

FOI Ref

9258

Response sent

27 Jul 2021

(CCC) Fire Safety

Please could you send me the last two fire risk assessments for the block of maisonettes at 51-73 Atkins Close, Cambridge.

Response:

Please find attached PDFs of the previous 2 FRAs at 51-72 Atkins Close as per your request.

Further queries on this matter should be directed to foi@cambridge.gov.uk

REGULATORY REFORM [FIRE SAFETY] ORDER 2005

FIRE RISK ASSESSMENT REVIEW

Cambridge City Council

Premises: 51-73
Atkins Close
Cambridge
CB4 2NW

Assessment Date: 28 June 2019

Next Review: June 2022



Fire Safety Express

Unit 29 Metro Centre
Welbeck Way
Peterborough
PE2 7UH

01733 234504

FIRE RISK ASSESSMENT SUMMARY

Address of premises:	51-73 Atkins Close Cambridge CB4 2NW
Responsible person or person having control over the premises:	Cambridge City Council
Person[s] consulted:	None
Assessor:	Stephen Cotton
Date of fire risk assessment review:	28 June 2019
Risk level:	TOLERABLE
Suggested date for next review ¹ :	June 2022

PURPOSE

The purpose of this report 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.

No liability is accepted for any use of this risk assessment other than for the purposes stated in the document. In that respect the areas considered in it, the findings recorded in the audit and the items contained in the action plan relate only to life safety.


















This risk assessment does not assess the risk to property or business continuity from fire and should not be used for that purpose. As such, any advice, opinions or recommendations within this document should be read and relied upon in the context of the document as a whole. The contents of this document are not to be construed as providing legal, business or tax advice or opinion.

This risk assessment has been based upon PAS79, *'Fire Risk Assessment - Guidance and a Recommended Methodology'*, published by the British Standards Institution. Copyright in that document is hereby acknowledged.





¹ This fire risk assessment should be reviewed by a competent person by the date indicated above or at such earlier time as there is reason to suspect that it is no longer valid, or if there has been a significant change in the matters to which it relates, or if a fire occurs.

FIRE RISK ASSESSMENT SUMMARY

SUMMARY OF AREAS REQUIRING ATTENTION

• Fire Safety Management		• Housekeeping		• Means of Escape	
• Fire Safety Training		• Electrical Safety		• Doors	
• Records and Testing		• Cooking		• Emergency Lighting	
		• Heating		• Fire Warning System	
		• Smoking		• Fire Fighting Equipment	
		• Arson		• Notices and Signs	
		• Dangerous Substances			
		• Other			

Key:

Satisfactory	
Low Priority	
Medium Priority	
High Priority	

Greater detail on the areas requiring attention can be found in the relevant sections of this document and the action plan at the end of the document.

REVIEW PERIOD

It is important that the fire risk assessment is reviewed periodically, to ensure that it is still suitable and sufficient.

The next formal review should be carried out by a competent person no later than **June 2022**.

FIRE RISK ASSESSMENT SUMMARY

LIKELIHOOD OF FIRE

Taking into account the hazards and potential ignition sources observed at the time of the risk assessment, it is considered that the likelihood of a fire starting in this premises is: -

NORMAL

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

Low: *There is an unusually low likelihood of fire as a result of negligible potential sources of ignition*

Normal: *Normal fire hazards [e.g., potential ignition sources and combustible items] for this type of occupancy exist, with fire hazards generally subject to appropriate controls [other than minor shortcomings].*

High: *There is a lack of adequate controls applied to one or more significant fire hazards, so as to result in a significant likelihood of fire.*

LIKELY CONSEQUENCES FOR THE OCCUPANTS IN THE EVENT OF A FIRE

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

SLIGHT HARM

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

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

Moderate Harm: *Outbreak of fire could foreseeably result in injury [including serious injury] of one or more occupants, but is unlikely to involve fatalities.*

Extreme Harm: *Significant potential for serious injury or death of one or more occupants.*

RISK TO LIFE FROM FIRE AT THESE PREMISES

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

TOLERABLE

FIRE RISK ASSESSMENT SUMMARY

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

RISK LEVEL			
Consequence of Fire ⇒ ⇓ Likelihood of Fire	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial	Tolerable	Moderate
Normal	Tolerable	Moderate	Substantial
High	Moderate	Substantial	Intolerable

A suitable risk based control plan should involve effort and urgency that is proportional to the risk. The following risk based control plan is based on one advocated in BS8800 for general health and safety risks.

RISK LEVEL	ACTION AND TIMESCALE
Trivial	No action is required and no detailed records need be kept.
Tolerable	No major additional measures are required. However there may be a need for improvements that involve minor or limited cost.
Moderate	It is essential that efforts be made to reduce the risk. Risk reduction measures should be implemented within a limited 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	The building [or parts of it] should not be occupied until the risk is reduced.

PROPERTY SUMMARY

1. THE PREMISES

1.1 Since the last risk assessment have there been any significant changes?

NO

There have been no significant changes to the premises since the last fire risk assessment.

1.2 Have all the recommendations in the previous action plan been implemented to a satisfactory standard?

NO

Very little progress has been made to implement the recommendations contained in the previous fire risk assessment.

Any additional items that were noted that require attention have been included in the consolidated action plan below.

1.3 RISK ASSESSMENT HISTORY

Date	Company
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09/07/2013	Fire Safety Express (See Document FRA_REV_2013_199154938)
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1.4 HISTORICAL CHANGES AND ASSESSOR COMMENTS

There have been no significant changes since the original fire risk assessment.

1.5 EVACUATION STRATEGY

DEFEND IN PLACE

This property has a 'defend in place' strategy in place. This means that the building has fire compartmentation of sufficient integrity to allow residents to stay in their own flat in the event of a fire in another part of the building. If the fire is in their own flat they should leave the building.

1.6 DATES OF APPLICABLE TESTS AND OTHER EVENTS

No applicable dates recorded

MANAGEMENT OF FIRE SAFETY

2. FIRE SAFETY PROCEDURES AND ARRANGEMENTS

2.1 Are the arrangements for managing fire safety adequate and properly documented?

N/A

2.2 Are appropriate fire procedures in place?

N/A

Comments and observations:

2.3 The fire safety management arrangements were not assessed as part of this fire risk assessment.

However, the company should ensure that satisfactory fire safety arrangements and fire procedures for the building are in place and regularly reviewed.

3. TRAINING AND INFORMATION

3.1 Are the arrangements for training employees and providing fire safety information adequate?

N/A

Comments and observations:

3.2 Nobody is employed to work in the building on a permanent basis. As such there are no building specific training requirements.

However, the company should ensure that employees that visit the premises from time to time are provided with general fire safety training, which should be refreshed periodically.

The company should also ensure that any contractors that work in the premises are provided with any relevant information about the fire procedures and any fire hazards identified by this fire risk assessment.

MANAGEMENT OF FIRE SAFETY

- 3.3 The company should ensure that the occupants of the flats are provided with appropriate information regarding fire safety. This should include fire procedures specific to the premises.

(See action item H1)

4. TESTING, MAINTENANCE & RECORDS

- 4.1 Are the arrangements for testing and maintaining the fire safety equipment adequate?
- 4.2 Is a log book maintained that records the test on fire safety equipment and fire safety training?

YES

YES

Comments and observations:

- 4.3 The arrangements for testing and maintaining the preventative and protective measures were not assessed as part of this fire risk assessment.
- However, the company should ensure that it has suitable procedures in place to maintain the preventative and protective measures, including the testing of any active fire equipment.
- The company should also ensure that there are procedures in place to record the results of any tests carried out and training provided.

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

5. HOUSEKEEPING

5.1 Is the general standard of housekeeping adequate?

YES

Comments and observations:

5.2 The housekeeping in the premises was generally satisfactory at the time of the assessment.

6. ELECTRICAL SOURCES OF IGNITION

6.1 Are reasonable measures taken to prevent fires of electrical origin?

YES

Comments and observations:

6.2 The measures taken to reduce fires as a result of electrical apparatus are satisfactory.

7. COOKING

7.1 Are reasonable measures in place to prevent fires due to cooking activities?

N/A

Comments and observations:

7.2 There are no cooking facilities in the common area; as such no hazards arise from this activity.

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

8. PORTABLE HEATERS AND HEATING INSTALLATIONS

8.1 Are reasonable measures taken to prevent fires due to heating appliances?

N/A

Comments and observations:

8.2 There is no heating in the common area. As such no fire hazards arise.

9. SMOKING

9.1 Are reasonable measures taken to prevent fires as a result of smoking?

YES

Comments and observations:

9.2 The Smoke-free Regulations apply to this premises. As such the likelihood of a fire starting as a result of smoking inside the premises is very low.

9.3 'No Smoking' signs are displayed which comply with the Smoke-free [Signs] Regulations 2012.

10. ARSON

10.1 Is the general defence against arson adequate?

YES

Comments and observations:

10.2 No arson related hazards were observed at the time of the assessment.

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

11. DANGEROUS SUBSTANCES

11.1 Are measures in place to prevent dangerous or flammable substances coming into contact with ignition sources?

N/A

Comments and observations:

11.2 No dangerous substances were observed at the time of the assessment.

12. OTHER SIGNIFICANT FIRE HAZARDS THAT WARRANT CONSIDERATION INCLUDING PROCESS HAZARDS THAT IMPACT ON GENERAL FIRE PRECAUTIONS

12.1 Are there any other hazards or ignition sources that warrant consideration?

NO

Comments and observations:

12.2 No other hazards were observed at the time of the assessment.

FIRE PROTECTION MEASURES

13. MEANS OF ESCAPE FROM FIRE

13.1 Is the premises provided with adequate emergency routes and exits?

YES

13.2 Is it considered that there is a reasonable standard of compartmentation?²

YES

Comments and observations:

13.3 The presence of waste chute discharge points within the staircase enclosure presents a significant risk of smoke and flames entering the staircase in the event of a fire in the waste bins.

The waste chute should be taken out of use and sealed up at all floor levels. It is recommended that a dedicated area be created outside the building for waste bins.

(See action item H2)

13.4 Two storey flats with habitable rooms with a floor level greater than 4.5 metres above ground level require the staircase serving the upper rooms to be enclosed in fire resisting construction, because fire escape windows are unable to be used. It was not possible to assess the standard of fire protection afforded to the internal staircase in the course of the assessment. It is recommended that the standard of fire resistance to the staircase be assessed, and where it is found not to be fire resisting, it should be upgraded by the provision of fire resisting doors to all rooms (except bathrooms and toilets) that lead onto the staircase. A programme of assessment and upgrading fire safety is under way for maisonettes by CCC.

(See action item H3)

² Based on a visual inspection of readily accessible areas, with a degree of sampling where appropriate.

FIRE PROTECTION MEASURES

14. DOORS

14.1 Is the standard of fire exit doors satisfactory and are they adequately maintained?

YES

14.2 Is the standard of fire resisting doors satisfactory and are they adequately maintained?

NO

Comments and observations:

14.3 The entrance door to one or more properties has been replaced with a type of door which does not appear to be fire resistant.

The company should check with resident or their own maintenance records to verify whether the door to the following flat is fire resisting or not. If not, the door should be replaced with a fire resisting door: -

a) The entrance doors to flats 63 & 69.

(See action item M1)

FIRE PROTECTION MEASURES

15. EMERGENCY ESCAPE LIGHTING

15.1 Is the standard of emergency lighting satisfactory and is it adequately maintained³?

NO

Comments and observations:

15.2 There is no system of emergency lighting provided.

An emergency lighting system should be installed and maintained in accordance with BS 5266 in the following locations: -

a) In the staircase enclosure on all three floors

Once installed the emergency lighting should be tested monthly and serviced annually to ensure its correct operation. The results of the tests should be recorded in the premises log book.

(See action item H4)

³ Based on a visual inspection. No test of luminance levels or verification of full compliance with British Standards has been carried out.

FIRE PROTECTION MEASURES

16. FIRE DETECTION AND ALARMS

16.1 Are the premises provided with adequate fire detection and warning measures and are they adequately maintained? ⁴

YES

Comments and observations:

16.2 It is believed that individual flats are provided with self contained smoke detectors to provide early warning of fire.

17. FIRE FIGHTING MEASURES

17.1 Are the premises provided with adequate fire fighting measures and are they adequately maintained?

N/A

Comments and observations:

17.2 Due to the opportunity for theft and vandalism, it is not recommended that fire extinguishers be provided in these premises.

18. FIRE SAFETY SIGNS AND NOTICES

18.1 Are the premises provided with suitable fire safety information signs and are they maintained in a legible condition?

YES

Comments and observations:

18.2 The fire safety signage in the building is adequate

⁴ Based on a visual inspection, but no audibility tests or verification of full compliance with relevant British Standards have been carried out.

FIRE SAFETY STANDARDS

STANDARDS

In this report fire resistant means walls, screens, partitions, doors and other materials which, when tested in accordance with BS 476: Parts 20-23: 1987 [or to BS 476: Part 8: 1972 in respect of items tested prior to 1st January 1988] achieve a minimum 30 minutes standard of fire-resistance, unless otherwise stated.

All fire-resistant elements of structure should be constructed to true ceiling height.

Where reference is made to fire resisting doors they should be tested in accordance with BS 476: Parts 20-23, be fitted with intumescent strips and cold smoke seals and a positive self-closing device.

Where reference is made to 'Emergency Lighting', it should be installed, maintained and serviced in accordance with the recommendations contained in the current version of BS 5266.

In order to verify that the installation complies with such a standard, a certificate of installation and commissioning should be obtained from the installer.

Unless otherwise stated, where reference is made to a 'Fire Alarm System', it should be installed, maintained and serviced in accordance with the recommendations contained in the current version of BS 5839.

In order to verify that the installation complies with such a standard, a certificate of installation and commissioning should be obtained from the installer.

Where reference is made to 'Fire-Fighting Equipment', it should be manufactured in accordance with in BS EN3 and installed, maintained and serviced in accordance with the recommendations contained in the current version of BS 5306.

In order to verify that the equipment complies with such a standard, a certificate of installation and commissioning should be obtained from the installer.

Where reference is made to 'Notices and Signs', they should be installed in accordance with the recommendations contained in BS 5499: Part 1, the Health and Safety [Safety Signs and Signals] Regulations, or a similar equivalent standard.

ACTION PLAN

It is considered that the following recommendations be implemented in order to reduce the fire risk to, or maintain it at the following level: **TOLERABLE**

HIGH PRIORITY ITEMS				
These items have a significant impact on risk reduction and should receive the most urgent attention and preferably be completed within 3 months.				
Item no.	Action Item	Nominated person	Date completed	Signature
H1	<p>The presence of waste chute discharge points within the staircase enclosure presents a significant risk of smoke and flames entering the staircase in the event of a fire in the waste bins.</p> <p>The waste chute should be taken out of use and sealed up at all floor levels. It is recommended that a dedicated area be created outside the building for waste bins.</p> <p><i>(See Para 13.3)</i></p>			
H2	<p>Two storey flats with habitable rooms with a floor level greater than 4.5 metres above ground level require the staircase serving the upper rooms to be enclosed in fire resisting construction, because fire escape windows are unable to be used. It was not possible to assess the standard of fire protection afforded to the internal staircase in the course of the assessment. It is recommended that the standard of fire resistance to the staircase be assessed, and where it is found not to be fire resisting, it should be upgraded by the provision of fire resisting doors to all rooms (except bathrooms and toilets) that lead onto the staircase. A programme of assessment and upgrading fire safety is under way for maisonettes by CCC.</p> <p><i>(See Para 13.4)</i></p>			
H3	<p>There is no system of emergency lighting provided.</p> <p>An emergency lighting system should be installed and maintained in accordance with BS 5266 in the following locations: -</p>			

ACTION PLAN

HIGH PRIORITY ITEMS				
These items have a significant impact on risk reduction and should receive the most urgent attention and preferably be completed within 3 months.				
Item no.	Action Item	Nominated person	Date completed	Signature
	a) In the staircase enclosure on all three floors Once installed the emergency lighting should be tested monthly and serviced annually to ensure its correct operation. The results of the tests should be recorded in the premises log book. <i>(See Para 15.2)</i>			

ACTION PLAN

MEDIUM PRIORITY ITEMS

These items have a moderate impact on risk reduction and every effort should be made to complete these items within 6 months or earlier if possible.

Item no.	Action Item	Nominated person	Date completed	Signature
M1	<p>The entrance door to one or more properties has been replaced with a type of door which does not appear to be fire resistant.</p> <p>The company should check with resident or their own maintenance records to verify whether the door to the following flat is fire resisting or not. If not, the door should be replaced with a fire resisting door: -</p> <p>a) The entrance doors to flats 63 & 69.</p> <p><i>(See Para 14.3)</i></p>			

ACTION PLAN

LOW PRIORITY ITEMS

These items have a lower impact on risk reduction and may be incorporated into the routine maintenance programme for the premises or programmed review of management procedures as necessary. We suggest that these items are completed within 12 months.

Item no.	Action Item	Nominated person	Date completed	Signature
	There are no low priority items for these premises.			

FIRE RISK ASSESSMENT REVIEW

Cambridge City Council

Premises: 51-73
Atkins Close
Cambridge
CB4 2NW

Assessment Date: 11 July 2016

Next Review: July 2019



FIRE
SAFETY
EXPRESS

Fire Safety Express

Unit 29 Metro Centre
Welbeck Way
Peterborough
PE2 7UH

01733 234504

FIRE RISK ASSESSMENT SUMMARY

Address of premises:	51-73 Atkins Close Cambridge CB4 2NW
Responsible person or person having control over the premises:	Cambridge City Council
Person[s] consulted:	None
Assessor:	Stephen Cotton
Date of fire risk assessment review:	11 July 2016
Risk level:	TOLERABLE
Suggested date for next review ¹ :	July 2019

PURPOSE

The purpose of this report 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.

No liability is accepted for any use of this risk assessment other than for the purposes stated in the document. In that respect the areas considered in it, the findings recorded in the audit and the items contained in the action plan relate only to life safety.


















This risk assessment does not assess the risk to property or business continuity from fire and should not be used for that purpose. As such, any advice, opinions or recommendations within this document should be read and relied upon in the context of the document as a whole. The contents of this document are not to be construed as providing legal, business or tax advice or opinion.

This risk assessment has been based upon PAS79, *'Fire Risk Assessment - Guidance and a Recommended Methodology'*, published by the British Standards Institution. Copyright in that document is hereby acknowledged.





¹ This fire risk assessment should be reviewed by a competent person by the date 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.

FIRE RISK ASSESSMENT SUMMARY

SUMMARY OF AREAS REQUIRING ATTENTION

• Fire Safety Management		• Housekeeping		• Means of Escape	
• Fire Safety Training		• Electrical Safety		• Doors	
• Records and Testing		• Cooking		• Emergency Lighting	
		• Heating		• Fire Warning System	
		• Smoking		• Fire Fighting Equipment	
		• Arson		• Notices and Signs	
		• Dangerous Substances			
		• Other			

Key:

Satisfactory	
Low Priority	
Medium Priority	
High Priority	

Greater detail on the areas requiring attention can be found in the relevant sections of this document and the action plan at the end of the document.

REVIEW PERIOD

It is important that the fire risk assessment is reviewed periodically, to ensure that it is still suitable and sufficient.

The next formal review should be carried out by a competent person no later than **July 2019**.

FIRE RISK ASSESSMENT SUMMARY

LIKELIHOOD OF FIRE

Taking into account the hazards and potential ignition sources observed at the time of the risk assessment, it is considered that the likelihood of a fire starting in this premises is: -

NORMAL

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

Low: *There is an unusually low likelihood of fire as a result of negligible potential sources of ignition*

Normal: *Normal fire hazards [e.g., potential ignition sources and combustible items] for this type of occupancy exist, with fire hazards generally subject to appropriate controls [other than minor shortcomings].*

High: *There is a lack of adequate controls applied to one or more significant fire hazards, so as to result in a significant likelihood of fire.*

LIKELY CONSEQUENCES FOR THE OCCUPANTS IN THE EVENT OF A FIRE

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

SLIGHT HARM

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

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

Moderate Harm: *Outbreak of fire could foreseeably result in injury [including serious injury] of one or more occupants, but is unlikely to involve fatalities.*

Extreme Harm: *Significant potential for serious injury or death of one or more occupants.*

RISK TO LIFE FROM FIRE AT THESE PREMISES

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

TOLERABLE

FIRE RISK ASSESSMENT SUMMARY

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

RISK LEVEL			
Consequence of Fire ⇒ ⇓ Likelihood of Fire	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial	Tolerable	Moderate
Normal	Tolerable	Moderate	Substantial
High	Moderate	Substantial	Intolerable

A suitable risk based control plan should involve effort and urgency that is proportional to the risk. The following risk based control plan is based on one advocated in BS8800 for general health and safety risks.

RISK LEVEL	ACTION AND TIMESCALE
Trivial	No action is required and no detailed records need be kept.
Tolerable	No major additional measures are required. However there may be a need for improvements that involve minor or limited cost.
Moderate	It is essential that efforts be made to reduce the risk. Risk reduction measures should be implemented within a limited 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	The building [or parts of it] should not be occupied until the risk is reduced.

PROPERTY SUMMARY

1. THE PREMISES

1.1 Since the last risk assessment have there been any significant changes?

NO

There have been no significant changes to the premises since the last fire risk assessment.

1.2 Have all the recommendations in the previous action plan been implemented to a satisfactory standard?

NO

Some progress has been made to implement the recommendations contained in the previous fire risk assessment. However some works remain outstanding.

Any additional items that were noted that require attention have been included in the consolidated action plan below.

1.3 RISK ASSESSMENT HISTORY

Date	Company
------	---------

09/07/2013	Fire Safety Express (See Document FRA_REV_2013_199154938)
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1.4 HISTORICAL CHANGES AND ASSESSOR COMMENTS

There have been no significant changes since the original fire risk assessment.

1.5 EVACUATION STRATEGY

DEFEND IN PLACE

This property has a 'defend in place' strategy in place. This means that the building has fire compartmentation of sufficient integrity to allow residents to stay in their own flat in the event of a fire in another part of the building. If the fire is in their own flat they should leave the building.

1.6 DATES OF APPLICABLE TESTS AND OTHER EVENTS

No applicable dates recorded

MANAGEMENT OF FIRE SAFETY

2. FIRE SAFETY PROCEDURES AND ARRANGEMENTS

2.1 Are the arrangements for managing fire safety adequate and properly documented?

N/A

2.2 Are appropriate fire procedures in place?

N/A

Comments and observations:

2.3 The fire safety management arrangements were not assessed as part of this fire risk assessment.

However, the company should ensure that satisfactory fire safety arrangements and fire procedures for the building are in place and regularly reviewed.

3. TRAINING AND INFORMATION

3.1 Are the arrangements for training employees and providing fire safety information adequate?

N/A

Comments and observations:

3.2 Nobody is employed to work in the building on a permanent basis. As such there are no building specific training requirements.

However, the company should ensure that employees that visit the premises from time to time are provided with general fire safety training, which should be refreshed periodically.

The company should also ensure that any contractors that work in the premises are provided with any relevant information about the fire procedures and any fire hazards identified by this fire risk assessment.

MANAGEMENT OF FIRE SAFETY

4. TESTING, MAINTENANCE & RECORDS

- 4.1 Are the arrangements for testing and maintaining the fire safety equipment adequate?
- 4.2 Is a log book maintained that records the test on fire safety equipment and fire safety training?

N/A

YES

Comments and observations:

- 4.3 The arrangements for testing and maintaining the preventative and protective measures were not assessed as part of this fire risk assessment.
- However, the company should ensure that it has suitable procedures in place to maintain the preventative and protective measures, including the testing of any active fire equipment.
- The company should also ensure that there are procedures in place to record the results of any tests carried out and training provided.

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

5. HOUSEKEEPING

5.1 Is the general standard of housekeeping adequate?

NO

Comments and observations:

5.2 The housekeeping in the premises was not satisfactory. The following items should receive attention in order to reduce the hazard.

5.3 A bicycle is stored on the second floor walkway which creates an obstruction and a potential trip hazard.

All bicycles should be removed from the walkway and a sign erected asking residents not to keep bicycles in the escape routes.

(See action item M1)

5.4 There is a quantity of discarded paper items such as flyers, newspapers and mail in the staircase enclosure, which whilst not adding significantly to the fire loading does create a culture where the staircase enclosure can be used as a 'dumping ground'.

The staircase enclosure should be cleared of all discarded items.

(See action item L1)

6. ELECTRICAL SOURCES OF IGNITION

6.1 Are reasonable measures taken to prevent fires of electrical origin?

YES

Comments and observations:

6.2 The measures taken to reduce fires as a result of electrical apparatus are satisfactory.

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

7. COOKING

7.1 Are reasonable measures in place to prevent fires due to cooking activities?

N/A

Comments and observations:

7.2 There are no cooking facilities in the common area; as such no hazards arise from this activity.

8. PORTABLE HEATERS AND HEATING INSTALLATIONS

8.1 Are reasonable measures taken to prevent fires due to heating appliances?

N/A

Comments and observations:

8.2 There is no heating in the common area. As such no fire hazards arise.

9. SMOKING

9.1 Are reasonable measures taken to prevent fires as a result of smoking?

YES

Comments and observations:

9.2 The Smoke-free Regulations apply to this premises. As such the likelihood of a fire starting as a result of smoking inside the premises is very low.

9.3 'No Smoking' signs are displayed which comply with the Smoke-free [Signs] Regulations 2012.

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

10. ARSON

10.1 Is the general defence against arson adequate?

NO

Comments and observations:

10.2 The defence against arson is not as good as it could be. The following recommendations are made in order to reduce the likelihood of an arson related attack.

10.3 The external bin store door was not kept closed. This should be closed at all times.

(See action item M2)

11. DANGEROUS SUBSTANCES

11.1 Are measures in place to prevent dangerous or flammable substances coming into contact with ignition sources?

N/A

Comments and observations:

11.2 No dangerous substances were observed at the time of the assessment.

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

12. OTHER SIGNIFICANT FIRE HAZARDS THAT WARRANT CONSIDERATION INCLUDING PROCESS HAZARDS THAT IMPACT ON GENERAL FIRE PRECAUTIONS

12.1 Are there any other hazards or ignition sources that warrant consideration?

NO

Comments and observations:

12.2 No other hazards were observed at the time of the assessment.

FIRE PROTECTION MEASURES

13. MEANS OF ESCAPE FROM FIRE

13.1 Is the premises provided with adequate emergency routes and exits?

YES

13.2 Is it considered that there is a reasonable standard of compartmentation?²

NO

Comments and observations:

13.3 The presence of waste chute discharge points within the staircase enclosure presents a significant risk of smoke and flames entering the staircase in the event of a fire in the waste bins.

The waste chute should be taken out of use and sealed up at all floor levels. It is recommended that a dedicated area be created outside the building for waste bins.

(See action item H1)

13.4 Two storey flats with habitable rooms with a floor level greater than 4.5 metres above ground level require the staircase serving the upper rooms to be enclosed in fire resisting construction, because fire escape windows are unable to be used. It was not possible to assess the standard of fire protection afforded to the internal staircase in the course of the assessment. It is recommended that the standard of fire resistance to the staircase be assessed, and where it is found not to be fire resisting, it should be upgraded by the provision of fire resisting doors to all rooms (except bathrooms and toilets) that lead onto the staircase.

(See action item M3)

² Based on a visual inspection of readily accessible areas, with a degree of sampling where appropriate.

FIRE PROTECTION MEASURES

14. DOORS

14.1 Is the standard of fire exit doors satisfactory and are they adequately maintained?

YES

14.2 Is the standard of fire resisting doors satisfactory and are they adequately maintained?

NO

Comments and observations:

14.3 The entrance door to one or more properties has been replaced with a type of door which does not appear to be fire resistant.

The company should check with resident or their own maintenance records to verify whether the door to the following flat is fire resisting or not. If not, the door should be replaced with a fire resisting door: -

a) The entrance doors to flats 63, 65 and 71

(See action item M4)

FIRE PROTECTION MEASURES

15. EMERGENCY ESCAPE LIGHTING

15.1 Is the standard of emergency lighting satisfactory and is it adequately maintained³?

NO

Comments and observations:

15.2 There is no system of emergency lighting provided.

An emergency lighting system should be installed and maintained in accordance with BS 5266 in the following locations: -

a) In the staircase enclosure on all three floors

Once installed the emergency lighting should be tested monthly and serviced annually to ensure its correct operation. The results of the tests should be recorded in the premises log book.

(See action item H2)

³ Based on a visual inspection. No test of luminance levels or verification of full compliance with British Standards has been carried out.

FIRE PROTECTION MEASURES

16. FIRE DETECTION AND ALARMS

16.1 Are the premises provided with adequate fire detection and warning measures and are they adequately maintained? ⁴

YES

Comments and observations:

16.2 It is believed that individual flats are provided with self contained smoke detectors to provide early warning of fire.

17. FIRE FIGHTING MEASURES

17.1 Are the premises provided with adequate fire fighting measures and are they adequately maintained?

N/A

Comments and observations:

17.2 Due to the opportunity for theft and vandalism, it is not recommended that fire extinguishers be provided in these premises.

18. FIRE SAFETY SIGNS AND NOTICES

18.1 Are the premises provided with suitable fire safety information signs and are they maintained in a legible condition?

YES

Comments and observations:

18.2 The fire safety signage in the building is adequate

⁴ Based on a visual inspection, but no audibility tests or verification of full compliance with relevant British Standards have been carried out.

FIRE SAFETY STANDARDS

STANDARDS

In this report fire resistant means walls, screens, partitions, doors and other materials which, when tested in accordance with BS 476: Parts 20-23: 1987 [or to BS 476: Part 8: 1972 in respect of items tested prior to 1st January 1988] achieve a minimum 30 minutes standard of fire-resistance, unless otherwise stated.

All fire-resistant elements of structure should be constructed to true ceiling height.

Where reference is made to fire resisting doors they should be tested in accordance with BS 476: Parts 20-23, be fitted with intumescent strips and cold smoke seals and a positive self-closing device.

Where reference is made to 'Emergency Lighting', it should be installed, maintained and serviced in accordance with the recommendations contained in the current version of BS 5266.

In order to verify that the installation complies with such a standard, a certificate of installation and commissioning should be obtained from the installer.

Unless otherwise stated, where reference is made to a 'Fire Alarm System', it should be installed, maintained and serviced in accordance with the recommendations contained in the current version of BS 5839.

In order to verify that the installation complies with such a standard, a certificate of installation and commissioning should be obtained from the installer.

Where reference is made to 'Fire-Fighting Equipment', it should be manufactured in accordance with in BS EN3 and installed, maintained and serviced in accordance with the recommendations contained in the current version of BS 5306.

In order to verify that the equipment complies with such a standard, a certificate of installation and commissioning should be obtained from the installer.

Where reference is made to 'Notices and Signs', they should be installed in accordance with the recommendations contained in BS 5499: Part 1, the Health and Safety [Safety Signs and Signals] Regulations, or a similar equivalent standard.

ACTION PLAN

It is considered that the following recommendations be implemented in order to reduce the fire risk to, or maintain it at the following level: **TOLERABLE**

HIGH PRIORITY ITEMS These items have a significant impact on risk reduction and should receive the most urgent attention and preferably be completed within 3 months.				
Item no.	Action Item	Nominated person	Date completed	Signature
H1	The presence of waste chute discharge points within the staircase enclosure presents a significant risk of smoke and flames entering the staircase in the event of a fire in the waste bins. The waste chute should be taken out of use and sealed up at all floor levels. It is recommended that a dedicated area be created outside the building for waste bins. <i>(See Para 13.3)</i>			
H2	There is no system of emergency lighting provided. An emergency lighting system should be installed and maintained in accordance with BS 5266 in the following locations: - a) In the staircase enclosure on all three floors Once installed the emergency lighting should be tested monthly and serviced annually to ensure its correct operation. The results of the tests should be recorded in the premises log book. <i>(See Para 15.2)</i>			

ACTION PLAN

MEDIUM PRIORITY ITEMS				
These items have a moderate impact on risk reduction and every effort should be made to complete these items within 6 months or earlier if possible.				
Item no.	Action Item	Nominated person	Date completed	Signature
M1	<p>A bicycle is stored on the second floor walkway which creates an obstruction and a potential trip hazard.</p> <p>All bicycles should be removed from the walkway and a sign erected asking residents not to keep bicycles in the escape routes.</p> <p><i>(See Para 5.3)</i></p>			
M2	<p>The external bin store door was not kept closed. This should be closed at all times.</p> <p><i>(See Para 10.3)</i></p>			
M3	<p>Two storey flats with habitable rooms with a floor level greater than 4.5 metres above ground level require the staircase serving the upper rooms to be enclosed in fire resisting construction, because fire escape windows are unable to be used. It was not possible to assess the standard of fire protection afforded to the internal staircase in the course of the assessment. It is recommended that the standard of fire resistance to the staircase be assessed, and where it is found not to be fire resisting, it should be upgraded by the provision of fire resisting doors to all rooms (except bathrooms and toilets) that lead onto the staircase.</p> <p><i>(See Para 13.4)</i></p>			

ACTION PLAN

MEDIUM PRIORITY ITEMS

These items have a moderate impact on risk reduction and every effort should be made to complete these items within 6 months or earlier if possible.

Item no.	Action Item	Nominated person	Date completed	Signature
M4	<p>The entrance door to one or more properties has been replaced with a type of door which does not appear to be fire resistant.</p> <p>The company should check with resident or their own maintenance records to verify whether the door to the following flat is fire resisting or not. If not, the door should be replaced with a fire resisting door: -</p> <p>a) The entrance doors to flats 63, 65 and 71</p> <p><i>(See Para 14.3)</i></p>			

ACTION PLAN

LOW PRIORITY ITEMS

These items have a lower impact on risk reduction and may be incorporated into the routine maintenance programme for the premises or programmed review of management procedures as necessary. We suggest that these items are completed within 12 months.

Item no.	Action Item	Nominated person	Date completed	Signature
L1	<p>There is a quantity of discarded paper items such as flyers, newspapers and mail in the staircase enclosure, which whilst not adding significantly to the fire loading does create a culture where the staircase enclosure can be used as a 'dumping ground'.</p> <p>The staircase enclosure should be cleared of all discarded items.</p> <p><i>(See Para 5.4)</i></p>			