



In-service Inspection and Test of Electrical Equipment

This is to certify that pHS Compliance Electrical Testing Division (a UKAS accredited inspection body, No. 0433) has completed the inspection & testing of electrical equipment at the premises detailed below in accordance with The IET Code of Practice for In-service Inspection & Testing of Electrical Equipment (as amended). The electrical equipment subject to inspection & testing is detailed in the associated Asset Schedule with the same job number along with the results of the inspection & testing. Please note that any microwave emissions testing carried out is a non-accredited service.

LOCH EWE AULTBEA CRS

PIER ROAD, ACHNASHEEN, ROSS & CROMARTY, , IV22 2JQ

Number of items inspected & tested	15
Number of items failed	0
Job number	1243155
Date of testing	02/12/2024 to 02/12/2024
Testing completed by	Paul Fothergill
Authorised by	Mark Mannix
Date of Issue	04/12/2024

Fixed Wire Inspection and Testing Remedial Works Actioned and Further Recommendations

Site **MCA Loch Ewe CRS**Certificate No. **EIC1033**Address **Pier Road, Aultbea,**
Achnasheen.
IV22 2JQDate **20/04/22**

This document details the electrical remedial works completed in regard to the Electrical Installation Condition Report, EICR2777

All remedial works have been rectified, as per the list overleaf. The installation can now be considered satisfactory. Please store this report and the accompanying Electrical Installation Certificate with the Electrical Installation Condition Report.

Approved for Issue by Andrew Siley
Qualifying Supervisor

All electrical works must be inspected & tested upon completion and recorded for future reference. For the works detailed in this document, the following Electrical Installation Certificates and Minor Works Certificates have been issued.

EIC1033

Remedial Works Report

Site: MCA LOCH EWE CRS

Address: PIER ROAD, AULTBEA, ACHNASHEEN. IV22 2JQ

[illegible]



Order Number: 7056103

Job Reference: 7046077

Carry out Parker Covid Procedure

Brief description of fault:	Engineers name(s):	Alex Lindsay	
ANNUAL	Trade:	Engineer	
MONTHLY EMERGENCY LIGHTS	Date of Call:	30/1/25	Time of Call:
Site Address:			
WHA. ALTBEE.	1st Start/Finish:		
ROCH EWE.	2nd Start/Finish:		
	Total hours:		

Work carried out:

CARRY OUT ANNUAL EMERGENCY LIGHT TEST THROUGHOUT ON 3HA DISCHARGE. ALL SATISFACTORY.

Summary of costs:	Unit	Rate	Quantity	Total
Labour -				
Materials				
Plant				
TOTAL				

Quality of Service (Please tick below and comment)

	Poor	Satisfactory	Excellent	Comments
Carried out work in a professional manner?				
Completed Satisfactorily?				
Left area clean and tidy?				
Was the work completed efficiently?				
Further work requirements/observations:				

Client Signature:	No Client Available	SUB TOTAL	
Client Name (PRINT)		VAT	
Client Job Title/Position	Date:	TOTAL	

Reference Number:

EICR2777



COPY

ELECTRICAL INSTALLATION CONDITION REPORT

(REQUIREMENTS FOR ELECTRICAL INSTALLATIONS - BS7671 (IET WIRING REGULATIONS))

Details of the Client

1

Details of the Client:

Mitie FM Ltd DFT Contract
Ingenuity House
Elmdon Trading Estate, Bickenhill Lane
Birmingham

B37 7HQ

Reason for producing the report:

Conformation of compliance with BS7671

Details of the Installation

2

Occupier and Address:

MCA Coastguard Loch Ewe CRS
Aultbea
Pier Road
Achnasheen

IV22 2JQ

Description of premises:

Commercial

Estimated age of wiring system(years):

25+

Evidence of additions / alterations:

Yes

If yes, estimate age: (years)

1

Installation records available:

No

Date of last inspection:

N/A

Extent and Limitations of Inspection and Testing

3

Extent of installation covered by this report:

As per attached DB schedules

Agreed and operational limitations on inspection and testing (include reasons and person agreed with):

Insulation resistance carried out to reg 643.3.3. No testing above 3mtrs. Number of points verified to as best practicable. Some EFLZ readings taken at best available point

The inspection and testing detailed in this report and accompanying schedules has been carried out in accordance with BS7671:2018 (IET Wiring Regulations) as amended to 2020. Cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.

Summary of the Condition of the Installation

4

See page 2 for a summary of the general condition of the installation in terms of electrical safety.

Overall assessment of the installation in terms of it's suitability for continued use*:

unsatisfactory

*An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified.

Declaration

5

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations and attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations listed above.

Inspected and Tested by:

Name:

ANDREW SNOWDEN

Position:

APPROVED ELECTRICIAN

Date:

29/10/2021

Signature:

Report reviewed and authorised for Issue by:

Name:

ANDREW SILEY

Position:

QUALIFIED MANAGER

Date:

05/11/2021

Signature:



Reference Number:

EICR2777

Details of the Contractor Responsible for the Inspection and Testing

6

Company and Address including postcode:

VOLTAMP LIMITED
108 MACKENZIE ROAD
BECKENHAM
KENT

BR3 4SD

Telephone Number:

020 8676 8898

CPS Provider:

NICEIC

CPS Registration No:

029148

Recommendations

7

Where the overall assessment of the suitability of the installation for continued use on page 1 is stated as 'UNSATISFACTORY', I/We recommend that any observations classified as 'Code 1 - Danger Present' or 'Code 2 - Potentially dangerous' are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'Code FI - Further Investigation Required'. Observations classified as 'Code 3 - Improvement recommended' should be given due consideration.

General condition of the installation in terms of electrical safety:

Reasonable condition with remedial work required to bring it up to a satisfactory level.

Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested after an interval not exceeding:

5 years

Supply Characteristics & Earthing Arrangements

8

System Earthing Arrangement:

TN-C-S

No. & Type of Live Conductors:

a.c. 1 phase - 2 wire

Other Sources of Supply

N/A

Supply

✓

Nominal Voltage⁽¹⁾U₀

230 V

U

230 V

(to be detailed on attached schedules)

Supply Protective Device

Nominal Frequency, f⁽¹⁾

50

Hz

BS(EN):

1361

Type:

11

External Loop Impedance, Z_e⁽²⁾

0.51

Ω

⁽¹⁾ By Enquiry

Rating:

100

A

Breaking capacity:

N/A

kA

Prospective Fault Current, I_{pf}⁽²⁾

0.45

kA

⁽²⁾ By Enquiry or by measurement

Particulars of the Installation

9

Maximum Demand (Load)

N/A

A

Fault Protection:

ADS

Main Switch or Circuit-breaker

Means of Earthing

Distributors Facility:

✓

Type:

N/A

Installation Earth Electrode:

N/A

Location:

N/A

Resistance to Earth:

N/A

Ω

Location:

ELECTRICAL INTAKE

BS(EN):

60947

Voltage Rating:

400

V

Type:

N/A

Current Rating:

100

A

RCD Operating current

N/A

mA

RCD Rated time delay

N/A

ms

RCD Operating time at I_{Δn}

N/A

ms

No. of poles:

3

Main Protective Conductors

Earthing Conductor:

Material

Copper

Csa:

10

mm²

Continuity & Connection

✓

Other Bonded Services:

Water:

✓

Oil:

N/A

Main Protective Bonding Conductor:

Material

Copper

Csa:

10

mm²

Continuity & Connection

✓

Gas:

N/A

Steel:

N/A

Other:

N/A

Observation No:

No remedial action is required:

N/A

The following observations are made:

✓

Classification
Code:

Observation(s):

[illegible]

Code **FI** Indicates that further inspection is required without delay.

Reference Number:

EICR2777



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Inspection Schedule (1)

✓ : Acceptable condition. C1 or C2 : Unacceptable condition. C3 : Improvement recommended.
N/V : Not verified. LIM : Limitation. N/A : Not applicable. FI : Further investigation

1 - EXTERNAL CONDITION OF INTAKE EQUIPMENT

(Visual inspection only)

Comments	Outcome
Service cable	✓
Service head	✓
Earthing arrangements	✓
Meter tails	✓
Metering equipment	✓
Isolator (where present)	N/A

2 - PRESENCE OF ADEQUATE ARRANGEMENTS FOR PARALLEL OR SWITCHED ALTERNATIVE SOURCES

Adequate arrangements where a generating set operates as a
switched alternative to the public supply

N/A

Adequate arrangements where a generating set operates in parallel
with the public supply

N/A

3 - AUTOMATIC DISCONNECTION OF SUPPLY

Main Earthing / Bonding arrangements:

Presence of distributor's earthing arrangement or earth electrode
arrangement •

✓

Adequacy of earthing conductor size •

✓

Adequacy of earthing conductor connections •

✓

Accessibility of earthing conductor connections •

✓

Adequacy of main protective bonding conductor sizes •

✓

Adequacy and location of main protective bonding conductor
connections •

✓

Accessibility of all protective bonding connections •

✓

Provision of earthing / bonding labels at all appropriate locations •

✓

FELV

N/A

4 - OTHER METHODS OF PROTECTION (Where the methods listed below are employed details should be provided on separate sheets)

Non-conducting location

N/A

Earth-free local equipotential bonding

N/A

Electrical separation

N/A

Double insulation

N/A

Reinforced insulation

N/A

5 - DISTRIBUTION EQUIPMENT

Adequacy of Working space / accessibility to equipment

✓

Security of fixing

✓

Condition of insulation of live parts

✓

Adequacy / security of barriers

✓

Condition of enclosure(s) in terms of IP rating etc

✓

Condition of enclosure(s) in terms of fire rating etc

✓

Reference Number:

EICR2777



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Inspection Schedule (2)

5 - DISTRIBUTION EQUIPMENT (Continued)

Comments

Outcome

Enclosure not damaged / deteriorated so as to impair safety

✓

Presence and effectiveness of obstacles

N/A

Placing out of reach

N/A

Presence of main switch(es), linked where required

✓

Operation of main switch(es) (functional check)

✓

Manual operation of circuit-breakers and RCD(s) to prove disconnection

✓

Confirmation that integral test button / switch causes RCD(s) to trip when operated (functional check)

✓

RCD(s) provided for fault protection - includes RCBOs

✓

RCD(s) provided for additional protection where required - includes RCBOs

✓

Presence of RCD six-monthly test notice at or near equipment where required

✓

Presence of diagrams, charts or schedules at or near equipment where required

ITEM 3

C3

Presence of non-standard (mixed) cable colour warning notice at or near equipment where required

✓

Presence of alternative supply warning notice at or near equipment where required

✓

Presence of next inspection recommended label

FITTED AT THE TIME

✓

Presence of other required labelling (Please specify)

ITEWM 4

C3

Compatibility of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing and overheating)

✓

Single-pole switching or protective devices in line conductors only

ITEM 2

C3

Protection against mechanical damage where cables enter equipment

✓

Protection against electromagnetic effects where cables enter ferromagnetic enclosures

✓

6 - DISTRIBUTION CIRCUITS

Identification of conductors

✓

Cables correctly supported throughout their run

LIM

Condition of insulation of live parts

✓

Non-sheathed cables protected by enclosure in conduit, duct or trunking

✓

Suitability of containment systems for continued use (including flexible conduit)

✓

Cables correctly terminated in enclosures

✓

Confirmation that ALL conductor connections, including to busbars, are correctly located in terminals and are tight and secure

✓

Examination of cables for signs of unacceptable thermal and mechanical damage / deterioration

✓

Adequacy of cables for current-carrying capacity with regard for the type and nature of installation

✓

Adequacy of protective devices; type and rated current for fault protection

✓

Inspection Schedule (3)

6 - DISTRIBUTION CIRCUITS (Continued)

Comments

Outcome

Presence and adequacy of circuit protective conductors

✓

Coordination between conductors and overload protective device

✓

Cable installation methods / practices with regard to the type and nature of installation and external influences

✓

Where exposed to direct sunlight, cable of a suitable type

✓

Cables concealed under floors, above ceilings, in walls / partitions less than 50mm from a surface, and in partitions containing metal parts:Cables installed in prescribed zones (see *Extent and limitations*) •

LIM

Incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like (see *Extent and limitations*) •

LIM

Provision of fire barriers, sealing arrangements and protection against thermal effects

✓

Band II Cables segregated / separated from band I cables

LIM

Cables segregated / separated from non-electrical services

✓

Condition of circuit accessories

✓

Suitability of circuit accessories for external influences

✓

Single-pole switching or protective devices in line conductors only

✓

Adequacy of connections, including cpcs, within accessories and to fixed and stationary equipment - identify / record numbers and locations of items inspected

✓

Presence, operation and correct location of appropriate devices for isolation and switching

✓

General condition of wiring systems

✓

Temperature rating of cable insulation

✓

7 - FINAL CIRCUITS

Identification of conductors

✓

Cables correctly supported throughout their run

LIM

Condition of insulation of live parts

✓

Non-sheathed cables protected by enclosure in conduit, ducting or trunking

✓

Suitability of containment systems for continued use (including flexible conduit)

✓

Adequacy of cables for current-carrying capacity with regard for the type and nature of installation

✓

Adequacy of protective devices; type and rated current for fault protection

✓

Presence and adequacy of circuit protective conductors

✓

Co-ordination between conductors and overload protective devices

✓

Wiring system(s) appropriate for the type and nature of the installation and external influences

✓

Reference Number:

EICR2777



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Inspection Schedule (4)

7 - FINAL CIRCUITS (Continued)

	Comments	Outcome
Cables concealed under floors, above ceilings, in walls / partitions		
installed in prescribed zones (see <i>Extent and limitations</i>) •		LIM
incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage from nails, screws and the like (see <i>Extent and limitations</i>) or		LIM
Provision of additional protection by 30mA RCD		
*for circuits used to supply mobile equipment not exceeding 32A rating for use outdoors •		✓
*for all socket outlets of rating 32A or less unless exempt •		✓
*for cables concealed in walls at a depth of less than 50mm •		C3
*for cables concealed in walls/partitions containing metal parts, regardless of depth •		C3
*for final circuits supplying luminaires within domestic premises •		N/A
Provision of fire barriers, sealing arrangements and protection against thermal effects		✓
Band II cables segregated / separated from band I cables		✓
Cables segregated / separated from non-electrical services		✓
Termination of cables at enclosures - identify / record numbers and locations of items inspected		
Connections under no undue strain •		✓
No basic insulation of a conductor visible outside enclosure •		✓
Connections of live conductors adequately enclosed •		✓
Adequately connected at point of entry to enclosure (glands, bushes etc) •		✓
Condition of accessories including socket-outlets, switches and joint boxes		✓
Suitability of accessories for external influences	ITEM 1	C2
Single pole switching or protective devices in line conductors only		✓

8 - ISOLATION AND SWITCHING

*Note: Older installations designed prior to BS7671:2018 may not have been provided with RCDs for additional protection

Isolators		
Presence and condition of appropriate devices •		✓
Acceptable location - state if local or remote from equipment in question •	REMOTE	✓
Capable of being secured in the OFF position •		LIM
Correct operation verified •		LIM
Clearly identified by position and / or durable marking •		✓
Warning label posted in situations where live parts cannot be isolated by the operation of a single device •		N/A
Switching off for mechanical maintenance		
Presence and condition of appropriate devices •		✓
Acceptable location - state if local or remote from equipment in question •	REMOTE	✓
Capable of being secured in the OFF position •		LIM
Correct operation verified •		LIM
Clearly identified by position and / or durable marking •		✓

Reference Number:

EICR2777



COPY

Inspection Schedule (5)

8 - ISOLATION AND SWITCHING (Continued)

Emergency switching / stopping

- Presence and condition of appropriate devices
- Readily accessible for operation where danger might occur
- Correct operation verified
- Clearly identified by position and / or durable marking

Comments

Outcome

N/A

N/A

N/A

N/A

Functional Switching

- Presence and condition of appropriate devices
- Correct operation verified

N/A

N/A

9 - CURRENT-USING EQUIPMENT (PERMANENTLY CONNECTED)

- Condition of equipment in terms of IP rating etc
- Equipment does not constitute a fire hazard
- Enclosure not damaged / deteriorated so as to impair safety
- Suitability for the environment and external influences
- Security of fixing
- Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire: List number and location of luminaires inspected (separate page)

✓

✓

✓

✓

✓

✓

Recessed luminaires (downlighters)

- Correct type of lamps fitted
- Installed to minimise build-up of heat by use of 'fire rated' fittings, insulation displacement box or similar
- No signs of overheating to surrounding building fabric
- No signs of overheating to conductors / terminations

N/A

N/A

N/A

N/A

10 - LOCATION(S) CONTAINING A BATH OR SHOWER

- Additional protection for all low voltage (LV) circuits by RCD not exceeding 30mA
- Where used as a protective measure, requirements for SELV or PELV met
- Shaver sockets comply with BS EN 61558-2-5 formerly BS3535
- Presence of supplementary bonding conductors, unless not required by BS7671:2008
- Low voltage (e.g. 230 volt) socket-outlets sited at least 3m from zone 1
- Suitability of equipment for external influences from installed location in terms of IP rating
- Suitability of equipment for installation in a particular zone
- Suitability of current-using equipment for particular position within the location

✓

✓

✓

N/A

N/A

✓

✓

✓

11 - SPECIAL INSTALLATIONS OR LOCATIONS If any special installations or locations are present, list the particular inspections applied on a separate sheet.

Inspected by:

Name:

ANDREW SNOWDEN

Date:

29/10/2021

Position:

APPROVED ELECTRICIAN

Signature:

EICR2777

BY PEDESTRIAN DOOR

Distribution Board Comments:

N/A mA

N/A	ms
-----	----

A. In conduit in thermally insulated wall	Twin & Earth cable only:
B. In conduit on a wall or in trunking	100. Above plasterboard ceiling, insulation <100mm
C. Clipped direct	101. Above plasterboard ceiling, insulation >100mm
D. Direct buried or in ducting or conduit in ground	102. Insulated stud wall, touching inner wall
E & F. In free air or on cable tray or ladder touching	103. Insulated stud wall, not touching inner wall
G. In free air on cable tray or ladder spaced	

Cpc csa (mm²)

[illegible][illegible]

Codes for
type of wiring:

ELECTRICAL INSTALLATION CONDITION REPORT GUIDANCE FOR RECIPIENTS

This Report is an important and valuable document which should be retained for future reference.

The purpose of this Condition Report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in a satisfactory condition for continued service (see Section 4). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger.

The person ordering the Report should have received the "original" Report and the inspector should have retained a duplicate.

The "original" Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner /occupier with details of the condition of the electrical installation at the time the Report was issued.

Where the installation incorporates a residual current device (RCD) there should be a notice at or near the device stating that it should be tested quarterly. For safety reasons it is important that this instruction is followed.

Section 3 (Extent and Limitations) should identify fully the extent of the installation covered by this Report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the Report and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.

Some operational limitations such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in section 3 - Extent and Limitations on page 1.

For items classified in the observations as C1 ("Danger present"), the safety of those using the installation is at risk, and it is recommended that a skilled person competent in electrical installation work undertakes the necessary remedial work immediately.

For items classified in the observations as C2 ("Potentially dangerous"), the safety of those using the installation may be at risk and it is recommended that a skilled person competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.

Where it has been stated that an observation requires further investigation the inspection has revealed an apparent deficiency which may result in a Code 1 or Code 2, and could not, due to the extent or limitations of the inspection, be fully identified. Such observations should be investigated without delay. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section 7 - Recommendations).

For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons, competent in such work. The recommended date by which the next inspection is due is stated on page 2 of the Report under 'Recommendations' and on a label at or near to the consumer unit / distribution board.

Life Safety FRA 2022 - General



Premises Location

9167016
LOCH EWE (AULTBEA) CRS (AREA 2)
PIER ROAD
ACHNASHEEN
ROSS AND CROMARTY
IV22 2JQ

Report Author

Fraser MacCallum

Assessment Date

13-07-2022

Assessment Reference

RM5920

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Foreword

Here at Riskmonitor, it's our vision to play a significant part in the elimination of workplace accidents and deaths. In making the decision to carry out this Fire Risk Assessment (FRA) you've taken steps to join us on that journey and for that we sincerely thank you.

We appreciate your custom and trust the following pages will help you resolve any fire safety issues you have within your workplace.

We've spent many hours designing the Riskmonitor FRA to take the often-complex world of fire safety compliance and simplified it into a number of easy-to-understand sections. The aim is simple - to help you create and maintain safer workplaces for everyone.

Though absolutely vital, legislation can often be difficult to follow and intimidating when you don't fully understand the legal "jargon".

That's why we've attempted to provide advice and guidance in plain and simple words but reference the jargon where necessary.

To be suitable and sufficient, this FRA must cover a specific set of criteria that meets the relevant legislation and standards. But we also understand that you just want to know what must be done and by when.

That's why we've broken this report down into sections which, we believe, meets the needs of all relevant parties.

Your Action Plan is presented in plain English and should be simple to understand. Each remedial action may include a reference number (eg A.08.01) which refers to additional information provided in the Action Plan Technical Guidance document which your suppliers and contractors can use to check the relevant standards their work must meet. To access your Technical Guide, go to the link provided in the Risk Improvements section below.

We always welcome constructive ideas on how we can make our work even better, so please let us know your thoughts on this report and any areas we can improve upon.

Warmest Regards,

Dave

Dave Dean

Founder & Chairman

Background

Fire Risk Assessments are a legal requirement for all premises to which Article 6 (2) of the Regulatory Reform (Fire Safety) Order 2005 (FSO) applies. The requirement to conduct a Fire Risk Assessment is identified in the FSO Article 9 – (1) as follows;

“The responsible person must make a suitable and sufficient assessment of the risks to which relevant persons are exposed for the purpose of identifying the general fire precautions he needs to take to comply with the requirements and prohibitions imposed on him by or under this Order.”

The aim of the fire risk assessment is to guide the Responsible Person to meet the legal duties of the FSO, Article 8 – Duty to take general fire precautions indicates duties of a Responsible person, namely that the responsible person must

(a) take such general fire precautions as will ensure, so far as is reasonably practicable, the safety of any of his employees; and

(b) In relation to relevant persons who are not his employees, take such general fire precautions as may reasonably be required in the circumstances of the case to ensure that the premises are safe.

This assessment has been carried out in order to assist you to comply with the requirements of the FSO. The risk assessment takes into account the;

1. The potential ignition sources identified and any control measures in place.
2. How any outbreak of fire is likely to develop, taking into account the geometry of the building, the level of compartmentation and the degree of fire loading.
3. The effect any fire may have on 'relevant persons' and the degree of inbuilt safety measures designed to keep the people safe during the evacuation phase.

Landlords & Tenants

When trying to establish who is responsible for fire safety, the first point of reference for any commercial tenant or landlord should be the lease. Usually, the landlord or managing agent is responsible for the fire precautions in the communal areas and for the common systems such as the fire alarm, sprinklers and fire prevention apparatus.

Whilst this places a duty on the part of the landlord and/or managing agent, commercial tenants should bear in mind that they cannot just leave it to the landlord. Commercial tenants will usually be responsible for the fire safety within their demise. They must not hinder any fire escapes in the common parts and must comply with all relevant fire legislation and regulations.

A responsible tenant should also co-operate with the landlord or managing agent in the coordination of fire precautions, for example, fire safety drills. So, it's only through a co-ordinated approach by both the landlord and the tenant that we can ensure the safety of occupants in the premises.

Competency

Riskmonitor is a BAFE SP205 Registered Company for Life Safety Fire Risk Assessments. BAFE SP205 is the industry standard for companies undertaking fire risk assessments. It sets out criteria and requirements for the competency of those carrying out and validating those risk assessments. Our Fire Risk Assessors are highly qualified Fire Officers with over 250 years of collective experience (and growing!)

For additional peace-of-mind, all risk assessments we carry out are covered under our Professional Indemnity Insurance.

Content

On completion, the risk summary provides an overview of the assessor's findings, and for simplicity, the assessment colour codes the building according to the risk it presents in the assessor's opinion.

The assessment includes a full action plan for matters that require improvement, and each improvement will also be attributed a risk level, priority and timescale within which the works should be completed.

For clarity, there may be occasions where actions could have the same risk level but a different timescale for completion. This will usually depend on who, in your organisation, is responsible for addressing the problem and whether the remedy will require external contractors and/or incur cost.

For example, issues involving management of fire safety may be allocated a moderate risk but can often be addressed by local building managers at zero cost so we could recommend this is completed immediately. However, an issue with a fire door requiring repair might also be rated as a moderate risk but given 30 days for completion to allow the organisation time to find and instruct a supplier.

The risk assessment should be made available for inspection by an authorised person of any Local Authority Fire Service, and we recommend this risk assessment be reviewed:

- Following a change of work practice
- Following a significant change in the occupancy of the building
- Following any structural changes
- Following any near miss or fire incident
- **And, in any case, at least once every year**

Certificate of Conformity

A Certificate of Conformity is issued with every assessment. The Certificate is a statement to you that we have applied the standards required by BAFE SP205 in undertaking your fire risk assessment. We recommend you print and display a copy on site.

General Information

In this section our assessor explains the FRA details relevant to these premises, legislation, dates and persons responsible. It also covers the type of construction, materials used, and the activities carried out within. Our assessor has recorded any previous history of fires along with an understanding of the people who use the premises which helps the assessor determine its risk profile.

Please note, any areas we were unable to access at the time of the FRA will not have been included in this report.

Logbook

Keeping up to date records of periodic training, inspection, testing, maintenance is an important means of demonstrating that all legislative obligations have been satisfied. These records can also be important in demonstrating that there have been no breaches of good practice that could result in litigation in the event of injury to an occupant of the premises in the event of fire.

Risk Improvements

Our assessment process includes a review of the following measures of Fire Safety and highlights any areas of possible Risk Improvement. For each improvement identified, the assessor has also provided an

assessment of the level of risk, the priority you should apply to the task and the deadline for its completion.

We've taken care to write the Action to be taken in simple to understand, plain English and avoiding 'jargon' wherever possible. However, where the task applies to standards or similar criteria, we've added a reference number to enable you and/or your contractor to access further detail. This guidance can be found here;

<https://riskmonitor.co.uk/wp-content/uploads/2021/10/LS-FRA-Action-Plan-Technical-Guidance.pdf>

Plan Drawings

Plan Drawings are not a requirement of the Fire Safety Order, however, for more complex or high-risk buildings, plans may have been requested at the time of purchase.

If that is the case, your Plans will provide an outline diagram of the premises showing the approximate location of structural fire protection, fire-fighting equipment, signage, and a Unique ID number for any risks the assessor may have identified.

Communication

It's vital that you communicate the findings of this FRA with those who need to know including staff, parents or guardians of young persons and of course Landlords if you don't own these premises.

Scope of Work

Riskmonitor will carry out a Life Safety Fire Risk Assessment to meet the requirements of relevant national life safety legislation. Our Assessor will inspect the site, discuss fire safety provisions with on-site staff and prepare a fire risk assessment report.

The fire risk assessment report will detail the significant findings of the assessment. Where necessary, the report will provide recommendations for additional measures the assessor deems necessary, to reduce or maintain risk from fire at a tolerable level.

As part of the requirement for the supplier to undertake this assessment, it would be necessary for the Customer to arrange for suitable access to all areas required to be inspected. This includes the provision of suitable facilities to gain access to ceiling voids etc, as needed during the inspection itself.

The assessor will make every effort to inspect all voids possible etc, but only if Asbestos Registers are available and when safe to do so.

Beyond the inspection, this scope of services does not make provision for any additional Customer meetings to discuss the assessment report and associated findings.

Once the fire risk assessment inspection and report are completed and issued to the Customer, then this scope of services will be considered complete.

Design of any recommended facilities will be carried out by others or upon a new agreed scope of services.

This scope of services and the fire risk assessment methodology within it, is intended to assess measures that facilitate the protection of people from fire and, does not include property protection or business continuity requirements.

Any variations to the above scope of work must be agreed separately in writing and provided to the customer prior to visiting the premises.

Life Safety FRA 2022 - General Certificate of Conformity

Certificate Number

RM5920

Certified Organisation

This certificate has been issued by Riskmonitor Ltd

BAFE SP205 Scheme Registration No: 102287

SSAIB Third Part Certification No: SWAL109

Scope of Assessment

Life Safety FRA 2022 - General conforming to the BAFE SP205 Scheme carried out in accordance with the Regulatory Reform (Fire Safety) Order 2005.

Customer Name & Assessment Location

Mitie - Maritime and Coastguard Agency

9167016, LOCH EWE (AULTBEA) CRS (AREA 2), PIER ROAD, ACHNASHEEN, ROSS AND CROMARTY, IV22 2JQ

Declaration

We, being a 'Certified Organisation' in respect of delivering life safety fra 2022 - general, certifies that the fire risk assessment carried out at the above location complies with the scope of assessment and with all other requirements as currently laid down within the BAFE SP205 Life Safety FRA 2022 - General Scheme.

Fire Risk Assessment Completed by

Fraser MacCallum

Fire Risk Assessor

13/07/2022

Date of Assessment

13/07/2023

Date of Next Assessment

Validated for and on behalf of Riskmonitor Ltd by

Mark Watts

Validator

18/07/2022

Date of Issue

General Information

Premises Address	LOCH EWE (AULTBEA) CRS (AREA 2), PIER ROAD, ACHNASHEEN, ROSS AND CROMARTY, IV22 2JQ
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Fire Risk Assessment Information

Legislation	<i>This Fire Risk Assessment, depending on location considers the following legislation as a minimum:</i> - <i>The Regulatory Reform (Fire Safety) Order 2005</i> - <i>The Fire Safety Act 2021</i> - <i>The Fire and Rescue Services (Northern Ireland) Order 2006</i> - <i>The Fire Safety Regulations (Northern Ireland)</i> - <i>The Fire (Scotland) Act 2005</i> - <i>The Fire Safety (Scotland) Regulations 2006</i>
Date of This FRA	13/07/2022
Date of Previous FRA	20/07/2020
FRA Review Cycle (Days)	365
Date of Next FRA	13/07/2023

Responsible Person

Name	Maritime And Coastguard Agency Costal Operation Officer
Fire Safety Role	Main Duty Holder / Responsible Person
Job Title	Maritime And Coastguard Agency Costal Operation Officer
Organisation	Maritime And Coastguard Agency

Relevant Fire Authority	Scottish Fire and Rescue Service
Assessors Comments	MCA CRS utilised for administrative tasks, kit and vehicle storage. Single storey MCA building construction is brick block and rough casted. Plasterboard ceilings throughout the building. The roof is pitched and tiled. Emergency lighting installation, no fire detection installed. With the vehicle in the building access around the vehicle is restricted. If MCA personnel were within the building and a fire occurred, evacuation would be instant. There would be extensive damage to the building however life safety would trivial as staff would be out of the building.

Premises Risk Profile

Context	<i>The category of fire risk for any premises can be determined by combination of the likelihood of fire occurring and the potential consequences of that fire. This is a method of risk assessment commonly adopted in the field of health and safety. The advantage of this approach is that it tends to result in relatively consistent assessments of risk (and, hence, fire risk) by different risk assessors.</i>
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Assessor Comments

Category	<i>Present Risk</i>
Comment	<i>Single vehicle storage unit with a small admin area. With the vehicle in the building access around the vehicle is restricted. Infrequently occupied CRS.</i>
Likelihood of Fire	<i>Low = 1</i>
Potential Consequences	<i>Moderate Harm = 3</i>
Risk Score	<i>3</i>
Risk Score Explained	<i>Risk Score = Likelihood of Fire Occurring x Potential Consequences of Fire, therefore 2 = Tolerable Risk, 3 & 4 = Moderate Risk, 6 = Substantial Risk and 9 = Intolerable Risk</i>

Inaccessible Areas

Context	<i>The duty-holder should ensure that the fire risk assessor has access to all relevant areas of the premises at the time of the fire risk assessment. However, for several reasons, it may not always be possible to access certain areas. Any such situations will be listed in the General Information section.</i>
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Inaccessible Areas

No Inaccessible Areas items to display

Premises History of Fire

Context	<i>However small, considering any fire that is known to have occurred within recent years can be of use in identifying fire hazards that would not, otherwise, be obvious from an inspection of the premises. In multi-site organisations, review of any fire loss experience can sometimes reveal significant trends or identify appropriate control measures that may limit reoccurrence.</i>
Previous Instances of Fire?	<i>We are not aware of any previous instances of fire at these premises where the Fire Service attended.</i>

People at Risk

Context	<i>Account needs to be taken, of occupants who could be especially at risk in the event of fire and the possible need for assistance with evacuation or special warning of fire. Due consideration must be given to people with physical and mental challenges, temporary or permanent disabilities, the young or elderly, sleeping occupants, those working alone, remotely or in the hours of darkness and even those under the influence of alcohol.</i>
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Assessor Comments

No Assessor Comments items to display

People at Risk Details

People at Risk Category	<i>Employees</i>
Number at any one time	<i>4</i>
Location in the premises	<i>Throughout the premises</i>
Familiarity with premises	<i>Familiar</i>
Occupancy frequency	<i>Ad Hoc</i>
English Language	<i>No - there are no difficulties understanding English</i>

People at Risk Category	<i>Contractors</i>
Number at any one time	<i>1</i>
Location in the premises	<i>Throughout the premises</i>
Familiarity with premises	<i>Familiar</i>
Occupancy frequency	<i>Ad Hoc</i>
English Language	<i>No - there are no difficulties understanding English</i>

Use and Construction

Context	<i>In consideration of the use of the premises, our Assessor will consider the original standards applicable at the time of construction. However, the Assessor will not simply assume that prescriptive application of current standards is necessary, but, where the original standard is considered to create significant risk, reasonably practicable measures will be recommended.</i>
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Assessor Comments

<i>No Assessor Comments items to display</i>	
Multiple Buildings on Site?	<i>No</i>
Main Use	<i>Office and Shops</i>
Ancillary Use	<i>No ancillary use</i>
Licensable activities?	<i>No licensable activities provided</i>
Operating Times?	<i>Occasional</i>
Occupancy?	<i>Single Occupancy</i>
Storeys above ground	<i>1</i>
Storeys below ground	<i>0</i>
Approximate height (m)	<i>3</i>
Approx Area/Storey (m2)	<i>24</i>
Area Assessed (m2)	<i>24</i>
Avg # of Persons Onsite	<i>4</i>
Fire Alarm System	<i>No fire alarm and detection system installed</i>
Evacuation policy	<i>Simultaneous evacuation</i>
Sprinkler System	<i>No sprinkler system installed</i>
Listed status	<i>Premises is not listed</i>
Premises Construction	<i>Concrete block work and plasterboard ceiling in garage type building.</i>
Premises layout	<i>Open plan</i>

Logbook

Context	Keeping up to date records of periodic training, inspection, testing, maintenance is an important means of demonstrating that, if required all legislative obligations have been satisfied. These records can also be important in demonstrating that there have been no breaches of good practice that could result in litigation in the event of injury to an occupant of the premises in the event of fire. We've used the date 01/01/01 where no records were available. Frequency Legend (W) Weekly, (M) Monthly, (Q) Quarterly, (6m) 6 Monthly, (A) Annual, (5y) 5 Yearly
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Additional Assessor Comments

No Additional Assessor Comments items to display	
FRA Review (A)	20/07/2020
Fire Alarm Maintenance (A)	Not Applicable
Fire Alarm Test (6m)	Not Applicable
Fire Alarm Test (Q)	Not Applicable
Fire Alarm Test (W)	Not Applicable
Fire Extinguisher Service (A)	Not Applicable
Emergency Lighting (A)	09/12/2021
Emergency Lighting (M)	10/12/2020
Mains Electrical Test (5y)	30/10/2021
Fixed Electrical Eqpmnt (A)	Not Applicable
Portable Appliance Test (A)	30/06/2021
Gas Installation Check (A)	Not Applicable
Escape Route Check (M)	13/07/2022
Fire Door Check (A)	Not Applicable
Basic Fire Training (A)	Not Applicable
Fire Warden Training (A)	Not Applicable
Fire Drill (6m)	10/03/2022
Rising Main Check (6m)	Not Applicable
Water Suppression (A)	Not Applicable
Gas Suppression (A)	Not Applicable
HVAC System (A)	Not Applicable
Smoke Ventilation (A)	Not Applicable
Kitchen Extraction System (A)	Not Applicable

Other Logbook Item

No Other Logbook Item items to display

Emergency Services Assistance

Context	<i>Fire risk assessments must consider ALL those who might be affected by fire such as employees, contractors, or members of the public. Particular attention should be given to those individuals who are especially vulnerable, such as young persons, the elderly or those with disabilities. It is also important that we consider measures in place to assist the Emergency Services should they need to attend the premises in the event of a fire.</i>
Is this section applicable?	<i>Yes</i>
Assessors Comments	<i>Not answered</i>
Main Electrical Intake	<i>In unit</i>
Main Gas Intake	<i>Not Applicable</i>
Fire Alarm Indicator Panel	<i>Not Applicable</i>
Sprinkler Stop Valve	<i>Not Applicable</i>
Fire Fighting Switches	<i>Not Applicable</i>
Fire Fighting Shafts & Risers	<i>Not Applicable</i>
Emergency Vehicle Access	<i>To the front.</i>
Fire Hydrants	<i>SFRS appliances carry hydrant information.</i>
Nearest Open Water Source	<i>30m</i>

Construction

Context	<i>The basic structural integrity of your premises should already have been covered by the appropriate building control body. However, our fire risk assessor will consider how your premises will behave if it's on fire, how fires could start and the how fire could spread. Our Assessor will also identify any failures and or changes to the premises that could change the way a fire and products of combustion travel through it.</i>
Considered Applicable?	No
Rationale	<i>After due consideration, the Assessor did not believe it was necessary to consider elements of Construction as part of this Fire Risk Assessment.</i>

Means of Escape

Context	<i>The proper provision of Means of Escape is an essential part of fire safety measures in all premises. As such, this assessment considers the means of escape strategy for this premises use purpose, and the type and numbers of occupants. It also considers emergency planning, evacuation, and the implications of how different needs of people can affect the selection of the appropriate means of escape.</i>
Considered Applicable?	No
Rationale	<i>After careful consideration, I do not believe it is necessary to consider Means of Escape matters as part of this Fire Risk Assessment.</i>

Signs and Notices

Context	<i>It's necessary to consider all forms of fire safety signs and notices required in your premises, and whether those provided are adequate. For occupants to use the premises safely, particularly those who are unfamiliar with the premises, there is normally a need to provide fire exit signs to direct people towards alternative means of escape.</i>
Considered Applicable?	Yes

Assessor Comments

Category	<i>Signage - compliance (C.01)</i>
Comment	<i>All fire safety signage is compliant. Limited signage in this premises indicates fire exit door, fire action and fire extinguishers.</i>

Relevant Sign Standards	<i>Yes - The signs in the premises do conform to relevant standards.</i>
Fire Door Signage	<i>Yes - Fire Doors are provided with appropriate signage.</i>
Fire Exit Signs	<i>NA - Directional fire exit signs are not required in this building.</i>
Final Exit Signs	<i>Yes - Final exit escape doors are provided with appropriate Fire Exit signs.</i>
Emergency Exit Signs	<i>NA - There are no doors with specific emergency fastenings.</i>
Fire Action Notices	<i>Yes - Fire Action notices are prominently displayed to give appropriate instructions in the event of fire.</i>
Refuge Areas	<i>NA - There are no refuge areas requiring signs in this premises.</i>
Lift Signage	<i>NA - There are no lifts in the premises.</i>
Equipment Shutdown Sign	<i>NA - There is no cooking range requiring a shut down sign in this premises.</i>
Portable Firefighting Equipment	<i>Yes - Where necessary, portable firefighting equipment is indicated by appropriate signage.</i>
Dry/Wet Risers	<i>NA - There are no dry/wet risers in this premises.</i>
Fire Alarm Call Points	<i>NA - There are no manual fire alarm call points that need to be indicated by a sign, within the premises.</i>
Firefighting Lobby	<i>NA - There are no fire fighting lobbies in this premises.</i>
Risk Areas	<i>NA - There are no risk areas within the building that require appropriate signs.</i>

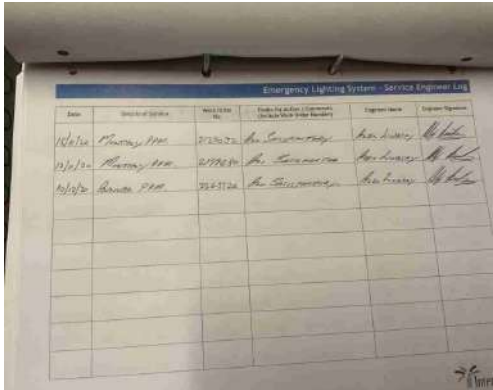
General and Escape Lighting

Context	<i>If escape routes require artificial illumination, there is a need to consider whether emergency escape lighting is necessary. We must consider the likelihood that fire may cause failure of the normal lighting on any part of the escape route before all occupants have escaped from the area and that the loss of normal lighting could result in injury to occupants as they evacuate the premises.</i>
Considered Applicable?	Yes

Assessor Comments

Category	<i>Number of Luminaries (H.02)</i>
Comment	<i>One unit at exit door.</i>
EL Standards	<i>Yes - The premises is equipped with an acceptable standard of emergency escape lighting.</i>
EL Levels on Escape Routes	<i>Yes - All escape routes appear to be illuminated by a sufficient number of luminaries.</i>
EL on Corridors	<i>NA - There is no requirement for emergency escape lighting within applicable parts of the premises.</i>
EL in Areas Over 60m²	<i>NA - There is no requirement for emergency escape lighting within applicable parts of the premises.</i>
EL in Toilets Over 8m²	<i>NA - There are no toilets exceeding 8m² within the premises</i>
EL in Stairways	<i>NA - There are no stairways in the premises that require provision of emergency escape lighting.</i>
EL on Fire Exits and External Routes	<i>NA - There are no external routes from the premises that require provision of emergency lighting.</i>
EL in Underground or Windowless Rooms	<i>Yes - Underground or windowless accommodation is provided with the requisite degree of emergency escape lighting.</i>
EL Condition	<i>Yes - The emergency escape lighting units are functional and in good condition.</i>
EL Inspection & Maintenance	<i>No - The emergency escape lighting systems are NOT periodically inspected and adequately maintained.</i>

Risk Improvement

UID: RM5920_001	
Location	LOCH EWE (AULTBEA) CRS (AREA 2)
Sub-Category	Emergency Escape Lighting Maintenance
Issue	Not tested in accordance with BS 5266 Pt 1.
Remedy	Review lighting systems regularly by competent persons Ref: H.10.02
Action Plan	
Risk	Moderate
Priority	Medium
Due Date	12/08/2022
Image	
EL Maintenance Records	Yes - Emergency Escape Lighting test and maintenance records were available.
General Lighting on Escape Routes	Yes - There is adequate general lighting on escape routes.

Manual Fire Fighting Equipment

Context	<i>It's appropriate for occupants to be provided with the means to extinguish a fire, such as portable fire extinguishers and hose reels. With due consideration of the organisational Fire Safety Policies, this assessment considers the type and quantity of manual fire-fighting measures provided and will recommend provision of additional equipment or the removal of any over-provision if necessary.</i>
Considered Applicable?	Yes

Assessor Comments

Category	<i>Use of fire fighting equipment (D.03)</i>
Comment	<i>Only staff who have practical fire extinguisher training should use the fire extinguishers.</i>
Category	<i>Fire Extinguisher/Blanket conformity and maintenance (D.02)</i>
Comment	<i>Britannia P50 service free fire extinguishers provided. The units only require an annual inspection.</i>
FFE Provision	<i>Yes - There are appropriate numbers of fire extinguishers/blankets provided for the risks presented within the premises.</i>
FFE Standards	<i>Yes - Fire extinguishers/blankets provided for the risks presented within the premises conform to relevant standards.</i>

Fixed Fire Safety Systems

Context	<i>Where fitted, it is critical that fixed fire safety systems are maintained in accordance with the relevant standard. Testing, servicing, and maintenance schedules should be carried out under contract by the system installer or a similarly qualified company. However, training staff in the use of these systems is just as important as providing these systems themselves.</i>
Considered Applicable?	<i>No</i>
Rationale	<i>As no Fixed Fire Safety Systems are required as part of the fire protection strategy at this premises, I do not believe it is necessary to discuss this section any further in this Fire Risk Assessment.</i>

Fire Alarm Systems

Context	<i>Traditionally, automatic fire detection is not necessary in ALL premises and situations. However, when assessing whether the current system is appropriate, this assessment considers numerous factors including the premises use, type & number of occupants, evacuation strategy and the provision of other fire protection measures.</i>
Considered Applicable?	No
Rationale	<i>After due consideration, I do not believe it is necessary to consider Fire Alarm Systems as part of this Fire Risk Assessment.</i>

Building Management Services

Context	<i>Building Management Systems include air conditioning, ventilation, and kitchen extract systems. Such systems can provide a means for spread of smoke and combustion products at an early stage in fire development. This section considers how these systems have been installed and are being maintained by competent engineers to ensure that they do not cause or contribute to the spread of fire in a building.</i>
Considered Applicable?	No
Rationale	<i>As no Building Management Systems are present or required as part of the fire protection strategy at this premises, I do not believe it is necessary to discuss this section any further in this Fire Risk Assessment.</i>

Fire Safety Management

Context	<i>Management of fire safety in this premises includes certain policies and procedures designed to prevent the occurrence of fire by eliminating or controlling fire hazards. This section also considers matters such as designated responsibilities; other policies & procedures; cooperation and coordination; testing and maintenance procedures; record keeping; management of remedial works and the organisational FRA review policy.</i>
Considered Applicable?	Yes

Assessor Comments

<i>No Assessor Comments items to display</i>	
Fire Safety Policy	<i>Yes - There is an adequate Fire Safety Policy in place.</i>
Responsible Persons	<i>Yes - One or more persons have been appointed to assist the Responsible Person in undertaking the measures needed to comply with the appropriate UK fire safety legislation.</i>
Emergency Evacuation Plan	<i>Yes - There is an effective fire emergency/evacuation plan in place.</i>
Fire Wardens	<i>NA - Fire Wardens are not required to assist with the implementation of the evacuation policy at this premises.</i>
Appointed Person(s)	<i>NA - There are no appointed persons for the premises.</i>
Staff Awareness	<i>Yes - Management and staff are fully aware of their responsibilities regarding fire safety at the premises.</i>
Visitors & Contractors Procedures	<i>NA - Contractors/Visitors are required to instigate their own control procedures in accord with the Fire Policy</i>
Multi Occupancy Synergy	<i>NA - There is not more than one organisation in the premises and no requirement for coordination.</i>
Escape Routes Inspection	<i>Yes - Escape routes are regularly inspected, available for use and free from storage and obstruction.</i>
Young Person	<i>NA - There are no young persons employed at these premises.</i>
Enforcement Notices	<i>NA - There have been no enforcement notices served on this premises.</i>
Arrangements to Meet the Fire and Rescue Service	<i>NA - The building is not staffed.</i>
Fire Safety Logbook Records	<i>Yes - All relevant Fire Safety Logbook Activities are being recorded appropriately.</i>

Staff Training

Context	<i>Failure of people to react appropriately has been associated with many fires that have resulted in serious loss of life. As such this assessment considers arrangements for the provision of the relevant instruction and training to the relevant people. Training should include induction and periodic refresher training. There may also be a need to provide training for people who have special responsibilities in the event of fire such as fire wardens.</i>
Considered Applicable?	No
Rationale	<i>As there are no staff or visitors at this premises, after due consideration, I do not believe it is necessary to consider Staff Training & Emergency Preparedness as part of this Fire Risk Assessment.</i>

Combustible Materials

Context	<i>Good fire prevention is about the management or elimination of fire hazards. Any shortcomings in the management of combustible materials in the premises can have a significant impact on such prevention. Such materials may include hazardous liquids or solids, flammable solids or gases, hanging textiles, accumulation of waste or even explosive atmospheres.</i>
Considered Applicable?	<i>No</i>
Rationale	<i>After due consideration, I do not believe it is necessary to consider Combustible Materials as part of this Fire Risk Assessment.</i>

Ignition Sources

Context	<i>It can be extremely difficult to remove ALL potential ignition sources from your premises, however, steps must be taken to better separate combustible materials from such ignition sources using a combination of procedural and physical controls (policy & practice) that will reduce or eliminate the risk of the hazard occurring.</i>
Considered Applicable?	Yes

Assessor Comments

Category	<i>Mains Electrical Supply (L.04)</i>
Comment	<i>No EICR available to confirm the testing, date taken from installation label.</i>
Category	<i>Portable Electrical Equipment (L.03)</i>
Comment	<i>Subjected to PAT and sited and used appropriately.</i>
Category	<i>Extension Leads (L.05)</i>
Comment	<i>Subjected to PAT and sited and used appropriately.</i>
Smokers Materials	<i>Yes - There was no evidence of smoking within the premises at the time of the assessment.</i>
Fixed Electrical Equipment	<i>NA - There is no fixed electrical equipment in the premises.</i>
Portable Electrical Equipment	<i>Yes - Portable equipment is being properly used/tested in the premises.</i>
Mains Electricity Supply	<i>Yes - The mains electricity supply within the premises is functional and properly tested/maintained.</i>
Extension Leads	<i>Yes - Extension leads are being used properly in the premises.</i>
Electrical Adaptors	<i>NA - There were no electrical adaptors visible in the premises.</i>
Electrical Heaters	<i>No - Electrical heaters are NOT being used and maintained properly in the premises.</i>

Risk Improvement

UID: RM5920_002	
Location	LOCH EWE (AULTBEA) CRS (AREA 2)
Sub-Category	Electrical Heating Systems
Issue	There were no records to confirm appropriate test/maintenance of the electrical heating system
Remedy	Update records of testing and maintenance in your Logbook Ref: L.07.02
Action Plan	
Risk	Moderate
Priority	Medium
Due Date	13/08/2022
Image	
Gas Supplied Systems	NA - There are no gas supplied systems in the premises.
Hot Works	NA - Hot works are not carried out on the premises.
Cooking Appliances	NA - There are no cooking appliances in the premises.
Open Flames	NA - There are no open flame processes in operation in the premises.
Display Lighting	NA - There is no display lighting equipment in use in the premises.
Lightning Protection	NA - Lightning protection is not required in the premises.
Arson Protection	NA - The premises does not require protection from arson.

Action Plan

UID	Location	Remedial Action Required	Action Plan	Due Date
RM5920_001	LOCH EWE (AULTBEA) CRS (AREA 2)	Review lighting systems regularly by competent persons Ref: H.10.02	Risk: Moderate Priority: Medium	12/08/2022
RM5920_002	LOCH EWE (AULTBEA) CRS (AREA 2)	Update records of testing and maintenance in your Logbook Ref: L.07.02	Risk: Moderate Priority: Medium	13/08/2022



Mitie Environmental Services Ltd

Asbestos Reinspection Report



Mitie FM - DFT Contract

Loch Ewe (Aultbea) CRS
Pier Road
Stornoway Achnasheen
IV22 2JQ

Report Ref: A-16803 VI
Report Date: 18/08/2025
Issued On: 27/08/2025
Page: 1 of 12
Doc Control: SD(AM-MES-S)008T June 2025

Sample/Inspection Items Listed in this Report (Risk Rating)				
High	Medium	Low	Very Low	Non-ACM
0	0	0	1	0



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Section I – Executive Summary

Summary of Results				
Risk Band	Sample Ref	Description	Product Type	Recommendation
D	P NST cement roof tiles	External, 001 / All areas, Cement roof tiles	I. Cement Product	Manage

Areas of No Access	
Location	Reason
All areas within scope have been accessed unless specified in individual room notes	

Brief Description of Inspection	
Scope of Works	Undertake an annual asbestos inspection of the known ACM's as identified on the AlphaTracker site register.
Report Type	Re-Inspection
Report Extent	The information retained within this report is confined to the extent defined by: - The scope of works listed above. - Exclusions agreed with the client through pre-start planning, such as those recorded in Section 3 – General Site Information.

Section 2 – Introduction

Report Introduction	
Scope of Works	Undertake an annual asbestos inspection of the known ACM's as identified on the AlphaTracker site register.
Purpose	The purpose of this Re-inspection report is to describe the status of previously identified Asbestos Containing Materials (ACMs) which were present in the named premises, based on historical asbestos data (surveys and past assessments).
Aims	The aims of this inspection are as follows: 1. Record information on location, extent, product type, condition and surface treatment of all known ACM listed in the existing asbestos site records. 2. Assess the changes that may have taken place since last inspection, evaluate the effectiveness of previous management recommendations. 3. Update records and recommendations accordingly so that the asbestos management arrangements are kept up to date.
Objective	The objective of this Re-inspection was to undertake a visual inspection of previously identified ACMs and re-evaluate the risk those item(s) posed to building occupiers as well as updating recommendations and management options. This report will provide a revised re-inspection frequency date for the ongoing management of identified ACMs.
Limitations	Each identified ACM was inspected for material degradation including damage, surface treatment and accessibility as well as a confirmation of location, size and overall description. A log of any updates and subsequent comments by the surveyor is recorded within each individual Inspection Record page, along with a date of the changes made for document control. Any other changes with regards to non-accessible areas will also be recorded. Where relevant information was provided by the client or other third parties such as known location of ACMs and general premises information; then this has been validated during the planning and commencement of this Re-inspection and recorded within this report as required. The client must be aware that this is not a thorough asbestos survey, nor are any new areas inspected, or materials sampled during these works (as standard). Inspections into new locations or areas previously reported as “no-access” shall be conducted as a new Management Survey of those areas and as a separate project and report. New/additional sampling will only take place in the following scenarios (which should be approved by MES manager and client): - Where ACMs have been found in a poor state and associated suspect debris has been encountered. - Where there is a lack of clarity around the ACM's status and/or asbestos content. - Where a previously presumed ACM is now accessible to sample. All Re-inspections will be compliant with the material assessment algorithm contained within HSG 264: The Survey Guide. Wherever possible and when requested by the client, priority risk ratings will also be re-evaluated. This report should be read in its entirety.

Section 3 – General Site Information

Client Details	
Mitie FM - DFT Contract	
T2 Trinity Park Elmdon Trading Estate Bickenhill Lane, B37 7ES	
Contact:	
Phone:	
Email:	

Report Production	
Mitie Environmental Services Ltd	
Litchurch Plaza Litchurch Lane DE24 8AA	
Contact:	Ashley Phillips
Email:	ashley.phillips@mitie.com
General Enquiries:	MES.enquiries@mitie.com
Site Team Lead by	
Surveyor(s):	Scot Ferguson
Assisted by:	
Inspection Date(s):	18 August 2025
Report Authorisation	
Quality Control by:	 Sacha Sharp
Authorised by:	 Scot Ferguson
Reported Date:	27/08/2025

Site Details	
Loch Ewe (Aultbea) CRS	
Pier Road Stornoway Achnasheen IV22 2JQ	
Contact:	
Phone:	
Email:	
	
Digital Site Records scan QR code to access 	

Section 3 – General Site Information

Report Details	
Report Type:	Re-Inspection
Report Extent	The information retained within this report is confined to the extent defined by: - The scope of works listed in Section 2 - Introduction. - Exclusions agreed with the client through planning, such as those recorded below.
Report Method	The inspection and this report were conducted in accordance with Mitie in-house procedures – the Surveying Integrated Management System Framework. This inspection body is accredited in accordance with the recognised International Standard ISO/IEC 17020:2012. This accreditation demonstrates technical competence for a defined scope and the operation of an inspection body quality management system (refer joint ISOILAC-IAF communiqué dated September 2013). Priority Assessment is outside of the scope of MES' accreditation to ISO 17020. See Appendix D - Risk Assessment Guide for more details.
Agreed Deviations:	The following lists all variations and deviations from the above method and/or from the scope of works (with reasoning):

Version History		
Version No.	Reason for Version Change	Version Date
VI	New Document	19/08/2025

Section 4 – Results (Sample Records)

Sample Details	
Building	Loch Ewe (Aultbea) CRS
Floor	External
Sub Area	001 / All areas
Component	Cement roof tiles
Quantity	40 m ²
Lab Ref	
Accessibility	Difficult
Type	Presumed

Material Assessment		
Product	I. Cement Product	
Condition	0. Good	
Surface	I. Asbestos Cement / Gaskets etc	
Type	I. Chrysotile	
Score	3	Band - D
Very Low Risk		

Sample Image(s)



Sample Reference Number	
<u>P NST cement roof tiles</u>	
Inspection Date	18/08/2025
Inspection Interval	12 months
Next Inspection	18/08/2026
Inspection Type	Re-Inspection
Surveyor 1	Scot Ferguson
Surveyor 2	

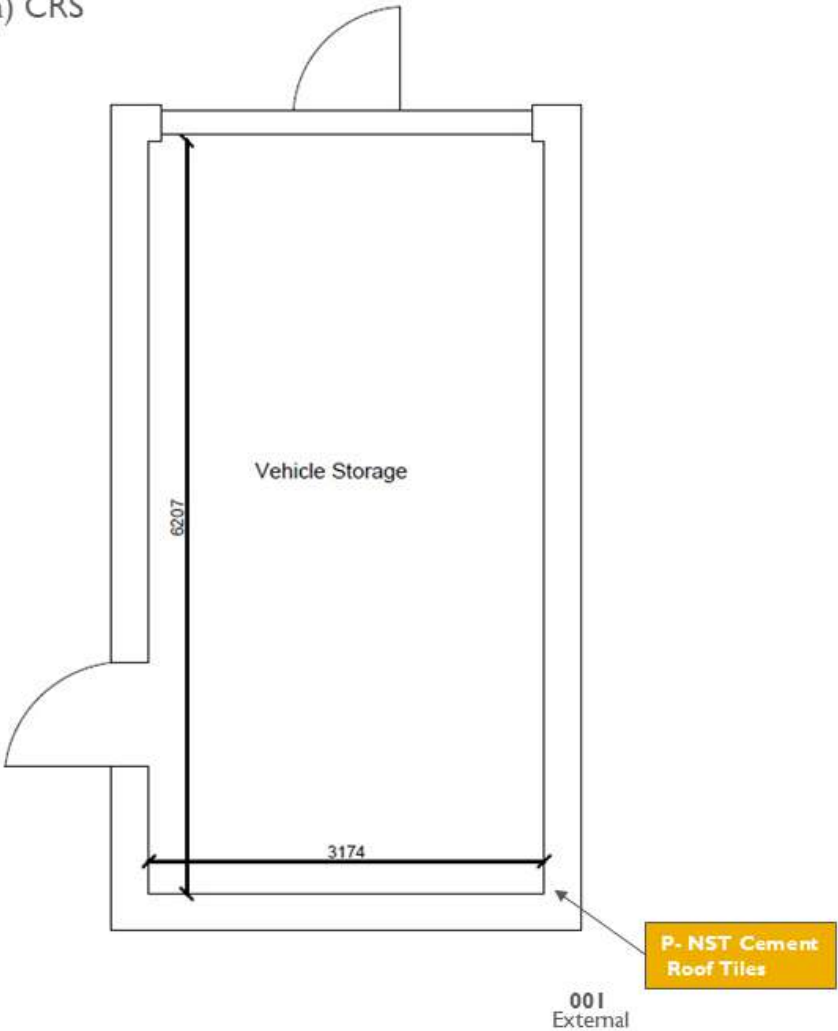
Notes
Re-inspected on 18/8/2025 by Scot Ferguson. No change to condition of roof tiles, continue to presume the presence of ACM's until proven otherwise. No damage internally to pitched roof viewed through internal loft hatch.

Priority Assessment	
Normal Occupant Activity	
Main	0. Rare Disturbance
Secondary	0. Rare Disturbance
Likelihood of Disturbance	
Location	0. Outdoors
Accessibility	0. Usually Inaccessible or Unlikely to be disturbed
Extent / Amount	2. 10m - 50m
Human Exposure Potential	
Occupants	0. None
Frequency of Use	0. Infrequent
Average Use Time	0. < 1 Hour
Maintenance Activity	
Type	0. Minor Disturbance
Frequency	0. Unlikely
Score	I

Overall Score	
Material + Priority Assessment =	4
Recommended Action	
Manage	

Appendix A – Sample Location Plan(s)

Mitie FM – DFT – Loch Ewe (Aultbea) CRS
External



Not to Scale

KEY - Sample Point ID	
	Asbestos Detected
	Presume Asbestos Present
	No Asbestos Detected

Appendix B – Conclusions and Actions (Asbestos Register)

Location No.	Floor & Area Description	Material Description & Fibre Type	Sample No.	Quantity	Condition	Surface Treatment	Risk Band	Material Risk Rating	Priority Risk Rating	Overall Score	Inspection Interval	Recommended Action	Photograph
001	External All areas	Cement roof tiles Cement Product Chrysotile	PNST cement roof tiles	40m ²	Good	Asbestos Cement / Gaskets etc	D	3	I	4	12 months	Manage	

Appendix C – Bulk Analysis Results

No certificates are available

Appendix D – Risk Assessment Guide

Material Assessment

The material assessment looks at the type and condition of the ACM and the ease with which it will release fibres if disturbed. The material assessment identifies those items which are perceived to be of a higher risk, that is, those which will most readily release airborne fibres if disturbed.

Mitie uses classification from HSG 264 (Appendix 4). Each of the parameters is scored and added to give a total material risk score between 0 and 12 and is banded in accordance with the table below.

Material Assessment Risk & Score Banding Table

Score	Risk Potential	Band	Action
10 or more	High	A	Immediate Action Required
7-9	Medium	B	Actions recommended should be completed within 3-6 months
5-6	Low	C	Actions recommended should be completed within 6-12 months
4 or less	Very Low	D	Materials should be managed on an annual basis
0	None	E	No asbestos detected

It does not automatically follow that those items assigned the highest score in the material assessment will be the item that should be given priority for remedial action. The Action timescales listed in the above Risk & Score Banding Table is a recommendation based solely on the material assessment scores. Judgement should be given to the location, accessibility and room usage of where the ACM has been identified.

Priority Assessment

The priority assessment considers the likelihood of the ACM being disturbed and the potential for exposing building users or other parties to these fibres.

For there to be a risk to health it is not enough for it to be damaged or friable, but it also needs to be disturbed and get into the air we breathe. The priority assessment therefore considers the normal occupant activity in that area, the likelihood of disturbance and so on to give an average score per parameter.

Mitie uses classification from HSG 227 (Appendix 3 and 4). Each parameter is scored and added to give a total priority score between 0 and 12. This does not provide an accurate depiction of asbestos risk in your premises and should be combined with the material assessment to help assess the overall risk any identified ACM may pose.

Note:

Priority Assessment is outside of the scope of MES' accreditation to ISO 17020.

The priority assessment is the responsibility of the client or duty holder. Any priority assessments carried out by Mitie will be based on judgements in good faith and the information gathered at the time of the visit and may not be representative of the occupation levels and room usage and may not provide a comprehensive assessment. The client should check all priority assessments for accuracy and any change in use, occupational level or activity for any room/location will require the client or duty holder to re-evaluate risk ratings.

Overall Risk Assessment

The scores from the material assessment (i.e., the condition of the ACM) are added to the scores of the priority assessment (the likelihood of disturbance) to give the overall risk assessment, which should assist the ready in prioritising the various recommended action.

Note:

Overall Risk is not reflected in the Risk & Score Banding Table above.

Appendix E – Terms and References

Terms	
ACM	Asbestos Containing Materials
ACOP	Approved Code of Practice
Asbestos	Asbestos means any of the minerals, and substances including the minerals, crocidolite, grunerite, chrysotile, fibrous actinolite, fibrous anthophyllite and fibrous tremolite
DPC	Damp Proof Course
Encapsulate	Protecting an ACM from further deterioration by means of sealing with specialist paints or semi-permanent protective barriers/sheeting
Enclose	Enclosing an ACM with hard-wearing material such as wood, plastic or metal to physical prevent access or disturbance to an ACM
Enclosure	Physical barrier employed around the asbestos work area preventing the spread of asbestos materials to the surrounding environment
HSE	Health and Safety Executive
HSG	Health and Safety Guidance, issued by the HSE
Manage	ACMs that are left in-situ, and in a suitable condition so that they can be monitored (visually checked) by the Duty Holder for future deterioration
Label/Labelling	Affixed approved asbestos warning labels to identified or presumed ACMs to alert building users
MES	Mitie Environmental Services Ltd, a subsidiary of Mitie Group
MMMF	Machine Made Mineral Fibre (Non-Asbestos)
NADIS	No Asbestos Detected or No Asbestos Detected in Sample
NST	No Sample Taken
NT	New Technology (modern cement products)
Remedial	Steps physically taken to control fibre release from asbestos containing material
Removal	Stripping of any asbestos containing material from surfaces or components in a building
RSJ	Rolled Steel Joist
Sample	Any potential ACM bulk or dust material taken physically for further testing
SIMS	Surveying Integrated Management System procedures and associated framework
Strip	Referring to previous asbestos removal projects
TC	Textured Coating
UKAS	United Kingdom Accreditation Service

References	
The Control of Asbestos Regulations (latest edition), and Approved Code of Practice L143.	
Health and Safety Executive Guide, HSG 264: The Survey Guide.	
Health and Safety Executive Guide, HSG 248: The Analysts' Guide.	
Health and Safety Executive Guide, HSG 227: A comprehensive guide to managing asbestos in premises.	
ISO 17020 – ISO/IEC 17020:2012 Requirements for the Operations of Various Types of Bodies Performing Inspection.	
UKAS RG8 Accreditation of Bodies Surveying for Asbestos in Premises.	