

Fire Risk Assessment

REGULATORY REFORM (FIRE SAFETY) ORDER 2005



**2-72 (evens) New Michael street flats
HULL HU1 2QW**

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

Hull City Council

Address of premises:

Hull City Council
2-72 (Evens) Flats
New Michael street
Hull
HU1 2QW

Assessor:

Tony White

Date of fire risk assessment:

07/08/2017

Date of previous fire risk assessment:

04/02/2015

Suggested date for review ¹:

08/08/2018

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by a competent person by the date indicated above or at such earlier time as there is reason to suspect that it is no longer valid, or if there has been a significant change in the matters to which it relates, or if a fire occurs.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
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	7.3 Portable appliance testing carried out
<p>The Pump room contains electrical multi point adaptor and Computer equipment and the Boiler room contains a kettle and multi point adaptor none of which had been tested with no labels indicating any previous tests displayed.</p>		 	
Action by		Date completed	

Medium*			
Action Number	2	Reference	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. No Cigarette ends were found in the common escape route areas so no smoking rule appeared to be observed at time of inspection.</p>			
Action by		Date completed	

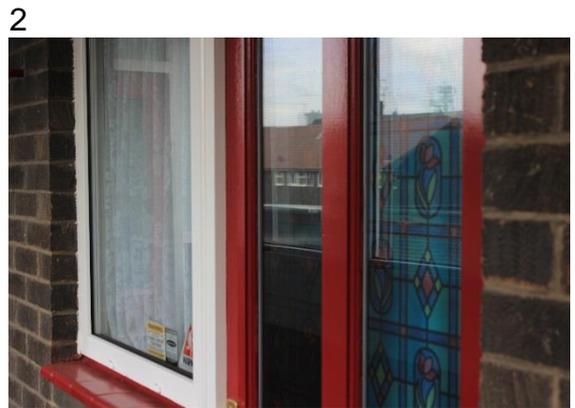
Very High*			
Action Number	3	Reference	9.1 Security against Arson
<p>A designated area to secure any full bins removed from the bin room awaiting collection away from the building should be provided. This would enable full bins to be removed and an empty bin replaced so that the practice of closing the chute off allowing rubbish to build in the chute and increase potential of blockages can be avoided.</p>		 	
Action by		Date completed	

Very High*			
Action Number	4	Reference	13.4 Avoidance of inappropriate storage of combustible materials.
<p>Remove unwanted fire loading from pump room area at ground floor access area. This area must remain sterile of any fire loading and should be maintained free of combustible materials at all times.</p>		 	
Action by		Date completed	

Action Number	5	Reference	17.2 Adequate design of escape route
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The design for means of escape with external balcony or deck approach would require everything up to 1.1 metre's in height from ground level to be 30 minutes fire resistance. The fire door can be FD30 with no requirement for any glazing in the fire door above 1.1 metre's to be fire rated, but the door will require a positive action self- closing device and letter box flap, but it is not essential to require intumescent strips. However, as picture 1 shows the first floor has been enclosed making it a protected corridor approach. With this in mind as pictures 2 & 3 show some flats appear to have been fitted with FD30S doors and FRG transom panels but windows and other doors have plane glazing and plastic frames.

If this is to remain an enclosed corridor then all windows and doors to flats within this corridor will require to be 30 minutes fire resisting and the flat doors would need to be FD30S including the combined fire and smoke seal in door edge or frame and positive action self- closing device. Fire proof letter boxes also required.



ACTIONED BY: -

DATE COMPLETED: -

Action Number	6	Reference	17.7 Satisfactory means of securing exits
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On every floor level in the escape stair enclosure is an open recess containing exposed electrical feeds to flats see photo 2, communication boxes (unsecured in photo 1's case) and some breeches in compartment floors where electric cables pass see photo 4 as example. This same recessed area also provides access to the rubbish chute via doors(see photo 3) which have no counter weight closing them or self-closing device and are not fitted with any cushion seal which would prevent smoke intrusion in the early stages of a bin fire or chute fire. The rubbish chute should not be located within stairways or protected lobbies and the bin enclosure although vented to open air has no reactive fire suppression system(see photo 5). The doors enclosing the bin room at the base of the chute should be FD30S doors (see photo 6). Opening windows in stairwell causing a hazard due to broken restricters(photo 7 & 8).



1



2



3

1. Provide self-closing device and cold smoke cushion to chute access doors
2. Provide 30 minute fire resisting screen incorporating an FD30S fire door complete with combined fire and cold smoke seal in door edge or frame and positive action self-closing device enclosing the recess housing the chute access doors and electrics.
3. Make good any fire stopping required to seal breeches in compartment floors where cables pass to 60 minutes fire resistance.
4. As a minimum a fusible link fire shutter should be provided at the base of the chute over the bins, or further protection can be provided by a sprinkler system located over the bins with either frangible bulb or fusible link sprinkler heads.

- 5. The doors enclosing the bin room at the base of the rubbish chute should be FD30S fire doors complete with combined intumescent fire and cold smoke seals in door edge or frame and permanently marked 'FIRE DOOR KEEP LOCKED'.
- 6. Opening windows should have the restricting devices replaced as a matter of urgency and maintained, as these windows can create a danger for injury or prevent fire door from opening to access the stairs without the restriction(see photo's 7 & 8). This would also help prevent smoke from any flat fire perculating back into stairs.



4



8



5



7

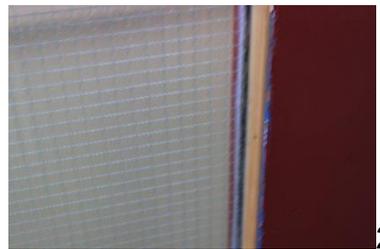
Action by		Date completed	

Very High*

Action Number	7	Reference	17.11 Suitable protection of escape routes
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Fire doors in common parts providing protection onto the stairwell were found to be in need of repairs and maintenance, a full survey is required, also glazing in entrance lobby (photo 5) adjacent ground floor flat: -

- (i) Fire door seals damaged or contaminated by paint requiring replacement combined intumescent fire and cold smoke seals.
- (ii) Fire doors not closing fully onto rebates.
- (iii) Fire door found to have glazing panel secured with thin timber batten and clear mastic and no intumescent seal against glass
- (iv) Fire doors with damage to the door structure which required repair or replacement.
- (v) Glazing to side of entrance lobby is required to be fire resisting glazing due to proximity to ground floor flat windows



Action by		Date completed	
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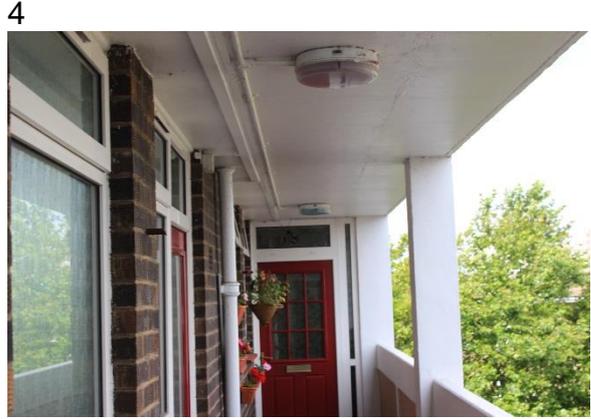
High*

Action Number	8	Reference	17.11 Suitable protection of escape routes?
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It was noted that plastic conduit was present on all floor levels supporting electric cables along full length of balcony's and stairwell enclosures.

Under BS7671 of the electrical regulations, new requirements outline the need for cabling to be supported by fire-resistant fastenings which are not liable to premature collapse in extreme heat.

Although this is primarily to assist fire fighters and prevent danger of entanglement, it could also cause issues on escape route and some thought should be given to future replacement.



Action by		Date completed	
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Very High*

Action Number 9 Reference 18.1 Compartmentation of a reasonable standard

Some breeches in compartment floors on landings within stairwells as photo's 1 & 2.

Breech in pump room compartment wall as photo's 3 & 4.

These require sealing to give 60 minutes fire resistance to compartment floors and walls.



1



2



3



4

18.2 Reasonable limitation on linings that might promote fire spread: -

Samples taken of side barrier to balcony's (photo 5) which may require actions following results of survey.



5

Action by Date completed

High*

Action Number	10	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">(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.(iv) That letter box flaps are in place as a minimum. <p>Once the survey has been completed the following actions should be taken:</p> <ul style="list-style-type: none">(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 and intumescent strips in letter box considered.			  
Action by		Date completed	

Medium*			
Action Number	11	Reference	20.1 Reasonable standard of fire safety signs and notices?
<p>20.1</p> <p>(i) Any missing intermediate fire exit signs above access doors into stairwell landings should be replaced as photo 2.</p> <p>(ii) Any missing Fire door – Keep Shut signs and Fire door – Keep Locked signs should be replaced.</p> <p>(iii) 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 do not give confusing information and these should be replaced by a modern equivalent.</p>		 <p>1</p>  <p>2</p>	
Action by		Date completed	

High*			
Action Number	12	Reference	Procedures and Arrangements – 25.10
<p>25.10 – Carry out Personal emergency evacuation plans for any resident that needs one</p>			
Action by		Date completed	

Medium*			
Action Number	13	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. STAFF QUESTIONED ON THESE MATTERS CONFIRMED NO ADDITIONAL FIRE SAFETY TRAINING HAD BEEN GIVEN.			
Action by		Date completed	

Medium*			
Action Number	13	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	

Section 1 - Building Information

1. The Premises

1.1 Number of floors:

1.2 Approximate floor area: m² per floor

m² gross

1.3 Brief details of construction

Traditional brick and block built with concrete columns and floors. The external brick walls have not 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: **based on 2 per unit**

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:	95
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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 and bin fires have been occurring historically.

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

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 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 in February and June 2017. Some issues were raised as concerns during these testing periods, these have now been addressed or actioned for work to be carried out.

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 Boiler 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? 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.

9.1 Security of rubbish bins in conjunction with rubbish chute refuge control see action 3.

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 caretaker's office on site.

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 back of the pump room requires clearing of all storage see action 4.

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.
Some consideration needs to be given to contractors working in lone areas such as on the roof or lift motor room as to warning them in the event of a fire.

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 annually.

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 Enclosed balcony on f see action 4. first floor see action 4.
17.7 Every floor level of the building is served by a single protected stair which has in it a recess containing rubbish chute access doors, exposed electric wiring and chute doors with no self- closing device or smoke seal. The bin room requiring FD30S fire doors. A fire shutter with fusible link as a minimum over the bins at bottom of rubbish chute and preferably sprinklered. Also dealing with the issues around the opening windows within the stair enclosure. (see actions 5 & 6).

17.9 The distance from the furthest flat door to single stairway to means of escape in a protected stair is 10m. Whilst this is acceptable within the open balcony approach it is not for the enclosed first floor which becomes a protected corridor see action 4.

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 glazing. (see action 9).

(v) The fire resisting doors to the protected stairwell should be of FD30S standard and fitted with overhead hydraulic self-closing devices. A lot of these doors were found to have damaged door seals, not closing fully onto rebates, with other damage also in need of repair or replacement.

(vi) The rubbish chute doors require self-closing devices and smoke seals fitting as action 7

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

(viii) The glazing enclosing the entrance left hand side requires to be fire resisting as action 6.

Comments (Cont.):

(ix) 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 ³ | <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 checked="" type="checkbox"/> | Yes <input 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? ^{3, 4} | <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 compartment walls also between compartment floors in pump room and in stairwells 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 5.**

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 panels providing the outer boundary for the balconies has yet to be determined see action 8. Any necessary action must then be acted upon and interim measures employed as determined appropriate. The results of any survey may well affect the actions required within this fire risk assessment.

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
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 missing which are normally replaced on the twice daily inspection.

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

(iii) 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.

(iv) 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? 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: LD3 level 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, access to lift room, pump room and boiler house.

23. Relevant ⁷ 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 staircase enclosure, sprinkler provision should be provided over the refuse bins. (see action 5).

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) 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 should be provided for persons with relevant disability. (see action 11).

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 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 see action 12.

- 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. **SOME THOUGHT SHOULD BE GIVEN TO ENSURE THAT A MEANS OF ALERTING LONE CONTRACTORS WORKING IN LIFT MOTOR ROOM AREA OR ON THE ROOF AREA OF THE PRESENCE OF FIRE WITHIN THE BUILDING.**

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 SEE ACTION 13.**

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 annually.

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. See action 12.
 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 PREMISE:

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 PREMISE:

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.