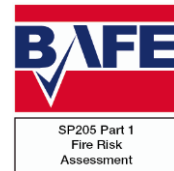


Fire Risk Assessment



PAS 79-2:2020 Fire risk assessment – Part 2: Housing

Client Name: Crawley Borough Council
Address: Milton Mount, Pound Hill, Crawley, RH10 3DX

Date of assessment: 3rd August 2021

Assessor: Sean Murphy - GFireE. Tech IOSH. AIFSM

Validated by: Sean Murphy - GFireE. Tech IOSH. AIFSM

Date: 3rd August 2021

Suggested Date of Review: 3rd August 2022

Reference Number: 54371



Unit 14, Oakhurst Business Park, Southwater, Horsham, West Sussex, RH13 9RT
01403 738000 - info@fireriskuk.com - www.fireriskuk.com

Fire Risk UK Ltd are accredited to BAFE SP205 for Life Safety Fire Risk Assessment.
This report is intended to assist you in compliance with Article 9 of the Regulatory Reform (Fire Safety) Order 2005 (the 'Fire Safety Order'), which requires that a risk assessment be carried out.



Life Safety Fire Risk Assessment Certificate of Conformity

This certificate is issued by the organisation named in Part 1 of the schedule in respect of the fire risk assessment provided for the person(s) or organisation named in Part 2 of the schedule at the premises and / or part of the premises identified in Part 3 of the schedule.

Schedule

Name of issuing Certificated Organization:	Fire Risk UK Ltd
BAFE registration no. of issuing organisation:	SUSS127
Name of client:	Crawley Borough Council
Address of premises for which the fire risk assessment was carried out:	Milton Mount, Pound Hill, Crawley, RH10 3DX
Part or parts of the premises to which the fire risk assessment applies:	Limited to common parts, plant rooms and other non-domestic areas of the building (if any)
Brief description of the scope and purpose of the fire risk assessment:	Life Safety Assessment, Type 1 (non-invasive, visual & non destructive only)
Effective date of the fire risk assessment:	3rd August 2021
Recommended date for review of the fire risk assessment:	3rd August 2022
Unique reference number of this certificate:	54371

We, being currently a 'Certificated Organisation' in respect of life safety fire risk assessment identified in the above schedule, certify that the fire risk assessment referred to in the above schedule complies with the specification identified in the above schedule and with all other requirements as currently laid down within the BAFE SP205 Scheme in respect of such fire risk assessment.

Signed for and on behalf of the issuing Certificated Organisation:

Name Sean Murphy - GIFireE. Tech IOSH. AIFSM

Position Validator

Date 3rd August 2021

Name and address of Third Party Certification Body:

SSAIB
7 - 11 Earsdon Road
West Monkseaton
Whitley Bay
NE25 9SX



Scope and Terms of this Assessment

- 1 The Regulatory Reform (Fire Safety) Order (if the relevant premises are in England or Wales) or the Fire (Scotland) Act (if the relevant premises are in Scotland) require the responsible person to carry out a fire risk assessment of the premises they are responsible for.
 - 2 This risk assessment carried out is made to enable the client or other responsible person to comply with the legal requirements summarised in Paragraph 1 above.
 - 3 This report is addressed to the client (or if applicable other responsible person in relation to the premises) for its sole benefit and may not be relied upon by any other person, firm or company.
 - 4 We have agreed with you that this assessment should be conducted by us in accordance with and on the basis and assumptions set out in this scope.
 - 5 The risk assessment should be available for inspection, at all times.
 - 6 We have not carried out an occupancy calculation as part of the assessment unless otherwise agreed in writing.
 - 7 The assessment does not allow for the physical maintenance of any equipment or machinery.
 - 8 The fire risk assessment should be reviewed by the responsible person regularly so as to keep it up-to-date and, in any event by the date indicated on the general information page of this report or at such earlier time as (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 undergone significant changes, extensions, or conversions. By way of example and without limiting the general statement made above, the assessment should be reviewed following:
 - a) Significant changes to work practices or procedures.
 - b) A significant change in the number of people present or the characteristics of the occupants including the presence of people with some form of disability.
 - c) Any significant structural or material changes to the premises (including the internal layout) or to the processes or activities conducted at the premises, including the introduction of new
 - d) Significant changes to furniture and fixings and / or to displays or quantities of stock.
 - e) The introduction or increase in the storage of hazardous substances.
 - f) Any change in the fire precautions in the premises.
 - g) Any near miss or fire incident.
- and, in any event, at recommended intervals of no more than the review date highlighted within the report.
- 9 The hazards and / or risks identified (if any) in each section of this document increase the risk to life and / or property safety in and around the areas assessed.

- 10 The client, or other responsible person, should ensure that the additional fire safety controls, recommendations and actions set out in this document are effected to bring the assessed areas up to a standard that will ensure, so far as is reasonably practicable, the safety of any of his employees, any other person lawfully on the premises or any person in the immediate vicinity of the premises at risk from a fire on the premises.
- 11 The Regulatory Reform (Fire Safety) Order and the Fire (Scotland) Act, as applicable, impose various other obligations in relation to fire safety on responsible persons. We would be pleased to provide further guidance on these obligations but would like to draw your particular attention to the following:

Responsible persons must, amongst other things, provide their employees with comprehensive and relevant information on the risks to them identified by the risk assessment, the preventative and protective measures taken and the procedures and measures in place in the event of serious and imminent danger to them.

- 12 In this report:
 - a) We confirm that the information shown is correct based upon a general 'walk through' inspection of the premises, and discussions with both responsible management and staff. The contents are, to the best of the Assessor's knowledge, a true and fair review of the fire safety status of the premises, and meet the clients responsibilities in carrying out a fire risk assessment under the relevant legislation. Whilst the inspecting Assessor has taken all reasonable care to ensure accuracy of the information offered, Fire Risk UK Ltd cannot accept legal liability for any loss (including loss of anticipated profits, loss of expected future business, or damage to goodwill), nor claims for damages in connection with this report.
 - b) Where relevant facts in relation to the premises were not visually apparent on the date of our inspection, we have relied on the information and / or responses provided by or on behalf of the client or other responsible person.
 - c) We have assumed that all relevant building regulations were complied with in the construction of the premises, including any extension(s), conversion(s), renovation(s) and refurbishment(s).
 - d) Unless otherwise stated, we have assumed that at the premises -
 - (i) all fire safety equipment, including fire doors and fire resistant partitions and
 - (ii) all servicing of fire safety equipment has been installed or carried out (as the case may be) by persons competent to do so and in accordance with all applicable standards.
 - e) We have not looked in roof spaces or other hidden areas in the premises except where there was an obvious fire hazard which reasonably required further investigation.
 - f) We have assumed that information and documentation supplied to us by or on behalf of the client or other responsible person which has a bearing on this fire risk assessment is current, true, accurate and not misleading.
 - g) The term "responsible person" has the meaning given to it in The Regulatory Reform (Fire Safety) Order and the Fire (Scotland) Act.
 - h) The assessment is non invasive i.e. there will be no penetration, changes or damage to the structure of the building.

Responsible person (e.g. employer) or person having control of the premises:
 Position held:
 Contact number:

Natalie Brahma-Pearl
Chief Executive - CBC
01293 438000

Person(s) consulted:
 Job Title:

Mr Finlay
Fulltime Caretaker

1 THE PREMISES

1.1	Number of floors at ground level and above:	8
	Number of floors entirely below ground level:	1
	Floors on which car parking is provided:	0

1.2	Number of flats:	146
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1.3	Brief details of construction and approximate age of the building:	
	<p>Detached purpose built block of flats built c.1960's. Constructed of concrete, brick, glass with flat roof.</p> <p>Four main entrances/exits to the building at ground level (2 x front & 2 x rear)</p> <p>Two internal escape stairs (1 x at each end of the building) serving all floors with emergency exits at lower ground level to either side of the building.</p> <p>Two sets of firefighting lifts (1 x 2 lifts and 1 x 1 lifts) serving all floors.</p> <p>Two internal core stairways serving all floors (accessed in lift lobbies on all floors).</p> <p>Dry rising main inlets by main entrance/exit with outlets at each floor in lift lobby.</p> <p>Lower ground floor - 4 x flats</p> <p>Ground floor -16 flats,</p> <p>1st, 2nd 3rd, 4th, 5th, 6th & 7th floors - 18 flats per floor.</p> <p>Mains Gas on site.</p>	

1.4	Occupancy, as defined in the Classification of Purpose Groups set out in Table 0.1 of Approved Document B, vol 1 (Fire Safety) 2019)	
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Flats - Group 1b - Residential (dwellings)	
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2 THE OCCUPANTS

2.1	Approximate maximum number of employees at any one time:	1
2.2	Approximate maximum number of residents and visitors at any one time:	300

3 OCCUPANTS ESPECIALLY AT RISK FROM FIRE

3.1	Sleeping occupants:	Yes
3.2	Occupants in remote areas and lone workers: Caretaker	Yes
3.3	Others:	Unknown

4 FIRE LOSS EXPERIENCE

4.1	Is there a history of fire loss experience, if yes detail below:	No
<div style="border: 1px solid black; padding: 5px;">None reported.</div>		

5 OTHER RELEVANT INFORMATION

5.1	Is there any other relevant information:	Yes
<div style="border: 1px solid black; padding: 5px;">Between the hours of 08:00 - 16:00 a caretaker works on site. Contractors and service engineers can also work on site unsupervised.</div>		

6 RELEVANT FIRE SAFETY LEGISLATION

6.1	The following fire safety legislation applies to these premises:
<div style="border: 1px solid black; padding: 5px;">The Fire Safety Order 2005</div>	

6.2	The above legislation is enforced by:	West Sussex Fire and Rescue Service
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6.3	Other legislation that makes significant requirements for fire precautions in these premises [other than the Building Regulations 2010 (as amended)]:
<div style="border: 1px solid black; padding: 5px;">The Housing Act 2004</div>	

6.4	Other legislation referred to above is enforced by:
<div style="border: 1px solid black; padding: 5px;">Local Authority</div>	

6.5	Is there an alterations notice in force?	Unknown
Relevant information and deficiencies observed:		
<div style="border: 1px solid black; padding: 5px;">None</div>		

7 ELECTRICAL SOURCES OF IGNITION

7.1	Are reasonable measures taken to prevent fires of electrical origin?	No
7.2 (a)	Are fixed installations periodically inspected and tested?	Unknown
7.2 (b)	Has portable appliance testing been carried out?	No

Relevant information (including description of arrangements and deficiencies observed):

Affixed labels to the main electrical installation indicate the most recent inspection was undertaken on 11/05/21.

All test certification is held by CBC in the Town Hall.

No records available to confirm any C1's or C2's have been actioned.

See action plan - 7.2(a)

No portable appliances in the common areas at the time of assessment.

Caretakers office - a number of portable electrical appliances are in use (or ready for use) such as: fridge, toaster, kettle, fan, microwave, a number of heaters and a floor cleaning machine on charge.

All appliances are run off a single extension lead.

Only one PAT label was seen, this was dated 2017.

All appliances should be tested or removed from site and extension leads prohibited as they are left unattended for long periods with items on charge and possibly overloaded.

See action plan - 7.2(b)

8 SMOKING

8.1	Are reasonable measures taken to prevent fires as a result of smoking?	Yes
8.2 (a)	Is smoking prohibited in appropriate areas?	Yes
8.2 (b)	Are there suitable arrangements for those who wish to smoke?	N/A
8.2 (c)	Did the smoking policy appear to be observed at time of inspection?	Yes
8.2 (d)	Are 'No Smoking' signs provided in the common area?	Yes

Relevant information (including description of arrangements and deficiencies observed):

A Fire Safety policy is in place prohibiting smoking in the common areas of the building.

No discarded smoking materials were seen around the building.

'No Smoking' signage is in place throughout the building.

9 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

Relevant information (including description of arrangements and deficiencies observed):

Security door entry system in place.
There is a bin room at each end of the building where the waste chutes discharge.
The chutes are protected by a fire shutter operated by a fusible link system, this will reduce smoke ingress and vertical fire spread to the main internal areas of both blocks, should a bin fire occur within the refuse store.
The bin rooms are also protected by sprinkler systems with external visual actuation beacons.

Reasonable only in the context of this fire risk assessment. If specific advice on security (including security against arson) is required, this should be obtained from a security specialist.

10 PORTABLE HEATERS AND HEATING AND VENTILATION INSTALLATIONS

- 10.1 Is there satisfactory control over the use of portable heaters?

Yes

- 10.2 Are fixed heating and ventilation installations subject to regular maintenance?

N/A

Relevant information (including description of arrangements and deficiencies observed):

Portable heaters are not used in common areas (re caretakers office see point 7 above).
No HVAC installed.
Tenants should be advised to have their boilers serviced annually, in accordance with Gas Safe and manufacturer requirements. Carbon monoxide detectors are also recommended to be installed in each flat.

11 COOKING

- 11.1 Are reasonable measures taken to prevent fires as a result of cooking?

No

Relevant information (including description of arrangements and deficiencies observed):

There are no cooking facilities in the common areas.
Cooking in the caretakers office may take place - see point 7 above. Recommend installation of extinguishers and fire blanket.
See Action plan 11.1.

12 LIGHTNING

12.1 Does the building have a lightning protection system? Yes

Relevant information (including description of arrangements and deficiencies observed):

No information available regarding the protection system.
See action plan - 12.1

13 HOUSEKEEPING

13.1	Is the overall standard of housekeeping adequate?	No
13.2(a)	Do combustible materials appear to be separated from ignition sources?	No
13.2(b)	Is unnecessary accumulation or inappropriate storage of combustible materials or waste avoided?	No
13.2(c)	Are gas and electricity intake/meter cupboards adequately secured and kept clear of combustible materials?	Yes

Relevant information (including description of arrangements and deficiencies observed):

Store cupboard (lower ground opposite flat 6) was unlocked at the time of the assessment and was used to store furniture - chair, table and cardboard. This door should be kept locked at all times to prevent deliberate ignition or escape routes from being blocked.
See action plan - 13.2(a)
Personal items and mats were left in the escape route corridor outside flats 416 and 415.
See action plan - 13.2(b)

14 HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS

14.1 Is there satisfactory control over works carried out in the building by contractors? Yes

Relevant information (including description of arrangements and deficiencies observed):

- External contractors are approved by the CBC and they are required to submit method statements, risk assessments and, where necessary, arrangements for 'hot work'.
- The ongoing monitoring of the work of external contractors and internal maintenance staff on site is subject to the Client's procedures and inspections.

15 DANGEROUS SUBSTANCES

15.1 Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises? N/A

Relevant information (including description of arrangements and deficiencies observed):

None on site - all store cupboards were checked during this assessment.

For the purpose of this risk assessment and the Fire Safety Order, dangerous substances are primarily explosive, highly flammable or flammable substances and oxidizing agents.

Small quantities with negligible impact on the appropriate fire precautions need not be taken into

16 OTHER SIGNIFICANT FIRE HAZARDS THAT WARRANT CONSIDERATION

16.1 Hazards:
None.

Relevant information (including description of arrangements and deficiencies observed):

N/A

17 MEANS OF ESCAPE

17.1	Is the design and maintenance of the means of escape considered adequate?	No
17.2(a)1	Are there reasonable distances of travel: where there is escape in a single direction?	Yes
17.2(a)2	Are there reasonable distances of travel: where there are alternative means of escape?	Yes
17.2(b)	Is there adequate provision of exits?	Yes
17.2(c)	Do fire exits open in the direction of escape, where necessary?	Yes
17.2(d)	Are the arrangements provided for securing exits satisfactory?	Yes
17.2(e)	Is the fire-resisting construction (including any glazing) protecting escape routes and staircases of a suitable standard and maintained in sound condition?	Yes
17.2(f)	Is the fire resistance of doors to staircases and the common areas considered adequate, and are the doors maintained in sound condition?	No
17.2(g)	Are suitable self-closing devices fitted to doors in the common areas?	No
17.2(h)	Is the fire resistance of doors to meter cupboards/store rooms/plant rooms in the common areas considered adequate, and are they adequately secured and/or fitted with suitable self-closing devices?	Yes
17.2(i)	Is the fire resistance of flat entrance doors considered adequate, and are doors maintained in sound condition?	Unknown
17.2(j)	Are suitable self-closing devices fitted to flat entrance doors and, where fitted, maintained in good working order?	Unknown
17.2(k)	Are there adequate smoke control provisions to protect the common escape routes, where necessary?	Yes
17.2(l)	Are all escape routes clear of obstructions?	No
17.2(m)	Are all fire exits easily and immediately openable?	Yes
17.2(n)	Is it considered that the premises are provided with reasonable arrangements for means of escape for disabled people?	Yes

Relevant information (including description of arrangements and deficiencies observed):

17.1 see point - 13 housekeeping.
 17.2(f & g) A number of doors require adjusting, repairs or investigation to ensure they meet FS30s SC specification:
 17.2(i & j) The assessor had no access to any flats during the assessment. All flat front doors should be of a FD30s SC specification.
 See action plan.
 17.2(l) re escape routes see - action plan point 13.2(b)

18 MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT

18.1	Is it considered that there is/are:	
18.1(a)	Adequate levels of compartmentation between floors and between flats and the common escape routes?	Yes
18.1(b)	Reasonable limitation of linings to escape routes that might promote the spread of fire?	Yes
18.1(c)	As far as can reasonably be ascertained, reasonable fire separation within any roof space?	Yes
18.1(d)	Adequately fire protected service risers and/or ducts in common areas, that will restrict the spread of fire and smoke?	Yes
18.2	As far as can reasonably be ascertained, are fire dampers provided as necessary to protect critical means of escape against passage of fire, smoke and products of combustion in the early stages of a fire?	Yes

Relevant information (including description of arrangements and deficiencies observed):

This is a purpose built block of flats, it is therefore reasonable to assume that compartmentation is of an adequate standard. However, the assessor had no access to any flats or roof voids to confirm.

There were no obvious issues in any cupboards relating to fire stopping.

This fire risk assessment will not necessarily identify all minor fire stopping issues that might exist within the building. If you become aware of other fire stopping issues, or are concerned about the adequacy of fire stopping, you may wish to consider arranging for an invasive survey by a competent specialist. A full investigation of the design of heating, ventilation and air conditioning systems is outside the scope of this fire risk assessment

19 EMERGENCY ESCAPE LIGHTING

19.1	Has a reasonable standard of emergency escape lighting been provided?	Yes
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Relevant information (including description of arrangements and deficiencies observed):

Adequate emergency escape lighting is installed on escape routes inside and out in accordance with the recommendations of BS 5266.

Based on visual inspection, but no test of illuminance levels or verification of full compliance with relevant British Standards carried out.

20 FIRE SAFETY SIGNS AND NOTICES

20.1 Is there a reasonable standard of fire safety signs and notices?

No

Relevant information (including description of arrangements and deficiencies observed):

On the ground floor in the common area there is no clear instruction on what to do in case of fire. On upper floors there are some paper copies of the fire evacuation strategy - these are stuck to the walls with Sellotape and some are torn and hanging off the walls.
See Action Plan 20.1.
The number of and location of directional emergency escape signage was adequate at the time of the assessment.

21 MEANS OF GIVING WARNING IN CASE OF FIRE

21.1 Is a reasonable fire detection and fire alarm system provided in the common areas, where necessary?

N/A

21.2 If there is a communal fire detection and fire alarm system, does it extend into the dwellings?

N/A

21.3 Where appropriate, has a fire alarm zone plan been provided?

N/A

21.4 Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?

N/A

Relevant information (including description of arrangements and deficiencies observed):

A fire detection system is not required in the common areas of this building.
It is advised that all residents have a suitable means of detection installed within their own flat. As a minimum this should consist of a smoke detector in the flat entrance hall.

Relevant information on false alarm experience(if known):

N/A

Based on visual inspection, but no audibility tests or verification of full compliance with relevant British Standard carried out.

22 MANUAL FIRE EXTINGUISHING APPLIANCES

22.1 Is there reasonable provision of manual fire extinguishing appliances?

N/A

22.2 Are all fire extinguishing appliances readily accessible?

N/A

Relevant information (including description of arrangements and deficiencies observed):

Fire extinguishers are not required or are provided within the common areas

23 RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS

23.1 Type of fixed system:

Sprinkler system in the two bin rooms.

Relevant information and deficiencies observed:

A visual actuation beacon is sited on the outer wall of each bin room to indicate the sprinkler system has actuated.

Relevant to life safety and this risk assessment (as opposed to property protection).

24 OTHER RELEVANT FIXED SYSTEMS AND EQUIPMENT

24.1 Type of fixed system:

Smoke ventilation.
Fire dampers in refuse chutes.
Dry rising main.
Lightning protection system installed.

Relevant information and deficiencies observed:

At the head of each staircase there is a ventilation grill with electric extraction fans running constantly.
Automatic fire dampers actuated via fusible link system fitted onto the refuse chutes in bin stores.
2 x dry rising mains installed, one at either end of the building with valves on all floors above ground.
Evidence of lightning protection system - copper strips fixed to external wall.

24.2 Are there appropriately sited facilities for electrical isolation of any photovoltaic (PV) cells, with appropriate signage, to assist the fire and rescue service?

N/A

Relevant information (including description of arrangements and deficiencies observed):

None installed

Relevant to life safety and this risk assessment (as opposed to property protection).

25 PROCEDURES AND ARRANGEMENTS

25.1 The competent person(s) appointed under Article 18 of the Fire Safety Order to assist the responsible person in undertaking the preventive and protective measures (i.e. relevant general fire precautions) is:

Natalie Brahma-Pearl - CEO for CBC

25.2 Fire safety at the premises is managed by:

Full-time caretaker

25.3 Is there a suitable record of the fire safety arrangements?

Yes

Relevant information (including description of arrangements and deficiencies observed):

Fire safety arrangements are contained in Milton Mount Fire Safety Policy dated January 2017 with a review date for January 2022.

25.4 The evacuation strategy is:

Stay put

Comment:

The evacuation strategy is contained in Milton Mount Fire Safety Policy dated January 2017 with a review date for January 2022.
It is also displayed in common areas and issued to residents/tenants.

25.5 Are procedures in the event of fire appropriate and properly documented, where appropriate?

Yes

Relevant information (including description of arrangements and deficiencies observed):

See - 25.3 & 25.4 above

25.6 Are routine in-house inspections of fire precautions undertaken (e.g. in the course of health and safety inspections)?

Yes

Relevant information (including description of arrangements and deficiencies observed):

Undertaken routinely by CBC housing team.

This is not intended to represent a legal interpretation of responsibility, but merely reflects the managerial arrangement in place at the time of this risk assessment.

Based on brief review of procedures at the time of this fire risk assessment. In-depth review of documentation is outside the scope of this fire risk assessment, unless otherwise stated.

26 TRAINING AND DRILLS

26.1 Are all staff given adequate fire safety instruction and training?

No

Relevant information (including description of arrangements and deficiencies observed):

All CBC staff receive Fire Safety training. Records not seen as they are kept on personal record files.

The assessor recommends that the Caretaker on site receives refresher training. Following lengthy discussion during the assessment it was clear the caretaker is unclear on some fire safety aspects. See Action plan 26.1.

26.2 When the employees of another employer work in the premises, is appropriate information on fire risks and fire safety measures provided?

Yes

Relevant information (including description of arrangements and deficiencies observed):

All contractors are made aware of fire actions in all CBC premises.

27 TESTING AND MAINTENANCE

27.1 Is there adequate maintenance of the premises?

Relevant information (including description of arrangements and deficiencies observed):

See below

27.2 Is weekly testing and periodic servicing of the fire detection and fire alarm system undertaken?

Relevant information (including description of arrangements and deficiencies observed):

No alarm in the common areas.

27.3 Are monthly and annual testing routines in place for the emergency escape lighting?

Relevant information (including description of arrangements and deficiencies observed):

Emergency escape lighting is maintained in accordance with BS 5266. All records are kept at the Town Hall (as detailed in Milton Mount Fire Safety Policy).
Serviced annually under contract with FR-UK.

27.4 Is annual maintenance of fire extinguishing appliances undertaken?

Relevant information (including description of arrangements and deficiencies observed):

No extinguishers installed.

27.5 Are six-monthly inspection and annual testing of rising mains undertaken?

Relevant information (including description of arrangements and deficiencies observed):

The dry riser is maintained in accordance with BS 9990. All records are kept at the Town Hall (as detailed in Milton Mount Fire Safety Policy).

27.6 Are weekly and monthly testing, six-monthly inspection, and annual inspection and testing undertaken of lift(s) provided for use by firefighters or evacuation of disabled people (evacuation lifts)? Unknown

Relevant information (including description of arrangements and deficiencies observed):

Not confirmed during the assessment. See action plan - 27.6

27.7 Other relevant inspections or tests:
Sprinklers.
Lightning protection system.

Relevant information (including description of arrangements and deficiencies observed):

The sprinkler system in the bin rooms are maintained in accordance with BS EN 12845. All records are kept at the Town Hall (as detailed in Milton Mount Fire Safety Policy).
 Lightning protection - no information available regarding inspections or tests.
 See action plan - 27.7

28 RECORDS

28.1(a)	Are there appropriate records of: Fire alarm tests (where relevant)?	N/A
28.1(b)	Are there appropriate records of: Emergency escape lighting tests?	Yes
28.1(c)	Are there appropriate records of: Maintenance and testing of other fire protection systems and equipment?	Yes

Relevant information (including description of arrangements and deficiencies observed):

The assessor understands all records are held by CBC in the town hall.

29 PREMISES INFORMATION BOX

29.1	Is there a suitably located premises information box for the fire and rescue service?	Yes
29.2	Are there arrangements to keep the premises information box up to date?	Yes

Relevant information (including description of arrangements and deficiencies observed):

A list of residents requiring assistance in the event of an evacuation are held with the Fire Service and they are included in the Fire Plan for the building. A copy of the list is also held in the premises information box which is located in the caretakers office.

Normally applicable only to sheltered and extra care housing.

30 ENGAGEMENT WITH RESIDENTS

30.1 Has information on fire procedures been disseminated to residents?

Yes

30.2 Is fire safety information disseminated to residents?

Yes

Relevant information (including description of arrangements and deficiencies observed):

Fire Safety and evacuation procedures are explained to all new tenants.
Information is on display in the communal entrance.

31 PREVIOUS RISK ASSESSMENT

31.1 Has a Fire Risk Assessment been carried out previously?

Yes

31.2 Have all recommendations made in the last Fire Risk Assessment been satisfactorily addressed?

No

31.3 Brief details of recommendations not yet implemented:

Previous FRA undertaken by FR-UK on: 13/07/2020
- Remedial work to fire doors in common areas
- Signage improvements

Fire Risk Assessment

The following simple risk level estimator is based on a commonly used 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:

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 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 life safety in the event of fire would be:

Moderate 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.

Moderate harm: Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but is unlikely to result in 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 these premises is:

Moderate

Comments:

All recommendations in this report should be actioned.

A suitable risk-based control plan should involve effort and urgency that are proportional to risk. The following risk-based control plan is based on one advocated 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 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 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 FOLLOWING ACTION PLAN. THE FIRE RISK ASSESSMENT SHOULD BE REPEATED REGULARLY.

ACTION PLAN

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

Tolerable

Definition of priorities (where applicable):

Priorities:

1. High.
2. Medium.
3. Low.

Suggested timescale:

- A. Immediately - to be implemented as soon as possible.
- B. Short term - to be implemented within three months.
- C. Medium term - to be implemented within three to six months.
- D. Long term - to be implemented as and when the opportunity arises, such as at the time of replacement of a fire door or refurbishment of premises.

Item	Recommendation	Priority	Timescale
7.2 (a)	<p>Not confirmed that the electrical installation has been inspected and tested</p> <p>The electrical installation must be inspected (in accordance with current IET Wiring Regulations BS7671) and the relevant certification / documentation held on file by the client. Any defects should be rectified within the specified timescales.</p> <p><i>Note: Appropriate documentation was not available to confirm the condition of the electrical installation at time of inspection. It is advised that the intervals between electrical installation condition reports is no more than five years.</i></p>	1	Short term
7.2 (b)	<p>No Portable Appliance Testing (PAT) undertaken on appliances in the caretakers office.</p> <p>Portable Appliance Testing (PAT) must be carried out periodically in accordance with the Electricity at Work Regulations (PAT Testing) and The Provision and Use of Work Equipment Regulations 1998.</p> <p><i>Note: No records were available to confirm this had been undertaken nor were any markings present on the portable electrical equipment.</i></p> <p>Use of extension leads in the caretakers office.</p> <p>This should be managed - extension leads are acceptable for short term use but in this instance it is recommended that additional sockets are fitted to accommodate all appliances.</p> <p>See photo;</p>	1	Immediately


11.1	<p>Risk of fire caused by cooking</p> <p>The following measures should be taken to prevent fires as a result of cooking:</p> <p>* Install a 1 x 6L water spray extinguisher, 1 x 2 kg Co2 extinguisher and 1 x fire blanket in the Caretakers office on the ground floor.</p>	1	Immediately
12.1	<p>No known if servicing of Lightning Protection system is undertaken</p> <p>The lightning protection system should be serviced and maintained in accordance with current standards and manufacturers</p>	1	Short term
13.2(a)	<p>Combustible materials stored in unlocked cupboard in escape route.</p> <p>A number of combustible materials were found stored in an unlocked cupboard opposite flat 6. They could be subject to arson attack and should be removed and the cupboard kept locked at all times.</p>	1	Immediately
13.2(b)	<p>Unnecessary accumulation and inappropriate storage of combustible materials which also constitute slip or trip hazards on escape routes.</p> <p>The following areas have an unnecessary accumulation or inappropriate storage of combustible materials or personal items. These must be removed and the area kept clear:</p> <p>* outside flats 415 & 416</p> <p>See photo.</p>	1	Immediately

<p>17.2 (f & g)</p>	<p>The fire and smoke resistance of some cross corridor doors along the escape route are not adequate.</p> <p>In order to protect building occupants egressing to a place of safety in the event of a fire, and to provide a level of compartmentation and fire separation, compartment fire doors within the common area should meet an FD30s SC specification fire door.</p> <p>The following doors are in need of adjusting, repairs or investigation to ensure they meet the FD30s SC specification:</p> <ul style="list-style-type: none"> - 1st floor cross corridor doors adjacent to flat 116 - 2nd floor cross corridor doors, no self closer fitted (caretaker stated it has been missing for approximately 6 x months). - 4th floor cross corridor doors (next to flat 414), these are newly installed with excessive gaps at the bottom. <p>See photo.</p> <p>Recommendation:</p> <p>All fire doors in the building should be inspected by a third party accredited contractor and a maintenance programme is drawn up to prioritise and plan improvement works to doors.</p>	<p>1</p>	<p>Short term</p>
<p>17.2(i & j)</p>	<p>Fire resistance flat entrance doors could not be confirmed.</p> <p>It could not be confirmed due to no access/supporting information that the flat doors were fire resisting to a FD30s SC standard.</p> <p>The following steps should be taken:</p> <ul style="list-style-type: none"> * All flat doors are to be inspected to ensure they have working self-closing devices, and intumescent strips & seals installed * Modern or replacement flat entrance fire doors should normally have test evidence demonstrating that they meet the performance requirement in Building Regulations guidance for fire resistance and smoke control from both sides. This should be obtained for each door, and confirmed if this is the case, via this evidence. * Any test evidence for the doors used should be checked to ensure it is to the same specifications of the door sets being installed. * Responsible persons should aim to replace existing flat entrance door sets if they suspect they do not meet the fire or smoke resistance performance, in line with Government guidance. 	<p>1</p>	<p>Short term</p>

20.1	<p>Fire Safety / evacuation and stay-put information must be displayed.</p> <p>The fire evacuation plan (which is a stay put-strategy) for this building should be clearly displayed.</p> <p>The type of signage should be more substantial than the paper sheets that are currently used. The signage should be placed in the same location on each floor.</p>	1	Immediately
26.1	<p>Staff not given adequate fire safety instruction and training</p> <p>The caretaker should receive refresher fire training to cover the following areas:</p> <ul style="list-style-type: none"> * tour of your premises highlighting fire risks * basic fire prevention * good housekeeping * risk awareness * the fire routine * actions to be taken upon discovering a fire. * raising the alarm. * special provisions for assisting disabled people * the importance of fire doors and the need to inspect them regularly. * evacuation procedures (this includes reassuring any members of the public, escorting them to exits, and encouraging them to get well clear of the building) 	1	Immediately
27.6	<p>No weekly, monthly testing, six-monthly inspection, and annual inspection and testing undertaken of lift(s) provided for use by firefighters or evacuation of disabled people (evacuation lifts)</p> <p>In accordance with Article 17 of The Fire Safety Order, Fire fighting lifts should be subjected to weekly testing, six monthly inspection and annual testing. This should be undertaken with records kept on file.</p>	1	Immediately
27.7	<p>No servicing records for the lightning protection system</p> <p>In accordance with Article 17 of The Fire Safety Order, the Lightning Protection system should be serviced in line with the current standards and specifications set out in either BS 6651 or BS EN 62305. This will depend upon when the system was installed, but at maximum intervals of twelve months. This should be undertaken by a third party accredited contractor with records kept on file.</p>	1	Short term

31.2 & 3	Recommendations made in the last Fire Risk Assessment have not been satisfactorily addressed		
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PICTURES

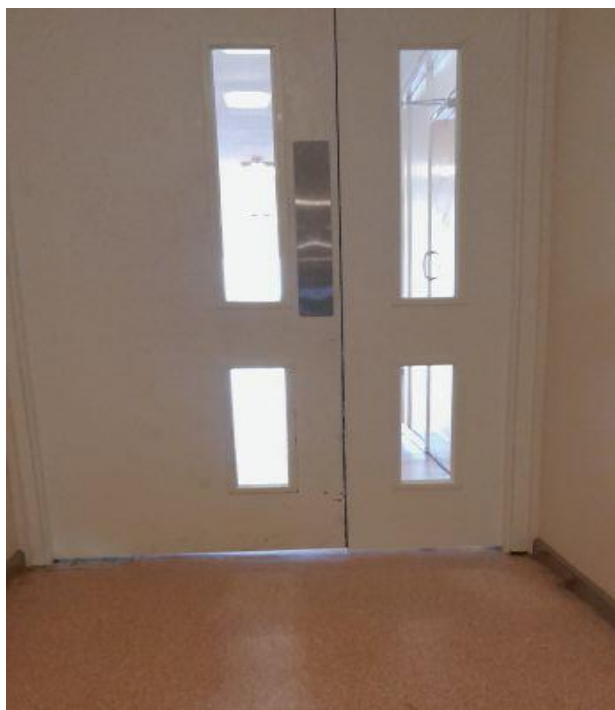
Item	Image/s
7.2(b)	 <p data-bbox="464 1010 1230 1144">Electrical items in the caretakers office should be PAT or removed from site.</p>

13.2(b)



In line with CBC policy common areas and escape routes should be kept clear.

17.2 (f&g)



Example of excessive gaps at the bottom of the cross corridor doors.

Glossary

The information below is for guidance and provides supporting information for the Action Plan which it should be read in conjunction with.

Term	Definition
Access room	A room through which the only escape route from an inner room passes.
Accommodation stairway	A stairway, additional to that required for means of escape purposes, provided for the convenience of occupants.
Alterations notice	If your premises are considered by the enforcing authority to be high risk, they may issue an alterations notice that requires you to inform them before making any material alterations to your premises.
Alternative escape route	Escape routes sufficiently separated by either direction and space, or by fire-resisting construction to ensure that one is still available irrespective of the location of a fire.
Approved Document B (ADB)	Guidance issued by Government in support of the fire safety aspects of the building regulations.
Arson	The criminal act of deliberately setting fire to property.
As low as reasonably practicable	Is a concept where risks should continue to be reduced until you reach a point where the cost and effort to reduce the risk further would be grossly disproportionate to the benefit achieved.
Assembly point	A designated place where people have been told to wait after evacuating a building in the event of a fire or other emergency. Note: An alternative assembly point that has protection against inclement weather may be required.
Automatic fire detection system	A means of automatically detecting the products of a fire and sending a signal to a fire warning system. See 'Fire warning'.
Basement	A storey with a floor which at some point is more than 1,200mm below the highest level of ground adjacent to the outside walls, unless, and for escape purposes only, such area has adequate, independent and separate means of escape.
Child	Anyone who is not over compulsory school age, i.e. before or just after their 16th birthday.
Class 0, 1 or 3 surface spread of flame	Classes of surface spread of flame for materials needed to line the walls and ceilings of escape routes.
Combustible material	A substance that can be burned.
Common parts	Those areas of a building that are not for the exclusive use of certain building occupants (e.g. common corridors, stairways, plant rooms, other ancillary areas, etc.).
Compartment wall and/or floor	A fire-resisting wall or floor that separates one fire compartment from another.

Compartmentation	A building or part of a building comprising one or more rooms, spaces or storeys constructed to prevent the spread of fire to or from another part of the same building or an adjoining building. This is achieved through the provision of fire resisting walls and floors (commonly offering between 30 minutes and 120 minutes fire resistance) and will include special measures to address any openings in the compartment lines, such as doors, glazing, service penetrations and ductwork.
Competent person	According to the Regulatory Reform (Fire safety) Order 2005 Article 18 (5), a person is to be regarded as competent for the purposes of this article (Safety Assistance) where he has sufficient training and experience or knowledge and other qualities to enable him properly to assist in undertaking the preventative and protective measures.
Dangerous substance	A substance which because of its physic-chemical or chemical properties and the way it is used or is present at the workplace creates a risk.
Dead end	Area from which escape is possible in one direction only.
Direct distance	The shortest distance from any point within the floor area to the nearest storey exit, or fire-resisting route, ignoring walls, partitions and fixings.
Domestic premises	Premises occupied as a private dwelling, excluding those areas used in common by the occupants of more than one such dwelling.
Emergency escape lighting	Lighting provided to illuminate escape routes that will function if the normal lighting fails. Designed, installed and maintained in accordance with BS5266 and required as per article 14.2 (h) of the Fire Safety Order 2005.
Enforcing authority	The fire and rescue authority or any other authority specified in Article 25 of the Regulatory Reform (Fire Safety) Order 2005.
Escape route	Route forming that part of the means of escape from any point in the premises to a final exit.
Evacuation	A process whereby people leave premises in case of an incident e.g. fire and reach a place of safety.
Evacuation lift	A lift that may be used for the evacuation of people with disabilities, or others, in a fire.
External escape stair	Stair providing an escape route, external to the building.
External wall system	External construction of a building including external walls, cladding, insulation, filler materials, cavity barriers, etc.
Fail-safe	Locking an output device with the application of power and having the device unlock when the power is removed. Also known as fail unlock, reverse action or power locked.
False alarm	A fire signal, usually from a fire warning system, resulting from a cause other than fire. Known or referred to as 'Unwanted Fire Signals' or UFS.
Final exit	An exit from a building where people can continue to disperse in safety and where they are no longer at danger from fire and/or smoke.

Fire alarm	<p>A fire alarm system comprises of input devices (such as smoke & heat detection and manual call points) and output devices (such as sounders and visual alarm devices). The purpose of the system is to detect fire in its early stages and alert building occupants. The system can be interfaced with other systems such as fire shutters, gas lock off and extraction systems. The system is fitted with a battery back so in the event of a mains power failure the system will run on standby for a defined period of time and allow the sounders and any auxiliary items to run for a minimum of 30 minutes.</p>
Fire compartment	<p>A building, or part of a building, constructed to prevent the spread of fire to or from another part of the same building or an adjoining building.</p>
Fire door	<p>A door or shutter, together with its frame and furniture, provided for the passage of people, air or goods which, when closed is intended to restrict the passage of fire and/or smoke to a predictable level of performance.</p> <p>It is essential that compartment fire doors fitted in the building meet the criteria of the requirements of an FD30s specification fire door (as defined by BS 476: Part 22 - BS EN 1634 -1).</p> <p>These doors must:</p> <ul style="list-style-type: none"> * provide 30-minutes fire resistance capability * have intumescent strips and cold smoke seals * close fully, unaided, onto the door frame and rebate * be kept shut, and fitted with the appropriate signage. <p>Gaps along the sides/top should be 3 mm (+/- 1 mm) and the gap at the bottom no more than 10mm.</p> <p>Note: All fire doors must be kept shut, when not in use, and must not be held open by any obstructions. The only acceptable method for holding fire doors open is the use of automatic release door mechanisms, that meet the requirements of BS 7273: Pt.4 or BS 5839:Pt.3. These are generally electro-magnetic release devices that are interfaced into the buildings main fire alarm system. These should not be installed on bedroom doors (except in Care homes where need identified).</p>

Fire drill	<p>A fire drill is a simulated emergency procedure which aims to emulate the processes which would be undertaken in the event of a fire or other similar emergency. It involves creating a situation which replicates what would happen if a real fire were to occur, usually with the inclusion of fire alarms, and requires your employees, and anyone else who may be within your property at the time, to evacuate.</p> <p>Intended to make an evacuation in the event of a fire as simple, efficient and effective as possible, it involves running your employees through your evacuation procedures, ensuring they are familiar with the plan and are able to get out quickly and safely. It is also intended to make sure your relevant fire warden or fire safety supervisor knows exactly what they are doing and can act as incredibly beneficial practice if their expertise is ever really needed.</p> <p>Fire drills are also an important evaluation of your evacuation procedures. An ideal opportunity to test how effective your emergency plans are, they allow you to quickly identify any flaws or weaknesses which may be present and then make any changes as a result. For example, if some of your staff gather their belongings before leaving, you can ensure everyone is aware this action is against all fire safety recommendations and that, in a real life situation, they may be putting their lives in danger. Similarly, if you find one of your exits is blocked, or too narrow for your employees to quickly escape, you should plan an alternative or additional route.</p>
Fire extinguishers or fire extinguishing appliances	<p>A pressurised device designed to be carried (with a mass of less than 20kg) and be operated by hand for the purpose of the suppression or extinguishing of small fires, or fires in their early stages.</p> <p>In accordance with Article 21 of the Fire Safety Order and BS 9999 Annex Q, all staff members should be provided with training covering the types and uses of the fire fighting equipment on site, correct uses of the extinguishers and application techniques. This should include a 'hands on' use of the extinguishers to reinforce learning and confidence in using them. All records of training should be kept on file.</p>
Fire hazard	<p>A fire hazard has two components balanced against each other, one is the possibility of a fire occurring and the other would be the magnitude of consequences of that fire. While there are many specific types of fire hazards, common industrial hazards include open flames, combustible dust, electrical (wiring, appliances and equipment), accumulation of combustible materials, cooking equipment including deep fat fryers, smoking materials, arson, flammable liquids, portable heaters, boilers, engines and other oil burning equipment, chemicals, hot work, equipment and machinery.</p> <p>Estimation of the level of risk posed by a fire hazard is the assessment of the likelihood of harm, firstly to people, but also to property and business continuity.</p>

Fire resistance	The ability of a component or construction of a building to satisfy, for a stated period of time, some or all of the appropriate criteria of relevant standards. (Generally described as 30 minutes fire resisting or 60 minutes fire-resisting.) See BS EN 1363-1, BS 476-733 and associated standards for further information.
Fire risk	A fire risk is the likelihood that a fire will occur as a result of a fire hazard and the extent and severity of the damage (harm potential) which may be caused.
Fire safety manager	A nominated person with responsibility for carrying out day-to-day management of fire safety. (This may or may not be the same as the 'responsible person'.)
Fire safety signs	<p>Fire safety signs should always be clear and unambiguous – ensure that fire safety signs are used to clearly and effectively indicate the escape routes and exits in case of fire.</p> <p>Escape route signs must be displayed all along the exit route – signs should be placed at all changes of direction in corridors, stairs or open spaces as well as above all doors or junctions.</p> <p>Fire safety signs should be illuminated – this ensures that they can always be seen and be legible, including in conditions where the power is lost.</p> <p>Directional arrows are included on escape route signs to indicate the quickest route to safety – wherever you are in a building, it is important that you can immediately see a sign for the nearest fire escape route.</p> <p>Signs should be positioned at an appropriate height – signs need to be visible from a distance (full guidance on which can be found from the British Standards Institute in the document BS 5499 Part 4). Signs above doors should be 2m from the floor or 2m down when suspended from the ceiling and wall signs should be 1.7m from the floor.</p> <p>All employees should know the location of the nearest fire alarm and what to do in an emergency – this is a legal requirement and can be done by training staff, using 'fire alarm call point' signage and displaying a Fire Action Notice sign in a visible place.</p> <p>Fire-fighting equipment must be identified with signs – for example, signs indicating the location of a fire hose reel or extinguisher.</p>
Fire safety strategy	A number of planned and co-ordinated arrangements designed to reduce the risk of fire and to ensure the safety of people if there is a fire.

Fire separation	Fire separation is the method for protecting buildings from the spread of fire into adjoining areas for designated time periods by the introduction of fire resisting walls, floors, doors, ducts and so on. These time periods are set out in the Building Regulations. These constructions divide the building into distinct fire zones called 'fire compartments'. In such cases, the walls and floors are referred to as compartment walls and compartment floors.
Fire stopping	A seal provided to close an imperfection of fit or design tolerance between elements or components, to restrict the passage of fire and smoke.
Fire watch (also referred to as a waking watch)	A system whereby staff continually patrol all floors and the exterior perimeter of the building in order to respond to a fire, assist in calling the fire service and assisting with the evacuation of occupants of the building.
Firefighting lift	A lift, designed to have additional protection, with controls that enable it to be used under the direct control of the fire and rescue service when fighting a fire.
Firefighting shaft	A fire-resisting enclosure containing a firefighting stair, fire mains, firefighting lobbies and if provided, a firefighting lift.
Firefighting stairway	See firefighting shaft.
Fire-warning system	A means of alerting people to the existence of a fire. (See automatic fire detection system.)
Fixed installation testing	The electrical installation must be inspected and tested in accordance with current IET Wiring Regulations BS 7671. This test and inspection is known as an EICR or Electrical Installation Condition Report.
Flammable material	Easily ignited and capable of burning rapidly.
GEEP	Generic Emergency Evacuation Plan (GEEP). A generic emergency plan for those needing assistance to escape. See PEEP.
General fire precautions	This term is used to describe precautions that are provided to reduce the risk of fire and spread of fire, in conjunction with other measures, to keep people safe from fire in a building (see Article 4 of the Regulatory Reform (Fire Safety) Order 2005).
Hazardous substance	1. See Dangerous substance. 2. A substance subject to the Control of Substances Hazardous to Health Regulations 2002 (COSHH).

Heating and ventilation maintenance	All gas, oil and solid fuel burning appliances must be inspected and tested in accordance with the relevant standards and the manufacturers guidelines. It is a legal requirement to ensure that these installations are maintained in a safe condition so as to prevent risk of injury to any person.
Highly flammable	Generally liquids with a flashpoint of below 21°C. (The Chemicals Hazard Information and Packaging for Supply Regulations 200247 (CHIP) give more detailed guidance.)
Hot works	<p>Hot work refers to any work that requires using open flames, applying heat or friction, or may generate sparks or heat.</p> <p>More specifically, it is defined by BS 9999 as “any procedure that might involve or have the potential to generate sufficient heat, sparks or flame to cause a fire. Hot work includes welding, flame cutting, soldering, brazing, grinding and the use of other equipment incorporating a flame, e.g. tar boilers, etc.”</p> <p>Common types of hot work include:</p> <ul style="list-style-type: none"> * Welding, brazing, and soldering. * Grinding and cutting. * Thawing pipes. * The use of open flames, blow-lamps, and torches. * Using bitumen and tar boilers. * The use of hot air blowers and lead heaters. <p>This is not an exhaustive list, but it does include the most common examples of hot work and those that can pose significant risks without proper safety precautions.</p>
Inner room	A room from which escape is possible only by passing through another room (the access room).
Interim measures	Urgent temporary measures which are to be put in place to address an unacceptable risk to occupants of a building.
Kitchen extract and ducting cleaning	<p>The Heating & Ventilation Contractors Association (HVCA) has created an industry specification (TR19) which recommends hygiene and deep cleaning frequencies for grease extract systems in catering use. The frequencies are as follows:</p> <ul style="list-style-type: none"> * Heavy use of cooking equipment (12-16 hours/day) = 3 monthly * Moderate use of cooking equipment (6-12 hours /day) = 6 monthly * Light use of cooking equipment (2 - 6 hours/day) = 12 monthly. <p>All records of cleaning and servicing are to be kept on file.</p>

Licensed premises	Any premises that require a licence under any statute to undertake trade or conduct business activities.
Lightning protection	Lightning protection systems are designed to protect large structures from damage from lightning. These systems allow lightning strikes to travel safely from the top of a structure to the ground, often causing little or no damage. Main components of a lightning protection system include lightning rods, down conductors, and electrodes buried in the ground. A building that is not protected with a lightning protection system could suffer severe damage, and there is also a possibility of injury to the occupants.
Material change	An alteration to the premises, process or service which significantly affects the level of risk to people from fire in those premises.
Means of escape	Structural means that provide one or more safe routes for people to go, during a fire, from any point in the building to a place of safety.
Mitigation measures	Measures to mitigate the identified risk until the significant issues are resolved.
No smoking signs	<p>The Smoke Free legislation states that all public places, vehicles (public use and work related) as well as places of work are required to display the appropriate no-smoking signs.</p> <p>Signs must:</p> <ul style="list-style-type: none"> * Measure at least the same size as an A5 piece of paper (21cm x 14.8cm) * Sport the internationally recognised “no smoking” symbol. This symbol shows a lit/burning cigarette within a red circle of at least 70cm diameter and the usual bar through it to show that something is not allowed. * Read “No smoking. It is against the law to smoke in these premises” in clear and easy to read text. * The text “these premises” may be altered to suit the individual establishment i.e. “this bar” or “this café”. * Smaller signs, still carrying the no smoking symbol may be displayed within premises where the main entrance has the larger sign with text attached. Similarly where a business exists within another i.e. a store within a shopping centre smaller signage may be employed.

PEEP	<p>A documented plan for the evacuation of people who are unable to self-evacuate, and/ or require some assistance to do so.</p> <p>Personal Emergency Evacuation Plans (PEEP) required - a Personal Emergency Evacuation Plan (PEEP) is a tailor made escape plan for individuals who may not be able to reach an ultimate place of safety unaided in the event of an emergency. PEEPs may be required for people with: Mobility impairments, Sight impairments, Hearing impairments, Cognitive impairments, etc.</p> <p>Temporary PEEP's may be required for: Short term injuries (i.e. broken leg), Temporary medical conditions, etc. Evacuation procedures for this should be practiced.</p>
Phased evacuation	<p>A system of evacuation in which different parts of the premises are evacuated in a controlled sequence of phases, those parts of the premises expected to be at greatest risk being evacuated first.</p>
Place of reasonable safety	<p>A place within a building or structure where, for a limited period of time, people will have some protection from the effects of fire and smoke. This place, usually a corridor or stairway, will normally have a minimum of 30 minutes fire resistance and allow people to continue their escape to a place of total safety.</p>
Place of total safety	<p>A place, away from the premises, in which people are at no immediate danger from the effects of a fire.</p>
Portable appliance testing	<p>Portable Appliance Testing or PAT Testing is the process of checking electrical appliances for safety through a series of visual inspections and electronic tests. There is currently no strict legal requirement for PAT testing. The Government however has put regulations into place that pertain to the maintenance of electrical appliances and the most effective way to ensure that these regulations are met is through PAT testing.</p> <p>The UK Health and Safety Executive along with insurance companies will expect you to perform PAT testing to ensure that you are compliant with certain regulations including:</p> <ul style="list-style-type: none"> Health and Safety at Work Act The Electricity at Work Regulations The Provision and Use of Work Equipment Regulations The Management of Health and Safety at Work Regulations
Premises	<p>Any place, such as a building and the immediate land bounded by any enclosure of it, any tent, moveable or temporary structure or any installation or workplace.</p>

Protected lobby	A fire-resisting enclosure providing access to an escape stairway via two sets of fire doors and into which no room opens other than toilets and lifts.
Protected route	An escape route which is adequately protected from the rest of the building by a fire-resisting construction.
Protected stairway	A stairway which is adequately protected from the rest of the building by fire-resisting construction.
Records	Keeping up-to-date records of your fire risk management can help you effectively manage the fire strategy for your premises and demonstrate how you are complying with fire safety law. It can be helpful to keep a record of any co-operation and exchange of information made between employers and other responsible people for future reference. In larger and more complex premises, it is best to keep a dedicated record of all maintenance of fire-protection equipment and training. In all cases the quality of records may also be regarded as a good indicator of the overall quality of the safety management structure. Your records should be kept in a specified place on the premises
Refuge	A place of reasonable safety in which a disabled person and others who may need assistance may rest or wait for assistance before reaching a place of total safety. It should lead directly to a fire-resisting escape route.
Relative safety	It is often necessary to devise a temporary place of safety, such as when evacuating high buildings. This may be defined as a place of comparative safety and includes any place that puts an effective barrier (normally 30 minutes' fire resistance) between the person escaping and the fire. Examples are as follows: * A storey exit into a protected stairway or the lobby of a lobby approach stairway; * A door in a compartment wall or separating wall leading to an alternative exit; * A door that leads directly to a protected stair or a final exit via a protected corridor.
Relevant persons	Any person lawfully on the premises and any person in the immediate vicinity, but does not include firefighters carrying out firefighting duties.

Responsible person	The person, group, company or other entity on whom duties are imposed by the Regulatory Reform (Fire Safety) Order 2005 to ensure the safety of occupants of a building from fire (see Article 3 of Regulatory Reform (Fire Safety) Order 2005). Note: duties are also imposed on persons other than the Responsible Person (see Articles 5 (3) and 5 (4) of the Regulatory Reform (Fire Safety) Order 2005.
Self-closing device	A device that is capable of closing the door from any angle and against any latch fitted to the door.
Significant finding	A feature of the premises, from which the fire hazards and persons at risk are identified. The actions you have taken or will take to remove or reduce the chance of a fire occurring or the spread of fire and smoke. The actions people need to take in case of fire. The necessary information, instruction and training needed and how it will be given
Simultaneous evacuation	Procedure in which all parts of a building are evacuated in the event of fire at one time.
Smoke alarm	Device containing within one housing all the components, except possibly the energy source, for detecting smoke and giving an audible alarm.
Smoke ventilation system	A system to control and/or prevent the spread of smoke in protected routes in the event of fire. The primary objective of a smoke ventilation system is to protect the common parts. These areas may exist on the floor level where the fire has originated and in stairwells, enabling those occupants who feel threatened or who are at greatest risk to escape. Such systems will further assist firefighters to gain access.
Sounder	A device connected to the automatic fire alarm system that will give an audible warning in the event of fire.
Staged fire alarms	A fire warning which can be given in two or more stages for different purposes within a given area (i.e. notifying staff, stand by to evacuate, full evacuation).
Stay put policy	The essence of the 'Stay Put' policy is that, in purpose built flats and apartments, residents not in an area directly impacted by the fire should stay inside their flat with doors and windows shut until directed by the fire and rescue service.

Stay Put strategy	A strategy based on the principle that only the residents of the flat of fire origin need to escape initially, while other residents may remain in their own flats unless their flat is affected by fire or smoke, they feel threatened, or they are instructed to leave by the FRS. A Stay Put strategy does not preclude residents, who are aware of a fire within the building but not affected directly by it, from deciding to evacuate.
Storey exit	A final exit or a doorway giving direct access into a protected stairway, firefighting lobby, or external escape route.
The Fire Safety Order 2005	This Order is the primary legislation regarding fire safety. The Fire Precautions Act 1971 and the Fire Precautions (Workplace) Regulations 1996 were revoked when the Order came into force on 1 October 2006.
Training	<p>All training should be given by a person who is competent both in the subject and in training.</p> <p>Fire safety training should be continuous, commencing with induction training on the first day of appointment of new staff and continuing in the form of regular refresher training. Thereafter, staff should receive sufficient training at regular intervals (at least once a year) to make sure that they remain familiar with the fire precautions for the workplace and are reminded of the action to be taken in an emergency. Training should be more frequent where there is a high turnover of staff or where there is a high risk of fire.</p> <p>Any members of staff who have particular responsibilities in respect of fire safety, including supervisory roles, should receive detailed instruction in their own duties and appropriate refresher training at least once, and preferably twice, in each period of twelve months.</p>
Travel distance	The actual distance to be travelled by a person from any point within the floor area to the nearest storey exit or final exit, having regard to the layout of walls, partitions and fixings.
Ultimate safety	<p>Ultimate Safety</p> <p>Ideally, this should be in the open air, where unrestricted dispersal away from the building can be achieved. Escape routes should never discharge finally into enclosed areas or yards, unless the dispersal area is large enough to permit all the occupants to proceed to a safe distance. (NB: a safe distance equates to at least the height of the building, measured along the ground.) Total dispersal in the open air therefore constitutes ultimate safety. When inspecting any building, it is important always to follow the escape route to its ultimate place of safety. Plus, the final exits on these escape routes (i.e. fire exits) must have sufficient capacity to ensure the swift and safe evacuation of people from the building in an emergency situation.</p>

Vision panel	A transparent panel in a wall or door of an inner room enabling the occupant to become aware of a fire in the access area during the early stages.
Visual alarm device	The purpose of Visual Alarm Devices (VADs) is to compliment the audible fire alarm signal with a visual one. This may be required in areas where people are unable to hear the alarm signal, either due to a hearing disability or local conditions such as high noise levels or the need to wear ear defenders. Sometimes known as flashing beacons.
Way guidance	Low mounted luminous tracks positioned on escape routes in combination with exit indicators, exit marking and intermediate direction indicators along the route, provided for use when the supply to the normal lighting fails, which do not rely on an electrical supply for their luminous output.
Where necessary	The Order requires that fire precautions (such as firefighting equipment, fire detection and warning, and emergency routes and exits) should be provided (and maintained) 'where necessary'. What this means is that the fire precautions you must provide (and maintain) are those which are needed to reasonably protect relevant persons from risks to them in case of fire. This will be determined by the findings of your risk assessment including the preventative measures you have or will have taken. In practice, it is very unlikely, that a properly conducted fire risk assessment, which takes into account all the matters relevant for the safety of persons in case of fire, will conclude that no fire precautions (including maintenance) are necessary.
Young person	<p>(a) A person aged 16 years, from the date on which he attains that age until and including the 31st August which next follows that date.</p> <p>(b) A person aged 16 years and over who is undertaking a course of full-time education at a school or college which is not advanced education.</p> <p>(c) A person aged 16 years and over who is undertaking approved training that is not provided through a contract of employment.</p> <p>For the purposes of (b) and (c) the person:</p> <p>(a) shall have commenced the course of full-time education or approved training before attaining the age of 19 years; and</p> <p>(b) shall not have attained the age of 20 years.</p>