

01636 815 601

Crimson Fire Risk Services Ltd



Specialists in all aspects of fire risk

FIRE RISK ASSESSMENT

23 Oct 2023 / Alex Graham

Complete

Score	81 / 86 (94.19%)	Flagged items	4	Actions	2
Site conducted					Unanswered
Conducted on					23.10.2023 09:58 BST
Prepared by					Alex Graham
Location					Barnstone Community Hall

Flagged items & Actions	4 flagged, 2 actions
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Flagged items	4 flagged, 0 actions
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4. People Especially at Risk from Fire

ARE YOUNG PERSONS ON THE PREMISES?

N/A

Currently no persons under the age of 18 will be employed onsite when site is operational.

Article 9 of the FSO states the following when employing persons under the age of 18.

Risk assessment 9. —(1) 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.

(2) Where a dangerous substance is or is liable to be present in or on the premises, the risk assessment must include consideration of the matters set out in Part 1 of Schedule 1. (3) Any such assessment must be reviewed by the responsible person regularly so as to keep it up to date and particularly if— (a) there is reason to suspect that it is no longer valid; or (b) there has been a significant change in the matters to which it relates including when the premises, special, technical and organisational measures, or organisation of the work undergo significant changes, extensions, or conversions, and where changes to an assessment are required as a result of any such review, the responsible person must make them. (4) The responsible person must not employ a young person unless he has, in relation to risks to young persons, made or reviewed an assessment in accordance with paragraphs (1) and (5). (5) In making or reviewing the assessment, the responsible person who employs or is to employ a young person must take particular account of the matters set out in Part 2 of Schedule 1.

(6) As soon as practicable after the assessment is made or reviewed, the responsible person must record the information prescribed by paragraph

(7) where— (a) he employs five or more employees; (b) a license under an enactment is in force in relation to the premises; or (c) an alterations notice requiring this is in force in relation to the premises. (7) The prescribed information is (a) the significant findings of the assessment, including the measures which have been or will be taken by the responsible person pursuant to this Order;

and (b) any group of persons identified by the assessment as being especially at risk.

(8) No new work activity involving a dangerous substance may commence unless— (a) the risk assessment has been made; and (b) the measures required by or under this Order have been implemented.

5. Fire Hazards and their Elimination / Control / 5.1 Sources of Ignition - Electrical

IS THERE A SUITABLE POLICY ABOUT THE USE OF PERSONAL ELECTRICAL EQUIPMENT?

No

As this is a new build it is advised that a policy concerning the use of personal electrical equipment is developed and communicated to all persons operating in the building.

9. Management - Maintenance & Testing

IS THERE ANNUAL INSPECTION & TESTING OF LIGHTNING PROTECTION SYSTEM?

N/A

9. Management - Maintenance & Testing

IS THERE 6 MONTHLY TESTING AND INSPECTION OF WET & DRY RISERS?

N/A

Other actions	2 actions
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5. Fire Hazards and their Elimination / Control / 5.5 Sources of Ignition - Cooking Facilities

ARE SUITABLE FIRE EXTINGUISHERS/BLANKETS AVAILABLE?

Yes

Advise installation of a fire blanket

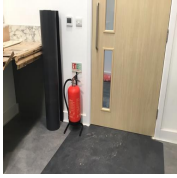


Photo 18

To do | Priority **Low** | Due **30.11.2023 17:14 GMT** | Created by **Alex Graham**

Kitchen

Advise a fire blanket is purchased for kitchen

6. Fire Protection Measures / 6.6 Fire Fighting Equipment

IS THERE SUITABLE & SUFFICIENT PROVISION OF PORTABLE FIRE EXTINGUISHERS? ARE ALL FIRE EXTINGUISHERS ACCESSIBLE ?

Fire extinguishers are placed at strategic points on the fire evacuation routes and at final exits from the building

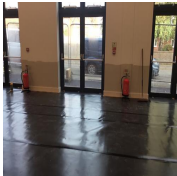


Photo 43

To do | Priority **Medium** | Due **30.11.2023 17:05 GMT** | Created by **Alex Graham**

Plant room

It is advised that an additional Dry powder P50 fire extinguisher is purchased in order to provide cover for this location

INTRODUCTION

The purpose of this report is to present the findings of the assessment to the risk to life from fire in the building and to make the recommendations to the responsible person to comply with the fire safety legislation.

The report does not address the risk to property or business continuity from fire: Issues raised however may have the following implications.

Significant financial implications, significant impact on business continuity, statutory non compliance's, Potential for significant (public liability/employers liability) regarding claims, potential losses, fires, accidents and injuries.

Any comments or queries regarding this report should be directed at the author.

This Fire risk assessment should be reviewed by a competent person by the date indicated above or at such time is reason to suspect that it is no longer valid or there have been significant changes.

1. Premises Particulars

2 / 2 (100%)

Responsible Person (Owner/Employer or Person in control of the premises)

Langar Cum Barnstone Community Hall

Date of Fire Risk Assessment?

23.10.2023 09:59 BST

Date of Fire Risk Assessment Review?

23.10.2024 09:59 BST

Premises Name

Langar Cum Barnstone Community Hall

Address

Barnstone Langar NG13 9JP

Tel no:

Not recorded

Name & contact details of the person who carried out the Fire Risk Assessment ?

Alex Graham MIFSM, NFRAR, Tech IOSH

Experience and qualifications of person undertaking Fire risk assessment;

**NEBOSH Occupational Health & Safety/Fire Risk Management Qualified (BAFE SP250-1 Accredited)
With 12 years Industry experience of conducting Fire risk assessments across Commercial, Educational properties and Residential Accommodation.**

Names of persons consulted by the Fire Risk Assessor?

Councilor Fry

Is there any previous history of fire loss?

No-This is a new build

2. Relevant Fire Safety Legislation

2 / 2 (100%)

RELEVANT FIRE SAFETY LEGISLATION?

The Regulatory Reform Fire safety Order 2005, Health and Safety at Work Act 1974

GUIDANCE DOCUMENTS IN USE?

Buildings Regulations, BS9999, COSHH Regulations, Health & Safety Signs Regulations,

3. General Description of Premises

2 / 2 (100%)

NUMBER OF FLOORS?

1

FLOOR AREA sq mtrs

This has not been provided

TIME BUILDING IS IN USE?

Building will be in use from November 30th 2023, Building will be occupied at various times of the week

DETAILS OF CONSTRUCTION/BUILDING AGE?

See below

Building built in 2023, is nearing completion of construction stage. Property is constructed from brick and block work over single elevation with external cladding to the façade, Large windows are at ground floor level, the building is single story community center. The building has flat sloping roof from front to back elevation. There are a total 5 fire exit points with level access and egress. Gas and electrical installations are installed within the main hall plant room. Gas and electrical installation can be isolated from external access points to the building located on the right hand side of the property.

ANY EXTERNAL CLADDING PRESENT?

Yes

Wooden cladding to external porch area with composite panels to upper sections of building. It is not within the scope of this FRA to determine the combustibility factor of the external cladding. As this is a new build under completion this information should be sought from the building designer/Architect, to ensure compliance and prevent the risk of external fire spread should one occur .

OCCUPANCY TYPE?

Community Social events

MAXIMUM A NUMBER OF OCCUPANTS?

Architect has based occupancy levels between 230 and 250 for total occupancy of the building

There are currently 5 Fire exits to the building 3 of which are at least 1050mm in width from the main hall, if one of these fire exits is discounted due to fire that would give a maximum number of occupants for the building between 440 and 500 occupants.

Width of escape routes and exits

2.18 The width of escape routes and exits should meet the provisions in Table 2.3, as well as the guidance in Approved Document M.

2.19 If the maximum number of people likely to use the escape route and exit is not known, it should be calculated using the occupant number guidance in Appendix D.

2.20 Guidance on the spacing of fixed seating for auditoria is given in Annex D of BS 9999

Table 2.3 Widths of escape routes and exits

Maximum number of people	Minimum width (mm)(1)(2)(3)
60	750mm (4)
110	850mm
220	1050mm
More than 220	5 per person(5)

NOTES:

1. See Appendix D for methods of measurement.
2. Widths may need to be increased to meet guidance in Approved Document M.
3. Widths less than 1050mm should not be interpolated.
4. May be reduced to 530mm for gangways between fixed storage racking, other than in public areas of 'shop and commercial' (purpose group 4) buildings.
5. 5mm/person does not apply to an opening serving fewer than 220 people

MAXIMUM NUMBER OF MEMBERS OF PUBLIC AT ANYONE TIME?

See below

Using the criteria above detailed in Approved document B page 18 section 2.18 width of escape routes and exits the maximum occupancy would be between 440 and 500 occupants for the building. This is based on the fact that 2 fire exits from the main hall capable of accommodating 220 persons per exit gives you a figure of 440 leaving the entrance as an alternative means of escape capable of accommodating up to 60 persons hence the figure of 500 occupants.

WHAT IS THE EVACUATION TYPE/POLICY?

Fire strategy for the building is full evacuation on fire alarm activation

OTHER RELEVANT INFORMATION

2 / 2 (100%)

ARE THERE ANY COMMERCIAL PREMISES ATTACHED OR WITHIN THE BUILDING?

N/A

Building is waiting completion and is unoccupied.

ARE THERE ANY ENFORCEMENT/ALTERATION NOTICES IN FORCE?

N/A

Building is waiting completion and is unoccupied.

INCLUDE PHOTO OF BUILDING?



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5

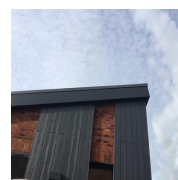


Photo 6

INCLUDE A PHOTO(S) OF THE BUILDING PLANS DETAILING FIRE ARRANGEMENTS IF APPLICABLE

Floor layout for fire alarm has been ordered

4. People Especially at Risk from Fire

1 flagged, 4 / 5 (80%)

ARE YOUNG PERSONS ON THE PREMISES?

N/A

Currently no persons under the age of 18 will be employed onsite when site is operational.

Article 9 of the FSO states the following when employing persons under the age of 18.

Risk assessment 9. —(1) 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.

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(8) No new work activity involving a dangerous substance may commence unless— (a) the risk assessment has been made; and (b) the measures required by or under this Order have been implemented.

ARE THERE SLEEPING OCCUPANTS?

N/A

ARE THERE DISABLED OCCUPANTS?

Yes

Level access and egress is afforded to the building at all exit points

ARE THERE OCCUPANTS IN REMOTE AREAS?

N/A

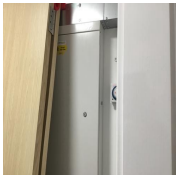
None complex building Ground floor space only

ARE THERE LONE WORKERS?

Yes

OTHERS (INCLUDING OUTSIDE CONTRACTORS)

**Contractors, cleaners staff,
caretaker, volunteers**

5. Fire Hazards and their Elimination / Control	1 flagged, 1 action, 28 / 29 (96.55%)
5.1 Sources of Ignition - Electrical	1 flagged, 3 / 4 (75%)
<p>ARE REASONABLE MEASURES TAKEN TO PREVENT FIRES OF AN ELECTRICAL NATURE?</p> <p>New electrical installation</p>	Yes
<p>IS FIXED WIRING PERIODICALLY TESTED AND INSPECTED?</p> <p>Commissioning certification should be issued on completion of works- It is further advised that ECIR inspection of the installation will need to be carried out every 5 years to ensure compliance with IEE regulations and safe operation of the installation.</p>  <p>Photo 7</p>	Yes
<p>ARE PORTABLE APPLIANCES TESTED AND INSPECTED?</p> <p>Currently none are installed</p>	N/A
<p>IS THERE A SUITABLE POLICY ABOUT THE USE OF PERSONAL ELECTRICAL EQUIPMENT?</p> <p>As this is a new build it is advised that a policy concerning the use of personal electrical equipment is developed and communicated to all persons operating in the building.</p>	No
5.2 Sources of Ignition - Smoking	5 / 5 (100%)
<p>ARE REASONABLE MEASURES TAKEN TO PREVENT FIRES AS A RESULT OF SMOKING?</p>	Yes
<p>IS SMOKING PROHIBITED IN THE BUILDING?</p>	Yes
<p>IS SMOKING PROHIBITED IN APPROPRIATE AREAS?</p>	Yes
<p>IS THERE ANY EVIDENCE THAT SMOKING IS TAKING PLACE ONSITE?</p>	Yes
<p>IS THERE APPROPRIATE NO SMOKING SIGN AT THE BUILDINGS ENTRANCE?</p> <p>The smoking ban in England came into effect on July 1, 2007. It is illegal to smoke in all enclosed workplaces in England, including pubs, bars, and restaurants, Similar bans had already been introduced by the rest of the United Kingdom: in Scotland on March 26, 2006, Wales on April 2, 2007, and Northern Ireland on April 30, 2007</p>	Yes
5.3 Sources of Ignition - Arson	2 / 2 (100%)
<p>DOES BASIC SECURITY AGAINST ARSON APPEAR REASONABLE?</p> <p>It is advised that areas that are to be provided with gated access an egress should be able to be opened by persons should these gates be on fire exit routes. Thumb turn devices installed to gates form secure side should be considered for</p>	Yes

installation.

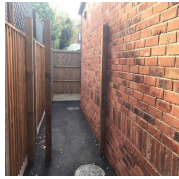


Photo 8



Photo 9



Photo 10

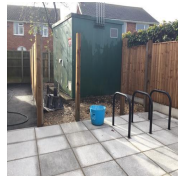


Photo 11

IS THERE SUFFICIENT CONTROL OVER FIRE LOAD IN CLOSE PROXIMITY TO THE BUILDING?

Yes

No fire load is in close proximity to the building

5.4 Sources of Ignition - Heating

3 / 3 (100%)

IS THE USE OF PORTABLE HEATERS AVOIDED AS FAR AS REASONABLY PRACTICABLE?

Yes

IF HEATERS ARE IN USE ARE MORE HAZARDOUS TYPES SUCH AS LPG/RADIANT BAR HEATERS AVOIDED?

N/A

ARE FIXED HEATING INSTALLATIONS SUBJECT TO REGULAR MAINTENANCE?

Yes

Heating appears to be provided by heat source pumps, gas boiler is also installed to the building.

It is advised that the gas boiler will require a annual service and gas safe certificate issued to ensure compliance and safe operation of equipment.



Photo 12

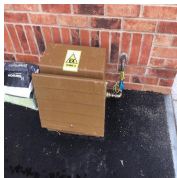


Photo 13

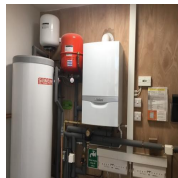


Photo 14



Photo 15

5.5 Sources of Ignition - Cooking Facilities

1 action, 3 / 3 (100%)

ARE REASONABLE MEASURES TAKEN TO PREVENT COOKING STYLE FIRES?

Yes

No Naked lights are present, electrical cooking hobs provided



Photo 16

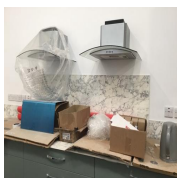


Photo 17

ARE FILTERS CHANGED AND DUCT WORK CLEANED REGULARLY?

Yes

It is advised that cooking extraction systems are deep cleaned annually

ARE SUITABLE FIRE EXTINGUISHERS/BLANKETS AVAILABLE?

Yes

Advise installation of a fire blanket



Photo 18

To do | Priority **Low** | Due **30.11.2023 17:14 GMT** | Created by **Alex Graham**

Kitchen

Advise a fire blanket is purchased for kitchen

5.6 Sources of Ignition - Lightning

2 / 2 (100%)

DOES THE BUILDING HAVE LIGHTNING PROTECTION SYSTEM IF REQUIRED?(IF YES HAS IT BEEN TESTED AND INSPECTED)?

Yes

Building is earthed

OTHER SIGNIFICANT IGNITION SOURCES THAT WARRANT CONSIDERATION?

Yes

Large gas installation within grounds of building

Mains electrical installation

Plant room equipment

Cooking equipment and cooking processes

Electrical equipment that may be introduced to the building should be routinely pat tested to ensure compliance and fire safety standards

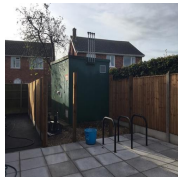


Photo 19



Photo 20

5.7 Work Processes that Impact on General Fire Precautions

5 / 5 (100%)

IS THE STANDARD OF HOUSEKEEPING ADEQUATE?

Yes

This will need to be managed on a ongoing basis once the building is occupied

ARE COMBUSTIBLE MATERIALS SEPARATE FROM IGNITION SOURCES?

Yes

This will need to be managed on a ongoing basis once the building is occupied

IS THERE UNNECESSARY ACCUMULATION OF COMBUSTIBLE MATERIALS?

Yes

This will need to be managed on a ongoing basis once the building is occupied

IS THERE APPROPRIATE STORAGE OF HAZARDOUS MATERIALS?

N/A




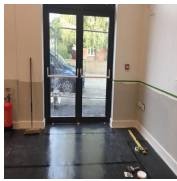
None onsite-This will need to be managed on a ongoing basis once the building is occupied

ARE COMBUSTIBLE MATERIALS STORED APPROPRIATELY?

Yes

This will need to be managed on a ongoing basis once the building is occupied

5.8 Hazards introduced by outside contractors and building works		3 / 3 (100%)
IS THERE SUFFICIENT CONTROL OVER WORKS BY CONTRACTORS(PERMITS TO WORK & HOT WORK PERMITS)?		Yes
Contractors are permitted on site after prior approval of engagement		
ARE THERE SAFE STORAGE OF GAS BOTTLES AND OTHER HAZARDOUS MATERIALS?		N/A
ARE SAFETY CONDITIONS AND INSTRUCTIONS COMMUNICATED TO CONTRACTORS?		Yes
Fire action notices are displayed at final exits		
5.9 Sources of Fuel and Storage of combustibile materials		2 / 2 (100%)
ARE DANGEROUS SUBSTANCES PRESENT ON THE PREMISES?		N/A
HAS THE RISK TO RELEVANT PERSONS BEEN ADEQUATELY ELIMINATED OR REDUCED?		Yes

6. Fire Protection Measures	1 action, 21 / 21 (100%)
6.1 Means of Escape	9 / 9 (100%)
<p>IS THE BUILDING PROVIDED WITH ADEQUATE MEANS OF ESCAPE IN EVENT OF FIRE?</p> <p>The building is provided a total of 5 fire exits, 3 of which are form the main Hall itself.</p> <div style="display: flex; justify-content: space-around;">   </div> <p>Photo 21 Photo 22</p>	Yes
<p>ARE THERE SUFFICIENT EXITS?</p>  <p>Photo 23</p>	Yes
<p>ARE EXITS EASILY OPENABLE WHERE NECESSARY?</p>	Yes
<p>DO FIRE EXITS OPEN IN THE DIRECTION OF TRAVEL?</p>  <p>Photo 24</p>	Yes
<p>ARE SLIDING OR REVOLVING DOORS BEEN AVOIDED AS FIRE EXITS?</p>	N/A
<p>ARE THERE REASONABLE DISTANCES OF TRAVEL WHERE THERE IS A SINGLE DIRECTION OF TRAVEL?</p>	Yes
<p>ARE THERE REASONABLE DISTANCES OF TRAVEL WHERE THERE ARE ALTERNATIVE MEANS OF ESCAPE?</p>	Yes
<p>ARE ESCAPES ROUTES FREE FROM OBSTRUCTION?</p> <p>This will need to be managed on a ongoing basis once the building is occupied</p>	Yes
<p>ARE THERE SUITABLE MEANS OF ESCAPE FOR DISABLED OCCUPANTS?</p> <p>Level access and egress provided to all entry and egress points</p>	Yes
6.2 Measures to Limit Fire Spread and Development	4 / 4 (100%)

IS THERE SUFFICIENT STANDARD OF COMPARTMENTATION AND SUB COMPARTMENTATION?

Yes

As the kitchen is the main source for potential fire to start, it is advised that fire rated shutters be installed to kitchen server over hatches, these can be linked to fire panel in order to close on fire alarm activation and prevent fire spread to the rest of the building from this location.



Photo 25



Photo 26

ARE LININGS THAT PROMOTE FIRE SPREAD AVOIDED AS FAR AS REASONABLY PRACTICABLE?

Yes

ARE ALL FIRE DOORS IN GOOD WORKING ORDER?

Yes

Intumescent strips still require to be added door frames, fire doors still require to be installed to store rooms, advise plant room doors have fire door keep shut sign installing.



Photo 27

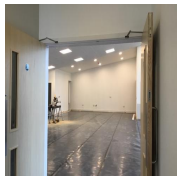


Photo 28

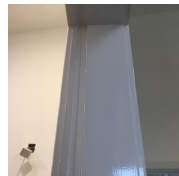


Photo 29

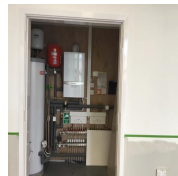


Photo 30

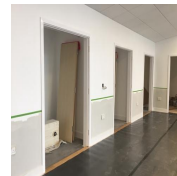


Photo 31

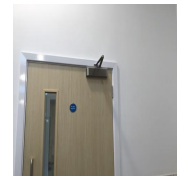


Photo 32

ARE FIRE DOORS PRESENT TO FLAT ENTRANCES A MINIMUM OF 30 MINUTE FIRE RESISTANT?

N/A

6.3 Emergency Lighting System

1 / 1 (100%)

IS THERE A REASONABLE STANDARD OF ESCAPE LIGHTING PROVIDED?

The emergency lighting system complies with BS 5266 standard incorporating self-contained non-maintained units in the general areas and maintained fire exit sign units to stairways exits and communal corridors.

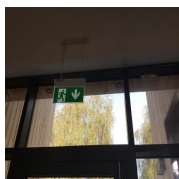


Photo 33

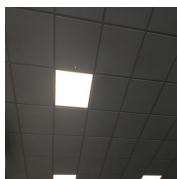


Photo 34

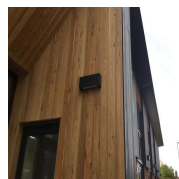


Photo 35

6.4 Fire Safety Signs and Notices

1 / 1 (100%)

ARE FIRE SAFETY SIGNS & NOTICES SUITABLE AND SUFFICIENT?

The building is fitted with fire safety signage that complies with relevant regulations and BS 5499 to identify the means of escape. Fire Action Notices are displayed adjacent to fire alarm call points which include the locations of fire assembly points.

Advise push bar to open signs to be fixed to community hall fire exit doors



Photo 36



Photo 37

6.5 Fire Warning System

4 / 4 (100%)

IS A MANUALLY OPERATED ELECTRICAL FIRE ALARM SYSTEM PROVIDED?

Yes

CTEC Conventional fire panel installed, it would appear that the fire alarm is an L1 category fire alarm installation.



Photo 38



Photo 39

AUTOMATIC FIRE PROTECTION PROVIDED?

The fire alarm is an analogue device and is a fully addressable system complying with BS 5839 Part 1 incorporating automatic smoke detection, heat detection, break glass call points and visual warning devices.

EXTENT OF AUTOMATIC FIRE DETECTION APPROPRIATE FOR THE OCCUPANCY AND FIRE RISK ?

The fire alarm is an analogue device and is a fully addressable system complying with BS 5839 Part 1 incorporating automatic smoke detection, heat detection, break glass call points and visual warning devices.

Dust caps will require removing from fire detection on completion of build. These should be removed at the end of each working day during construction phase, as if fire breaks out currently then fire detection will not detect a fire in progress until the fire is at maximum growth. Therefore it is good practice to remove these at the end of each working day during construction phase.

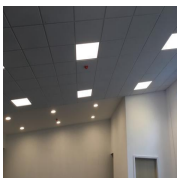


Photo 40

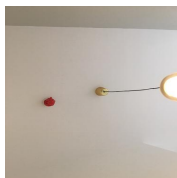


Photo 41

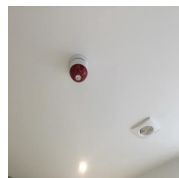


Photo 42

ROMOTE TRANSMISSION OF ALARM SIGNALS?

The fire alarm is an analogue device and is a fully addressable system complying with BS 5839 Part 1 incorporating automatic smoke detection, heat detection, break glass call points and visual warning devices.

Fire alarm does not appear to be linked to an alarm receive center, this may be something the responsible person for the building may wish to consider.

ALTERNATIVE FIRE ALARM SYSTEM DESCRIPTION

Category L1 system installed

6.6 Fire Fighting Equipment

1 action, 1 / 1 (100%)

IS THERE SUITABLE & SUFFICIENT PROVISION OF PORTABLE FIRE EXTINGUISHERS? ARE ALL FIRE

EXTINGUISHERS ACCESSIBLE ?

Fire extinguishers are placed at strategic points on the fire evacuation routes and at final exits from the building

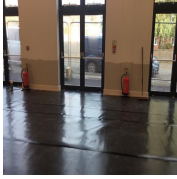


Photo 43

To do | Priority **Medium** | Due **30.11.2023 17:05 GMT** | Created by **Alex Graham**

Plant room

It is advised that an additional Dry powder P50 fire extinguisher is purchased in order to provide cover for this location

6.7 Automatic Fire Suppression Systems

1 / 1 (100%)

TYPES OF SYSTEMS PRESENT?

N/A

7. Management - Procedures and Arrangement

6 / 6 (100%)

PERSON RESPONSIBLE FOR FIRE SAFETY?

**Langar Cum Barnstone
Community Centre**

ARE APPROPRIATE FIRE PROCEDURES IN PLACE?(INCLUDING ARRANGEMENTS FOR CALLING THE FIRE SERVICE)

Yes

A fire strategy detailing the emergency evacuations for the building will be issued with the fire risk assessment.

FIRE EMERGENCY PLAN IN PLACE AND RECORDED?

Yes

A fire strategy detailing the emergency evacuations for the building will be issued with the fire risk assessment.

IS THE EMERGENCY FIRE PLAN READILY AVAILABLE FOR STAFF TO READ?

Yes

A fire strategy detailing the emergency evacuations for the building will be issued with the fire risk assessment.

IS THE EMERGENCY PLAN AVAILABLE TO ENFORCING AUHORITY?

Yes

A fire strategy detailing the emergency evacuations for the building will be issued with the fire risk assessment. This then should be held onsite with the fire safety compliance log book in order to prove compliance to inspecting authorities.

ARE PERSONS NOMINATED TRAINED TO RESPOND TO FIRE?

Yes

Fire safety induction training is advised for all staff who are involved with the building

ARE PERSONS NOMINATED TO ASSIST WITH EVACUATION?

Yes

It is advised that fire safety training should also detail how to assist persons especially those who are elderly or infirm, have a disability or the young to ensure their safe evacuation form the building should a fire occur.

IS THERE APPROPRIATE LIAISON WITH THE FIRE SERVICE?

**At present no fire authority visit
has been planned**

8. Management - Training / Drills

5 / 5 (100%)

HAVE ALL STAFF BEEN PROVIDED WITH FIRE SAFETY AWARENESS TRAINING AS PART OF THEIR INDUCTION PROCESS?

Yes

Fire safety induction training is advised for all staff who are involved with the building when the building is open to the public on November 30th 2023

ADDITIONAL TRAINING-STAFF WITH SPECIAL RESPONSIBILITIES (assist with evacuation)?

Yes

This has been advised within this report

DO STAFF RECEIVE REFRESHER FIRE SAFETY AWARENESS TRAINING?

Yes

It is advised that fire safety refresher training should take place 3 yearly

ARE FIRE DRILLS CARRIED OUT AT REGULAR INTERVALS?

Yes

Fire drills will have to be organised with a minimum of 1 per year being carried out, this should be done when the building is operating close to occupancy level to ensure a realistic evacuation scenario.

RECORDS OF THE FIRE AWARENESS TRAINING IS HELD BY THE LOCAL SAFETY COORDINATOR OR HEALTH, SAFETY AND WELL-BEING TEAM?

Yes

It is advised that a fire safety folder should be purchased to ensure all fire safety compliance records are at hand should the inspecting authorities wish to see compliance records. It is further advised that fire safety document should be installed next the fire panel so fire safety documentation can easily be accessed by the inspecting authority.

9. Management - Maintenance & Testing

2 flagged, 7 / 9 (77.78%)

IS THERE A MAINTENANCE PROGRAMME FOR THE FIRE PROTECTION MEASURES IN THE PREMISES BY A COMPETENT PERSON?

A comprehensive programme of maintenance is in place by Onsite staff and contractors for all fire safety systems and equipment.

ARE THERE REGULAR CHECKS ON FIRE RESISTING DOORS, WALLS AND PARTITIONS CARRIED OUT?

Yes

This is a new building yet to be occupied. It is advised that annual fire door safety checks are undertaken and recorded with all remedial works undertaken and kept for compliance purposes.

ARE REGULAR CHECKS OF ESCAPE ROUTES AND EXIT DOORS CARRIED OUT?

Yes

This is a new building yet to be occupied. It is advised that weekly final exit door safety checks are undertaken and recorded with all remedial works undertaken and kept for compliance purposes.

IS THERE A SERVICING AND TESTING REGIME FOR THE FIRE WARNING SYSTEM?

Yes

This is a new building yet to be occupied. It is advised that weekly fire alarm tests should be carried out using a different call point each week to ensure in working order all tests should be recorded in fire safety log book with all remedial works undertaken and kept for compliance purposes. It is also advised that the fire alarm should undergo 6 and 12 monthly service intervals with certification issued retained for compliance purposes.

IS THERE A SERVICE AND TEST REGIME FOR THE EMERGENCY LIGHTING SYSTEM?

Yes

This is a new building yet to be occupied. It is advised that monthly testing of emergency lighting should be carried out and recorded with all remedial works undertaken and kept for compliance purposes. It is also advised that emergency lighting should be serviced on annual basis with all service certification retained for compliance purposes.

IS THERE MAINTENANCE PROGRAMME OF FIRE FIGHTING EQUIPMENT?

Yes

This is a new building yet to be occupied. It is advised that annual inhouse visual checks of the P50 fire extinguishers installed is undertaken and recorded any defect's should be reported to the supplier for replacement product if required and kept for compliance purposes.

IS THERE ANNUAL INSPECTION & TESTING OF LIGHTNING PROTECTION SYSTEM?

N/A

IS THERE 6 MONTHLY TESTING AND INSPECTION OF WET & DRY RISERS?

N/A

RECORDS OF THE RESULTS OF THE TESTS AND MAINTENANCE ARE KEPT ON SITE FOR INSPECTION BY THE APPROPRIATE AUTHORITIES?

Yes

Fire safety log book should be purchased to retained and record all such information.

10. Fire Risk Assessment

3 / 3 (100%)

Taking into account the fire prevention measures observed at the time of this risk assessment, it is the opinion of the Fire Risk Assessor that the hazard from fire (likelihood of fire) at these premises is:

Tolerable

No naked lights are present within the building and it is also advised that no naked lights are permitted within the building once occupied, low risk activities are envisaged to take place within the property. Staff will require to receive fire safety training to ensure safety of occupants. This is a none complex building therefore the hazard from fire at this site is perceived as Tolerable.

Taking into account the nature of the premises and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is the opinion of the Fire Risk Assessor that the consequences for life safety in the event of fire would be:

Tolerable

Suitable number of level egress routes are available, none complex building, all occupants are awake, low occupancy anticipated would suggest that the consequences for life safety are perceived as Tolerable.

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

Tolerable

Category L1 fire alarm system installed for early warning of fire, building is mostly open planned, no sleeping occupants, would determine the risk to life from at this site is Tolerable.

RISK LEVEL ACTION AND TIMESCALE

1 / 1 (100%)

Trivial - No action is required and no detailed records need be kept.

Trivial

Fire safety compliance record book has been advised along with a fire safety document box.

Tolerable - No major additional fire precautions required. However, there might be a need for reasonably practicable improvements that involve minor limited cost.

Moderate - It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take into account, should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.

Substantial - Considerable resources might have to be allocated to reduce the risk. If the premises is unoccupied, it should not be occupied until the risk has been reduced. If the premises is occupied, urgent action should be taken.

Intolerable - Premises (or relevant area) should not be occupied until the risk is reduced. (Note that although the purpose of this section is to place the risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the action plan.

The Fire risk assessment should be reviewed regularly.

FIRE RISK ASSESSMENT

The following simple risk level estimator is based on a more general health and safety risk level estimator of the type contained in BS 8800:

Potential consequences of fire *

Likelihood of fire

*

Slight harm

Moderate harm

Extreme harm

Low Trivial risk Tolerable risk Moderate risk

Medium Tolerable risk Moderate risk Substantial risk

High Moderate risk Substantial risk Intolerable risk

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (probably ignition) at this building is:

Medium

In this context, a definition of the above terms is as follows:

Low: Unusually low likelihood of fire as a result of negligible potential sources of ignition.

Medium: Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

High: Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Taking into account the nature of the building and the occupants, as well as the fire protection and procedural arrangements observed at the time of this risk assessment, it is considered that the consequence for life safety in the event of a fire would be:

Moderate Harm

In this context, definitions of the above terms are as follows:

Slight harm: Outbreak of fire unlikely to result in serious injury or death of any occupant (Other than occupants sleeping in a room, in which the fire occurs).

Moderate harm: Outbreak of fire could result in injury of one or more occupants, but it is unlikely to involve multiple fatalities.

Extreme harm: Significant potential for serious injury or death of one or more occupants

0 / 1 (0%)

NOTE

Please note this report, any recommendations within are based on conditions observed and supplied to us. It is not an exhaustive or conclusive, covering every hazard or risk potential, or to guarantee compliance with any statute regulation. It is offered to assist you in your assessment and/or management of risk.

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21

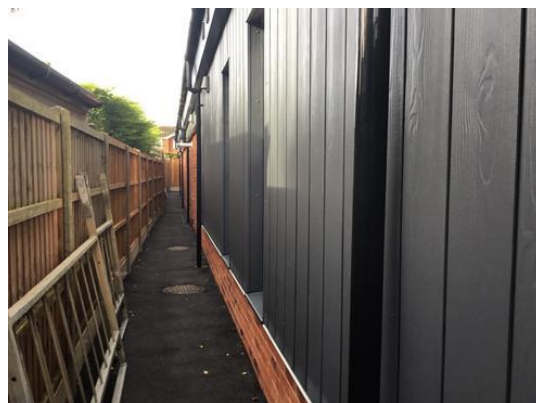


Photo 22



Photo 23



Photo 24



Photo 25

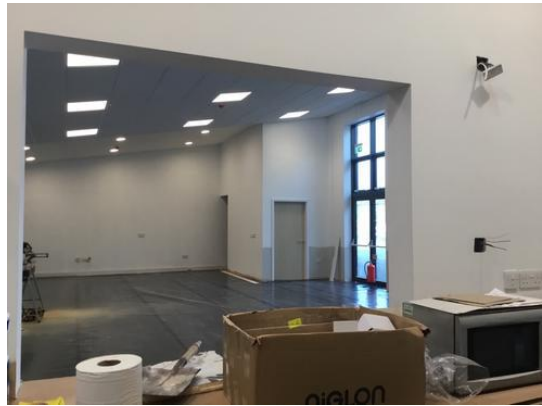


Photo 26



Photo 27



Photo 28

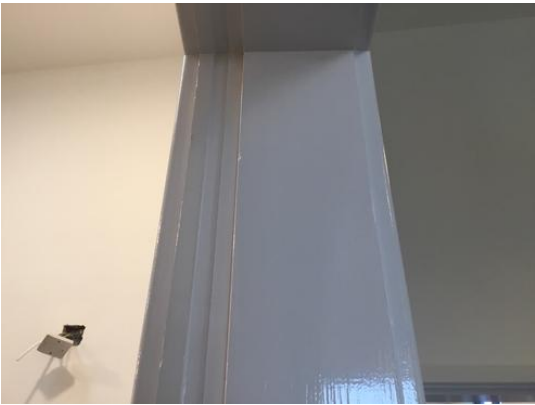


Photo 29



Photo 30



Photo 31



Photo 32



Photo 33

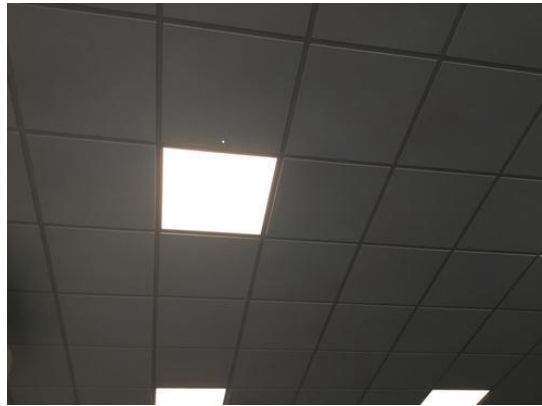


Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39

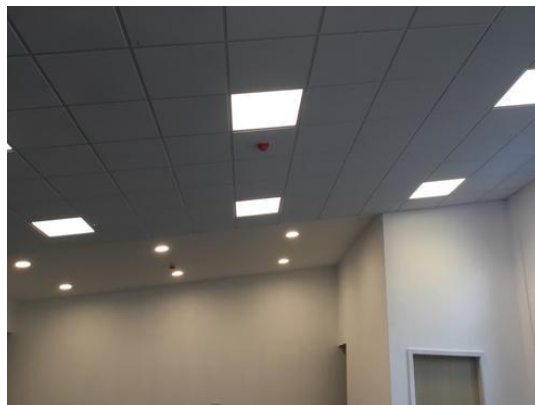


Photo 40

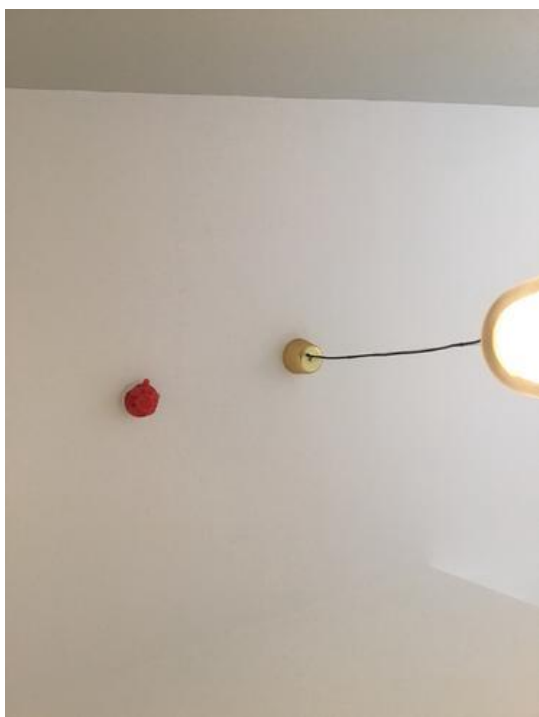


Photo 41



Photo 42

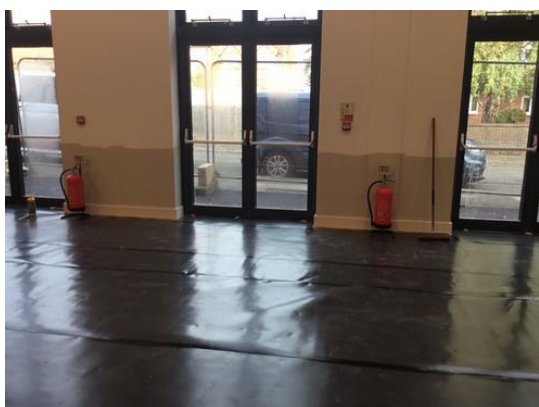


Photo 43