Fire Risk Assessment

based on PAS 79:2012

SAFE I.S.
FIRE SAFETY AND TRAINING SPECIALISTS

Reference Number:	SIS No. FRA83090R1
Location:	Changebright Property Management Ltd Denham Lodge Oxford Road Uxbridge Middlesex UB9 4AA
Date:	02/09/2020
Main Contact:	Mark Chitty

Fire Risk Assessment

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Responsible person (e.g. employer) or person having control of the premises:	Changebright Property Management Ltd
Person (s) consulted:	Mark Chitty
Assessor/s:	Tony Williams AIFireE
Date of previous fire risk assessment:	N/A
Suggested timeline for review: (1)	12 months from assessment date
The purpose of this report is to provide an assessment of the risk to life from fire in these premises, and, where appropriate, to make recommendations to ensure compliance with fire safety legislation. The report does not address the risk to property or business continuity from fire.	
1) This fire risk assessment should be reviewed by a competent person within the timescale indicated above or at such earlier time as there is reason to suspect that it is no longer valid or if there has been a significant change in the matters to which it relates or if a fire occurs.	

GENERAL INFORMATION.				
1.0	**THE PREMISES**			
1.1	Number of Floors	10		
1.2	Approximate floor area:	m² gross	-	
1.3	Brief details of construction:	Standard construction.		
1.4	Use of premises:	56 flats - communal escape route.		
2.0	**THE OCCUPANTS**			
2.1	Approximate maximum number of persons	112		
3.0	**OCCUPANTS ESPECIALLY AT RISK FROM FIRE**			
3.1	Sleeping occupants:	112		
4.0	**FIRE LOSS EXPERIENCE**			
4.1	Details:	None advised of by the Client.		
5.0	**OTHER RELEVANT INFORMATION**			
	Details:	This fire risk assessment considers the whole premises in accordance with The Regulatory Reform (Fire Safety) Order 2005. All information contained within this report was gained by means of a visual inspection by this assessor and consultation with the client.		

6.0	**RELEVANT FIRE/SAFETY LEGISLATION/GUIDELINES**		
6.1	The following fire safety legislation/guidelines apply to these premises:		
	Regulatory Reform (Fire Safety) Order 2005		
	DCLG Publication – Fire Safety Risk Assessment, sleeping accommodation.		
6.2	The above legislation is enforced by:	Local Authority + HSE	
6.3	Other legislation that makes significant requirements for fire precautions in these premises (other than the Building Regulations 2000):		
6.4	The legislation that 6.3 makes reference to is enforced by:	Local Authority	
6.5	Comments:	None	

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL		
7.0	**ELECTRICAL SOURCES OF IGNITION**	
7.1	Reasonable measures taken to prevent fires of electrical origin?	
7.2	More specifically:	
	• Fixed installation periodically inspected and tested?	YES
STANDARD	Regular inspection of such equipment is a requirement of the Electricity at Work Regulations 1990. Check the condition of all the cables and check that the appliances are fitted with correctly rated fuses; a fuse of too high a rating can lead to a fire in the appliance that it is supposed to protect.	
7.3	Comments and hazards observed:	
	A fixed installation has been carried out. Tested - 17/10/2019 Retest due - 2024	
8.0	**SMOKING**	
8.1	Reasonable measures taken to prevent fires as a result of smoking?	
8.2	More specifically:	
	• Smoking prohibited in the building?	YES
8.3	Comments and hazards observed:	
	No evidence of illicit smoking was found in the premises at the time of this assessment.	
9.0	**ARSON**	
9.1	Does basic security against arson by outsiders appear reasonable?	YES
9.2	Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders?	YES
STANDARD	Arson is a major cause of fires in industry and commerce; some 40% of all fires in non-domestic premises are started deliberately. Good security is probably the best protection against arson and therefore it is important to ensure that all means of access to the premises doors and windows are locked at all times when the building is unoccupied.	
9.3	Comments and hazards observed:	
	General building security was good. No build up of combustible materials near to the building was evident at the time of the assessment.	
10.0	**HEATING INSTALLATIONS**	
10.1	Fixed heating maintenance?	
	No fixed heating in the communal area.	

11.0	COOKING	
11.1	Are reasonable measures taken to prevent fires as a result of cooking?	YES
11.2	More specifically:	
	It was advised that a fire blanket was present in each of the flat kitchens.	

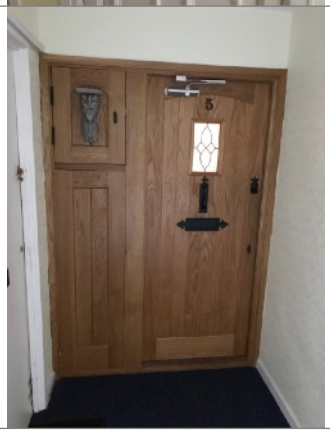
12.0	LIGHTNING	
12.1	If lightning protection is provided, regularly inspected & tested at least every five years?	YES
12.2	Comments and hazards observed:	
12.3	Annual contract in place, last serviced - 09/2019.	

13.0	HOUSEKEEPING	
13.1	Is the standard of housekeeping adequate?	
13.2	More specifically:	
	• Combustible materials appear to be separated from ignition sources?	YES
	• Avoidance of unnecessary accumulation of combustible materials or waste?	YES
	• Avoidance of inappropriate storage of combustible materials?	YES
	• Are external bins kept at a reasonable fill level and away from the side off the building?	YES
STANDARD	All rubbish and combustible waste should be cleared from the building on a daily basis and securely stored, preferably in lockable metal skips, outside the building and away from fire exits and not under any overhanging structure. Old and dilapidated furniture can contribute to the spread of fire and torn upholster y exposes combustible filling material that may be used as kindling material by a potential arsonist. All new upholstered furniture for non-domestic use should comply with the requirements of British Standards 7176,1995 and BS 7177, 1995.	
13.3	Comments and hazards observed:	
	Housekeeping in the communal area was of a good standard at the time of the assessment.	

14.0	HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS	
14.1	Are fire safety conditions imposed on outside contractors?	YES
14.2	Is there satisfactory control over works carried out in the building by outside contractors (including “hot work” permits)?	YES
14.3	If there are in house maintenance personnel, are suitable precautions taken during “hot work”, including use of hot work permits?	YES
14.4	Are contractors made aware of the emergency procedures?	YES
14.5	Comments:	
	There is a policy in place.	

17.0	MEANS OF ESCAPE FROM FIRE	
17.1	It is considered that the building is provided with reasonable means of escape in case of fire.	
17.2	More specifically:	
	• Adequate provision of exits?	YES
	• Exits easily and immediately openable where necessary?	YES
	• Satisfactory means for securing exits?	YES
	• Free from obstructions including slip and trip hazards?	YES
	• Reasonable distances of travel:	
	• Where there is a single direction of travel?	YES
	• Where there are alternative means of escape?	N/A
	• Suitable protection of escape routes?	YES
	• Suitable fire precautions for all inner rooms?	YES
	• Suitable condition of stairways?	YES
	• Suitable condition of flooring?	YES
	• Final exits lead to a place of safety?	YES
17.3	It is considered that the building is provided with reasonable arrangements for means of escape for disabled people.	N/A
STANDARD	A place of safety is a place beyond the building in which a person is no longer in danger from fire. The designated place of safety must not be a dead-end situation from which people are unable to move further away from the building. Changes of level, electrical extension leads, unstuck flooring tiles, and small items – such as empty drink cans or contractors tools – left on the floor are all capable of causing people to trip. Changes of level should be indicated by use of warning tape. Wet floors and loose mats or runners constitute slipping hazards Loose handrails, raised or loose floor tiles, and damaged nosing on steps may all cause people to trip whilst escaping from fire; on a staircase this could have disastrous consequences. Final exit doors must always remain unlocked whenever the premises are in use. If, for reasons of security, final exit doors have to be locked shut when the premises are not in use they may be secured by means that do not require the use of a key in order to release the door. The ideal fastening for a fire exit door is a panic latch or lock that may be released by pressure upon a bar that runs across the full width of the door. Normally, doors on escape routes should open in the direction of travel. They must do so if they lead from an area from which more than 50 people may be required to escape, or if they lead from an area of high fire risk such as, for example, a kitchen.	

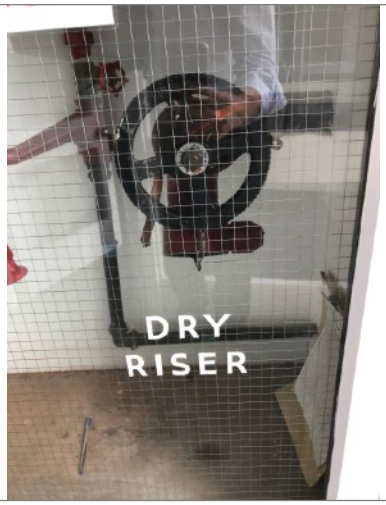
17.4	Comments and hazards observed:
	The means of escape for this premises are adequate, travel distances are acceptable and cannot practicably be reduced, exits are well indicated. The floor and stairway surfaces are in good visual condition.

18.0	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	
18.1	It is considered that there is:	
	• compartmentation of a reasonable standard	YES
	• Communal fire doors in place, normally closed, and in good condition	YES
	• reasonable limitation of linings that might promote fire spread	YES
18.2	As far as can reasonably be ascertained, fire dampers are provided as necessary to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of a fire?	N/A
STANDARD	The principle structural means for limiting the spread of fire is compartmentation – dividing the building into compartments that are separated from each other by fire resistant walls and doors. The integrity of the compartmentation will be compromised if the fire doors have been badly hung, or if the compartmentation does not extend into the floor and ceiling voids that are created by suspended floors and ceilings. Penetration of fire walls by ducting or building services greatly reduces the effectiveness of the wall unless the spaces between the ducting or services and the hole though which they pass are completely filled with fire-resistant stopping. As with the use of wedges, fire extinguishers, or door stops to hold fire doors open, faulty self-closing devices or, those in which the tension has been incorrectly set, will not automatically close fire doors. This will put lives at risk in the event of fire. Employees should be made aware of the importance of reporting any self- closing devices that are not operating correctly.	
18.3	Comments and deficiencies observed:	
	Compartmentation was generally of a good standard throughout the premises. Some of the flat front doors did not appear to be 30 minute fire resistant.	
		
		

19.0	EMERGENCY ESCAPE LIGHTING	
19.1	Reasonable standard of emergency escape lighting system provided?	YES
19.2	Comments and deficiencies observed:	
	The emergency lighting appeared to comply with BS5266-1, with luminaire installed in the communal escape route. This is appropriate for this premises and proportionate to the risk.	
		

20.0	FIRE SAFETY SIGNS AND NOTICES	
20.1	Reasonable standard of fire safety signs and notices?	YES
STANDARD NV DIACRED	Escape routes that do not constitute a normal means of leaving a building should be properly signed with signs that conform to the requirements of the Health and Safety (Safety Signs and Signals) Regulations 1996. These make use of pictograms employing the running man, an open door, and directional arrows.	
20.2	Comments and deficiencies observed:	
	The fire safety signage appeared to comply with BS5499 - 4. There was no fire exit sign above the exit from the refurbished area to the front entrance lobby.	
	 	

21.0	MEANS OF GIVING WARNING IN CASE OF FIRE	
21.1	Reasonable manually operated electrical fire alarm system provided?	N/A
21.2	Automatic fire detection provided	N/A
21.3	Extent of automatic fire detection generally appropriate for the occupancy and fire risk?	N/A
21.4	Remote transmission of alarm signals?	N/A
21.5	Are call points in good condition?	N/A
21.6	Are call points unobstructed?	N/A
STANDARD	By providing the earliest possible warning of fire, a properly installed and maintained automatic fire detection and alarm system does much to reduce the risk to life and property in the event of fire. The correct operation of a properly maintained system will greatly reduce the incidence of false alarms and, consequently, the incidence of unnecessary calls to the fire service. Raising the alarm should ideally be done automatically. If not it should be done from a place of safety). Manual fire alarm call points should be mounted in conspicuous positions on exit routes, on staircase landings, and at final exits. Items such as coat racks, potted plants etc should not be allowed to obscure the presence of a call point, or to hinder easy access to it.	
21.7	Comments and deficiencies observed:	
	The premises are purpose built flats and therefore do not require a BS5839-6 system. It was not possible to assess the provision in each of the flats.	

22.0	MANUAL FIRE EXTINGUISHING APPLIANCES	
22.1	Reasonable provision of portable fire extinguishers (amount & type)?	YES
22.2	Comments and deficiencies observed:	
	There were hose reels accessible from the communal area. The client indicated that theses were turned off and were not useable. Some of the hose reel cabinets contained the dry riser outlet. There was the possibility of small powder extinguishers being present in some of the flats.	
	 	

PROCEDURES AND ARRANGEMENTS			
25.1	Fire safety is managed by:	Mark Chitty	
25.2	Appropriate procedure in place?		YES
	More specifically		
	• Are procedures in the event of fire appropriate and properly documented?		
	• Are there suitable arrangements for summoning the fire and rescue service?		
	• Are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to fire fighters?		
	• Are there suitable arrangements for ensuring that the premises have been evacuated?		
	• Is there a suitable fire assembly point (s)?		
	Comments:		
	There is a stay put policy in place which is detailed and communicated to each of the individual tenants.		
25.3	Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarisation visits)?		YES
	Comments:		
	There is regular liaison with the fire service.		
25.4	Routine in-house inspections of fire precautions (e.g. in the course of health and safety inspections)?		YES
	Comments:		

27.0	TESTING AND MAINTENANCE	
27.1	Weekly testing and periodic servicing of fire detection and alarm system?	N/A
	Comments and deficiencies:	
27.2	Monthly and annual testing routines for emergency escape lighting?	YES
	Comments and deficiencies:	
	Serviced - 08/2020	
27.3	Annual maintenance of fire extinguishing appliances?	YES
	Comments and deficiencies:	
	The dry riser installation is serviced annually. Serviced - 27/08/2020	

27.4	Periodic inspection of external escape staircases and gangways?	N/A
	Comments and deficiencies:	
27.5	Routine checks of internal fire dooors, final exit doors and/or security fastenings?	YES
	Comments and deficiencies:	
	Quarterly checks are made of the internal fire doors.	
27.6	Annual inspection and test of lightning protection system?	YES
	Comments and deficiencies:	
	The lightning protection system is serviced annually. Serviced - 09/2019	
27.7	Are there suitable systems in place for reporting and subsequent restoration of safety measures that have fallen below standard?	N/A
	Comments and deficiencies:	

28.0	**RECORD KEEPING**	
28.1	Appropriate records of:	
	• Fire alarm tests?	N/A
	• Emergency escape lighting tests?	YES
	• Tests detailed in 25.4?	N/A
	• Maintenance and testing of other fire protection systems?	N/A

FIRE RISK ASSESSMENT.

The following simple fire risk level estimator is based on commonly used health and safety risk level estimator.

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 (likelihood of fire at these premises) is:

LOW ☐ MEDIUM ■ HIGH ☐

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 premises and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for the life safety in the event of fire would be:

SLIGHT HARM ■ MODERATE HARM ☐ EXTREME HARM ☐

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

Slight Harm: Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which fire occurs).

Moderate Harm: Outbreak of fire could foreseeably result in injury (including serious 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.

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

TRIVIAL ☐ TOLERABLE ■ MODERATE ☐ SUBSTANTIAL ☐ INTOLERABLE ☐

A suitable risk based control plan should involve effort and urgency that is proportionate to the risk. The following risk-based control plan is based on one that has been advocated for general health and safety risks:

Risk Level	Action and timescale
Trivial	No action required at this stage.
Tolerable	**No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.**
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures 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 building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken
Intolerable	Building (or relevant area) should not be occupied until the risk is reduced.

(Note that, although the purpose of this section is to place the fire 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 within the following action plan. The fire risk assessment should be reviewed regularly).

Priorities

HIGH **- within 1 month**

MED **- within 3 months**

MED/LOW **- within 6 months**

LOW **- ongoing monitoring.**

ACTION PLAN

It is considered that the following recommendations should be implemented in order to reduce the fire risk to, or maintain it at, Tolerable

Action	Report Ref.	**Detail** (to be read in conjunction with the report findings)	Priority	Date of action
01	18.3	It is recommended that a survey is undertaken to assess whether the front doors of the flats are 30 minute fire resistant with self closing devices and cold smoke intumescent strips fitted and upgrade to this standard where necessary. These doors should fully close under the action of the self closing device.	MED/ LOW	
02	20.2	It is recommended that a fire exit sign is fitted above the exit from the newly refurbished area to the front entrance lobby.	HIGH	
03	21.7	It is recommended that a BS5839-6, Grade D1 category LD2 is installed in each flat. This is especially relevant if the flat is rented.	LOW	
04	22.2	It is recommended that the fire hose reel cupboard door is made opaque to ensure that no resident attempts to use the fire hose. A clear area should be kept to indicate the dry riser outlet.	MED	
05	22.2	It is recommended that any powder extinguishers within the flats are removed and disposed of within current waste guidelines to comply with current advice contained in BS5306-8.	HIGH	