associated with its commercial and residential uses.

The property is of traditional construction and forms part of a Grade II listed building. Due to its age and the extent of subsequent alterations, elements of the internal construction, compartmentation and fire-resisting separation may vary considerably throughout the premises. The precise age and fire-resisting performance of individual internal elements could not be established as part of this non-intrusive fire risk assessment.

Any future alterations required to facilitate a proposed commercial, residential or mixed use should take account of both the fire-safety requirements applicable to the intended use and the building's listed status.

1.7. Materials predominantly used on the external walls?

The external walls are predominantly of traditional solid brick masonry construction with a rendered/stucco finish, consistent with the late 18th-century age and traditional construction of the property.

No external wall insulation system or significant areas of combustible external cladding were identified from the areas visible during the assessment. Due to the Grade II listed status, age of the building and subsequent alterations, the precise construction of all external wall areas could not be confirmed as part of this non-intrusive assessment.

1.8. Does the building have any external cladding/materials coverings of any kind?

No

1.9. Does the premises have any balconies?

No

1.10. What materials are predominantly used for the window frames in your building?

Wooden frames

1.11. Are there external escape stairs and are they fit for purpose?

None visible at the time of the assessment.

2. THE OCCUPANTS

2.1. Approximate maximum number:

0 persons at the time of assessment.

The premises were vacant and unoccupied at the time of the fire risk assessment and were being marketed for sale. As the intended future use of the building has not yet been determined, an appropriate maximum occupancy figure cannot presently be established.

The safe maximum occupancy will depend upon the eventual commercial, residential or mixed use, together with factors including the number and characteristics of occupants, floor areas, means of escape, exit capacity, fire protection measures and management arrangements.

A suitable maximum occupancy should therefore be established as part of the fire-safety assessment for the proposed use prior to occupation.

2.2. Approximate maximum number of employees at any one time:

0 persons at the time of assessment.

2.3. Maximum number of members of the public at any one time:	0 persons at the time of assessment.

3. OCCUPANTS ESPECIALLY AT RISK FROM FIRE

3.1. Sleeping occupants:	0 persons at the time of assessment.
3.2. Disabled occupants:	0 persons at the time of assessment.
3.3. Occupants in remote areas and lone workers:	0 persons at the time of assessment.
3.4. Young persons:	0 persons at the time of assessment.
3.5. Are Personal Emergency Evacuation Plans (PEEP) in place for all relevant persons?	N/A

4. FIRE LOSS EXPERIENCE

Details

No known previous fire loss experience was identified for the premises.

An online search was undertaken for 5–6 Well Walk, Cheltenham, GL50 3JX, including searches against the individual property numbers, the combined address and its former use as the Well Walk Tea Room. No publicly available information was identified indicating that the premises have previously experienced a significant fire or associated fire loss.

Historical information confirms previous commercial occupation of the premises, including its former operation as the Well Walk Tea Room, but the sources reviewed did not identify any reported fire incident associated with the property.

No fire-loss records or other documentation were provided by the client at the time of assessment. The absence of publicly identified reports should not therefore be regarded as confirmation that no minor or unreported fire incident has ever occurred.

5. OTHER RELEVANT INFORMATION

1 action

Details

The premises were vacant and unoccupied at the time of the assessment and were being marketed for sale. The client advised that the property has permission for both commercial and residential use; however, the intended future use, occupancy and management arrangements have not yet been determined.

The client further advised that when the premises were previously operated as a tea shop, the ground floor and basement were used for the commercial operation, while the first floor and upper floors were used principally for storage. This information was provided by the client and was not independently verified as part of this assessment.

The building is arranged over basement, ground, first, second and third-floor levels. The current internal arrangement includes areas capable of residential occupation, including upper-floor bedroom accommodation, together with areas previously associated with commercial use.

Existing fire-safety provisions were limited at the time of assessment. Two domestic-type fire detection units were identified, located at ground-floor and basement levels. A single emergency escape-lighting unit was identified at the bottom of the basement stair; however, no operational/status indicator was apparent at the time of assessment and its functionality could not be confirmed. No fire-safety certificates, testing records, maintenance records or other supporting documentation were provided for examination.

The building is principally served by an internal stairway connecting the various floor levels. Of particular relevance, the third-floor bedroom opens directly onto the stair without an intervening door or protected landing. The degree of enclosure and fire-resisting separation afforded to the stair varies throughout the premises. The final exit doors also incorporate locking arrangements requiring the use of a key when locked.

The suitability of these arrangements, together with the existing means of escape, fire-resisting construction and doors, automatic fire detection and alarm, emergency escape lighting, electrical and gas installations, firefighting equipment, signage and fire-safety management arrangements, cannot reasonably be determined for future occupation until the intended use, occupancy and associated fire strategy have been established.

Requirements may differ substantially depending upon whether the premises are subsequently used for commercial, residential or mixed purposes. It would therefore be inappropriate for this assessment to prescribe a specific fire-safety strategy or detailed upgrading standard based upon an occupancy that has not yet been determined. This assessment consequently records the conditions and fire precautions present at the time of inspection, with matters dependent upon future occupation to be reassessed once the intended use is known.

The premises also form part of a Grade II listed building. The listed status should be taken into consideration when determining any future fire-safety improvements or alterations. The need to achieve an appropriate standard of life safety remains paramount; however, the design and implementation of any necessary works should also take account of the architectural and historic significance of the building. Proposed alterations affecting the character or historic fabric of the listed building may require Listed Building Consent and should, where appropriate, be discussed with the relevant local authority/conservation officer.

Where conventional fire-safety solutions would have an unacceptable impact upon significant historic fabric, suitable alternative or fire-engineered solutions may need to be considered by appropriately competent professionals to achieve the necessary level of life safety while minimising unnecessary harm to the historic building.

Once the intended use, occupancy and management arrangements have been confirmed, and before the premises are occupied or reoccupied, a further suitable and sufficient Fire Risk Assessment should be undertaken. This should assess the premises against the legislative and technical requirements applicable to the proposed use and determine the appropriate fire-safety provisions and any necessary remedial works. Where the proposed use, alterations, complexity of the means of escape or listed status requires specialist design input, advice should be obtained from a suitably competent fire-safety professional/fire engineer, with appropriate heritage/conservation input where necessary.

Any fire-safety works identified through that subsequent assessment should be completed and, where appropriate, suitably verified before occupation or reoccupation of the premises.

To do | Priority: High | Created by: David Nash

Fire Risk Assessment Prior to Reoccupation

Once the intended future use, occupancy and management arrangements have been confirmed,

arrange for a further Fire Risk Assessment to be undertaken before occupation/reoccupation. The assessment should consider the premises in relation to the proposed commercial, residential or mixed use and establish the appropriate fire-safety strategy, provisions and any remedial works required.

The assessment should also take account of the building's Grade II listed status. Where alterations to historic fabric are proposed, appropriate conservation/planning advice should be obtained and Listed Building Consent sought where required. Where the proposed use, building configuration or heritage constraints require specialist fire-safety design consideration, advice should be obtained from a suitably competent fire-safety professional/fire engineer.

6. RELEVANT FIRE SAFETY LEGISLATION

6.1. The following Fire Safety Legislation applies to these premises: The Regulatory Reform (Fire Safety) Order 2005.

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

3 flagged

7. ELECTRICAL SOURCES OF IGNITION

1 flagged

7.1. Are reasonable measures taken to prevent fires of electrical origin?

No

Reasonable measures to prevent fires of electrical origin could not be confirmed at the time of assessment. The electrical intake and consumer unit/RCD equipment were identified within a timber cupboard at basement level. The cupboard construction did not provide evidence of a suitable standard of fire-resisting enclosure, and the adequacy of fire separation around the electrical intake could not be confirmed.

In addition, no current Electrical Installation Condition Report (EICR), inspection/test records or other electrical certification were provided for review. A visual inspection alone cannot confirm the condition or continued safety of the fixed electrical installation.

The required standard of electrical installation and any necessary fire-resisting enclosure will need to be considered in relation to the eventual use, occupancy and fire strategy for the premises.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

8. SMOKING

8.1. Are reasonable measures taken to prevent fires as a result of smoking?

Yes

The premises were vacant and unoccupied at the time of assessment, and no evidence of smoking activity, discarded smoking materials or associated ignition hazards was identified during the inspection.

As there is currently no routine occupancy, the risk of fire arising from smoking is considered low under the present conditions. Appropriate smoking controls and management arrangements should be established should the future use of the premises permit or introduce a foreseeable risk from smoking.

8.2. Is smoking prohibited on the premises?

N/A

Smoking was not specifically prohibited by any signage or documented management policy identified at the time of assessment. However, the premises were vacant and unoccupied, and no evidence of smoking activity or discarded smoking materials was observed.

Appropriate smoking arrangements should be considered as part of the management procedures established for the premises once the future use and occupancy are confirmed.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

8.3. Are there suitable arrangements for those who wish to smoke?

N/A

8.4. Does this policy appear to be observed at the time of the inspection?

N/A

9. ARSON

9.1. Does basic security against arson by outsiders appear reasonable?*

Yes

Basic security against arson by outsiders appeared reasonable at the time of assessment. The premises were vacant and unoccupied, with external entrance doors providing a reasonable level of physical security against unauthorised access. No obvious evidence of forced entry, vandalism or unauthorised occupation was identified during the assessment.

As the premises remain vacant and are being marketed for sale, continued security of the building should be maintained to reduce the potential for unauthorised access and deliberate fire-setting.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

10. PORTABLE HEATERS AND HEATING INSTALLATIONS

10.1. Is the use of portable heaters avoided as far as practicable?

Yes

No portable heaters were identified in use at the time of assessment. The premises were vacant and unoccupied, and there was no evidence of portable heating appliances presenting an additional ignition risk.

The suitability and management of any portable heating appliances introduced in the future should be considered in relation to the eventual use and occupancy of the premises.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

10.2. Is the use of the more hazardous types (e.g. radiant bar fires or LPG appliances) avoided?

Yes

No hazardous types of portable heating appliances, such as portable LPG heaters, paraffin heaters or exposed-element heaters, were identified at the time of assessment. The premises were vacant and unoccupied, and no additional fire hazard associated with portable heating was observed.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

11. COOKING

1 flagged

11.1. Are reasonable measures taken to prevent fires as a result of cooking?

Yes

Reasonable measures to prevent fires from cooking were evident under the current vacant and unoccupied conditions. A standard domestic kitchen was present at first-floor level, incorporating a gas oven/hob, with no cooking activities taking place at the time of assessment. No significant accumulation of combustible materials or other obvious cooking-related fire hazards was identified within the kitchen.

The adequacy of the cooking arrangements and any additional fire precautions required will depend upon the future use and occupancy of the premises, particularly should commercial cooking or other higher-risk cooking activities be introduced.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

Photo 2

11.2. Are the cooking facility's fitted with appropriate fire detection?

No

The first-floor kitchen incorporates a standard domestic gas oven and hob; however, no automatic fire detection was identified within the kitchen or immediately associated with the cooking area. The only domestic-type detection units identified within the premises were located at ground-floor and basement levels.

The appropriate type and extent of fire detection serving the kitchen cannot be determined until the future use and occupancy of the premises are confirmed, as requirements may differ significantly between residential, commercial and mixed-use occupation.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

12. HOUSEKEEPING

12.1. Is the standard of housekeeping adequate?

Yes

The general standard of housekeeping was considered adequate at the time of assessment. The premises were vacant and largely clear of contents, with no significant accumulations of combustible waste, refuse or inappropriate storage identified that would present an increased fire risk or materially obstruct the available circulation and escape routes.

Some limited stored items and general contents were present, particularly within ancillary/storage areas; however, these were not considered excessive under the conditions observed.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

12.2. Do combustible materials appear to be separated from ignition sources?

Yes

Combustible materials appeared to be adequately separated from potential ignition sources at the time of assessment. The premises were vacant and generally clear of contents, with no significant accumulation of combustible materials identified in close proximity to the electrical installation, gas-fired boiler, cooking appliances or other potential ignition sources.

Some limited combustible materials were present within storage and ancillary areas; however, their arrangement did not present an obvious increased fire risk under the conditions observed.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

12.3. Is there appropriate storage of combustible materials?

Yes

The storage of combustible materials was considered appropriate at the time of assessment. The premises were vacant and generally clear of contents, with only limited quantities of combustible materials present within the designated storage and ancillary areas. No significant accumulation or inappropriate storage of combustible materials was identified within circulation or escape routes.

The storage arrangements will need to be reconsidered once the future use and occupancy of the premises are established, particularly where the proposed use introduces increased quantities or different types of combustible materials.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

12.4. Is a robust Control of Substances Hazardous to Health (COSHH) system implemented? N/A

A robust COSHH management system could not be confirmed at the time of assessment. The premises were vacant and unoccupied, and no COSHH assessments, hazardous-substance register or associated management documentation were provided for review.

No significant quantities of hazardous substances or chemicals presenting an obvious additional fire risk were identified during the assessment. The requirement for COSHH controls will depend upon the activities and substances associated with the eventual use of the premises.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

13. HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS

1 flagged

13.1. Are fire safety conditions imposed on outside contractors? No

Fire safety conditions imposed on external contractors could not be confirmed at the time of assessment. The premises were vacant and unoccupied, and no contractor control procedures, permit-to-work arrangements, induction records or other documented fire-safety procedures relating to contractors were provided for review.

Appropriate contractor controls will need to form part of the fire-safety management arrangements established for the premises once the future use and occupancy are confirmed, particularly where works involve hot works or other activities capable of introducing additional ignition sources.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

14. DANGEROUS SUBSTANCES

14.1. Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises? N/A

14.3. Is there appropriate storage of hazardous materials? N/A

15. LIGHTNING

15.1. Does the building have a lightning protection system? N/A

No lightning protection system (LPS) was identified during the assessment, and no documentation or certification was provided to indicate that a system is installed.

The absence of a lightning protection system does not in itself constitute a fire-safety deficiency. The need for lightning protection should be determined through a formal lightning risk assessment, where considered necessary, taking account of factors including the building's location, height, construction, use and potential consequences of a lightning strike.

Where such an assessment is undertaken, it should be carried out in accordance with the principles of BS EN IEC 62305 – Protection against lightning.

FIRE PROTECTION MEASURES

14 flagged

16. MEANS OF ESCAPE

6 flagged

16.1. Is it considered that the premises are provided with reasonable means of escape in case of fire?

No

The premises are not considered to provide reasonable means of escape for future occupation in their current configuration. The building extends from basement through to third-floor level and is principally served by a single internal stairway.

Of particular significance, the third-floor bedroom opens directly onto the stair without an intervening fire-resisting door or protected landing. The degree of protection provided to the stair at the lower levels also varies, with standard timber doors and areas communicating with the stair arrangement. Consequently, a fire occurring on a lower floor could potentially result in smoke and fire affecting the principal escape route from the upper floors.

The premises were vacant and unoccupied at the time of assessment, and the eventual commercial, residential or mixed use has not yet been established. The means-of-escape arrangement required for safe future occupation will therefore depend upon the intended use, number and characteristics of occupants, and the fire strategy ultimately adopted.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

16.2. Are there adequate designs of escape routes?

No

The design of the escape routes is not considered adequate for future occupation in its current configuration. The premises extend from basement through to third-floor level and rely principally upon a single internal stairway for escape from the upper floors.

Of particular concern, the stairway opens directly into the third-floor bedroom accommodation without an intervening door or protected landing. The degree of enclosure and fire-resisting separation to the stair also varies throughout the lower floors. As a result, smoke or fire originating at a lower level could potentially affect the stairway and compromise escape from the upper floors.

The premises were vacant and unoccupied at the time of assessment. The appropriate design and protection of the escape routes cannot be determined conclusively until the intended future use, occupancy levels and associated fire strategy have been established.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

16.3 Do all final exits lead to places of safety?

Yes

The identified final exits discharge to the external open air and provide access to a place of safety away from the premises. The principal entrance/final exit at ground-floor level discharges directly onto Well Walk, while the basement-level glazed doors provide stepped access to the exterior.

No significant obstruction was identified that would prevent occupants, once outside the building, from moving away from the premises to a place of safety.

16.4. Are exits easily and immediately openable where necessary?

No

The final exits were not considered easily and immediately openable where necessary, as the identified final exit doors incorporated locking arrangements that required the use of a key to open them when locked.

For occupied premises, doors forming part of the means of escape should generally be capable of being

readily opened from the escape side without the use of a key, so that occupants are not reliant upon locating or operating a separate key during an emergency.

The premises were vacant and unoccupied at the time of assessment, and the appropriate final-exit locking arrangements will depend upon the eventual use, occupancy, anticipated number and characteristics of occupants, and the means-of-escape strategy adopted. Any future alterations should also have appropriate regard to the building's Grade II listed status and historic fabric.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

16.5. Do fire exits open in direction of escape where necessary?

No

Not all identified final exit doors open in the direction of escape. However, this does not automatically constitute a deficiency, as the requirement for outward-opening final exits is dependent upon factors including the number and characteristics of occupants, intended use of the premises and anticipated evacuation conditions.

As the premises were vacant and unoccupied at the time of assessment, and the future commercial, residential or mixed use has not yet been established, the suitability of the existing door-opening arrangements cannot be conclusively determined.

Any alterations considered necessary should also take appropriate account of the building's Grade II listed status and historic fabric.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

16.6. Are sliding or revolving doors avoided as fire exits where necessary?

Yes

No sliding or revolving doors were identified as forming part of the means of escape or serving as final exits from the premises. The identified escape doors were of conventional hinged construction.

16.7. Are external escape routes suitable and sufficient?

Yes

The external escape routes identified at the time of assessment were considered suitable and sufficient for the current vacant condition of the premises. The principal ground-floor final exit discharges directly to Well Walk, providing access to the external open air and allowing persons to move away from the building.

A further external route is available from the basement-level doors, which discharge via steps to the exterior. The stepped arrangement should be taken into consideration when assessing the suitability of this route for future occupants, particularly where persons with reduced mobility may be present.

No significant external obstructions were identified that would prevent persons from moving away from the building following evacuation.

The suitability and capacity of the external escape arrangements for future occupation will ultimately depend upon the proposed use, occupancy numbers and characteristics of the occupants.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

16.8. Are there satisfactory means for securing exits?

Yes

The final exits were provided with lockable security arrangements, which appeared capable of providing reasonable security against unauthorised access when the premises were vacant and secured.

However, the existing locks require the use of a key from the escape side when locked. While suitable for

securing the currently vacant premises, these arrangements may not be appropriate once the building is occupied, as final exits required for escape should be capable of being readily and immediately opened where necessary.

The appropriate balance between security and safe emergency egress will depend upon the future use, occupancy and management arrangements. Any alterations to the existing doors or locking arrangements should also take account of the building's Grade II listed status.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

16.10. Are there alternative means of escape?

No

Alternative means of escape are not available from the upper floors. The first, second and third-floor accommodation is principally dependent upon the single internal stairway leading down towards the ground-floor final exit.

Although separate final exits are available at ground-floor and basement levels, these do not provide an independent alternative escape route from the upper floors, as occupants would first need to descend through the internal stair arrangement.

This is particularly relevant at third-floor level, where the bedroom opens directly onto the stair without an intervening door or protected landing. The adequacy of a single-direction escape arrangement will therefore require further consideration once the intended use, occupancy and associated fire strategy are established.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

16.12. Are escape routes unobstructed?

Yes

The internal escape routes were generally clear and unobstructed at the time of assessment. The premises were vacant and largely free from contents, with no significant storage, furniture or other materials identified that would physically impede access to the internal stairways or identified final exits.

The basement and ancillary storage areas contained some limited items; however, these were not observed to significantly obstruct the available escape routes.

16.13. Is it considered that the premises are provided with reasonable arrangements for means of escape for disabled people?

N/A

16.14. Are escape staircases fit for purpose?

No

The escape staircases could not be considered fully fit for purpose for future occupation in their current configuration. The internal stairs were measured at approximately 0.5–0.6 m in clear width, with individual half-flight runs of approximately 1.1 m.

The stairways are therefore relatively narrow and form the principal means of vertical escape through the building, with no independent alternative escape route available from the upper floors. Their suitability will depend upon the eventual use of the premises, anticipated occupancy numbers and characteristics of occupants, together with the overall means-of-escape strategy.

The restricted stair width is particularly relevant should the premises return to commercial, mixed or higher-occupancy use. Conversely, the acceptability of the existing historic stair arrangement cannot be determined simply from its dimensions without consideration of the proposed occupancy and overall fire strategy.

The building's Grade II listed status is also relevant, as physical alteration or widening of the historic staircase may not be straightforward or appropriate. Where the existing stair dimensions cannot satisfy the requirements associated with the proposed use, suitable compensatory or fire-engineered measures may need to be considered as part of the subsequent assessment.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

17. MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT

2 flagged

17.1. Is the compartmentation of a reasonable standard?*

No

The standard of compartmentation could not be considered reasonable or adequately confirmed from the areas accessible during the assessment. The premises are of historic construction, with numerous subsequent alterations, and no documentation or evidence was provided to demonstrate the fire-resisting performance of the existing walls, floors or other separating construction.

Of particular relevance, the internal stairway extends through the building and is not consistently enclosed or protected by fire-resisting construction. At third-floor level, the stair opens directly into the bedroom accommodation without an intervening fire-resisting door or protected landing. Standard timber doors were also identified elsewhere within the premises, with their fire-resisting performance not established.

The assessment was visual and non-intrusive, and the construction and condition of concealed floor and wall cavities, service penetrations and other potential routes for fire and smoke spread could not be verified. Given the building's age and Grade II listed status, any future compartmentation requirements will need to consider both the intended use and the significance of the historic fabric.

The appropriate standard of compartmentation cannot therefore be established until the future use, occupancy and fire strategy for the premises have been determined.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

17.2. Are the general condition of the (fire) Doors suitable?

No

The general condition and suitability of the doors forming part of the means of escape could not be considered satisfactory as fire doors. A number of standard timber doors were identified throughout the premises; however, their fire-resisting performance could not be established, and no certification, inspection records or other documentation was provided to demonstrate that they are suitable fire-resisting doorsets.

The level of door protection also varies throughout the escape route. Of particular significance, the third-floor bedroom opens directly onto the staircase with no intervening door, while other rooms opening onto the stair are provided with timber doors of unconfirmed fire-resisting performance.

The appropriate standard, location and specification of fire-resisting doors will depend upon the future use, occupancy and fire strategy for the premises. Consideration will also need to be given to the building's Grade II listed status, particularly where existing doors or associated joinery contribute to its historic character and alteration or replacement is proposed.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

*The above is based on visual inspection of readily accessible areas, with a degree of sampling where appropriate.

18. EMERGENCY ESCAPE LIGHTING

1 flagged

18.1. Is a reasonable standard of emergency escape lighting provided both internally and externally?

No

A reasonable standard of emergency escape lighting could not be confirmed throughout the premises. Only a single emergency lighting unit was identified, located at the bottom of the basement staircase. No

operational/status indicator was apparent on the unit at the time of assessment, and no testing, servicing or maintenance records were provided to confirm its operational condition.

No emergency escape lighting was identified throughout the remaining internal stairways, landings or upper-floor escape routes, nor was external emergency lighting identified in association with the final exits.

The extent and specification of emergency escape lighting required will depend upon the future use, occupancy and means-of-escape strategy for the premises. The building's Grade II listed status should also be considered when determining the positioning and installation method of any future system.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

18.2. Are there outstanding defects to any of the emergency lighting units/luminaires?*

N/A

*The above is based on visual inspection, but no test of luminance (LUX) levels or verification of full compliance with relevant British Standards was carried out.

19. FIRE SAFETY SIGNS AND NOTICES

2 flagged

19.1. Is there a reasonable standard of Fire Safety Signage and Notices?

No

A reasonable standard of fire safety signs and notices was not provided throughout the premises. No comprehensive provision of fire exit/directional signage, fire action notices or other fire-safety information was identified during the assessment.

The premises were vacant and unoccupied, and the appropriate extent and type of fire-safety signage cannot be determined until the intended future use, occupancy and means-of-escape strategy have been established. In particular, signage requirements may differ considerably between residential, commercial and mixed-use occupation.

Any future signage provision should also be sympathetic to the building's Grade II listed status, particularly where fixing signs to significant historic fabric is proposed.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

19.2. Is wayfinding signage displayed in sufficient quantities and in appropriate locations (internally & externally)?

No

Wayfinding signage was not displayed in sufficient quantities or at suitable locations throughout the premises. No comprehensive provision of directional escape signage was identified to assist occupants in identifying the available escape routes and final exits.

The premises extend over multiple floor levels, with a relatively complex internal arrangement incorporating narrow stairways, landings and separate areas. However, as the premises were vacant and unoccupied, the extent and positioning of any future wayfinding signage will depend upon the eventual use, occupancy characteristics and means-of-escape strategy. In some forms of residential occupation, extensive escape signage may not be necessary, whereas commercial or mixed-use occupation may require greater provision.

Any future signage should also be appropriately positioned while having regard to the building's Grade II listed status and historic fabric.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

20. MEANS OF GIVING WARNING IN CASE OF FIRE

20.1. Is there an automatic fire detection system installed within the premises?

Yes

Automatic fire detection is installed within the premises; however, the provision is very limited. Two domestic-type smoke detection units were identified during the assessment, with one located at ground-floor level and one at basement level.

No automatic fire detection was identified serving the first, second or third floors, including the upper-floor accommodation and associated escape routes. No commissioning, testing, servicing or maintenance documentation was provided to confirm the specification, interconnection or operational condition of the existing devices.

The appropriate type, category and extent of automatic fire detection and alarm provision cannot be determined until the future use and occupancy of the premises have been established.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

20.2. Is the extent of automatic fire detection generally appropriate for the occupancy and fire risk?

The extent of the existing automatic fire detection provision is not considered suitable for occupation of the premises in its current configuration. Only two domestic-type detection units were identified, located at ground-floor and basement levels, with no automatic fire detection identified on the first, second or third floors.

The premises were, however, vacant and unoccupied at the time of assessment. On this basis, the installation of a temporary whole-building fire detection system is not considered proportionate solely for the period during which the premises remain vacant and secured.

Should the premises become routinely occupied, works commence, or the nature and frequency of access materially change before the intended use is confirmed, the adequacy of the temporary fire precautions should be reviewed and additional fire detection provided where necessary.

The permanent type, Grade/Category, coverage and configuration of the fire detection and alarm system should be determined once the intended future use and occupancy are established.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

20.3. Does the fire alarm system provide early warning of fire in parts of the premises other than the areas covered by this risk assessment?

N/A

20.4. Are there any outstanding defects with the fire alarm system?*

N/A

*Based on visual inspection, but no audibility tests or verification of full compliance with relevant British Standards carried out.

21. MANUAL FIRE EXTINGUISHING APPLIANCES AND HYDRANTS

1 flagged

21.1. Is there the reasonable provision of portable fire extinguishers?

No

A reasonable provision of portable fire extinguishers was not identified within the premises at the time of assessment. No suitable provision of portable firefighting equipment was observed throughout the building.

The premises were, however, vacant and unoccupied, with no ongoing commercial or residential activities. The appropriate type, number and location of portable fire extinguishers will depend upon the future use, occupancy, fire hazards and fire-safety management arrangements established for the premises.

Portable firefighting equipment should therefore be considered as part of the subsequent Fire Risk Assessment once the intended use has been determined, rather than specifying equipment for an occupancy that does not currently exist.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

21.2. Is all fire extinguishing equipment readily accessible?	N/A
21.3. Were any defects identified with any portable fire fighting equipment	N/A

22. RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS

1 flagged

22.1. Are fixed fire suppression systems installed within the premises?	No

No fixed fire suppression systems were identified within the premises at the time of assessment. There was no evidence of sprinkler protection, water-mist systems, fixed gaseous suppression or other automatic fixed fire-suppression installations.

The absence of a fixed suppression system does not in itself constitute a deficiency. Whether such a system is necessary will depend upon the future use, occupancy, fire strategy and risk profile of the premises.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

22.2. Type of fixed system:

No systems currently installed within the premises

23. OTHER RELEVANT FIXED SYSTEMS AND EQUIPMENT

1 flagged

23.1. Are there suitable provision of fire-fighters switch(es) such as isolation switches for lifts, high voltage & gas shut offs?	No

Suitable provision of firefighter or emergency isolation controls could not be fully confirmed at the time of assessment. No lift or high-voltage electrical installation requiring dedicated firefighter switches was identified within the premises.

The electrical intake and consumer unit/RCD equipment were located within cupboards at basement level, and a gas supply/meter arrangement was also identified at this level. However, no documentation or information was provided to confirm formal emergency isolation arrangements or their suitability for use by attending emergency services.

The requirement for any additional firefighter switches, clearly identified electrical isolation controls or gas emergency shut-off arrangements will depend upon the services retained or introduced and the future use of the premises.

No separate action is raised within this section. Refer to the action under “Other Relevant Information”

requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

MANAGEMENT OF FIRE SAFETY

4 flagged

24. PROCEDURES AND ARRANGEMENTS

2 flagged

24.1. Are Competent Person(s) appointed to assist in undertaking the preventive and protective measures (i.e. relevant general fire precautions)?

N/A

24.2. Are appropriate fire procedures in place with suitable documentation readily available?

No

Appropriate fire emergency procedures and supporting fire-safety documentation were not available for inspection at the time of assessment. No documented emergency plan, fire action procedures, evacuation arrangements, fire-safety logbook or associated testing and maintenance records were provided.

The premises were vacant and unoccupied, and therefore no current staff or occupant fire procedures were in operation. The appropriate emergency procedures and supporting documentation will need to reflect the future use, occupancy, management arrangements and fire strategy adopted for the premises.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

24.3. What is the evacuation strategy for the premises?

No formal evacuation strategy was identified or documented at the time of assessment.

The premises were vacant and unoccupied, with no current employees, residents or members of the public requiring an established evacuation procedure. No fire emergency plan, evacuation procedure or other documentation was provided for inspection.

Due to the premises being capable of commercial, residential or mixed use, it would not be appropriate to prescribe an evacuation strategy at this stage. The appropriate strategy will depend upon the future use, occupancy characteristics, internal layout, means of escape and fire-safety provisions ultimately adopted.

The evacuation strategy should therefore be determined as part of the further Fire Risk Assessment undertaken before occupation/reoccupation, once the intended use and occupancy have been confirmed.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

24.4. Are there routine in-house inspections of fire precautions (e.g. in the course of Health and Safety inspections)?

N/A

24.5. Are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to fire-fighters?

No

Suitable arrangements to meet and provide relevant information to the Fire and Rescue Service on arrival could not be confirmed at the time of assessment. The premises were vacant and unoccupied, with no designated responsible person or on-site staff present to meet attending crews.

No documented emergency information, site plans, details of significant hazards or other information intended to assist the Fire and Rescue Service was available for inspection. The electrical intake/consumer unit and gas services are located at basement level, which would be relevant information for attending crews.

The appropriate arrangements for liaison with the Fire and Rescue Service will depend upon the future use,

occupancy, management arrangements and fire strategy established for the premises.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

24.6. Are there adequate procedures for the evacuation of any disabled person/s who are likely to be present?	N/A
24.7. Are persons nominated and trained to use fire extinguishing appliances?	N/A
24.8. Are persons nominated and trained to assist with evacuation, including the evacuation of disabled person/s?	N/A
25. TRAINING AND DRILLS	
25.1. Are all staff provided with fire safety instruction and training on induction?	N/A
25.2. Are all staff given periodic “refresher training” at suitable intervals?	N/A
25.3. Are staff with special responsibilities (e.g. Fire Wardens) given additional training?	N/A
25.4. Is there evidence that a fire evacuation training/drill has been conducted within the last 6/12 months?	N/A
26. TESTING AND MAINTENANCE	1 flagged
26.2. Is there weekly testing and periodic servicing of the fire detection and alarm system?	No

Testing and maintenance of the existing fire detection provision could not be confirmed. Two domestic-type detection units were identified, located at ground-floor and basement levels; however, no testing, maintenance or servicing records were available for inspection, and their operational condition and maintenance history could not be established.

Although the premises are currently vacant and unoccupied, any existing fire detection equipment being retained should be maintained in an operational condition and tested at appropriate intervals in accordance with the system type and manufacturer's instructions.

The existing provision should therefore be appropriately tested and maintained while it remains installed. This does not, however, confirm that the extent or specification of the existing detection is suitable for future occupation; this will need to be determined once the intended use and occupancy are established.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

26.4. Is the emergency lighting system subject to monthly inspection/testing (flick testing)?	N/A
26.5. Are fire extinguishers subject to annual maintenance and servicing?	N/A

26.6. Are there periodic inspections of external escape staircases and gangways?	N/A
26.7. Are there routine checks of final exit doors and/or security fastenings?	N/A
26.8. Is there annual inspection and test of lightning protection system?	N/A

27. RECORDS

1 flagged

27.1. Is there evidence to demonstrate staff have received annual Fire Training specific to the level of risk?	N/A
27.2. Is the maintenance and servicing of the fire detection system recorded?	No

No records were available to demonstrate the maintenance or servicing of the existing fire detection provision. No fire alarm logbook, servicing records, maintenance records or other supporting documentation was provided for inspection.

Two domestic-type detection units were identified within the premises; however, their maintenance history and current operational condition could not be verified from the information available.

Any existing fire detection equipment that remains in service should be maintained and tested at intervals appropriate to the type of equipment installed and the manufacturer’s instructions, with suitable records retained where applicable.

No separate action is raised within this section. Refer to the action under “Other Relevant Information” requiring a further Fire Risk Assessment once the intended use and occupancy have been confirmed and prior to occupation/reoccupation.

27.3. Are documents available to show the emergency lights are periodically maintained and serviced?	N/A
27.4. Maintenance and testing of other fire protection systems?	N/A

CONCLUSION

It can be concluded, with the implementation of the actions/recommendations within the timescales provided, the building is a safe environment which is broadly compliant with the Regulatory Reform (Fire Safety) Order 2005. It must be noted if the recommendations are not implemented within required timescales, persons within the risk assessed building will be at a greater life risk should a fire incident occur.

It is advised that this Fire Risk Assessment is issued to all relevant insurance companies.

For further support or inquiries, contact Supernova Group LTD via email (support@supernovagroup.co.uk)

Additional Information:	No

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ASSESSORS SIGNATURE

Assessors Name and Signature

David Nash
08.09.2026 21:07 BST

Media summary

Photo 1

Photo 2