

## FIRE RISK ASSESSMENT

Agent/Owner: Sandstone UK Property MS Ltd EDI 14 Coates Crescent Edinburgh Midlothian EH3 7AF	Property ID: 83832 Occupier: Site Address: 63 2F3 Montpelier Park Edinburgh Midlothian EH10 4ND
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Doc 16 Certificate ID 20230620140602003-2 Issued 20-Jun-23 Issued By Andrew MacLeod Sign 

Duty Holder: (e.g. employer) or person having control of the premises Gary Wardall

Person(s) Consulted: Vacant Property: No one available at the property to discuss the fire safety arrangements.

Suggested date for review: 20-Jun-24

Date of previous fire risk assessment: 15-Jul-22

*This report is intended to assist you in compliance with Section 53(2) (a) of the Fire (Scotland) Act 2005, which requires that a risk assessment is carried out.*

### GENERAL INFORMATION

#### 1. THE PREMISES:

1.01: Use of premises:	House of Multiple Occupancy (small unstaffed)
1.02: Building Type:	Tenement
1.03: Building Age:	pre-1919
1.04: No. of floors at ground level and above:	4
1.05: Number of floors entirely below ground level:	0
1.06: Floors on which parking is provided:	N/A
1.07: No. of floors at site address:	1
1.08: Uppermost floor level at the premises:	2
1.09: No. of bedrooms at site address:	3
1.10: Brief Details of Construction and Materials:	
<ul style="list-style-type: none"> <li>Exterior walls are of traditional masonry construction.</li> <li>Roof pitched with a slate finish.</li> <li>Internal plasterboard walls and wooden flooring.</li> </ul>	
1.11: Brief Details of Escape Route:	
<ul style="list-style-type: none"> <li>Internal protected corridor leading from living area kitchen and bedrooms to main door.</li> <li>Communal stair from main door of the property to the stair entrance leading onto the public footpath.</li> </ul>	

#### 2. THE OCCUPANTS:

2.01: Approximate number of employees at any one time:	N/A
2.02: Approximate maximum number of residents and visitors at any one time:	3

#### 3. OCCUPANTS ESPECIALLY AT RISK FROM FIRE:

3.01: Sleeping occupants:	3
3.02: Occupants in remote areas and lone workers:	N/A
3.03: Others:	Management staff, occasional contractors.

#### 4. FIRE LOSS EXPERIENCE

**5. OTHER RELEVANT INFORMATION**

- The premises provides "general needs" accommodation.
- The risk assessment relates to precautions required to protect the occupiers from fire.
- The risk assessment relates to fire precautions within the common parts and other areas controlled by the client.
- The risk assessment relates to fire protection systems that are the clients responsibility.
- The premises are subject to periodic visits by the owner/agent.

**6. RELEVANT FIRE SAFETY LEGISLATION:**

6.01: The following fire safety legislation applies to these premises:

Fire (Scotland) Act 2005, The Fire Safety (Scotland) Regulations 2006.

6.02: The above legislation is enforced by:

The Scottish Fire and Rescue Service.

6.03: Other legislation that makes significant requirements for fire precautions in these premises (other than the Building Regulations 2010):

Housing Scotland Act 2006.

6.04: The legislation to which the above makes reference is enforced by:

Local Authority

6.05: Is there an alterations notice in force?

NO

Relevant information and deficiencies observed:

None

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

7.01: Reasonable measures taken to prevent fires of electrical origin?

YES

*More specifically:*

7.02: Fixed installation periodically inspected and tested?

YES

7.03: Portable appliance testing (where appropriate) carried out?

YES

7.04: Suitable limitation of trailing leads and adapters?

YES

7.05: Personal appliances and chargers unplugged when not in use?

NA

7.06: Appliances in cupboards installed as per instructions?

NA

7.07: Stacked electrical appliances supported with frame/kit?

NA

7.08: Extractor fan(s) and ducting examined and maintained at regular intervals?

NO

Relevant information (including description of arrangements and deficiencies observed):

- The EICR was carried out on 06-05-21

**8. SMOKING:**

*INFORMATION: Premises should have a clearly defined smoking policy for residents, tenants, staff, guests and visitors. Policies should take account of the whole premises, including any areas where the statutory prohibition on smoking does not apply.*

8.01: Reasonable measures taken to prevent fires as a result of smoking?

YES

*More specifically:*

8.02: Is smoking prohibited in appropriate areas?

YES

8.03: Are there suitable arrangements for those who wish to smoke?

YES

8.04: Did the smoking policy appear to be observed at time of inspection?

YES

8.05: Are "No smoking" signs provided in the common areas?

YES

Relevant information (including description of arrangements and deficiencies observed):

- Log book on site advises smoking is not permitted on the premises.
- There is no smoking signage in the communal area.
- There are no signs of smoking at the time of this visit.

**9. ARSON:**

9.01: Does basic security against arson by outsiders appear reasonable?\*

YES

9.02: Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders?

YES

Relevant information (including description of arrangements and deficiencies observed):

- The main entrance is secured by an entry phone system which appears to be in working order.

\*Reasonable only in the context of this fire risk assessment. If specific advice on security (including security against arson) is required, the advice of a security specialist should be obtained.

#### 10. PORTABLE HEATERS AND HEATING INSTALLATIONS:

10.01: Is there satisfactory control over the use of portable heaters?	YES
10.02: Are fixed heating installations subject to regular maintenance?	YES
Relevant information (including description of arrangements and deficiencies observed):	
• There are no portable heaters visible on the premises.	

#### 11. COOKING:

11.01: Are reasonable measures taken to prevent fires as a result of cooking?	YES
<i>More specifically:</i>	
11.02: Grease extract ventilation systems, filters and ducting cleaning and maintenance programme in place?	NO
11.03: Suitable extinguishing appliance(s) available?	YES
11.04: Suitable clearance of combustible materials or objects from the cooking appliance?	YES
Relevant information (including description of arrangements and deficiencies observed):	
• There is a fire blanket fitted in the kitchen situated between the door and the cooking appliance.	

#### 12. LIGHTNING:

12.01: Does the building have a lightning protection system?	NA
Relevant information and deficiencies observed:	
• In 2019-2020 lightning is known to have caused only 9 fires in dwellings (0.03% of all fires in dwellings in England). None of these occurred in blocks of flats and none resulted in a fatality.	

#### 13. HOUSEKEEPING:

13.01: Is the standard of housekeeping adequate?	YES
<i>More specifically:</i>	
13.02: Do combustible materials appear to be separated from ignition sources?	YES
13.03: Is unnecessary accumulation or inappropriate storage of combustible materials or waste avoided?	YES
13.04: Are gas and electricity intake/meter cupboards adequately secured and kept clear of combustible materials?	YES
13.05: Clear pathway(s) to room exit??	YES
13.06: Fire doors in closed position with no indication that wedges or props are in use to hold in the open position?	YES
13.07: Personal appliances and chargers unplugged when not in use?	NA
Relevant information (including description of arrangements and deficiencies observed):	
• There is a log book on site which contains the details of the arrangements for housekeeping. • There is no excessive build up of waste products.	

#### 14. HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS:

14.01: Is there satisfactory control over works carried out in the building by contractors?	YES
Relevant information (including description of arrangements and deficiencies observed):	
• Log book on site which contains the details of the arrangements for managing building works and alterations.	

#### 15. DANGEROUS SUBSTANCES\*:

15.01: Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises**?	YES
Relevant information and deficiencies observed:	
None.	

\* For the purpose of this risk assessment and the Fire Scotland Act, dangerous substances are primarily explosive, highly flammable or flammable substances and oxidizing agents.

\*\* Small quantities with negligible impact on the appropriate fire precautions need not be taken onto account.

#### 16. OTHER SIGNIFICANT FIRE HAZARDS THAT WARRANT CONSIDERATION

16.01: Are reasonable measures taken to prevent fires as a result of candles, tea lights, oil lamps, incense burners or essential oil burners?	YES
Hazards:	
Relevant information and deficiencies observed:	

## FIRE PROTECTION MEASURES

### 17. MEANS OF ESCAPE FROM FIRE:

17.01: Is the design and maintenance of the means of escape considered adequate?	YES
More specifically:	
Are there reasonable distances of travel:	
17.02: where there is a single direction of travel?	YES
17.03: where there are alternative means of escape?	NA
17.04: Is there adequate provision of exits?	YES
17.05: Do fire exits open in the direction of escape where necessary?	YES
17.06: Are the arrangements provided for securing exits satisfactory?	YES
17.07: Is the fire resisting construction (including any glazing) protecting escape routes and staircases of a suitable standard and maintained in sound condition?	NO
17.08: Is the fire resistance of doors to staircases and the common areas considered adequate, and are the doors maintained in sound condition?	NO
17.09: Are suitable self-closing devices fitted to doors in the common areas?	YES
17.10: Is the fire resistance of doors to meter cupboards/store rooms/plant rooms in the common areas considered adequate, and are they adequately secured and/or fitted with suitable self-closing devices?	YES
17.11: Is the fire resistance of flat entrance door(s) considered adequate and are doors maintained in sound condition?	NO
17.12: Are suitable self-closing devices fitted to flat entrance doors and, where fitted, maintained in good working order?	YES
17.13: Are there adequate smoke control provisions to protect the common escape routes, where necessary?	YES
17.14: Are all escape routes clear of obstruction?	YES
17.15: Are all fire exits easily and immediately openable?	YES
17.16: It is considered that the premises are provided with reasonable arrangements for means of escape for disabled people.	YES
Relevant information (including description of arrangements and deficiencies observed):	

### 18. MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT

It is considered that there is/are:

18.01: adequate levels of compartmentation between floors and between flats and the common escape routes?	YES
18.02: reasonable limitation of linings to escape routes that might promote fire spread?	YES
18.03: as far as can reasonably be ascertained, reasonable fire separation within any roof space?	YES
18.04: adequately fire protected service risers and/or ducts in common areas, that will restrict the spread of fire and smoke?	NA
18.05: As far as can reasonably be ascertained, are fire dampers provided as necessary to protect critical means of escape against passage of fire, smoke and products of combustion in the early stages of a fire *, **)?	NA
18.06: Upholstered furniture, no signs of wear and maintained in good condition?	YES

Relevant information (including description of arrangements and deficiencies observed):

- All visible service penetrations were suitably fire-stopped.
- There is no roof void

\*This fire risk assessment will not necessarily identify all minor fire stopping issues that might exist within the building. If you become aware of other fire stopping issues, or are concerned about the adequacy of fire stopping, you may wish to consider arranging for an invasive survey by a competent specialist.

\*\* A full investigation of the design of heating, ventilation and air conditioning systems is outside the scope of this fire risk assessment.

### 19. EMERGENCY ESCAPE LIGHTING

19.01: Has a reasonable standard of emergency escape lighting been provided?*	NO
19.02: Suitable test switch for emergency escape lighting system provided?	YES
19.03: Where there is common stairwell lighting is it regularly maintained to ensure lights continue to work as designed?	NO

Relevant information (including description of arrangements and deficiencies observed):

- The emergency light fitting(s) are the self-test type.

\*Based on visual inspection, but no test of illuminance levels or verification of full compliance with relevant British Standards carried out

## 20. FIRE SAFETY SIGNS AND NOTICES

20.01: Is there a reasonable standard of fire safety signs and notices? YES

Relevant information (including description of arrangements and deficiencies observed):

- *There is a Fire Action Notice in the communal area.*
- *The means of escape are via the normal access and egress route. Therefore, "Fire Exit" signs are not considered necessary.*

## 21. MEANS OF GIVING WARNING IN CASE OF FIRE

21.01: Is a reasonable fire detection and fire alarm system provided in the common areas where necessary\* YES

21.02: If there is a communal fire detection and fire alarm system, does it extend into the dwellings? NA

21.03: Where appropriate, has a fire alarm zone plan been provided? NA

21.04: Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition? YES

21.05: Manual test facility installed at an appropriate location to permit routine testing without the need to access test controls on the alarms? NO

Relevant information (including description of arrangements and deficiencies observed):

- *The smoke alarm system is a Grade D LD2 system with detectors covering the living area, kitchen escape route and all bedrooms.*

Relevant information on false alarm experience (if known):

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

## 22. MANUAL FIRE EXTINGUISHING APPLIANCES

22.01: Is there a reasonable provision of manual fire extinguishing appliances? NO

22.02: Are all fire extinguishing appliances readily accessible? YES

Relevant information (including description of arrangements and deficiencies observed):

- *The extinguisher(s) are readily accessible, fitted with an ID label and the security tag is still in place.*

## 23. RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS\*

Type of fixed system:

Relevant information and deficiencies observed:

\*Relevant to life safety and risk assessment (as opposed to property protection).

## 24. OTHER RELEVANT FIXED SYSTEMS AND EQUIPMENT

Type of fixed system:

Relevant information and deficiencies observed:

24.02: Are there appropriately sited facilities for electrical isolation of any photovoltaic (PV) cells, with appropriate signage, to assist the fire and rescue service? NA

Relevant information (including description of arrangements and deficiencies observed):

## MANAGEMENT OF FIRE SAFETY

### 25. PROCEDURES AND ARRANGEMENTS

Fire safety at the premises is managed by:\*

*Agent/Owner*

25.01: Is there a suitable record of the fire safety arrangements? YES

Relevant information (including description of arrangements and deficiencies observed):

- *There is a fire precautions log book on site, this contains details of the fire safety arrangements for the premises.*

25.02: Are procedures in the event of fire appropriate and properly documented, where appropriate\*\*? YES

Relevant information (including description of arrangements and deficiencies observed):

- Fire safety arrangements in log book provided on site and fire action notice in the common parts.

25.03: Are routine in-house inspections of fire precautions undertaken (e.g. in the course of health and safety inspections)? YES

Relevant information (including description of arrangements and deficiencies observed):

- Log book on site for recording checks carried out on fire safety measures by the owner/agent these checks should be carried out at the time of the normal routine inspection programme.

\*This is not intended to represent a legal interpretation of responsibility, but merely reflects the managerial arrangement in place at the time of this risk assessment.

\*\* Based on brief review of procedures at the time of this fire risk assessment, in-depth review of documentation is outside the scope of this fire risk assessment, unless otherwise stated.

## 26. TRAINING AND DRILLS

26.01: Are all staff given adequate fire safety instruction and training? YES

Relevant information (including description of arrangements and deficiencies observed):

- Management staff carrying out routine inspections should be familiar with the fire safety arrangements for the property and carry out fire safety training, an on-line training course may be suitable.

26.02: When the employees of another employer work in the premises, is appropriate information on fire risks and fire safety measures provided? YES

Relevant information (including description of arrangements and deficiencies observed):

- Fire log book on site contains information for fire safety in construction, the agent/owner to ensure all contractors aware of the fire safety arrangements.

## 27. TESTING AND MAINTENANCE

27.01: Is there adequate maintenance on the premises? YES

Relevant information (including description of arrangements and deficiencies observed):

- Checks are carried out annually on the fire safety equipment, evidence of this is required by the local authority when licence is issued for the premises.

27.02: Is weekly testing and periodic servicing of fire detection and fire alarm system undertaken? NO

Relevant information (including description of arrangements and deficiencies observed):

- Occupiers are responsible for testing the smoke alarms on a weekly basis and recording the results in the log book.

27.03: Are monthly and annual testing routines in place for the emergency escape lighting? NO

Relevant information (including description of arrangements and deficiencies observed):

- Occupiers are responsible for monthly testing of the emergency escape lighting and recording the results in the log book.

27.04: Is annual maintenance of fire extinguishing appliances undertaken? YES

Relevant information (including description of arrangements and deficiencies observed):

- Maintenance labels on extinguishers are in date.

27.05: Are annual checks, inspection and test of the sprinkler system taking place? NA

Relevant information (including description of arrangements and deficiencies observed):

27.06: Are six-monthly inspection and annual testing of rising mains undertaken? NA

Relevant information (including description of arrangements and deficiencies observed):

27.07: Are weekly and monthly testing, six monthly inspection, and annual inspection and testing undertaken of lift(s) provided for use by firefighters or evacuation of disabled people (evacuation lifts)? NA

Relevant information (including description of arrangements and deficiencies observed):

Other relevant inspections or tests:

Relevant information (including description of arrangements and deficiencies observed):

## 28. RECORDS

Are there appropriate records of:

28.01: Fire alarm tests (where relevant)? YES

28.02: Emergency escape lighting tests? YES

28.03: Maintenance and testing of other fire protection systems and equipment? YES

Relevant information (including description of arrangements and deficiencies observed):

- *There are documents on site for keeping records of checks carried out.*

*You must keep records showing that all upholstered furnishings and mattresses within the parts of the premises which are for guest/tenant use, or to which guests/tenants are otherwise permitted to have access, comply with The Furniture and Furnishings (Fire) (Safety) Regulations 1988*

## 29. PREMISES INFORMATION BOX

29.01: Is there a suitably located premises information box for the fire and rescue service?\*

NA

29.02: Are there arrangements to keep the premises information box up to date?\*

NA

Relevant information (including description of arrangements and deficiencies observed):

\* Normally applicable only to sheltered and extra care housing.

## 30. ENGAGEMENT WITH RESIDENTS

30.01: Has information on fire procedures been disseminated to residents? NO

30.02: Is fire safety information disseminated to residents? NO

Relevant information (including description of arrangements and deficiencies observed):

- *Fire safety procedures and information is contained in the Fire Safety Log Book, which is kept on-site in a communal area.*
- *The property is currently vacant, the owner/agent must ensure that new tenants are aware of fire safety procedures and fire safety information for the premises.*

## FIRE RISK ASSESSMENT

The following simple fire risk level estimator is based on a commonly used health and safety risk level estimator.

Potential consequences of fire →	Slight harm	Moderate harm	Extreme harm
Likelihood of fire ↓			
<b>Low</b>	Trivial risk	Tolerable risk	Moderate risk
<b>Medium</b>	Tolerable risk	Moderate risk	Substantial risk
<b>High</b>	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) at these premises is:

**Medium**

In this context, a definition of the above terms 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 significant increase in 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 consequence for life safety in the event of fire would be:

**Moderate Harm**

In this context, a definition of the above terms 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 foreseeably 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.

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

**Moderate**

Comments:

**A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one advocated for general health and safety risks:**

Risk level	Action and timescale
<b>Trivial</b>	No action is required, and no detailed records need to be kept.
<b>Tolerable</b>	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.
<b>Moderate</b>	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.
<b>Substantial</b>	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.
<b>Intolerable</b>	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 by implementing all recommendations contained in the following action plan. The fire risk assessment should be repeated regularly.)**



## ACTION PLAN

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

**Tolerable**

Definition of priorities (where applicable):

<p>Priorities:</p> <ol style="list-style-type: none"> <li>1. High.</li> <li>2. Medium.</li> <li>3. Low.</li> </ol> <p>Suggested timescale:</p> <ol style="list-style-type: none"> <li>a. Immediately</li> <li>b. Short term.</li> <li>c. Medium term.</li> <li>d. Long term</li> </ol>
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Section	Reference	Recommendation	Priority	Time
17.08	BS 8214 9.5.2	<i>Fire door(s) repair: Operating gaps to be equal across the head and down both jambs, typical gap to achieve good fire performance is between 2mm and 4mm.</i>	1	b
17.08	BS 8214 11.4	<i>Fire door(s) repair: Closing devices should be able to close the door leaf reliably from any angle to which it is opened.</i>	1	b
17.11	BS 8214 11.3	<i>Entrance door(s): Where a letter plate is fitted into a fire door it should be fitted together with an intumescent liner.</i>	1	b
17.11	BS 8214 9.5.2	<i>Entrance door(s) repair: Operating gaps to be equal across the head and down both jambs, typical gap to achieve good fire performance is between 2mm and 4mm</i>	1	b
27.02	SFRS HMO	<i>Weekly Test: It is recommended as part of the fire safety testing regime that a weekly test of the fire warning and detection system is carried out. (records ref. 28.01)</i>	2	a
27.03	BS 5266-1	<i>Monthly Test: The responsible person should appoint a competent person to perform the monthly test schedule. (records ref. 28.02)</i>	2	a
30.01	SG PFSG 100	<i>Record required that residents have received information and are in no doubt of the action to be taken in the event of a fire.</i>	2	a
30.02	SG PFSG 100	<i>Record required that residents have received information and are in no doubt of the measures necessary to prevent an outbreak of fire.</i>	2	a
17.07	SFRS HMO	<i>Fanlight glazing above doors leading onto the means of escape should provide a minimum of short duration (30 minutes) fire resistance.</i>	2	b
17.08	BS 8214 13.1	<i>Fire door(s) maintenance: Door leaves, door frames, hardware, glass and seals should be examined at regular intervals for superficial damage, structural damage and excessive bowing or deformation.</i>	2	b
17.11	BS 8214 13.1	<i>Entrance door(s) maintenance: Door leaves, door frames, hardware, glass and seals should be examined at regular intervals for superficial damage, structural damage and excessive bowing or deformation.</i>	2	b
19.01	BS 5266-1 6.3	<i>1 Emergency Light: Risk to occupants in the event of failure should be minimized by ensuring that illumination from at least two luminaires or emergency exit signs with a usable downward light element is visible in the escape route.</i>	2	b
19.03	STT	<i>Contact owners association or factors to ensure common stair lighting is in working order and necessary checks are carried out.</i>	2	b
11.02	SG PFSG 137	<i>Extract system: visually clean, there should be a cleaning and maintenance programme in place where deposits are removed.</i>	3	b
07.08	ESF	<i>Extractor fan(s): Visually clean, fans should be regularly checked and maintained in accordance with the manufacturers instructions.</i>	3	c
22.01	SG PFSG Table 8	<i>Dry Powder Extinguisher: No longer generally recommended for use indoors. May cause reduction in visibility and impair breathing if used within buildings.</i>	3	c
21.05	BS 5839-6 25.2c	<i>Consider installation of manual test switch to permit routine testing without the need to access test controls on the smoke or heat alarms themselves.</i>	3	d



Action: 07.08



Action: 11.02



Action: 17.07



Action: 17.08



Action: 17.08



Action: 17.11



Action: 17.11



Action: 19.01



Action: 19.03



Action: 22.01



Ref: 07.01



Ref: 07.03



Ref: 09.01



Ref: 10.02



Ref: 13.06



Ref: 17.06



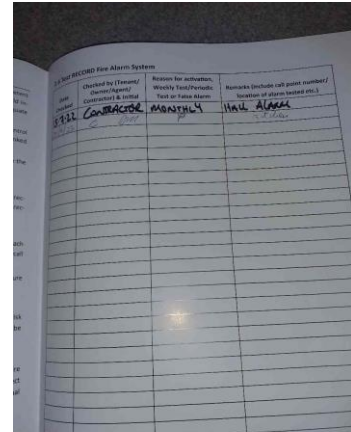
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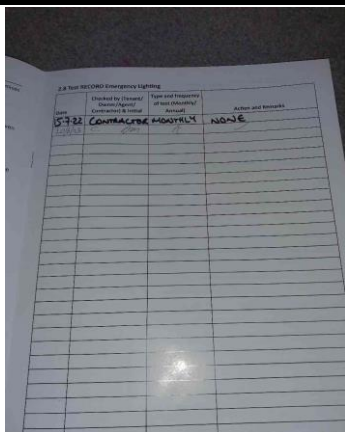
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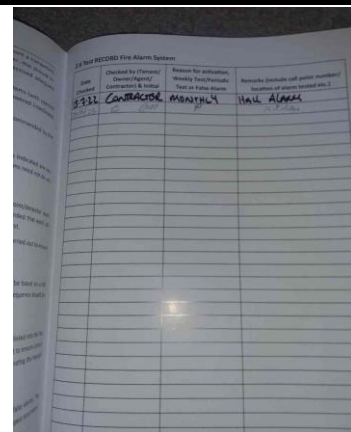
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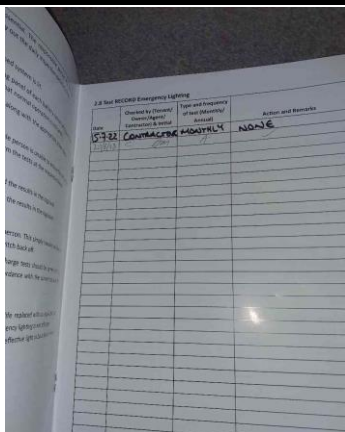
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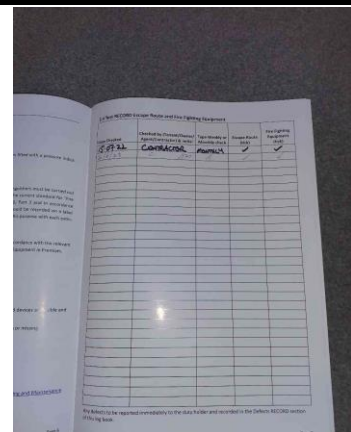
Ref: 27.03



Ref: 28.01



Ref: 28.02



Ref: 28.03



Req: 01.02



Req: 08.05



Req: 11.03



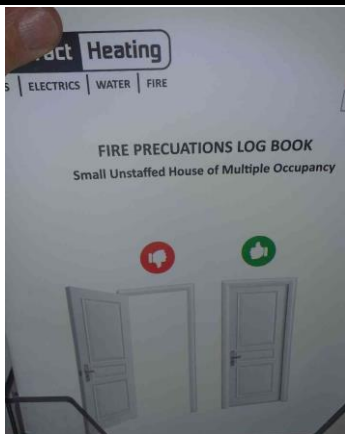
Req: 13.04



Req: 20.01



Req: 21.01



Req: Logbook

## REFERENCES

REF.	DESCRIPTION	LINK
FSA 2005	Fire (Scotland) Act 2005	<a href="https://www.legislation.gov.uk/asp/2005/5">https://www.legislation.gov.uk/asp/2005/5</a>
TFSSR 2006	The Fire Safety (Scotland) Regulations 2006	<a href="https://www.legislation.gov.uk/ssi/2006/456/contents/made">https://www.legislation.gov.uk/ssi/2006/456/contents/made</a>
HSA 2006	Housing (Scotland) Act 2006	<a href="https://www.legislation.gov.uk/asp/2006/1/contents">https://www.legislation.gov.uk/asp/2006/1/contents</a>
TFFSR 1988	The Furniture and Furnishings (Fire) (Safety) Regulations 1988	<a href="https://www.legislation.gov.uk/uksi/1988/1324/contents/made">https://www.legislation.gov.uk/uksi/1988/1324/contents/made</a>
HSE L56	Safety in the installation and use of gas systems and appliances	<a href="https://www.hse.gov.uk/pubns/priced/l56.pdf">https://www.hse.gov.uk/pubns/priced/l56.pdf</a>
LHMO	Licensing of houses in Multiple Occupation: Statutory Guidance for Scottish Local Authorities	<a href="https://www.gov.scot/publications/licensing-multiple-occupied-housing-statutory-guidance-for-scottish-local-authorities/">https://www.gov.scot/publications/licensing-multiple-occupied-housing-statutory-guidance-for-scottish-local-authorities/</a>
SG PFSG	Practical Fire Safety Guidance For Existing Premises with Sleeping Accommodation	<a href="https://www.gov.scot/publications/practical-fire-safety-guidance-existing-premises-sleeping-accommodation/documents/">https://www.gov.scot/publications/practical-fire-safety-guidance-existing-premises-sleeping-accommodation/documents/</a>
CLG LACORS	LACORS Housing Fire Safety	<a href="https://www.cieh.org/media/1244/guidance-on-fire-safety-provisions-for-certain-types-of-existing-housing.pdf">https://www.cieh.org/media/1244/guidance-on-fire-safety-provisions-for-certain-types-of-existing-housing.pdf</a>
HMG RASA	Fire Safety Risk Assessment Sleeping Accommodation	<a href="https://www.gov.uk/government/publications/fire-safety-risk-assessment-sleeping-accommodation">https://www.gov.uk/government/publications/fire-safety-risk-assessment-sleeping-accommodation</a>
HMG FSPBF	Fire safety in purpose-built blocks of flats.	<a href="https://www.gov.uk/government/publications/fire-safety-in-purpose-built-blocks-of-flats">https://www.gov.uk/government/publications/fire-safety-in-purpose-built-blocks-of-flats</a>
SFRS HMO	Fire Safety Guidance for City of Edinburgh Council Licensed HMO Premises	<a href="https://www.edinburgh.gov.uk/downloads/file/23472/hmo-fire-safety-">https://www.edinburgh.gov.uk/downloads/file/23472/hmo-fire-safety-</a>
SFRS DOORS	Guidance on the Provision of Fire Doors within City of Edinburgh Council Licensed HMO Premises	<a href="https://www.edinburgh.gov.uk/downloads/file/23473/hmo-fire-doors-guidance">https://www.edinburgh.gov.uk/downloads/file/23473/hmo-fire-doors-guidance</a>
IET ITEE	Code of Practice for In-service Inspection and Testing of Electrical Equipment, 5th Edition	<a href="https://shop.theiet.org/code-of-practice-for-in-service-inspection-and-testing-of-electrical-equipment-5th-edition">https://shop.theiet.org/code-of-practice-for-in-service-inspection-and-testing-of-electrical-equipment-5th-edition</a>
BS 7671:2018	Requirements for electrical installations.	<a href="https://www.bsigroup.com/en-GB/">https://www.bsigroup.com/en-GB/</a>
SG EIG	Electrical Installations and appliances in private rented properties: guidance	<a href="https://www.gov.scot/publications/electrical-installations-and-appliances-private-rented-properties/">https://www.gov.scot/publications/electrical-installations-and-appliances-private-rented-properties/</a>
BS 5266-1:2016	Emergency Lighting - Part 1: Code of practice for the emergency lighting of premises.	<a href="https://www.bsigroup.com/en-GB/">https://www.bsigroup.com/en-GB/</a>
BS 5306-8:2012	Fire extinguishing installations and equipment on premises - Part 8: Selection and positioning of portable fire extinguishers-Code of practice.	<a href="https://www.bsigroup.com/en-GB/">https://www.bsigroup.com/en-GB/</a>
BS 9999:2017	Fire safety in the design, management and use of buildings-Code of practice.	<a href="https://www.bsigroup.com/en-GB/">https://www.bsigroup.com/en-GB/</a>
BS 5839-1:2017	Fire detection and fire alarm systems for buildings Part 1: Code of practice for design, installation, commissioning and maintenance of systems in non-domestic premises.	<a href="https://www.bsigroup.com/en-GB/">https://www.bsigroup.com/en-GB/</a>
BS 5839-6:2019	Fire detection and fire alarm systems for buildings Part 6: Code of practice for design, installation, commissioning and maintenance of fire detection and fire alarm systems in domestic premises.	<a href="https://www.bsigroup.com/en-GB/">https://www.bsigroup.com/en-GB/</a>
BS 8214:2016	Timber-based fire door assemblies-Code of practice.	<a href="https://www.bsigroup.com/en-GB/">https://www.bsigroup.com/en-GB/</a>
PAS 79:2012	Fire risk assessment-Guidance and a recommended methodology	<a href="https://www.bsigroup.com/en-GB/">https://www.bsigroup.com/en-GB/</a>
FIA FB	Code of Practice for the Selection, Installation, Commissioning and maintenance of Fire Blankets Manufactures to BS EN 1869	<a href="https://www.fia.uk.com/static/uploaded/fb0ed8b9-57bd-4914-994eb1f1f11ec417.pdf">https://www.fia.uk.com/static/uploaded/fb0ed8b9-57bd-4914-994eb1f1f11ec417.pdf</a>
HSE	Health and Safety Executive	<a href="https://www.hse.gov.uk/">https://www.hse.gov.uk/</a>
ESF	Electrical safety first	<a href="https://www.electricalsafetyfirst.org.uk/">https://www.electricalsafetyfirst.org.uk/</a>
SFRS	Scottish Fire and Rescue Service	<a href="https://www.fireScotland.gov.uk/">https://www.fireScotland.gov.uk/</a>
SG STL	Short term lets - licensing scheme part 1: guidance for hosts and operators.	<a href="https://www.gov.scot/publications/short-term-lets-scotland-licensing-scheme-part-1-guidance-hosts-operators-2/documents/">https://www.gov.scot/publications/short-term-lets-scotland-licensing-scheme-part-1-guidance-hosts-operators-2/documents/</a>
EC STL	City of Edinburgh Council Short Term Lets Licensing Policy	<a href="https://www.edinburgh.gov.uk/downloads/file/32060/short-term-lets-policy">https://www.edinburgh.gov.uk/downloads/file/32060/short-term-lets-policy</a>
STT	Scotland Trusted Trader	<a href="https://www.trustedtrader.scot/">https://www.trustedtrader.scot/</a>



LOTH047 SP205  
FRA / 20230620140602003-2

## Life Safety Fire Risk Assessment Certificate of Conformity

This certificate is issued by the organization named in Part 1 of the schedule in respect of the fire risk assessment provided for the person(s) or organization named in Part 2 of the schedule at the premises and/or part of the premises identified in Part 3 of the schedule.

SCHEDULE		
Part 1a	Name of Certificated Organization	Contract Heating Ltd.
Part 1b	BAFE registration number of issuing Certificated Organization	102468
Part 2	Name of client	Sandstone UK Property MS Ltd EDI
Part 3a	Address of premises for which the fire risk assessment was carried out	63 2F3 Montpelier Park Edinburgh EH10 4ND
Part 3b	Part or parts of the premises to which the fire risk assessment applies	Standard living accommodation and any associated communal area that forms part of the escape route.
Part 4	Brief Description of the scope and purpose of the fire risk assessment	To assess the risk to life from fire and assess the fire prevention measures present. The assessment is a non-intrusive, visual assessment and a report will be prepared which also identifies recommendations to improve/maintain fire risk.
Part 5	Effective date of the fire risk assessment	02-Jul-23
Part 6	Recommended date for review of the fire risk assessment	20-Jun-24
Part 7	Unique reference number of this certificate	20230620140602003-2

We, being currently a "Certificated Organization" in respect of fire risk assessment identified in the above schedule, certify that the fire risk assessment referred to in the above schedule complies with the Specification identified in the above schedule and with all other requirements as currently laid down within the BAFE SP205 Scheme in respect of such fire risk assessment.

Signed for and on behalf of the issuing Certificated Organization

Name and Job Title

PATRICK HANNIGAN

Validator

Date of issue

02/07/23

Name and address of Third Party Certification Body

SSAIB, 7-11 Earsdon Road, West Monkseaton, Whitley Bay, Tyne and Wear, NE25 9SX

BAFE, The Fire Service College, London Road, Moreton-in-Marsh, Gloucestershire, GL56 0RH