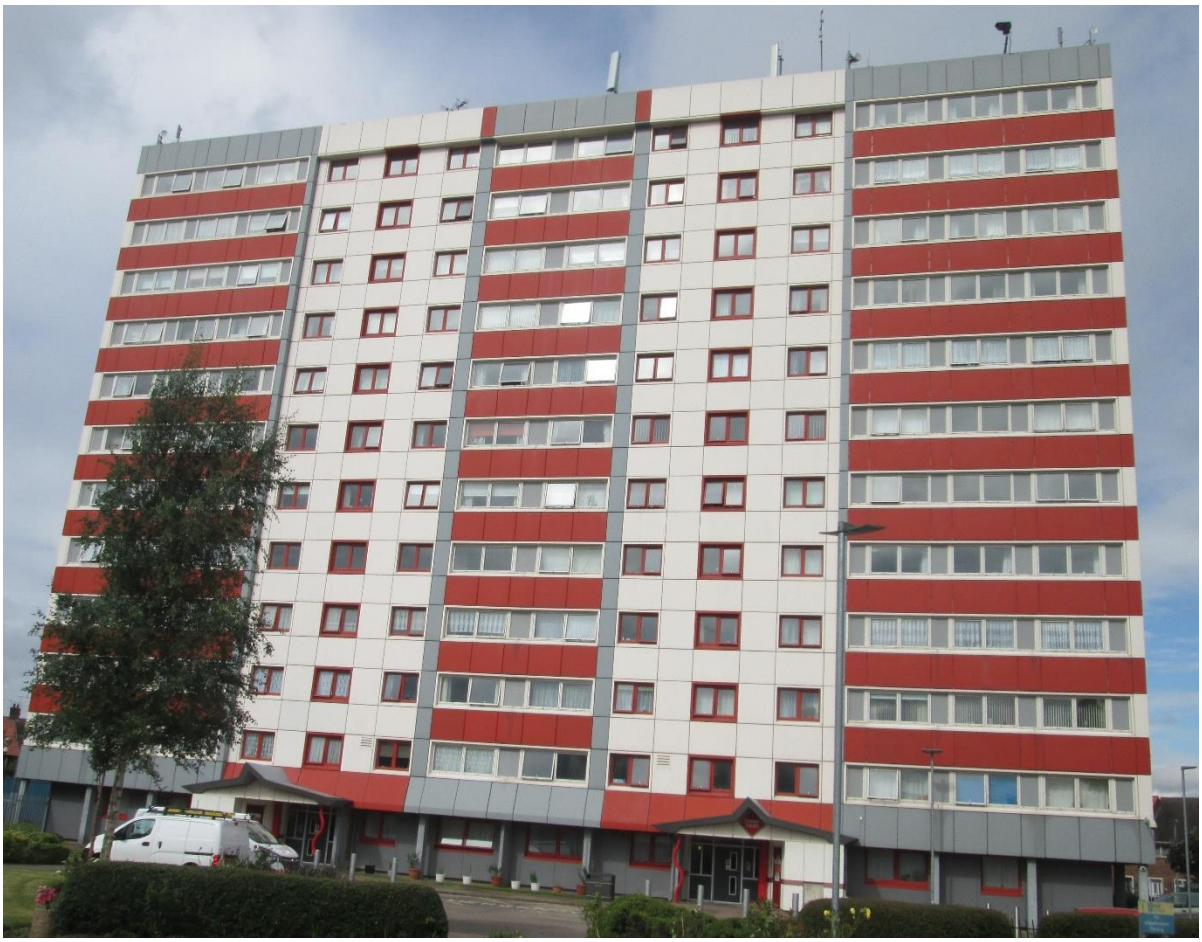
Fire Risk Assessment

REGULATORY REFORM (FIRE SAFETY) ORDER 2005



Denaby Court

Responsible person (e.g. employer) or person having control of the premises	Hull City Council
Address of premises:	Hull City Council Denaby Court Barnsley Street Hull HU8 7SS
Assessor:	Don Woodcock BSc MIFireE
Date of fire risk assessment:	02/08/2017
Date of previous fire risk assessment:	12/02/2017
Suggested date for review [1]:	01/09/2018

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by a competent person by the date indicated above or at such earlier time as there is reason to suspect that it is no longer valid, or if there has been a significant change in the matters to which it relates, or if a fire occurs.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

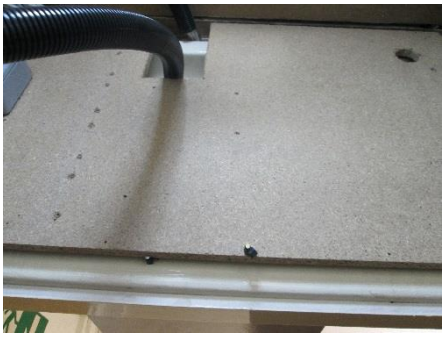
Definition of priorities (where applicable):

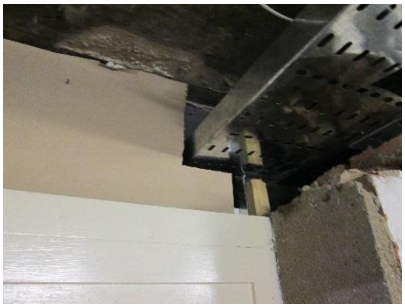
PRIORITY	MEANING
Very High	Immediate action required.
High	Urgent action required to be carried out as soon as possible.
Medium	Medium priority to be actioned within 2 to 6 months
Low	Low priority to be actioned within 6 to 12 months

*Time scales are based from the date of inspection.

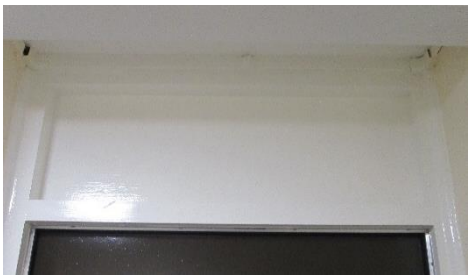
High*			
Action Number	1	**Reference**	7.11 Suitable protection of escape routes?

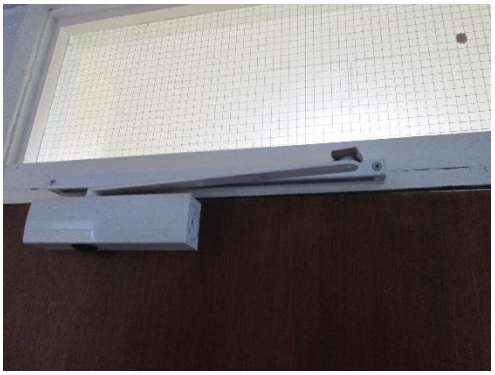
Implement a full survey of all the fire resisting doors to service cupboards, staircases, common areas and those sub dividing corridors and make good all breaches of fire resistance in door, door frame or transom panels. The fire resistance of the transom should be confirmed above service doors and remedial action taken as necessary. All self-closing fire resisting doors should be checked and adjusted so that they close fully against their rebates. The lower panels forming part of the fire resisting screening to the protected staircase should be checked to ensure that they provide 30 minutes fire resistance.





Action by		**Date completed**	

High*			
Action Number	2	**Reference**	7.11 Suitable protection of escape routes?
Implement a survey to determine the location of transom windows above flat doors that have been replaced with non-fire resisting material and replace with fire resisting material of at least 30 min specification.			
Action by		**Date completed**	

High*			
Action Number	3	**Reference**	7.11 Suitable protection of escape routes?
Implement a survey of all flat entrance doors to determine the following: (i) The presence of positive action self-closing devices that will shut the doors against their rebates from any angle. (ii) The presence of intumescent fire and cold smoke seals in the door edge or frame. (iii) That the door is in general good condition. Once the survey has been completed the following actions should be taken: (i) Positive action self-closing devices should be fitted where they are missing or ineffective. (ii) Intumescent fire and cold smoke seals should be fitted in the door edge or frame where necessary. (iii) Any defects to the integrity of the door should be made good. Missing letterbox flaps should be replaced.			 
Action by		**Date completed**	

High*			
Action Number	4	**Reference**	18.1 Compartmentation of reasonable standard.
Implement a survey of all service cupboards and make good any breaches of compartmentation with appropriate fire resisting material.			 
Action by		**Date completed**	

Medium*			
Action Number	5	**Reference**	8.4 Suitable arrangements for those who wish to smoke?
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.			
Action by		**Date completed**	

Medium*			
Action Number	6	**Reference**	20.1 Reasonable standard of fire safety signs and notices?
Provide intermediate fire exit signs with directional arrow on each stair landing.			
Action by		**Date completed**	

Medium*			
Action Number	7	**Reference**	26.2 Are all staff given adequate periodic “refresher training” at suitable intervals?
26.2 Periodic refresher training for staff should be planned and carried out.			
Action by		**Date completed**	

Medium*			
Action Number	8	**Reference**	27.3 Monthly and annual testing routines for emergency escape lighting?
27.3 Emergency escape lighting should be tested on a monthly basis.			
Action by		**Date completed**	

Medium*			
Action Number	9	**Reference**	25.10 Are there adequate procedures for evacuation of any disabled people who are likely to be present?
25.10 Produce personal emergency evacuation plans for persons with a relevant disability.			
Action by		**Date completed**	

Low*			
Action Number	10	**Reference**	25.9 Is there a suitable fire assembly point(s)?
25.9 Provide a fire assembly point sign within the curtilage of the building.			
Action by		**Date completed**	

Section 1 - Building Information

1. The Premises

1.1 Number of floors: 12

1.2 Approximate floor area: 688 m^2 per floor

8250 m^2 gross

1.3 Brief details of construction

Reinforced concrete columns and floors. The external 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: 184

2.2 Approximate number of employees at any one time: 2

2.3 Maximum number of members of public at any one time: 200

2.4 Associated times/hours of occupation: 24 hours.

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

3. Occupants Especially at Risk from Fire

3.1 Sleeping occupants:

	Number:	184

3.2 Disabled occupants:

The flats are mixed use. There may be persons identified as having a relevant disability.	Number:	Not known

3.3 Occupants in remote areas and lone workers:

Lone workers.	Number:	2

3.4 Young persons:

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

3.5 Others:

	Number:	N/A

4. Fire Loss Experience

None reported

5. Other Relevant Information

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 their flat or make their way to the escape stair if they so wish.

6. Relevant Fire Safety Legislation

6.1 The following fire safety legislation applies to these premises

Regulatory Reform (Fire Safety) Order 2005

6.2 The above legislation is enforced by:

Humberside Fire & Rescue Service

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 doors internally and samples of the inside of service cupboards. Hull City Council have engaged an external consulting company to carry out a survey of all the cladding in all their residential properties in accordance with national government guidelines. See 18.3

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 November 2015.

7.3: PAT testing and inspection of relevant electrical equipment is regularly carried out.

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.

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.

9. Arson

9.1	Does basic security against arson by outsiders appear reasonable? [2]	☒	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:

None.

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. 13.3 The common areas are inspected regularly 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:

N/A

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:

17.1 Every upper floor of the building is served by two protected stairs which are approached via protected corridors serving the flats.

17.7 The final exits from the building are fitted with electromagnetic door locks for which there is an electric press switch to unlock them. The requirement to have a break the glass release mechanism as recommended by the British Standard has been relaxed due to the occupancy.

17.9 (i) There are two dead end sections on each residential floor of the building. The travel distance is approximately 6m from the flat door to the door to the nearest protected stair.

(ii) Current guidance indicates that the dead end section of the corridor should have either natural or mechanical ventilation in place. There is no smoke ventilation provided in these areas.

(iii) Current guidance also dictates that the dead end should be separated from the rest of the corridor by a self-closing fire resisting door. This door is not in place but there is a cross corridor half way down the protected corridor. The distance to this door from the furthest flat door is approximately 18m.

17.10 The distance from the furthest flat door with alternative means of escape to the nearest door to a protected stair is 6m. (Current guidance 30m).

17.11 (i) Of those flat doors inspected internally it was found that the self-closing devices were disconnected or inefficient at closing the door fully against its rebate.

(ii) The flat doors which were inspected, had intumescent fire and cold smoke seals fitted to the door edge.

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

(iv) The transom panels above the doors to the service cupboards are fitted with wooden material of unspecified fire rating. Recent electrical work has taken place which is inadequately fire stopped.

(vi) The fire resisting doors to the protected stairwell and the doors subdividing the protected corridors are fitted with overhead hydraulic self-closing devices with intumescent fire and cold smoke seals. A high percentage of these did not close full against their rebates under the action of the self-closing device.

Comments (Cont.):

(v) The lower panels forming part of the fire resisting screening to the protected staircase are composed of wooden material of unspecified fire rating.

(vi) There are two lifts serving the building. They open at each floor into the protected corridors. There are enclosed throughout their height by fire resisting construction and the doors appear to be of fire resisting construction with 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[3]			☐	Yes	☒ No
18.2	Reasonable limitation of linings that might promote fire spread.			☒	Yes	☐ No
18.3	Limited combustibility of external insulation and cladding?	☐	N/A	☐	Yes	☒ 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? [3, 4]	☐	N/A	☒	Yes	☐ No
18.5	Is fire spread to or from other buildings reasonable taking into account storage between buildings			☒	Yes	☐ No

Comments:

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

(ii) There are two refuse chutes 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 a ventilated lobby with a self-closing fire resisting door. There are smoke stopping seals at each level. It was not certain whether there are fire shutters at the bottom of the chutes where they enter the refuse bin room There are no sprinkler systems provided within the bin rooms.

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

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

18.3 No issues with the external insulation or cladding was identified by external consulting company.
.
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? [5] ☐ 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
Command ents:

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, above both sides of cross corridor doors in corridors. There is no provision in the stairwell landings.

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

(iii) Fire resisting self-closing fire doors are provided with 'Fire Door – Keep Shut' signs on the both faces.

(iv) Fire action notices for residents are provided in each section of the protected corridors serving the flats.

21. Means of Giving Warning in Case of Fire

21.1	Reasonable manually operated electrical fire alarm system provided? [6]	☒	N/A	☐	Yes	☐	No
21.2	Automatic fire detection provided?	☐	Yes (throughout premises)	☒	Yes (Part of premises only)	☐	No
21.3	Extent of automatic fire detection generally appropriate for the occupancy and fire risk?	☐	N/A	☒	Yes	☐	No
21.4	Remote transmission of alarm signals?	☒	N/A	☐	Yes	☐	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.

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 [7] Automatic Fire Extinguishing Systems

23.1 Type of system:

None installed.

Comments:

23.1 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.

24. Other Relevant [7] 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) HFRSolutions 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 The current evacuation policy encourages the residents to leave the premises if they feel that their safety is compromised in any way. With this in mind it would be advantageous to provide a fire assembly point sign within the curtilage of the building. This will assist the Fire Service in respect to accounting for residents. It is a requirement that staff are trained in evacuation therefore an assembly point and signage is required.

25.10 Personal emergency evacuation plans should be prepared 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.

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

Comments:

Refer to section 17 and 18.

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 is carried out by in house electricians in accordance with the British Standard. (ii) No monthly tests are carried out 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.

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:

None.

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:

28.3 Flats that have had their fire alarms tested annually by Hull City Council are recorded.

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 PREMISES:

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 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 PREMISES:

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

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.

Risk level	Action and timescale
Trivial	No action is required and no detailed records need be kept.
Tolerable	No major additional fire precautions required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
Moderate	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.
Substantial	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.
Intolerable	Premises (or relevant area) should not be occupied until the risk is reduced.

Note that, although the purpose of this section is to place the 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.