

This document forms part of the Non Material Amendment application submission April 2026 for

**Window Replacement
Primrose Court
Market Street
Hayfield
Derbyshire SK22 2EW**

(Full Plans application ref HPK/2022/0198)

Type 1

Fire Risk Assessment

Date of Assessment
05 December 2024

Date Issued to Client
16 December 2024

Recommended Reassessment Date
16 December 2025

Property Assessed

Primrose Court, 1-29, Market Street,
Hayfield, SK22 2EW

UPRN

B502220001

Property Classification

Level 1

Property Designation

Sheltered Housing

Risk Rating

Moderate



Client Organisation
The Guinness Partnership

Responsible Person (RP)
Lisa Leather

Responsible Person's Address
Guinness Office Level 7, 350 Euston Road,
London, NW1 3JN

Fire Risk Assessment Company
Savills (UK) Ltd

Assessment Completed by
Neill Cook

Assessment Checked by
Paul Charlwood

Assessment Approved by
John Herbison

Document Download Date
29 May 2025

Document Version
FRA Snapshot



Provided by Savills (UK) Ltd for The Guinness Partnership

2.2 Recommendations from Previous Assessments

Details	Comments / Recommendations
Question: K.14 Section: Means of Escape Action ID: 786919 Quantity: Known (2); Potential (2) Priority: R	Comments: The stairs and/or lobbies are not provided with adequate permanent or manually operated ventilation openings for the control of smoke. The stairs have opening windows that will not be effective ventilation for smoke control as they are not high enough in the compartment. There is one vent in the first floor lift lobby, opposite the hair salon on the 1st floor and could be used to protect the stair approach for the dead end condition in that location. Recommendations: Smoke ventilation should be provided at high level in the stairwells. As the stair is lobbied this can be either by 1m² (free area) manually openable vents on each landing or by a 1m² (free area) openable vent at the head of the stairs operable remotely at fire and rescue service access level. It is recognised that there are manually opening vents in the two stairwells albeit not effective, and there are two means of escape. Therefore the the work may be carried out during any future refurbishment. Due date: N/A Client status: In progress 

Question - K.15	Are the stairs and/or lobbies provided with an automatic or remotely operated smoke ventilation system? (Provide details of system)
Answer	No
Comments	The lobbies on the ground and first floors, which lead to the alternative stairs, do not have adequate automatic or remotely operated smoke ventilation systems. NFCC Specialised Housing Guide clause 77.49 for more than one stair - Smoke control by natural or mechanical ventilation should be provided in the lobby or the corridor adjacent to the stairway to protect the stairway.
Question - K.15a	Is the building considered safe without an automatic or remotely operated smoke ventilation system?
Answer	No
Comments	NFCC Specialised Housing Guide clause 77.49 for more than one stair - Smoke control by natural or mechanical ventilation should be provided in the lobby or the corridor adjacent to the stairway to protect the stairway. In the corridors next to the alternative stair.
Recommendation	Smoke ventilation should be provided in the corridors next to the stairs to reduce the risk of smoke entering the stairs. This should be considered when significant alterations are being carried out.
Photo	
Priority: R	Quantity: Known (2); Potential (2) Action ID: 1527590