

# Fire Risk Assessment

REGULATORY REFORM (FIRE SAFETY) ORDER 2005



**1-95 (Odds) Bathurst street block 1  
The Manor, Hull HU3 2HP**

**Responsible person (e.g. employer) or person having control of the premises**

Hull City Council

**Address of premises:**

Hull City Council  
1-95 (Odds) Block 1, The Manor  
Bathurst street  
Hull  
HU3 2HP

**Assessor:**

Tony White

**Date of fire risk assessment:**

31/07/2017

**Date of previous fire risk assessment:**

04/02/2015

**Suggested date for review <sup>1</sup>:**

01/08/2018

The purpose of this report is to provide an assessment of the risk to life from fire in these premises, and, where appropriate, to make recommendations to ensure compliance with fire safety legislation. The report does not address the risk to property or business continuity from fire.

This assessment has been carried out to satisfy the requirements of the Regulatory Reform (Fire) Safety Order 2005 in respect of the assessed areas only of the above-mentioned premises at the time of the assessment. It should be borne in mind however that an assessment is open to individual interpretation and as such an officer of the local fire authority may express a different view on certain aspects.

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by a competent person by the date indicated above or at such earlier time as there is reason to suspect that it is no longer valid, or if there has been a significant change in the matters to which it relates, or if a fire occurs.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

For this premise, the considered risk to life before implementing the 'Action plan' is:

Trivial  Tolerable  **Moderate**  Substantial  Intolerable

For further information on the fire risk level estimator and how this level was calculated, by using the risk based control plan grid, refer to the end of this this document.

It is considered that the following recommendations (action plan) should be implemented in order to reduce fire risk to, or maintain it at, the following level in accordance with the risk based control plan:


Trivial  **Tolerable**

## **Action Plan**

### **Definition of priorities (where applicable):**


PRIORITY	MEANING
<b>Very High</b>	Immediate action required.
<b>High</b>	Urgent action required to be carried out as soon as possible.
<b>Medium</b>	Medium priority to be actioned within 2 to 6 months
<b>Low</b>	Low priority to be actioned within 6 to 12 months

\*Time scales are based from the date of inspection.

High*			
<b>Action Number</b>	1	<b>Reference</b>	7.3 Portable appliance testing carried out
<p>The Pump room contains electrical multi point adaptors and CCTV equipment none of which had been tested with no labels indicating any previous tests displayed. Multi point adaptors were also present in the lift motor room area and these also had no evidence of having been tested.</p>			
<b>Action by</b>		<b>Date completed</b>	

Medium*			
<b>Action Number</b>	2	<b>Reference</b>	8.4 Suitable arrangements for those who wish to smoke?
<p>Whilst it is appreciated that smoking is not allowed within the common areas of the building, it is recommended that a suitable container is provided for smokers to dispose of their cigarette ends when approaching the building. <b>No Cigarette ends were found in the common escape route areas so no smoking rule appeared to be observed at time of inspection.</b></p>			
<b>Action by</b>		<b>Date completed</b>	

Very High\*

<b>Action Number</b>	3	<b>Reference</b>	13.4 Avoidance of inappropriate storage of combustible materials.
<p>Remove unwanted fire loading from under stairs cupboard at ground floor stairwell area. This area must remain sterile as it is in the escape stair area and should be maintained free of combustible materials at all times. This door should also be marked with 'FIRE DOOR KEEP LOCKED' sign permanently displayed at eye level. Access to this area should be strictly controlled.</p>			
<b>Action by</b>		<b>Date completed</b>	

<b>Action Number</b>	4	<b>Reference</b>	17.2 Adequate design of escape route
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The design for means of escape with a single staircase providing the only escape route from all floors, is to provide 2 fire doors creating a lobby situation protecting the staircase. (As in the first diagram 'A' below shows This is apparent on all floors within Bathurst Manor house flats with the exception of the ground floor which only provides a single door protection (SEE PHOTO).

The second option as shown in diagram 'B' below, where a ventilated lobby entered from all flats which cannot contain any potential fire hazard rooms opening onto it, then accesses directly through a fire door onto the staircase as shown.

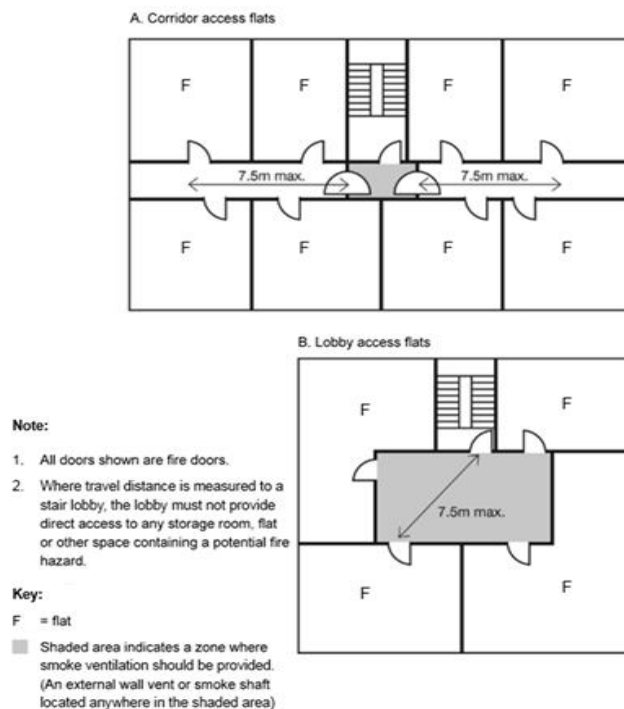
**DIAGRAM 'A' IS THE ONLY OPTION AS BATHURST CANNOT COMPLY WITH DIAGRAM 'B'.**



SINGLE DOOR APPROACH TO STAIRWELL AT GROUND FLOOR LEVEL DOES NOT COMPLY WITH LOBBY APPROACH ON ALL OTHER FLOORS.

**A FURTHER FD30S FIRE DOOR IS REQUIRED TO PROTECT THE STAIRCASE AT GROUND FLOOR LEVEL AND MAINTAIN SAME APPROACH AS ALL OTHER FLOORS.**

Figure 8 – Flats served by a single escape stairway



- ALL DOORS SHOWN ARE FIRE DOORS.
- WHERE TRAVEL DISTANCE IS MEASURED TO A STAIR LOBBY, THE STAIR LOBBY MUST NOT PROVIDE DIRECT ACCESS TO ANY STORAGE ROOM, FLAT OR OTHER SPACE CONTAINING A POTENTIAL FIRE HAZARD.

**KEY:**

F = FLAT  
 SHADED AREA = INDICATES A ZONE WHERE SMOKE VENTILATION SHOULD BE PROVIDED. (AN EXTERNAL WALL VENT OR SMOKE SHAFT LOCATED ANYWHERE IN THE SHADED AREA).

Very High\*

Very High\*

**Action Number** 5 **Reference** 17.7 Satisfactory means of securing exits

1. Small louvred vents are provided on each floor in all stair lobbies. Single stairway escape should facilitate vents in all lobbies to provide 1.5 metre squared area of permanently open vents and current guidance requires automatic operating vents. The current louvred vents do not provide the 1.5 metre square although will allow some ventilation to take place from the small lobby areas. The large opening windows have been secured closed in most cases by a riveted panel as in photo 2, which can be removed with relative ease by the Fire service to improve ventilation giving the required amount of area.

**Some have been screwed shut with several screws along the bottom edge and sides as shown in photo 1. These require all screws removing and the riveted plate positioning or other means of quick release to facilitate full ventilation when required.**

2. Photo's 3 and 4 show a vent which communicates through a compartment wall from the cleaner's cupboard into the ground floor stairwell. The cleaner's cupboard contains a large electric powered water heater which is a potential fire hazard and could therefore affect the escape staircase directly due to this vent by passing the compartment wall.

**This vent requires sealing up to provide full compartmentation of 60 minutes fire resistance between the stairwell and the cleaner's store room.**



1



2



3



4

**Action by**

**Date completed**

Very High\*

<b>Action Number</b>	6	<b>Reference</b>	17.11 Suitable protection of escape routes
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Fire doors in common parts providing lobby protection and fire doors onto stairwell found to be in need of repairs and maintenance, a full survey is required.

- (i) Fire doors missing or damaged combined intumescent fire and cold smoke seals.**
- (ii) Fire doors not closing fully onto rebates.**
- (iii)1 Fire door found to be closing far too slowly and taking too long to close.**
- (iv) Fire door frames with cables punched through and not fire sealed.**
- (v) Fire doors with damaged transom panels or transom panels which are not fire resisting to give 30 minutes fire resistance and integrity.**
- (vi) Damage to fire doors from re-positioning of hydraulic self-closing devices.**





Action by		Date completed	
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**High\***

<b>Action Number</b>	7	<b>Reference</b>	17.11 Suitable protection of escape routes?
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1. There were a couple of rubbish chute inspection hatches which have not been re-sealed properly see photo 1.

2. Floor 2 rubbish chute hatch is missing its rubber cushioned cold smoke seal and this requires replacement see photo 2.

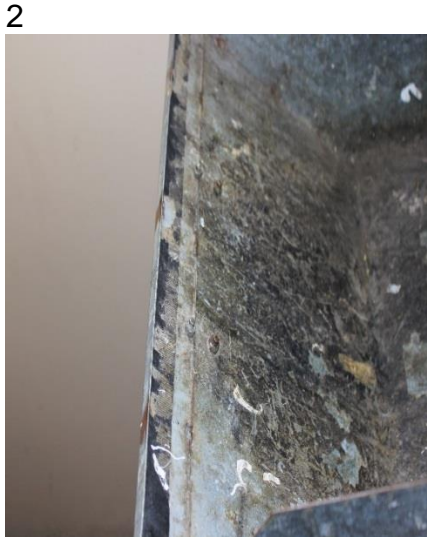
3. The panels forming the lower part of the stair enclosure on all floors requires conformation of 30 minutes fire resistance see photo 3.

4. A lot of Georgian wired glazing panels have been sealed using a simple clear mastic with no intumescent fire qualities and will simply melt and cause the glass to dislodge and fail. This practice needs to be checked and controlled and rectified as necessary see photo 4 example.

5. Cables passing all around flat access corridor areas and lobby areas in plastic conduit. Small areas have been encased in metal conduit. Under BS 7671 of the Electrical Regulations, new requirements outline the need for cabling to be supported by fire resistant fastenings and fixings which are not liable to premature collapse in extreme heat. Consideration should be given to addressing this issue. See photo 5.



1



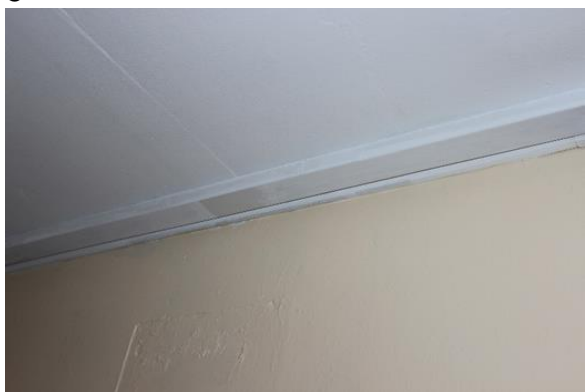
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5

Action by		Date completed	
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**Very High\***

Action Number	8	Reference	18.1 Compartmentation of a reasonable standard
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The lobbies and corridors used for means of escape need to be protected routes i.e. enclosed in construction with at least 30 minutes fire resistance and integrity. Walls between flats and the common parts need to be compartment walls of 60 minutes fire resistance and integrity and as such, will provide the necessary fire resistance. Ancillary rooms, risers and other areas opening onto corridors and lobbies also need to provide this protection. Doors from ancillary rooms, as well as flat entrance doors, need to be fire resisting. The current bench mark for doors opening into internal corridors and lobbies should be capable of providing 30 minutes fire resistance and with the exception of risers and ancillary rooms the doors need to be self-closing.

**(i) Holes in compartment walls providing services into flats at various levels, which require sealing with appropriate materials to ensure 60 minutes fire rating see photo examples 1,2,3,4 & 5.**

**(ii) Transom panels above ancillary room doors not providing 30 minutes fire resistance and in some cases holes drilled through panels or fitted with vents see photo examples 6,7,8,9 & 10. All ancillary room transom panels require replacing with panels giving 30 minutes fire resistance.**

**(iii) Some ancillary room doors are fitted with open vents in the doors and not full fire doors, these all require replacing with 30-minute fire resisting doors complete with intumescent fire and cold smoke seals in door edge or frame, all doors should also be fitted with a sign displaying 'FIRE DOOR KEEP LOCKED'.**

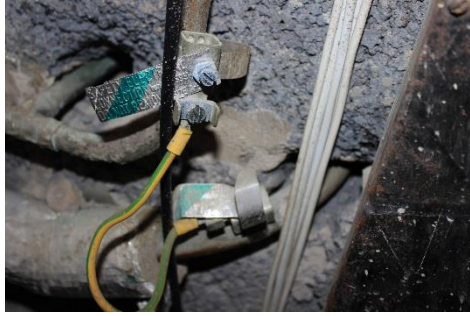
**Service cupboards fitted with vents for moisture control with only intumescent in fills are not acceptable, smoke can still contaminate the sterile escape route area. A potential solution would be to fit a fire resisting damper linked to a smoke detector within the service void to close this opening in the event of a fire.**



1



2



3



6



4



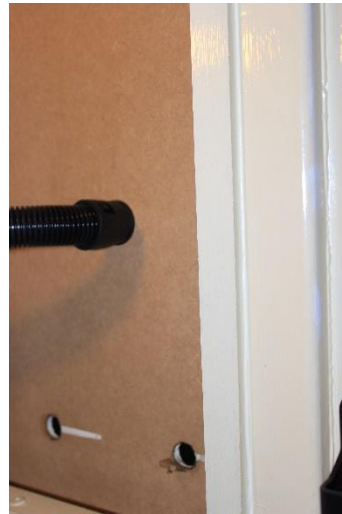
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9



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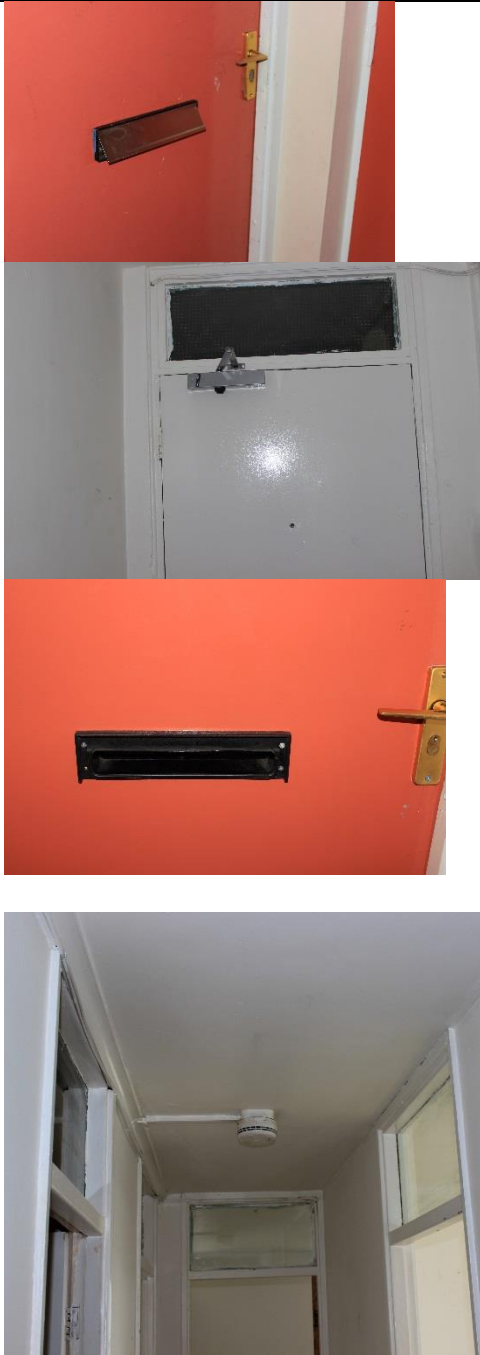




7



5




Action by		Date completed	
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High*			
Action Number	9	Reference	17.11 Suitable protection of escape routes?
<p>Implement a survey of all flat entrance doors to determine the following:</p> <ul style="list-style-type: none"> <li>(i) The presence of positive action self-closing devices that will shut the doors against their rebates from any angle.</li> <li>(ii) The presence of intumescent fire and cold smoke seals in the door edge or frame.</li> <li>(iii) That the door is in general good condition.</li> </ul> <p><b>Once the survey has been completed the following actions should be taken:</b></p> <ul style="list-style-type: none"> <li><b>(i) Positive action self-closing devices should be fitted where they are missing or ineffective.</b></li> <li><b>(ii) Intumescent fire and cold smoke seals should be fitted in the door edge or frame where necessary.</b></li> <li><b>(iii) Any defects to the integrity of the door should be made good. Missing letterbox flaps should be replaced.</b></li> <li><b>(iv) The fire rated glazing panels in some transom panels above flat doors have been replaced with wooden panels these should be checked to confirm that they provide the 30 minutes fire resistance required.</b></li> </ul>			
Action by		Date completed	

Medium*			
<b>Action Number</b>	10	<b>Reference</b>	20.1 Reasonable standard of fire safety signs and notices?
<p><b>20.1(i) Final fire exit signs should be provided above the final exits from the building.</b></p> <p><b>(ii) Any missing intermediate fire exit signs above lobby access and in stairwell landings should be replaced.</b></p> <p><b>(iii) Any missing Fire door – Keep Shut signs and Fire door – Keep Locked signs should be replaced.</b></p> <p><b>(iv) Fire action notices give differing information to one another and the information packs given to tenants. These should be the same throughout the building and give up to date information which is not in any way confusing or contradictory. The notices like photo 1 should be removed as the information is not correct. The older fire notices can stay as these do not give confusing information.</b></p>			 <p>1</p>  <p>2</p>
<b>Action by</b>		<b>Date completed</b>	

©			
<b>Action Number</b>	11	<b>Reference</b>	26.2 Are all staff given adequate periodic “refresher training” at suitable intervals?
<p>26.2 Periodic refresher training for staff should be planned and carried out. <b>STAFF QUESTIONED ON THESE MATTERS CONFIRMED NO ADDITIONAL FIRE SAFETY TRAINING HAD BEEN GIVEN.</b></p>			
<b>Action by</b>		<b>Date completed</b>	

Medium*			
<b>Action Number</b>	12	<b>Reference</b>	27.3 Monthly and annual testing routines for emergency escape lighting?
27.3 Emergency escape lighting should be tested on a monthly basis.			
<b>Action by</b>		<b>Date completed</b>	

Medium*			
<b>Action Number</b>	13	<b>Reference</b>	23. Relevant Automatic Fire Extinguishing Systems
<p>23.1 Consideration should be given to providing an automatic sprinkler system above the refuse bins below the refuse chute.</p> <p>The bin store receiving rubbish from the rubbish chute is currently only fitted with a manually operated shutter as photo 2, to close the shoot in the event of a fire in the rubbish bin area. As a minimum, it should be fitted with a fusible link fire damper similar to that fitted in Lindsey place flats as photo inset 3.</p>		 <p>1</p>	
 <p>3</p>		 <p>2</p>	
<b>Action by</b>		<b>Date completed</b>	

## Section 1 - Building Information

### 1. The Premises

1.1 Number of floors:

1.2 Approximate floor area:  m<sup>2</sup> per floor

m<sup>2</sup> gross

1.3 Brief details of construction

**Traditional brick and block built with concrete columns and floors. The external brick walls have been cladded.**

1.4 Use of premises

Mixed use residential flats with internal common areas.

1.5 Multi Occupied premises

Yes  No

### 2. The Occupants

2.1 Approximate maximum number:

2.2 Approximate number of employees at any one time:

2.3 Maximum number of members of public at any one time:

2.4 Associated times/hours of occupation:

2.5 Maximum number of occupants in the licenced area(s):

### 3. Occupants Especially at Risk from Fire

3.1 Sleeping occupants:

	Number:	128
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3.2 Disabled occupants:

The flats are mixed use. There are persons identified as having a relevant disability.	Number:	Not known
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3.3 Occupants in remote areas and lone workers:

Lone workers.	Number:	2
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3.4 Young persons:

There are a number of infants, children and young persons living on the premises	Number:	Not Known
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3.5 Others:

	Number:	N/A
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#### 4. Fire Loss Experience

Rubbish chute fires have been occurring historically and latest one was on 11/04/2017.
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#### 5. Other Relevant Information

<b>Residents are encouraged to leave their flat if it is on fire and to alert their neighbours. Residents in other flats are instructed to either stay in the flat or make their way to the escape stairs if they so wish.</b>
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#### 6. Relevant Fire Safety Legislation

6.1 The following fire safety legislation applies to these premises

Regulatory Reform (Fire Safety) Order 2005
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6.2 The above legislation is enforced by:

Humberstone Fire & 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):

Housing Act

- 6.4 The legislation to which 6.3 makes reference is enforced by:

Hull City Council.

- 6.5 Comments:

The fire risk assessment carried out is a Type 1 common parts only (non – destructive) assessment considering the common escape routes and common areas. It also includes an examination of a sample of flat door internally and samples of the inside of service cupboards.  
Hull City Council are currently carrying out a survey of all the cladding in all their residential properties in accordance with national government guidelines. The outcome of this fire risk assessment may change as a result of any significant findings of those surveys.

## **Section 2 Fire Hazards and their Elimination or Control**

### **7. Electrical Sources of Ignition**

- 7.1 Reasonable measures taken to prevent fires of electrical origin?  Yes  No
- More specifically:
- 7.2 Fixed installation periodically inspected and tested?  Yes  No
- 7.3 Portable appliance testing (where appropriate) carried out?  Yes  No
- 7.4 Suitable policy regarding the use of personal electrical appliances?  Yes  No
- 7.5 Suitable limitation of trailing leads and adapters?  Yes  No

Comments:

7.2 (i) Mains electrical testing was carried out June 2017.

7.3: PAT testing and inspection of relevant electrical equipment did not appear to have been carried out see action 1 as required.

7.4 There is no control over the use of residents own electrical equipment but the charging of mobility scooters is prohibited in the common areas.

7.5 Trailing leads present in pump room and lift motor room.

## 8. Smoking

8.1 Reasonable measures taken to prevent fires as a result of smoking?  Yes  No

More specifically:

8.2 Smoking prohibited on the premises?  Yes  No

8.3 Smoking prohibited in appropriate areas?  N/A  Yes  No

8.4 Suitable arrangements for those who wish to smoke?  Yes  No

8.5 This policy appeared to be observed at time of inspection?  Yes  No

Comments:

8.2 Smoking is prohibited in common areas, but allowed within individual flats.

8.4 There are no appropriate receptacles for disposal of cigarette ends at the entrance to the building see action 2.

## 9. Arson

9.1 Does basic security against arson by outsiders appear reasonable? <sup>2</sup>  Yes  No

9.2 Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders?  Yes  No

Comments:

9.1 CCTV in operation.

9.1 Doors at the entrance to the building have magnetic entrance locks operated by key fobs.

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

## 10. Portable Heaters and Heating Installations

10.1 Is the use of portable heaters avoided as far as practicable?  Yes  No

If portable heaters are used:

10.2 Is the use of the more hazardous type (e.g. radiant bar fires or LPG appliances) avoided?  N/A  Yes  No

10.3 Are suitable measures taken to minimize the hazard of ignition of combustible materials?  N/A  Yes  No

10.4 Are fixed heating installations subject to regular maintenance?  N/A  Yes  No

Comments:

10.1 No portable heaters observed to be in use in common areas.

10.2 Residents are prohibited to use LPG heaters, but can use other portable heaters if they so wish.

## 11. Cooking

11.1 Are reasonable measures taken to prevent fires as a result of cooking?  N/A  Yes  No

More specifically:

11.2 Filters changed and ductwork cleaned regularly?  N/A  Yes  No

11.3 Suitable extinguishing appliances available?  N/A  Yes  No

Comments:

Cooking only takes place within flats, no caretakers office present here.

## 12. Lightning

- 12.1 Do the premises have a lightning protection system?  Yes  No

## 13. Housekeeping

- 13.1 Is the standard of housekeeping adequate?  Yes  No

More specifically:

- 13.2 Combustible materials appear to be separated from ignition sources?  Yes  No

- 13.3 Avoidance of unnecessary accumulation of combustible materials or waste?  N/A  Yes  No

- 13.4 Avoidance of inappropriate storage of combustible materials?  Yes  No

- 13.5 Appropriate storage of hazardous materials?  N/A  Yes  No

Comments:

13.1: Housekeeping was found to be very good throughout common areas.

13.4 The area at the bottom of the staircase was found to contain paint and other flammable materials which require removing.

13.3 The common areas are inspected twice daily and any items are removed immediately. The council operates a zero-tolerance policy on use of common areas by residents.

## 14. Hazards Introduced by Outside Contractors and Building Works

- 14.1 Are fire safety conditions imposed on outside contractors?  Yes  No

- 14.2 Is there satisfactory control over works carried out on the premises by outside contractors (including "hot work" permits)?  Yes  No

- 14.3 If there are in-house maintenance personnel, are suitable precautions taken during “hot work”, including use of “hot work” permits?  N/A  Yes  No

Comments:

Pre-Construction Health & Safety Information includes relevant information on hot works and fire safety.

## 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? (Acetylene etc.)  N/A  Yes  No
- 15.2 If 15.1 applies, has a specific risk assessment been carried out, as required by the Dangerous Substances and Explosive Atmospheres Regulations 2002?  N/A  Yes  No

Comments:

None.

## 16. Other Significant Fire Hazards that Warrant Consideration

(Including process hazards that impact on general fire precautions)

16.1 Hazards:

Gas boilers in separate building provide hot water for heating system throughout premises

Comments:

Gas safety checks carried out in 26/06/2017

## Section 2 - Fire Protection Measures

### 17. Means of Escape from Fire

- 17.1 It is considered that the premises are provided with reasonable means of escape in case of fire.  Yes  No
- More specifically:
- 17.2 Adequate design of escape routes?  Yes  No
- 17.3 Adequate provision of exits?  Yes  No
- 17.4 Exits easily and immediately openable where necessary?  Yes  No
- 17.5 Fire exits open in direction of escape where necessary?  Yes  No
- 17.6 Avoidance of sliding or revolving doors as fire exits where necessary?  N/A  Yes  No
- 17.7 Satisfactory means for securing exits?  Yes  No
- 17.8 Reasonable distances of travel:  N/A  Yes  No
- 17.9 Where there is a single direction of travel?  N/A  Yes  No
- 17.10 Where there are alternative means of escape?  N/A  Yes  No
- 17.11 Suitable protection of escape routes?  N/A  Yes  No
- 17.12 Escape routes unobstructed?  Yes  No
- 17.13 It is considered that the premises are provided with reasonable arrangements for means of escape for disabled people.  N/A  Yes  No

## Comments:

17.2 Single door protection not creating lobby to ground floor staircase see action 4.

17.7 Every upper floor of the building is served by a single protected stair which are approached via protected lobbies serving the flats. There are louvred panels within the lobbies to ventilate smoke contamination in the event of fire. Some of these panels are secured closed with easy release mechanism for fire service. Some have been screwed shut and require rectifying as action 5. Also vent in compartment wall as action 5 to rectify.

17.9 The distance from the furthest flat door to single stairway or lobby to means of escape to a protected stair is 4.5m. (Current guidance 7.5m allowed).

17.11 On inspection of the fire doors the following was found: -

(ii) Some of the doors to the flats have no intumescent fire or cold smoke seals fitted to neither the door edge nor frame.

(iii) Some letterbox flaps were missing from some of the flat doors.

(iv) Other defects were found such as transom windows above flat doors being replaced with non-fire resisting glass or other wooden material.

(v) The transom panels above the doors to the service cupboards are fitted with wooden material of unspecified fire rating. There are also some holes found in some of the transoms or the transom was made up of all filter material or louvres. The fire doors to these service cupboards were also found to be damaged or missing adequate combined door seals not providing fire protection as described in actions 6,7 & 9.

(vi) The fire resisting doors to the protected stairwell and the doors to the protected lobbies should be of FD30S standard and fitted with overhead hydraulic self-closing devices. A lot of these doors were found to be lacking door seals, not closing fully onto rebates, with damaged transom panels or door furniture as described in actions 6,7 & 9.

(vii) The rubbish chute required repairs to certain access panels as action 7

(viii) The plastic conduit positioned around every floor area escape route required consideration as action 7.

(ix) The panels beneath the glazing enclosing the stairwell on all floors require investigation to establish fire resisting qualities as action 7.

Comments (Cont.):

(x) There also holes in some of the door frames where cables have been put through as action 6.

(xi) There is one lift serving the building. This opens at each floor into the protected corridors. This is enclosed throughout its height by fire resisting construction and the doors appear to be of fire resisting construction with Pyran S 6 mm fire resisting glass in the vision panel. It is unlikely that they will provide full smoke stopping.

## 18. Measures to Limit Fire Spread and Development

It is considered that there is:

- |      |   |                          |     |                                     |     |                                     |    |
|------|---|--------------------------|-----|-------------------------------------|-----|-------------------------------------|----|
| 18.1 | compartmentation of a reasonable standard <sup>3</sup>  |                          |     | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | No |
| 18.2 | Reasonable limitation of linings that might promote fire spread.  |                          |     | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            | No |
| 18.3 | Limited combustibility of external insulation   | <input type="checkbox"/> | N/A | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> | No |
| 18.4 | As far as can reasonably be ascertained, fire dampers are provided as necessary to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of a fire? <sup>3, 4</sup> | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            | No |
| 18.5 | Is fire spread to or from other buildings reasonable taking into account storage between buildings  |                          |     | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            | No |



Comments:

18.1 (i) A number of areas were identified where the compartmentation had been breached within service cupboards see action 8.

(ii) There is a single refuse chute within the building. The refuse bin rooms open to outside air and are protected by a secure roller shutter door. The chutes are contained within each protected stair lobby with an opening at each floor. **There is a manual fire shutter only at the bottom of the chute where they enter the refuse bin room, but there are no sprinkler systems provided within the bin rooms. A fusible link fire shutter should be fitted as a minimum see action 8.**

18.2 (i) The protected stairs have class 0 surfaces.

(ii) The protected corridors have surfaces lined with material of limited combustibility.

**18.3 The combustibility of the external insulation has yet to be determined. Any necessary action must then be acted upon and interim measures employed as determined appropriate. The findings may alter any final actions that could be required once the results of any survey are completed.**

18.4 Fire dampers are provided in the ventilation system.

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

4. Investigation of the design of HVAC systems is outside the scope of this fire risk assessment.

## 19. Emergency Escape Lighting

19.1 Reasonable standard of emergency escape lighting system provided? <sup>5</sup>  N/A  Yes  No

Comments:

**19.1: Reasonable standard of emergency lighting provided in all escape routes, stairs and common areas.**

5. 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 Reasonable standard of fire safety signs and notices?  N/A  Yes  No

Comments:

20.1: (i) A reasonable standard of intermediate fire exits signs have been provided to indicate escape routes and alternative escape routes. These are provided above doors to stairs, from each stair lobby. A number were observed to have been removed by residents which are normally replaced on the twice daily inspection.

(ii) There were no final fire exit signs above the final exit door at ground floor level to the front of the building.

(iii) All fire resisting doors to locked cupboards should be provided with 'Fire Door – Keep Locked' signs on the outside face.

(iv) Fire resisting self-closing fire doors should be provided with 'Fire Door – Keep Shut' signs on the both faces. During the inspection, a number of signs were missing.

(v) Fire action notices for residents are provided in each section of the protected corridors serving the flats. However, these were found to be conflicting as there were more than one of which some were new and some were old and did not necessarily conform to the fire safety advice given to residents. **SEE ACTION 10.**

## 21. Means of Giving Warning in Case of Fire

- |      |   |                                     |                              |                                     |                                |                          |    |
|------|---|-------------------------------------|------------------------------|-------------------------------------|--------------------------------|--------------------------|----|
| 21.1 | Reasonable manually operated electrical fire alarm system provided? <sup>6</sup>          | <input checked="" type="checkbox"/> | N/A                          | <input type="checkbox"/>            | Yes                            | <input type="checkbox"/> | No |
| 21.2 | Automatic fire detection provided?  | <input type="checkbox"/>            | Yes<br>(throughout premises) | <input checked="" type="checkbox"/> | Yes<br>(Part of premises only) | <input type="checkbox"/> | No |
| 21.3 | Extent of automatic fire detection generally appropriate for the occupancy and fire risk? | <input type="checkbox"/>            | N/A                          | <input checked="" type="checkbox"/> | Yes                            | <input type="checkbox"/> | No |
| 21.4 | Remote transmission of alarm signals?   | <input checked="" type="checkbox"/> | N/A                          | <input type="checkbox"/>            | Yes                            | <input type="checkbox"/> | No |

Comments:

21.1 Manually operated electrical fire alarm systems are not normally recommended for purpose built flats.

21.2: Single point smoke alarms are provided within individual flats. (THAT WERE WITNESSED WHEN VISITED DURING INSPECTION).

6. 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 Reasonable provision of portable fire extinguishers?  N/A  Yes  No
- 22.2 Are all fire extinguishing appliances readily accessible?  Yes  No
- 22.3 Reasonable provision of a fire blanket where required (cooking areas)?  N/A  Yes  No
- 22.4 Hose reels provided?  N/A  Yes  No

Comments:

22.1 (i) Portable fire extinguishing appliances are not normally provided in common escape routes.

(ii) Portable fire extinguishing appliances are provided in the office, access to lift room and pump room.

## 23. Relevant <sup>7</sup> Automatic Fire Extinguishing Systems

23.1 Type of system:

None installed.

Comments:

23.1 (i) Current government guidance does not recommend that automatic sprinklers are fitted routinely to existing high rise residential flats, the onus is on Local Authorities to decide on their provision. Given the obvious benefits in terms of life safety and property protection, it is highly recommended that consideration is given to their provision where practicable.

(ii) As the rubbish chutes are contained within the protected lobby, sprinkler provision should be considered over the refuse bins.

## 24. Other Relevant <sup>7</sup> Fixed Systems and Equipment

24.1 Type of fixed system:

None installed.

Comments:

None.

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

24.2 Suitable provision of fire-fighters switch(es) for high voltage luminous tube signs, etc.  N/A  Yes  No

## Section 3 - Management of Fire Safety

### 25. Procedures and Arrangements

25.1 Fire safety is managed by:

Karl Whitehead

8. 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.

25.2 Competent person(s) appointed to assist in undertaking the preventive and protective measures (i.e. relevant general fire precautions)?  Yes  No

Comments:

25.2 (i) HFR Solutions has been engaged to carry out fire Risk Assessments.  
(ii) Persons have been nominated and trained to assist in fire safety matters

25.3 Is there a suitable record of the fire safety arrangements?  Yes  No

Comments:

Comprehensive details of fire safety arrangements are recorded.

25.4 Appropriate fire procedures in place?  Yes  No

More specifically:

25.5 Are procedures in the event of fire appropriate and properly documented?  N/A  Yes  No

25.6 Are there suitable arrangements for summoning the fire and rescue service?  Yes  No

- 25.7 Are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to fire-fighters?  N/A  Yes  No
- 25.8 Are there suitable arrangements for ensuring that the premises have been evacuated?  N/A  Yes  No
- 25.9 Is there a suitable fire assembly point(s)?  N/A  Yes  No
- 25.10 Are there adequate procedures for evacuation of any disabled people who are likely to be present?  N/A  Yes  No

Comments:

25.5 Each resident is provided with written details on what to do in case of fire.

25.7 Premises information boxes are provided at the entrance to the building for which the Fire Service has access.

25.9 Provide assembly point for employees and residents evacuating  
25.10 Personal emergency evacuation plans are required for persons with relevant disability.

- 25.11 Persons nominated and trained to use fire extinguishing appliances?  N/A  Yes  No

Comments:

Hull City Council's policy is for staff not to attempt to fight fires.

- 25.12 Persons nominated and trained to assist with evacuation, including evacuation of disabled people?  N/A  Yes  No

Comments:

None.

- 25.13 Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarization visits)?  N/A  Yes  No

Comments:

Visits of the Fire Service take place on a regular basis.

- 25.14 Routine in-house inspections of fire precautions (e.g. in the course of health and safety inspections)?  N/A  Yes  No

Comments:

Fire precautions are checked during twice daily inspections.

## 26. Training and Drills

- 26.1 Are all staff given adequate fire safety instruction and training on induction?  N/A  Yes  No

Comments:

All staff including receive fire safety instruction on induction.

- 26.2 Are all staff given adequate periodic "refresher training" at suitable intervals?  N/A  Yes  No

Comments:

No refresher training is carried out or planned at this time.

- 26.3 Does all staff training provide information, instruction or training on the following?
- 26.4 Fire risks in the premises?  N/A  Yes  No
- 26.5 The fire safety measures on the premises?  N/A  Yes  No
- 26.6 Action in the event of fire?  N/A  Yes  No
- 26.7 Action on hearing the fire alarm signal?  N/A  Yes  No
- 26.8 Method of operation of manual call points?  N/A  Yes  No
- 26.9 Location and use of fire extinguishers?  N/A  Yes  No
- 26.10 Means for summoning the fire and rescue service?  N/A  Yes  No
- 26.11 Identity of persons nominated to assist with evacuation?  N/A  Yes  No

- 26.12 Identity of persons nominated to use fire extinguishing appliances?  N/A  Yes  No

Comments:

Hull City Council's policy is for staff not to attempt to fight fires.

- 26.13 Are staff with special responsibilities (e.g. fire Marshals) given additional training?  N/A  Yes  No

Comments:

Caretakers are given instruction on twice daily checks on fire precautions and maintenance of escape routes. **Some question over whether the level of information given to caretakers is sufficient, regarding what they are looking for and checking when walking means of escape!! Based on discussion with caretaker.**

- 26.14 Are fire drills carried out at appropriate intervals?  N/A  Yes  No

Comments:

Fire drills are not appropriate for this type of premises.

When the employees of another employer work in the premises:

- 26.15 Is their employer given appropriate information (e.g. on fire risks and general fire precautions)?  N/A  Yes  No

- 26.16 Is it ensured that the employees are provided with adequate instructions and information?  N/A  Yes  No

Comments:

Pre-Construction Health & Safety Information includes relevant information on fire safety.

## 27. Testing and Maintenance

- 27.1 Adequate maintenance of premises?  Yes  No

- 27.2 Weekly testing and periodic servicing of fire detection and alarm system?  N/A  Yes  No

Comments:

Hull City Council check flat fire alarms on an annual basis where access is provided.  
Residents are encouraged to test their smoke alarm on a weekly basis.

- 27.3 Monthly and annual testing routines for emergency escape lighting?  N/A  Yes  No

Comments:

(i) Annual testing of the emergency escape lighting is carried out by in house electricians in accordance with the British Standard.

(ii) No monthly tests are carried out on the emergency escape lighting.

- 27.4 Annual maintenance of fire extinguishing appliances?  N/A  Yes  No

- 27.5 Periodic inspection of external escape staircases and gangways?  N/A  Yes  No

Comments:

Twice daily inspections are carried out of internal stairs.

- 27.6 Six-monthly inspection and annual testing of rising mains?  N/A  Yes  No

- 27.7 Weekly and monthly testing, six-monthly inspection and annual testing of fire-fighting lifts?  N/A  Yes  No

- 27.8 Weekly testing and periodic inspection of sprinkler installations?  N/A  Yes  No

Comments:

None

- 27.9 Routine checks of final exit doors and/or security fastenings?  N/A  Yes  No

Comments:

The final exit doors are used on a daily basis.



- 27.10 Annual inspection and test of lightning protection system?  N/A  Yes  No
- 27.11 Are suitable systems in place for reporting and subsequent restoration of safety measures that have fallen below standard?  Yes  No

Comments:

Procedures are in place for immediate reporting of any defects requiring attention.

- 27.12 Other relevant inspections or tests:

Comments:

Gas safety checks on boilers carried out.

## 28. Records

Appropriate records of:

- 28.1 Fire drills?  N/A  Yes  No
- 28.2 Fire training?  N/A  Yes  No
- 28.3 Fire alarm tests?  N/A  Yes  No
- 28.4 Emergency escape lighting tests?  N/A  Yes  No
- 28.5 Maintenance and testing of other fire protection systems?  N/A  Yes  No

Comments:

28.2 Fire training continuation for staff requires initiating and recording.  
 28.3 Flats that have had their fire alarms tested annually by Hull City Council are recorded.  
 28.5 dampers in all flat bathroom venting systems are maintained and records kept.

## Fire Risk Level Estimator

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

Likelihood of fire	Potential consequences 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

In this context, a definition of the above fire risk level estimator is as follows:

### LIKELIHOOD OF FIRE FOR THIS PREMISE:

<b>Low</b>	Unusually low likelihood of fire as a result of negligible potential sources of ignition.
<b>Medium</b>	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).
<b>High</b>	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 fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

Low                       **Medium**                       High

In this context, a definition of the above fire risk level estimator is as follows:

### POTENTIAL CONSEQUENCES OF FIRE FOR THIS PREMISE:

<b>Slight harm</b>	Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).
<b>Moderate harm</b>	Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.

<b>Extreme harm</b>	Significant potential for serious injury or death of one or more occupants.
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Taking in to 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:

Slight Harm  **Moderate Harm**  Extreme Harm

**Accordingly, it is considered that the risk to life from fire at these premises in relation to likelihood x consequences:**

Trivial  Tolerable  **Moderate**  Substantial  Intolerable

Comments:

The likelihood of fire is considered to be medium taking into consideration the normal type of ignition sources present that are associated with this type of premises. The numerous maintenance issues and upgrades required could result in escape routes being smoke logged, so the risk to life is considered to be moderate.

**RISK BASED CONTROL PLAN – Details at the front of this report.**

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

<b>Risk level</b>	<b>Action and timescale</b>
<b>Trivial</b>	No action is required and no detailed records need be kept.
<b>Tolerable</b>	No major additional fire precautions required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
<b>Moderate</b>	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
<b>Substantial</b>	Considerable resources might have to be allocated to reduce the risk. If the premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are occupied, urgent action should be taken.

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