

Fire Risk Assessment

Structured per PAS 79-1:2020

Mill House

8 Old Mill Lane, Leeds, LS10 1RT

Client	Riverside Estates Ltd
Building type	Office
Responsible Person	Janet Hughes
Methodology	PAS 79-1:2020
Assessor	Sample Assessor
Assessment date	22 April 2026
Next review	22 April 2027

Executive Summary

Fire risk assessment of Mill House for Riverside Estates Ltd, structured per PAS 79-1:2020.

Overall fire risk rating

Moderate

Likelihood Possible
Consequence Moderate harm

A small number of significant findings were identified, principally around means of escape and fire-door integrity. With the action plan completed, the residual fire risk at the premises is judged moderate and tolerable for the current office use.

Findings by risk rating

■ Trivial	0 findings
■ Tolerable	2 findings
■ Moderate	3 findings
■ Substantial	2 findings
■ Intolerable	0 findings

Assessment Findings

1. Premises Description

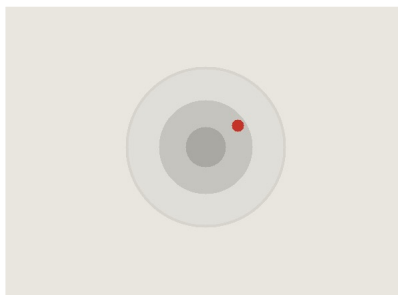
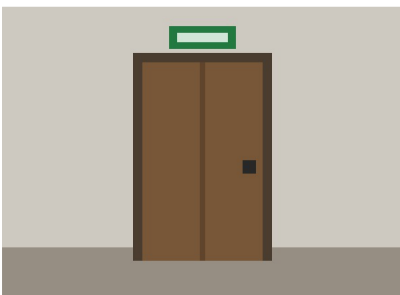
No findings recorded for this section.

2. Fire Hazards

Combustible packaging stored against the electrical intake cupboard.

Moderate

Location	Ground floor store
Likelihood	Possible
Consequence	Moderate harm
Rationale	Stored cardboard provides a ready fuel source immediately next to a potential ignition source.
Recommendation	Relocate stored materials and keep a clear one-metre zone around the electrical intake.



Sample evidence — protected escape route, fire door with intumescent strip

Sample evidence — ceiling-mounted detector, common area

3. Fire Protection Measures

Two fire doors on the first floor lack effective self-closing devices.

Substantial

Location	First floor corridor
Likelihood	Likely
Consequence	Major harm
Rationale	Doors that do not self-close defeat the compartmentation that protects the escape route.
Recommendation	Repair or replace the self-closing devices and confirm each door closes fully onto the rebate.

4. Management of Fire Safety

No findings recorded for this section.

5. Means of Escape

The rear escape route is partially obstructed by stored furniture.

Substantial

Location	Rear corridor and fire exit
Likelihood	Possible
Consequence	Major harm
Rationale	Obstruction narrows the escape route and slows evacuation from the upper floors.
Recommendation	Clear the escape route and introduce a no-storage policy with recorded weekly checks.

The rear final exit is fitted with a key-operated lock.

Moderate

Location	Rear final exit
Likelihood	Unlikely
Consequence	Major harm
Rationale	A lock that needs a key cannot be relied on for rapid egress in an emergency.
Recommendation	Replace the lock with a single-action panic device so the door opens without a key.

6. Fire Warning Systems

A manual call point is obscured by a noticeboard.

Tolerable

Location	Main stairwell, first floor
Likelihood	Possible
Consequence	Minor harm
Rationale	A call point that is not readily visible may delay raising the alarm.

Recommendation Reposition the noticeboard so the call point is visible and unobstructed.

7. Firefighting Equipment

One carbon dioxide extinguisher is overdue for its annual service.

Tolerable

Location Ground floor lobby
Likelihood Unlikely
Consequence Minor harm
Rationale An unserviced extinguisher may not perform reliably when it is needed.
Recommendation Arrange the overdue service and reinstate the routine inspection schedule.

8. Signs & Notices

Escape route signage is missing at one corridor junction.

Moderate

Location Second floor junction
Likelihood Possible
Consequence Moderate harm
Rationale Without clear signage, occupants unfamiliar with the building may take a wrong turn.
Recommendation Install conforming escape route signage at the junction.

9. Structural Features

No findings recorded for this section.

10. Conclusions & Risk Rating

No findings recorded for this section.

Prioritised Action Plan

Action	Priority	Status	Due date
Repair the first-floor fire-door self-closing devices	High	Open	—
Clear the rear escape route and keep it clear	High	In progress	—
Replace the rear final-exit lock with a panic device	Medium	Open	—

Assessor Declaration

This fire risk assessment of Mill House was carried out by the named assessor and reflects the conditions observed at the premises on 22 April 2026. It is structured per PAS 79-1:2020. The findings, risk ratings and recommended actions represent the assessor's professional judgement. This assessment should be reviewed by the stated review date, or sooner if the premises, its use or its occupancy change.

Statement of Competence

This assessment was undertaken by Sample Assessor in the capacity of fire risk assessor for the premises named above, and was structured per PAS 79-1:2020. Where the premises present hazards or circumstances beyond the scope of this assessment, the duty-holder should obtain further specialist advice.

Sample Assessor

Assessor — signature & date