

Property Fire Risk Assessment

Name and Address of Property:

Basic property information

Photo

Main Use of Property	Residential
No of Units	8
No of Storeys	2 & 3
No of Stairwells	1
No of Exits	2 from ground floor.
Units approached directly off corridors	0
Units approached directly off a deck/balcony	0
Units approached directly from stairwell/lobbies	7
Units with own external entrance	1



Property Risk

Tolerable

Type of Evacuation required for this property

Stay Put	X	Is this approach fully supported?	Y
Full Evacuation		Is this approach fully supported?	

Document Reviews

[illegible]

<p align="center">REGULATORY REFORM (FIRE SAFETY) ORDER 2005</p> <p align="center">FIRE RISK ASSESSMENT</p>

Responsible Person		
Address of premises:		
Person(s) consulted		
Consultant name:		
Consultant signed and date		
Type of assessment (delete as necessary)	Type 1 – Common parts only (non-destructive)	
Date of fire risk assessment:	8 th April 2015.	
Date of previous fire risk assessment:	Unknown	
<p>This fire risk assessment will be reviewed regularly as part of the ongoing site inspection regime or if there is a significant change in the matters to which it relates as detailed in the Regulatory Reform (Fire Safety) Order 2005. A review will be carried out at least once every 5 years CWB Fire Safety Ltd will offer support and advice if required.</p>		

1. GENERAL INFORMATION

1a. The Premises

Number of floors: 2 & 3

Description:

4 Tibberton road is made up of 2 buildings, the original building was constructed in 1872 and was extended in 1986. The original building is 2 storeys high and constructed of stone walls with a tiled roof. The extended building is made up of 3 floors and is constructed of brick walls and a tiled roof.

The building is divided into 8 flats, 2 in the original build across 2 floors and 6 in the extended building across 3 floors.

The building appeared in a good state of repair.

Use of premises: Residential: either owner occupied, private rented.

1b. The Occupants – who are the people who may be at risk in the event of a fire occurring? e.g. residents in flats, staff in offices, visitors, contractors etc.

Residents of dwellings, visitors and any contractors working on site.

Varied occupancy would be expected including some persons with mobility restrictions.








1c. Especially Vulnerable Occupants – e.g. sleeping, elderly, disabled, drug/alcohol dependant, target groups (women's refuges etc).





Residents and visitors sleeping in any dwellings. Residents may include elderly persons with mobility impairments.


1d. Fire History / Existing Notices From Enforcing Authorities

None.

2a. ACTION PLAN – SIGNAGE REQUIREMENTS

Sign	Use	Meaning	Locations
	<ul style="list-style-type: none"> • In LONG corridors leading to door. • In front or above door. • Foot of stairs or ramp. 	<ul style="list-style-type: none"> • Progress <i>forwards</i> from here/through door/up stairs or ramp. 	Single escape route, signage not required.
	<ul style="list-style-type: none"> • At change of direction. • Can be used to the <i>left</i> of an exit if insufficient room above door for a sign. 	<ul style="list-style-type: none"> • Progress to the <i>right</i> from here. • Use the door to the <i>right</i>. 	Single escape route, signage not required.
	<ul style="list-style-type: none"> • At change of direction. • Can be used to the <i>right</i> of an exit if insufficient room above door for a sign. 	<ul style="list-style-type: none"> • Progress to the <i>left</i> from here. • Use the door to the <i>left</i>. 	Single escape route, signage not required.
	<ul style="list-style-type: none"> • At head of stairs, ramp or change in level. 	<ul style="list-style-type: none"> • Progress <i>down</i> from here. 	Single escape route, signage not required.
	<ul style="list-style-type: none"> • Use on both faces of a self-closing fire door (except an automatic door). 	<ul style="list-style-type: none"> • Draw attention to the mandatory requirement that a fire door is kept shut when not in use. 	Not required on flat doors.
	<ul style="list-style-type: none"> • Use on a fire door which is not self-closing and which is not in common use (e.g. a boiler room door). 	<ul style="list-style-type: none"> • Draw attention to the mandatory requirement that a fire door is kept locked when not in use. 	Should be provided on service cupboard doors on ground floor.
	<ul style="list-style-type: none"> • Use on a fire door, or shutter, which becomes self-closing in the event of a fire. 	<ul style="list-style-type: none"> • Draw attention to the mandatory requirement that an automatic fire door is not obstructed. 	Not required in this building.

Sign	Use	Meaning	Locations
	<ul style="list-style-type: none"> Displayed prominently in entrances, communal areas and other areas where smoking is prohibited. 	<ul style="list-style-type: none"> Draw attention to the prohibition of smoking in communal areas. 	Should be displayed at ground floor entrance.
	<ul style="list-style-type: none"> Displayed prominently alongside lift call buttons on each level served by the lift. 	<ul style="list-style-type: none"> Draw attention to the unsafe practice of using a lift in fire and the safer practice of using stairs. 	Not required in this building.
	<p>Sheltered Housing.</p> <ul style="list-style-type: none"> Displayed at strategic points e.g. Entrances, Reception Areas, adjacent to Manual Call Points, Communal Areas etc. 	<ul style="list-style-type: none"> Lists procedures and actions that occupants must carry out in the event of fire. Advises to stay put unless threatened by smoke or heat. 	Not required in this building.
	<p>General Needs</p> <ul style="list-style-type: none"> Where evacuation is required due to lack of adequate compartmentation (e.g. converted Victorian properties without adequate compartmentation). <p>Commercial Properties (not offices), Key Worker accommodation.</p> <ul style="list-style-type: none"> Displayed at strategic points e.g. Entrances, Reception Areas, adjacent to Manual Call Points etc. 	<ul style="list-style-type: none"> Lists procedures and actions that occupants must carry out in the event of fire. Advises occupants to evacuate the premises in the event of fire. 	Not required in this building.

Sign	Use	Meaning	Locations
 <p>The sign is a vertical rectangular notice. At the top left is the L3 logo. At the top center is a blue circle with 'Fire NOTICE' and a red prohibition symbol. The main body has a green header with a checkmark, followed by a blue section with a list of points, and a red section with a fire symbol. At the bottom is a white section with a list of points.</p>	<p>General Needs</p> <ul style="list-style-type: none"> • Where adequate compartmentation supports a stay put policy (e.g. purpose-built properties constructed to, or older properties converted in accordance with, current modern Building Regulations). • Displayed at entrance/exit points. 	<ul style="list-style-type: none"> • Lists procedures and actions that occupants must carry out in the event of fire. • Advises to stay put unless threatened by smoke or heat. 	<p>Fire notices detailing evacuation procedure and stay put policy should be displayed on each landing.</p>

3. FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

3a. Sources Of Ignition

Potential sources of ignition should be identified, and a judgement should be made as to whether or not reasonable measures are in place to prevent a fire occurring as a result of these sources.

Potential Sources

Naked flames
Smokers' materials
Electrical installations
Gas or oil fired boilers
Portable heating equipment
Cooking equipment and activities
Arson
Lightning

Potential Control Measures

Prohibition of smoking / naked flames in common areas
Periodic inspection and testing of electrical installations
Portable appliance testing (PAT) carried out
Limitation on use of trailing electrical leads and adaptors
Boilers maintained and serviced in accordance with relevant legislation
Avoidance of the use of the more hazardous types of portable heating equipment (radiant bar fires or LPG appliances)
Appropriate supervision of cooking activities, and filters in extraction systems changed and ductwork cleaned regularly
Effective security management in relation to the risk of arson
Lightning conductor to earth

Significant Findings / Justification

Apart from fixed lighting circuits and mains electrical intake, no other sources of ignition were observed within the communal areas.

Ignition sources within dwellings are presumed to be of a type normally associated with this classification of occupancy, e.g. use of candles and tea lights, Smoking materials, domestic kitchen 'white goods', cooker, fridge/freezer and other associated electrical items; TV and other audio equipment; washing machine and/or tumble dryers; computer and other associated IT equipment.

Information should be given to residents to help them recognise safety issues and fire safe behaviour, such as indicator warning lights on appliances, safe use of electrical cables and to minimise the use of extension leads to avoid overloading sockets.

It is assumed that competent electrical technicians, registered with the IET, are contracted to carry out testing of the buildings fixed electrical installations in accordance with BS 7671 Code of Practice with records held in a fire log book..

3b. Sources Of Fuel

Potential sources of fuel should be identified, and a judgement should be made as to whether or not reasonable measures are in place to prevent a fire occurring.

Potential Sources

Furnishings

Paper products (incl. packaging, stationery)

Plastics

Combustible waste

Flammable liquids and solvents (incl. paints, thinners, adhesives, varnishes, cooking oils)

Flammable gases (LPG and aerosols)

Flammable chemicals (incl. cleaning products, photocopier chemicals)

Wall and ceiling hangings

Potential Control Measures

Separation from escape routes, and appropriate storage, of combustible materials.

Replacement of flammable materials and liquids with non-flammable alternatives or appropriate storage and control in their use if alternative products are not available.

Effective management of general and bulk refuse

Significant Findings / Justification

As this report relates to a Type 1 fire risk assessment only, no internal access to individual flats was undertaken.

Accordingly the quantities and type of combustible materials in each dwelling could not be determined.

It is assumed however, that contents of each flat could include:

- Electrical appliances;
- Upholstered furniture, curtains, bedding materials and other combustible linings;
- Cooking activities;
- Residents personal effects;
- Domestic waste and recycling materials for collection.

Wall and ceiling linings, plus floor surface materials to the communal areas of each building were considered acceptable.

3c. Other Potential Fire Hazards

A judgement should be made as to whether or not any other potential fire hazards are adequately controlled.

Potential Sources

Contractors
Seasonal or religious decorations

Control Measures

Effective control over the activities of contractors working on site (permits to work system and hot-work permits)
Effective management of significant risks introduced during seasonal or religious events

Significant Findings / Justification

All building maintenance works will be carried out by approved contractors only. There was no building work being carried out on the day of our visit.

The control of contractors is understood to only be by appointment through approved work schedules and safe systems of work.

In order to keep escape routes unobstructed and to reduce the risk of arson, residents should be advised to keep entrance hallways and staircase clear of any combustible materials at all times. No further fire hazards were noted during our assessment.

4. FIRE PROTECTION MEASURES

4a. Means Of Escape From Fire And Measures To Limit Fire Spread And Development

A judgement should be made as to the adequacy of the means of escape in case of fire and the measures designed to limit fire spread and development. The main considerations are:

Numbers and disposition of escape routes and stairways

Design / protection of escape routes

Travel distance

Exits easily openable

Means for securing exits

Escape routes unobstructed

Suitable fire precautions for all inner rooms

Arrangements for means of escape for disabled people – a PEEP maybe necessary

Compartmentation

Provision of fire-resisting, self closing doors

Sub-division of corridors

Linings that might promote fire spread

Fire stopping and dampers

Need for automatic (linked to fire detection system) or manual smoke control / ventilation systems

Significant Findings / Justification

The building is provided with a single stairway, flat entrance doors discharge directly into corridor/stairway enclosure. Building is limited in height and travel distances are limited.

The doors to individual flats are robust and close fitting and will provide a minimum of 30 minutes fire resistance. We were unable to inspect all the flat doors but those inspected were fitted with suitable self-closing devices (Perkos).

The original doors are not provided with intumescent strips or cold smoke seals but are provided with 25mm door stops that will provide adequate resistance to the spread of fire and smoke in the early stages of a fire. The original letter boxes are not protected. The existing flat doors are considered to be acceptable and there is no need to upgrade or replace these doors as a matter of course.

Any new or replacement doors should met the existing standards for fire resisting doors (BS476 -22 or BSEN 1634 parts 1, 2 and 3). Residents should not be permitted to replace or alter front doors without prior approval

4b. Means Of Giving Warning In Case Of Fire

A judgement should be made as to the adequacy of the fire warning system bearing in mind the use and occupancy of the building. The main considerations are:

Need for a manually operated electrical fire alarm system

Location of manual call points

Need for automatic fire detection

Audibility levels

Hearing impaired persons – a PEEP may be necessary

Remote transmission of alarm signals

Need for automatic (linked to fire detection system) or manual smoke control / ventilation systems

Need for schematic plan for zoned systems

Arrangements for eliminating unwanted fire signals

Significant Findings / Justification

We were not able to ascertain the exact level of fire separation between the individual flats, however we judge that the building is suitably constructed to support a 'stay-put' fire safety strategy.

There appears to be a minimum of one hours structural protection to each individual dwelling and the front doors should provide a minimum of 30 minutes fire resistance.

Communal areas are provided with domestic type smoke alarms.

The provision of a fire warning system in the communal parts of blocks of flats with a 'stay put' fire safety strategy is not usually recommended or desirable.

The removal of the domestic smoke alarms from the common parts may cause concern to the residents who have become accustomed to its provision and therefore this course of action is not recommended.

All residents must be made aware of the evacuation strategy in place. i.e. if a fire is discovered within a flat only the residents of the affected flat need to evacuate. The remaining residents should remain in their flats and evacuate only on the instruction from the fire service. If the fire warning system operates the fire service should be called but the building should not be evacuated other than on direction of the fire service.

Individual flats are provided with domestic smoke alarms.

4c. Emergency Escape Lighting

A judgement should be made as to the adequacy of the emergency escape lighting system, the primary purpose of which is to illuminate escape routes and safety equipment.

An emergency escape lighting system would normally cover:

Final exit door(s) internally and externally

Escape routes

Stairways

Changes in floor level

Intersections of corridors

Fire exit signs

Fire fighting equipment

Fire alarm call points

Windowless rooms and toilets

Significant Findings / Justification

No emergency lighting system is provided. There is adequate borrowed light provided through glazing in the stairway and external street lighting. Emergency lighting is not therefore considered to be essential.

Consideration should be given to providing self-contained emergency lighting luminaires during any future refurbishment.

4d. Fire Safety Signs And Notices

A judgement should be made as to the adequacy of fire safety signs and notices, bearing in mind the use and occupancy of the building. Although Fire Escape / Exit signage is the most obvious consideration, a number of other mandatory signs may also be required, such as:

Also refer to Section 2.a – ACTION PLAN – SIGNAGE REQUIREMENTS

Fire action notices for staff and residents

'Fire door – keep shut' on both faces of fire doors fitted with self-closing devices

'Fire door – keep locked' on both faces of fire doors that are not self-closing

'Push bar to open' on internal face of final exit doors fitted with a panic bolt/latch or 'Turn to open' (indicating direction of turn) if thumb turn latch fitted

'Fire escape – keep clear' on the external face of final exit doors

'Automatic Fire Door – Keep Clear' on both faces of doors fitted with automatic-release hold-back devices

If Fire Escape / Exit signage is necessary, it should meet the following criteria:

Clear and unambiguous pictographic signs (HTM standard) supplemented by text if considered necessary

Accompanied by directional arrows for indicating a change of direction or level,

Positioned so that a person following the route will always have the next sign in sight

Fixed above doors in the direction of escape (not fixed to the doors themselves)

2.0 – 2.5 m above the floor level when sited above doors or suspended

1.7 – 2.0 m above the floor when fixed to walls

Significant Findings / Justification

Limited fire safety signage is required in this building. Fire action notices should be prominently displayed on each landing.

Service cupboards at ground floor should be marked 'Fire Door Keep Locked Shut'.

See also Section 2.a 'ACTION PLAN – SIGNAGE REQUIREMENTS'.

4e. Fire Fighting Equipment And Fixed Installations

A judgement should be made as to the need for or the adequacy of fire fighting equipment bearing in mind the use and occupancy of the building. The main considerations are:

Provision of suitable portable fire extinguishers / fire blankets

Provision of hose reels

Persons trained to use the equipment

Provision of fixed systems (e.g. sprinklers, gas flooding)

Dry risers

Fire hydrants

Where it is considered that portable fire extinguishers are required, the correct type should be provided:

WATER FIRE EXTINGUISHERS are especially designed for tackling Class A fires (wood, paper, straw, textiles)

FOAM FIRE EXTINGUISHERS are ideally suited where both class A & B fire risks exist. Aqueous Film Forming Foam or AFFF is particularly suited to fight liquid spill fires such as petrol, oil, fats and paints

CARBON DIOXIDE FIRE EXTINGUISHERS are suitable for electrical hazards

POWDER FIRE EXTINGUISHERS are especially suited to mixed fire risk environments and electrical hazards, and are good all round extinguishers

WET CHEMICAL FIRE EXTINGUISHERS are especially designed for tackling cooking oil / deep fat fryer Class F fires, but also have an effective capability for extinguishing Class A fires (wood, paper, straw, textiles)

Significant Findings / Justification

The provision of portable fire extinguishers in the common parts is not considered to be necessary in this building. No persons are trained to use extinguishers. Fire blankets are provided within each dwelling.

We anticipate that the normal attendance time for a fire appliance to arrive at the premises would be within approximately 15 minutes (depending on the availability and proximity of the local fire appliance).

There are hydrants located in the street directly outside the building with a good standard water supply available.

5. MANAGEMENT OF FIRE SAFETY

5a. Procedures And Arrangements

A judgement should be made as to the effectiveness of the fire safety procedures and arrangements, bearing in mind the use and occupancy of the building. The main considerations are:

Competent person(s) should be appointed to assist in undertaking the preventive and protective measures

Fire safety arrangements should be documented (e.g. evacuation procedures or 'stay put' policy)

Arrangements for summoning the Fire and Rescue Service

Arrangements to meet the Fire and Rescue Service on arrival and provide relevant information

Adequate procedures for evacuation of any disabled people who are likely to be present

Routine in-house inspections of fire precautions

Effective arrangements to manage unwanted fire signals

Significant Findings / Justification

The building is adequately managed by competent persons.

5b. Testing And Maintenance

A judgement should be made as to the adequacy of the testing and maintenance arrangements for fire safety. The main considerations are:

Regular testing and periodic servicing of fire detection and alarm system in accordance with BS 5839.

Regular testing and annual servicing of emergency escape lighting in accordance with BS 5266.

Annual maintenance of fire extinguishing appliances where provided in accordance with BS 5306.

Periodic inspection of external escape staircases and gangways

Six-monthly inspection and annual testing of rising mains where provided in accordance with BS 9990

Annual testing of fire hydrants where provided

Weekly and monthly testing, six monthly inspection and annual testing of fire-fighting lifts where provided

Periodic testing and inspection of sprinkler installations where provided

Routine checks of final exit doors

Significant Findings / Justification

Annual testing of the portable fire extinguishers is carried out by competent contractors.

5c. Training And Drills

A judgement should be made as to the adequacy of fire safety training, bearing in mind the use and occupancy of the building. The main considerations are:

Fire safety instruction and training on induction and refresher training at suitable intervals for all staff

Fire marshal's appointed and trained in the use of the fire fighting equipment provided

Fire drills carried out at appropriate intervals

Contractors working in the premises are provided with appropriate information

Significant Findings / Justification

No persons are employed to work within the premises.

On occupation, new residents should be made aware of the fire evacuation procedures.

5d. Records

A judgement should be made as to the adequacy of the recording system for fire safety testing and procedures, bearing in mind the occupancy of the premises. The main considerations are:

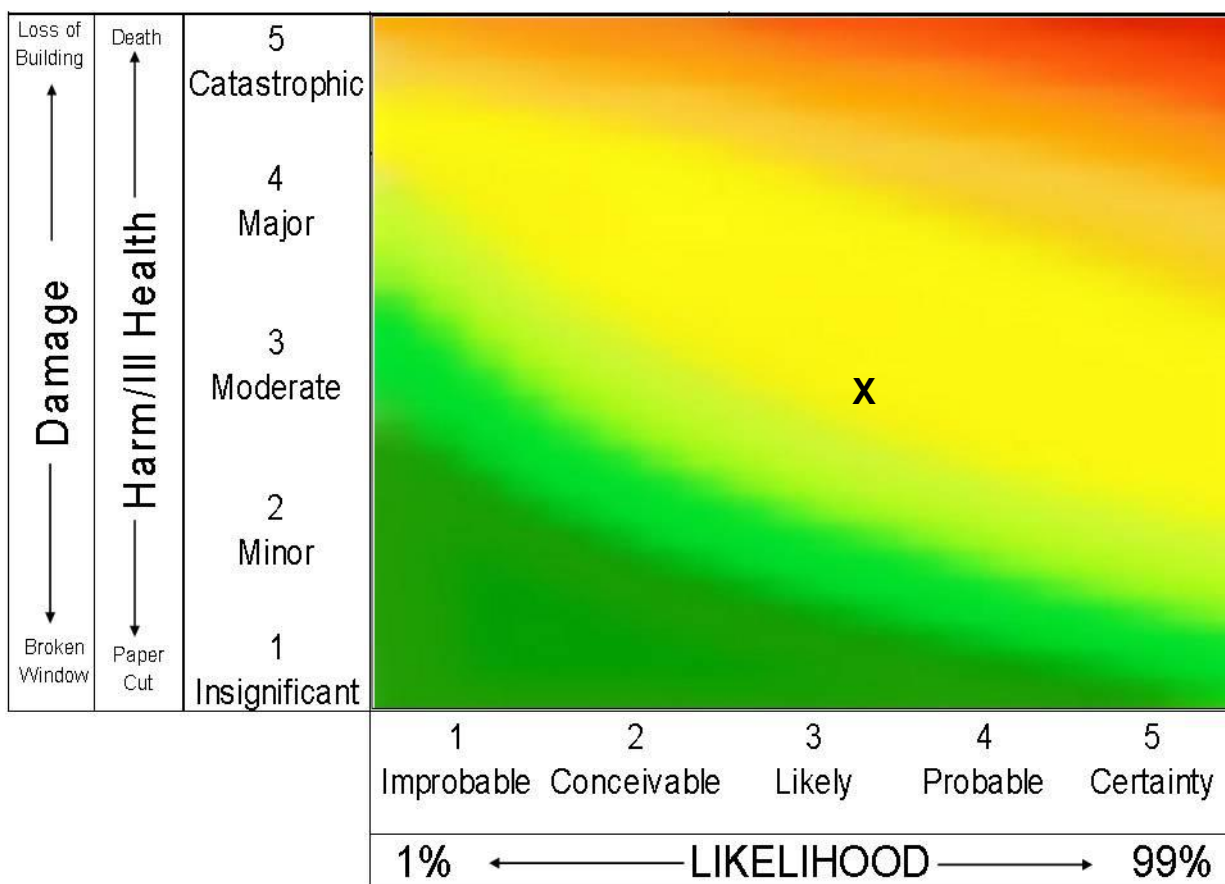
Fire drills where appropriate
Fire training where appropriate
Fire alarm tests
Emergency lighting tests
Maintenance and testing of other fire protection systems
Gas and electrical installations

Significant Findings / Justification

Records of extinguisher maintenance is available on site.

RISK ASSESSMENT MATRIX

This risk matrix should be used to come to a decision on the risk rating of the property. This takes into account the likelihood of a fire starting and the consequences if one starts.



Decisions	Tolerable
Prohibition	Cease this activity or isolate the risk area until substantial risk reduction is achieved.
Action Required	Risk should not be tolerated untreated; all reasonably practicable controls should be applied to reduce risk.
Tolerable	Risk has been reduced or controlled as far as is reasonably practicable given current technologies, best practices and resources. This does not negate the need to keep the risk under review and will require further action once developments allow. If consequences are greater than moderate, ensure contingency plans are in place.
Acceptable	Risk is either no greater than everyday living or is deemed to be so minimal that management decide to accept the risk.