

::: FIRE RISK ASSESSMENT :::

Customer Name: Jonathan Rolls Property Management

Property Name / Number: Kingsley Court

Ref: SM8#: 12214

Address: 142 Kings Road

County: East Sussex

Town: Brighton

Postcode: BN1 2LP



Property Assessed

Assessor's Name: Mark Jackson

Purpose of visit: New Assessment

Assessment Date: 20/08/2024

The property is a purpose built block of residential self contained flats located in central Brighton close to the seafront.

Suggested Review Date: 12 Months

Responsible Person: Jonathan Rolls (Managing Agents)

Date of issue: 16th September 2024

1. Property Information:

Total number of storeys: 7 Number of floors below ground: 1 Are there any plant rooms? YES

Type of assessment completed: Type 1: Common parts only (non-destructive) including visual inspection of the external walls.

Details of construction: Purpose built property consisting of brick, timber and concrete construction. Building height (m): >18m

Balconies present: Juliette type only Exterior walls: The exterior walls are unlikely to support combustion.

Stair details: Concrete Are the stairs lobbied? Yes Lifts? Yes

This is a purpose build block of residential flats which is of concrete and steel frame construction with the external walls being of brick and block cavity walls finished with a sand and cement render. It has a slate covered mansard roof with a large flat roof area finished with bituminous felt. There are Juliette style balconies to the front elevation.

There is a central concrete communal stairway which spans from ground to fifth floor, access to the flats is gained via lobbies that come off the main stairs and a lift which serves all floors apart from the penthouse which is accessed via a stairway. There is a lower ground floor parking area which is accessed to the front of the building by vehicle and by the stairs and lift internally.

The internal walls are of masonry block or brick construction with "dot & dab" applied plasterboard with a plaster finish.

There is a fire detection system in place and emergency lighting throughout the communal areas.

There is no reported fire loss history for this property.

2. Occupants:

Number of flats: 20 Number of residents: 40-50 Number of visitors: 10-15

Any occupants especially at risk? NO Any disabled persons on site? Unknown

In accordance with the Fire Safety (England) Regulations 2022 all occupants must be routinely informed of the fire safety arrangements for the building including details of fire safety systems and appropriate actions to take in the event of discovering a fire or becoming aware of a fire within another part of the building.

The assessor was not advised, nor saw any evidence of persons requiring assistance in an emergency evacuation of the building.

3.1 Sources of Ignition (electrical):

Do the fixed electrical installations appear to be in good condition and free from any physical defect?

YES subject to EICR

Date of last Electrical Inspection Condition Report (EICR):

20/03/23

Date of next recommend Electrical Inspection Condition Report (EICR):

08/07/27

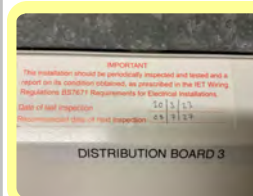
Are there any portable electrical appliances on site?

Yes

Date of last PAT if relevant:

No PAT data seen

EICR testing dates



An EICR was observed to have been completed in accordance with BS7671 within the property. Any non conformities recorded within the report must be addressed in accordance with the risk rating (classification code) within the scheduled time scales. All such work must only be completed by a competent person.

There was a vacuum cleaner and various other electrical appliance for example computer equipment and a kettle seen on site (see pics 14 & 15) there was no in date PAT data stickers seen on the appliances. All portable electrical appliances should be placed on a register and be made subject to portable appliance testing (PAT). Any defective equipment must be repaired or removed from site. The schedule of re-testing should be advised by the inspecting engineer. All work to be completed by a competent person.

There was seen to be an EV charger in car park area. It should be ensured that the unit and any associated equipment is subject to the required electrical safety checks in accordance with BS 7671:2018.

3.2 Other Sources of Ignition:

Is there a clear NO SMOKING policy in place?

YES

Are there any items found which could be used in an act of arson?

NO

The property has a secure door entry phone system to prevent unauthorised access (see pic 4).

4. Gas Installations:

Are there any gas meters or pipework within the common parts of the property?

YES

If YES are they enclosed in a fire protective enclosure or from potential mechanical harm?

YES

Is there safe separation from mains electrical and gas equipment (usually 1500mm)?

YES

The gas meters are housed at various points around the lower ground floor car park area, they are within individual meter boxes and been located at a level that should minimise the risk of mechanical harm.

5. Housekeeping

General: At the time of assessment housekeeping within the common ways was to a good standard.

Furniture: At the time of assessment there was no evidence of any furniture within the common parts of the property.

Electrical and gas meter cupboards free of readily flammable storage? YES

6. Fire Protection:

a) Flat entrance doors:

Sample door inspected? YES The inspected door was: Found to be a notional FD30S door.

Door furniture: Was found to be unsuitable for purpose.

Glazing: The flat entrance doors did not have any glazed elements.

Are the flat entrances lobbied? YES Has a fire door inspection been recently completed? Yes - Date: unknown

In accordance with the Fire Safety (England) Regulations 2022 all occupants must be routinely informed of the importance and function of fire doors within the property, their obligation not to interfere with their correct operation and to report any damage or failure to the Responsible Person.

In accordance with the Fire Safety (England) Regulations 2022 all flat entrance doors accessed from the internal common areas must be routinely inspected and maintained to a minimum notional FD30S Self Closing standard.

At the time of assessment it was not possible to establish if all of the fire doors were of a suitable standard. A full fire door survey should therefore be arranged and all remedial works completed.

As the property is over 11m, then it is also a legal requirement to carry out visual inspections of all communal doors. This should include lobby doors and doors to risers and service cupboards (as per Regulation 10 guidance as issued 25th Oct 2023).

One of the Directors (flat 13) advised that a door inspection had been completed and they were in the process of finalising the recommended works. It is therefore assumed that all fire door defects noted within the report will be attended to.

6. Fire Protection:

b) Partitioning, separation & other observations:

The partition walls between flats and common parts: were found to be suitably fire resisting.

The mains electrical installations: were found to be suitably enclosed within a 30min fire resisting cupboard.

The internal walls are of masonry block or brick construction with "dot & dab" applied plasterboard with a plaster finish and were seen to be in a sound condition.

There was seen to be a number of breaches in the fire stopping/compartmentation with a number of the service rise cupboards (for examples see pics 16, 18, 22 & 29). All gaps and holes made for the passing of cables and pipes including ducting should be fully fire stopped using a suitable intumescent product NOT expanding foam. All service riser cupboards should be made subject to a full fire stopping survey by a competent fire stopping contractor. All recommended works should then be implemented as soon as possible.

6. Fire Protection:

c) Loft & ceiling voids:

Were ceiling voids accessed and inspected at the time of assessment? There are no accessible ceiling voids.

Were they found to be clear of readily flammable storage? N/A

Was vertical partitioning found to be present within the area? N/A

7. Escape Routes:

Are the escape route widths suitable for purpose? YES

Sufficient mains lighting? YES

Do travel distances appear to be acceptable? YES

Suitable STAY PUT lighting? N/A

Is there a secondary means of escape? NO

Suitable mail management? YES

Was the secondary means of escape accessible? N/A

Anti arson mailbox present? N/A

Were escape routes found to be free of obstruction? YES

Ascertained evacuation policy? SIMULTANEOUS

Does the property have a fire emergency plan? YES

Suitable fire safety signage? YES

The Fire action plan to main entrance would seem to indicate that the block adopts a simultaneous evacuation policy and it also still refers to using appliances provided, however, appliances are not provided this may cause a resident to waste time trying to locate an appliance instead of evacuating the building. The notice should be reviewed and change accordingly.

The assessor was advised by one of the directors that they are due to carry out extensive fire door upgrade works. The existence of a communal only fire alarm and detection system, which could be heard in the flats, along with the fire action notice would seem to indicate the block has adopted a simulations evacuation policy as advised by the fire action notice. We would recommend that once all the works have been completed this policy be reviewed. The building is a purpose built block of flats and under current guidance has the potential to lend itself to a "stay put" policy, pending further inspection and review of the current fire safety systems.

There was way-finder signage provided throughout the communal areas (see pic 24), however it did not seem to meet with the requirements as set out below. There was also a lack of fire exit signage to the rear/side fire exit and the lower grounds floor parking area. All way-finder and fire exit signage should be reviewed in accordance with the guidance set out below.

Way-finding Signage:

It is a legal requirement under Regulation 8 of the Fire Safety (England) Regulations 2022 for all high rise buildings to install signage visible in low light or smoky conditions that identifies flat and floor numbers in the stairwells, this must also give direction if there is more than a single direction on the floor. All signage should be installed in accordance with Approved Document B section 15.13 - 15.16. Included should be suitable directional FIRE EXIT signs to clearly show the means of escape in the event of a fire. All signage should be durable, photo-luminescent and meet BS EN ISO 7010 regulations.

Wayfinding signage for the fire service:

15.13 To assist the fire service to identify each floor in a block of flats with a top storey more than 11m above ground level, floor identification signs and flat indicator signs should be provided.

15.14 The floor identification signs should meet all of the following conditions.

- a. The signs should be located on every landing of a protected stairway and every protected corridor/lobby (or open access balcony) into which a firefighting lift opens.
- b. The text should be in sans serif typeface with a letter height of at least 50mm. The height of the numeral that designates the floor number should be at least 75mm.
- c. The signs should be visible from the top step of a firefighting stair and, where possible, from inside a firefighting lift when the lift car doors open.
- d. The signs should be mounted between 1.7m and 2m above floor level and, as far as practicable, all the signs should be mounted at the same height.
- e. The text should be on a contrasting background, easily legible and readable in low level lighting conditions or when illuminated with a torch.

15.15 The wording used on each floor identification sign should take the form Floor X, with X designating the number of the storey, as intended for reference by residents. The floor number designations should meet all of the following conditions.

- a. The floor closest to the mean ground level (see Diagram D4) should be designated as either Floor 0 or Ground Floor.
- b. Each floor above the ground floor should be numbered sequentially beginning with Floor 1.
- c. A lower ground floor should be designated as either Floor -1 or Lower Ground Floor.
- d. Each floor below the ground floor should be numbered sequentially beginning with Floor -1 or Basement 1.

15.16 All floor identification signs should be supplemented by flat indicator signs, which provide information relating to the flats accessed on each storey. The flat indicator signs should meet all of the following conditions.

- a. The signs should be sited immediately below the floor identification signs, such that the top edge of the sign is no more than 50mm below the bottom edge of the floor identification sign.
- b. The wording should take the form Flats X-Y, with the lowest flat number first.
- c. The text should be in sans serif typeface with a letter height of at least half that of the floor indicator sign.
- d. The wording should be supplemented by arrows when flats are in more than one direction.
- e. The text and arrows should be on a contrasting background, easily legible and readable in low level lighting conditions or when illuminated with a torch.

NOTE: In the case of multi-storey flats with two or more entrances, the flat number should only be indicated on the normal access storey.

8. Fire Safety Systems:

Please select which systems are present:

No onsite records available.

<input checked="" type="checkbox"/> Communal fire detection and alarm system	last service date	01/02/24	Category of fire detection as observed: L4+M and AOV operation.
<input type="checkbox"/> Domestic fire detection and alarm system	last service date		
<input checked="" type="checkbox"/> Emergency lighting	last service date	01/02/24	Is a fire alarm system required? N/A
<input checked="" type="checkbox"/> Smoke control/venting	last service date	01/2/24	Is the fire alarm system tested weekly? YES
<input checked="" type="checkbox"/> Dry risers	last service date	TBC	
<input type="checkbox"/> Sprinkler or suppression system	last service date		Is there a fire log book present? YES
<input checked="" type="checkbox"/> Portable fire extinguishers	last service date	TBC	
<input checked="" type="checkbox"/> Lightning protection system	last service date	TBC	Emergency lighting testing frequency Monthly
<input type="checkbox"/> Other	last service date		

The building is over 18m and as such all fire safety systems should be inspected and or serviced on a monthly bases, there were onsite records of the fire alarm and detection system and the emergency lighting however there were no records made available for the fire extinguisher in the lift motor room, the dry riser and no records for the maintenance and servicing for the lightning protection system. The client need to confirm that all fire safety equipment is maintained and service in accordance with current guidance. (see below for further guidance)

In high-rise residential buildings (Either over 18m or 7 storeys or more), responsible persons will now be required under the fire safety act to:

- Building Plans:

Provide their local Fire and Rescue Service with up-to-date electronic building floor plans and to place a hard copy of these plans, alongside a single page building plan which identifies key firefighting equipment, in a Secure Information Box (SIB) on site.

- External Wall Systems:

Provide to their local Fire and Rescue Service information about the design and materials of a high-rise building's external wall system and to inform the Fire and Rescue Service of any material changes to these walls. Also, they will be required to provide information in relation to the level of risk that the design and materials of the external wall structure gives rise to and any mitigating steps taken.

- Lifts and other key Fire-Fighting Equipment:

Undertake monthly checks on the operation of lifts intended for use by firefighters, and evacuation lifts in their building and check the functionality of other key pieces of firefighting equipment. They will also be required to report any defective lifts or equipment to their local Fire and Rescue Service as soon as possible after detection if the fault cannot be fixed within 24 hours, and to record the outcome of checks and make them available to residents.

- Premises Information Boxes:

Install and maintain a secure information box in their building. This box must contain the name and contact details of the Responsible Person and hard copies of the building floor plans.

- Way-finding Signage:

To install signage visible in low light or smoky conditions that identifies flat and floor numbers in the stairwells of relevant buildings.

In residential buildings with storeys over 11 metres in height, responsible persons will be required to:

- Fire Doors:

Undertake annual checks of flat entrance doors and quarterly checks of all fire doors in the common parts.

In all multi-occupied residential buildings with two or more sets of domestic premises, responsible persons will be required to:

- Fire Safety Instructions: provide relevant fire safety instructions to their residents, which will include instructions on how to report a fire and any other instruction which sets out what a resident must do once a fire has occurred, based on the evacuation strategy for the building.

- Fire Door Information: provide residents with information relating to the importance of fire doors in fire safety.

The content of the site information box (SIB) was inspected and there was clear annotated floor plans seen, however there did not seem to be any contact details for the responsible persons or other relevant stakeholders who may be able to assist the fire and rescue services. The information within the SIB should be regularly reviewed and updated accordingly.

Action Plan

#	Action To Be Completed	Risk Rating	Completion Date	Comments
1	<p>In accordance with the Fire Safety (England) Regulations 2022 all flat entrance doors accessed from the internal common areas must be routinely inspected and maintained to a minimum notional FD30S Self Closing standard.</p> <p>At the time of assessment it was not possible to establish if all of the fire doors were of a suitable standard. A full fire door survey should therefore be arranged and all remedial works completed.</p> <p>As the property is over 11m, then it is also a legal requirement to carry out visual inspections of all communal doors. This should include lobby doors and doors to risers and service cupboards (as per Regulation 10 guidance as issued 25th Oct 2023).</p> <p>One of the Directors (flat 13) advised that a door inspection had been completed and they were in the process of finalising the recommended works. It is therefore assumed that all fire door defects noted within the report will be attended to.</p>	HIGH	3 Months	
2	<p>There was seen to be breaches in the fire stopping/compartimentation with a number of the service rise cupboards (for examples see pics 16, 18, 22 & 29). All gaps and holes made for the passing of cables and pipes including ducting should be fully fire stopped using a suitable intumescent product NOT expanding foam. All service riser cupboards should be made subject to a full fire stopping survey by a competent fire stopping contractor. All recommended works should then be implemented as soon as possible.</p>	HIGH	3 Months	The time scale given is to organise an inspection, not to complete the works.
3	<p>The building is over 18m and as such all fire safety systems should be inspected and or serviced on a monthly bases, there were onsite records of the fire alarm and detection system and the emergency lighting however there were no records made available for the fire extinguisher in the lift motor room, the dry riser and no records for the maintenance and servicing for the lightning protection system. The client need to confirm that all fire safety equipment is maintained and service in accordance with current guidance.</p> <p>(SEE SECTION 8 FOR FURTHER INFORMATION AND GUIDANCE).</p>	HIGH	3 Months	
4	<p>The content of the site information box (SIB) was inspected and there was clear annotated floor plans seen, however there did not seem to be any contact details for the responsible persons or other relevant stakeholders who may be able to assist the fire and rescue services. The information within the SIB should be regularly reviewed and updated accordingly.</p>	HIGH	3 Months	
5	<p>There was way-finder signage provided throughout the communal areas, however it did not seem to meet with the requirements as set out below. There was also a lack of fire exit signage to the rear/side fire exit and the lower grounds floor parking area. All way-finder and fire exit signage should be reviewed in accordance with current guidance.</p> <p>It is a legal requirement under Regulation 8 of the Fire Safety (England) Regulations 2022 for all high rise buildings to install signage visible in low light or smoky conditions that identifies flat and floor numbers in the stairwells, this must also give direction if there is more than a single direction on the floor. All signage should be installed in accordance with Approved Document B section 15.13 - 15.16. Included should be suitable directional FIRE EXIT signs to clearly show the means of escape in the event of a fire. All signage should be durable, photo-luminescent and meet BS EN ISO 7010 regulations.</p> <p>(SEE SECTION 7 FOR FURTHER INFORMATION AND GUIDANCE)</p>	HIGH	3 Months	

#	Action To Be Completed	Risk Rating	Completion Date	Comments
6	There was a vacuum cleaner and various other electrical appliance for example computer equipment and a kettle seen on site (see pics 14 & 15) there was no in date PAT data stickers seen on the appliances. All portable electrical appliances should be placed on a register and be made subject to portable appliance testing (PAT). Any defective equipment must be repaired or removed from site. The schedule of re-testing should be advised by the inspecting engineer. All work to be completed by a competent person.	MEDIUM	3 Months	
7	The Fire action plan to main entrance would seem to indicate that the block adopts a simultaneous evacuation policy and it also still refers to using appliances provided, however, appliances are not provided this may cause a resident to waste time trying to locate an appliance instead of evacuating the building. The notice should be reviewed and change accordingly.	MEDIUM	6 Months	
8	There was seen to be an EV charger in car park area. It should be ensured that the unit and any associated equipment is subject to the required electrical safety checks in accordance with BS 7671:2018.	MEDIUM	6 Months	
9	In accordance with the Fire Safety (England) Regulations 2022 all occupants must be routinely informed of the fire safety arrangements for the building including details of fire safety systems and appropriate actions to take in the event of discovering a fire or becoming aware of a fire within another part of the building.	MEDIUM	Ongoing	
10	An EICR was observed to have been completed in accordance with BS7671 within the property. Any non conformities recorded within the report must be addressed in accordance with the risk rating (classification code) within the scheduled time scales. All such work must only be completed by a competent person.	MEDIUM	Advisory	
11	In accordance with the Fire Safety (England) Regulations 2022 all occupants must be routinely informed of the importance and function of fire doors within the property, their obligation not to interfere with their correct operation and to report any damage or failure to the Responsible Person.	MEDIUM	Ongoing	
12	The assessor was advised by one of the directors that they are due to carry out extensive fire door upgrade works. The existence of a communal only fire alarm and detection system, which could be heard in the flats, along with the fire action notice would seem to indicate the block has adopted a simultaneous evacuation policy. We would recommend that once all the works have been completed this policy be reviewed. The building is a purpose built block of flats and under current guidance has the potential to lend itself to a "Stay Put" policy, pending further inspection and review of the current fire safety systems.	LOW	Advisory	

Photographs - Fire Safety Equipment & Records

2

EMERGENCY/ESCAPE LIGHTING			
Generator, Luminaires, Batteries and Signs (BS 5266)			
(By competent person)			
DATE	TEST TYPE	COMMENTS	SIGNED
24/1/24	Annual	No faults found	WJE
6/5/23	6M	All OK	
1/2/23	Annual	No faults found	RJCE
3/1/24	6M	34 x LEDs OK	SC
2/1/24	Monthly	No faults found	WJE
11/1/24	-	All working	WJE

Emergency lighting servicing details.

1

6/5/23	6M	No faults found	
		1 x Adv from Sign due to	
		Adv read, 1st fire II	
1/2/23	Annual	No faults found	RJCE
1/2/24	6M	Replaced failed BATS in Adv	
		controller	
		Replaced 2x Corridor LEDs in	
		6M (Bays 19 & 8)	SC

Fire alarm servicing details.

4



Secure door entry phone.

5



No smoking policy in place.

6



Fire action notice and call point adjacent to front entrance.

7



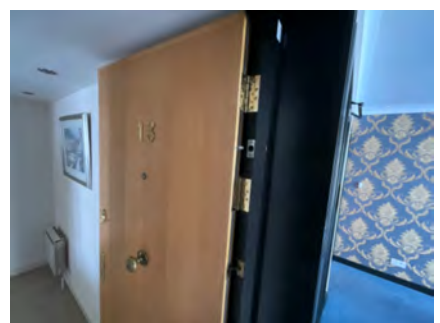
Plans held in SIBS.

8



Dry riser adjacent to front entrance.

9



Sample door flat 13.

10



Fire alarm panel, zone chart and fire action notice.

11



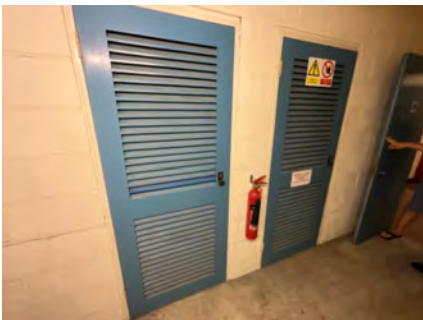
No service data sticker on lift motor room extinguisher.

12



Detector in the electrical cupboard.

13



Lift motor room and mains electrical room.

14



No PAT data on hoover.

15



Further examples of no PAT data.

16



Electrical cupboard ground floor fire stopping required.

17



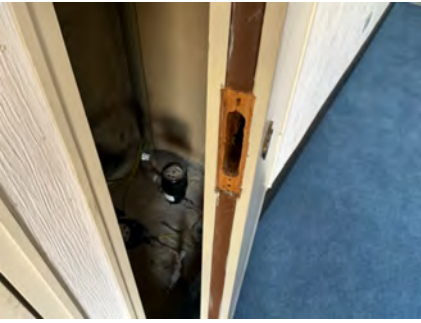
Example of AOV 5th floor.

18



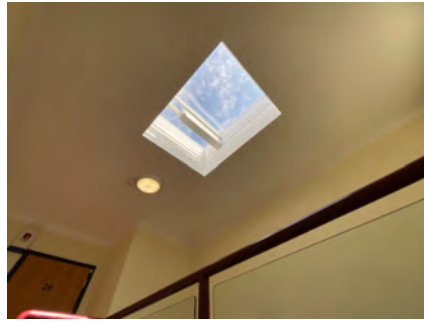
Sixth floor electrical cupboard.

19



Cold water riser cupboard.

20



AOV at the head of the stairs.

21



Dry riser outlet on all floors.

22



Poor fire stopping in mains water riser cupboard.

23



Double door fire lobby onto the central stairs.

24



Way-finder signage not to proscribed format.

25



Clear levelling demarcation.

26



Storage heaters on a fused spur.

27



Dry riser 1st floor.

28



Ground floor lobby.

29



Mains water riser cupboard ground floor.

30



Fireman's control panel.

31



Gas meters in car park area.

32



Ventilation in undercroft parking area.

33



EV charger in car park area.

34



Manual override on car park shutter doors.

35



Call point adjacent to exit door.

36



Lack of fire exit signage in car park area.

37



AOV operator adjacent to rear exit door.

38



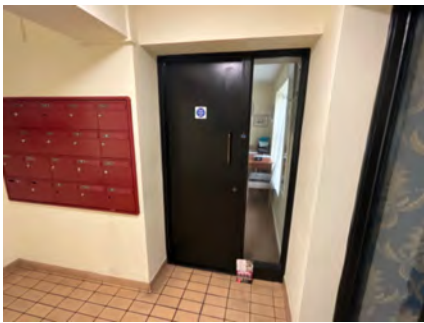
Further examples of a lack of fire exit signage.

39



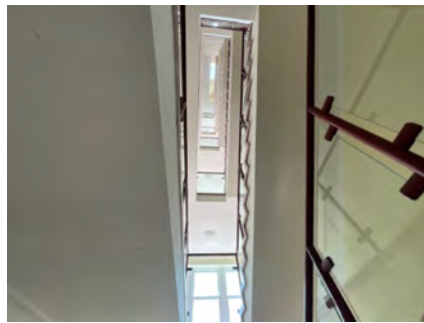
Mail management system.

40



Porters office.

41



Clear open stairway.

42



SIBS document holder.

43



Rear elevation.

44



Lightning protection front elevation.

Risk Rating

Consequences of a fire occurring

	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	SUBSTANTIAL 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) at these premises is:

MEDIUM

Taking into account the nature of the building and the occupants, as well as the fire protection and procedural arrangements observed at the time of assessment; it is considered that the consequences for life safety in the event of fire would be:

MODERATE HARM

Accordingly, it is considered that the risk to life from fire at these premises is:

MODERATE

RISK LEVEL	ACTION AND SUGGESTED TIME SCALE
TRIVIAL	No action is required and no detailed records need be kept.
TOLERABLE	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.
MODERATE	It is essential that efforts are made to reduce the risk. Risk reduction measures 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 building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
INTOLERABLE	Building (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 fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed or implemented.

DISCLAIMER: The type of assessment unless otherwise stated is referred to as a type 1 assessment which is non destructive and covers the shared common ways of the premises only. This is the basic minimum legal requirement under the Regulatory Reform Order 2005. Where possible the assessor will also inspect any service voids, lowered ceilings and loft spaces. Where access is not possible this will be commented upon, with possible further advice on action to be taken. Although the Regulatory Reform Order 2005 covers the shared common ways only, the flat entrance doors are also considered as part of the general fire precautions, and it will be normal for a sample door to be inspected as part of the assessment process. Where the assessor has concerns over fire stopping or the fire doors, a further intrusive survey may be recommended which will normally be charged as an additional expense and may require a re-visit.

This document should be kept in a safe place as it forms part of the legal procedure for ensuring that you have complied with the Order and taken all necessary steps to safeguard the lives of all "relevant persons" as defined in the order as 'those persons affected by fire inside or near to a premises'. The purpose of the document is to provide an assessment of the risk to life from fire in these premises and where appropriate make recommendation to ensure compliance with fire safety legislation. This report does not primarily deal with the risk to the property or business continuity (where relevant) from fire unless specifically requested by the owner/ occupier. This Fire Risk assessment has been completed by one of our fully qualified consultants. It should be reviewed in accordance with the recommended time frames stated within the document by another fully competent person, as defined in the Regulatory Reform (Fire safety) Order 2005.

The assessor does not have any responsibility over the control or management of the premises; this is entirely down to the responsible person. Upon receiving this report the assessor bears no responsibility for acting upon any significant findings. The assessor neither has any responsibility with regards to the testing and ongoing maintenance of equipment.