

Fire Risk Assessment

REGULATORY REFORM (FIRE SAFETY) ORDER 2005



**Porter Street Block 3
Porter Street
Hull
HU1 2RH**



HFR SOLUTIONS

training today for a safer tomorrow

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

Hull City Council

Address of premises:

Porter Street Block 3
Porter Street
Hull
HU12RH

Assessor:

John Wallis BA MIFireE

Date of fire risk assessment:

09/08/2017

Date of previous fire risk assessment:

02/03/2015

Suggested date for review ¹:

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by a competent person by the date indicated above or at such earlier time as there is reason to suspect that it is no longer valid, or if there has been a significant change in the matters to which it relates, or if a fire occurs.

Table of Contents

Fire Risk Level Estimator/<i>ACTION PLAN</i>	1
Section 1 - Building Information	11
1. The Premises	11
2. The Occupants	11
3. Occupants Especially at Risk from Fire	12
4. Fire Loss Experience	12
5. Other Relevant Information	13
6. Relevant Fire Safety Legislation	13
7. Electrical Sources of Ignition	14
8. Smoking	15
9. Arson	15
10. Portable Heaters and Heating Installations.....	16
11. Cooking	17
12. Lightning.....	17
13. Housekeeping	17
14. Hazards Introduced by Outside Contractors and Building Works.....	18
15. Dangerous Substances	19
16. Other Significant Fire Hazards that Warrant Consideration	19
Section 2 - Fire Protection Measures	20
17. Means of Escape from Fire	20
18. Measures to Limit Fire Spread and Development	22
19. Emergency Escape Lighting	23
20. Fire Safety Signs and Notices.....	24
21. Means of Giving Warning in Case of Fire.....	25
22. Manual Fire Extinguishing Appliances.....	26
23. Relevant ⁷ Automatic Fire Extinguishing Systems	26
24. Other Relevant ⁷ Fixed Systems and Equipment	27
Section 3 - Management of Fire Safety	28
25. Procedures and Arrangements	28
26. Training and Drills.....	30
27. Testing and Maintenance.....	32
28. Records	33
Fire Risk Level Estimator	34

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 document.

It is considered that the following recommendations 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 2-6 months.
Low	Low priority to be actioned within 6 to 12 months.

*Time scales are based from the date of inspection.

Medium*			
Action Number	1	Reference	Electrical Sources of Ignition – 7.5
7.5 – Look at the Trailing leads in the staircase leading to the roof/lift room area.			
Action by		Date completed	

Medium*			
Action Number	2	Reference	Smoking – 8.4
8.4 – Provide smoking receptacles external to the building if required.			
Action by		Date completed	

Medium*			
Action Number	3	Reference	Arson – 9.2
9.2(a) – Chain up refuse containers so that they cannot be moved.			
Action by		Date completed	

High*			
Action Number	4	Reference	Arson – 9.2
9.1(b) – Review the policy for bins awaiting collection. The bin room needs to be kept locked when not in use.			
Action by		Date completed	

Very High*			
Action Number	5	Reference	Housekeeping – 13.2
13.2 – Cease the practice of closing off the chute when the bins are full.			
Action by		Date completed	

Medium*			
Action Number	6	Reference	Housekeeping – 13.3
13.3 – Reduce the unnecessary accumulation of combustibles on the open balconies.			
Action by		Date completed	

Medium*			
Action Number	7	Reference	Housekeeping – 13.4
13.4 – Remove unnecessary combustibles being stored in pump room.			
Action by		Date completed	

High*			
Action Number	8	Reference	Hazards Introduced by outside contractors and building works - 14.1
14.1 - Ensure that the existing policy for outside contractors covers their well-being when on site. This must include how they are going to be warned of an emergency whilst working on the roof or lift room. Any policy should be reinforced to all staff.			
Action by		Date completed	

Medium*			
Action Number	9	Reference	Dangerous Substances – 15.1
<p>15.1 - Mains gas is piped to all flats to power boilers serving the heating system. Due to the potential of a gas explosion the building should be surveyed to ensure that the structure could with stand this.</p>			
Action by		Date completed	

Medium*			
Action Number	10	Reference	Dangerous Substances – 15.1
<p>16.1 – Fill in hole.</p>			
Action by		Date completed	

Medium*			
Action Number	11	Reference	Means of Escape from Fire – 17.4
<p>17.4 – Ensure that all flat front doors are fitted with a locking mechanism so that they can be opened from the inside without a key.</p>			
Action by		Date completed	

Medium*			
Action Number	12	Reference	Means of Escape from Fire – 17.4
17.7 – Repair the lock on the main front entrance door.			
Action by		Date completed	

High*			
Action Number	13 to 15	Reference	Mean of escape from fire -17.11
17.11(b) – Both staircases, on each level, must be separated from each other and from the open balconies with 30 minutes fire resistance. Any door must be fitted with an approved self-closing device.			
Action by		Date completed	
17.11(c) – Ground floor flat door opening onto the staircase must be fitted with a FD30S fire door. As this flat opens directly onto the means of escape a protected lobby or corridor needs to be created within the flat.			
Action by		Date completed	

17.11(d) - The pump room door, ground floor lobby, needs to be constructed from 30 minutes fire resistance, fitted with intumescent heat and cold smoke seals and an approved self-closing device.		
Action by		Date completed

Medium*			
---------	--	--	--

Action Number	16 to 20	Reference	Mean of escape from fire -17.11
----------------------	----------	------------------	---------------------------------

17.11(e) – Check that cabling is fixed as per the requirement of BS7671 of the Electrical Regulations.

Action by		Date completed	
------------------	--	-----------------------	--

17.11(f) – The porch entrance sides, ground floor, to the secondary stair case needs to be replaced with 30 minutes fire resistance.



Action by		Date completed	
------------------	--	-----------------------	--

17.11(g) – Check that the double doors to the bin chute will give adequate fire protection.



Action by		Date completed	
------------------	--	-----------------------	--

17.11(h) – The electric cupboard, ground floor, at the base of the secondary means of escape should be made up to an FD30S fire door.



Action by		Date completed	
------------------	--	-----------------------	--

17.11(i) – Ensure that the caged door near to flat 112 can be used without the use of a key or code.		
Action by		Date completed

Low*			
Action Number	21	Reference	Measures to limit fire spread and development – 18.1
18.1(a) – It is recommended that automatic fire-resisting shutters are provided at the base of the refuge chute to restrict the spread of fire and smoke from a fire in the bin room. The shutter should, as a minimum, be operated on a fixed temperature fusible link. Further protection can be provided by a sprinkler system located over the bins, with either frangible bulb or fusible link sprinkler heads.			
Action by		Date completed	

Medium*			
Action Number	22 to 25	Reference	Measures to limit fire spread and development – 18.1
18.1(b) – Check that service cables and pipes, which pass through compartment walls, have not affected the required fire resistance of 60 minutes.			
Action by		Date completed	
18.1(d) – Check the fire resistance capabilities of the lift doors.			
Action by		Date completed	

18.1(e) – The vent in the wall of the under stair cupboard, ground floor, needs to be sealed off.		
Action by		Date completed
18.1(f) –It is recommended that the refuse chute landing hatches are fitted with heat and cold smoke seals.		
Action by		Date completed

High*			
Action Number	26	Reference	Measures to Limit Fire Spread and Development – 18.1
18.1(c) – Comply with the results from the cladding survey.			
Action by		Date completed	

Medium*			
Action Number	27	Reference	Emergency Escape Lighting – 19.1
19.1 – Check lighting levels throughout the means of escape to ensure that areas covered by borrowed lighting are sufficient.			
Action by		Date completed	

Medium*

Action Number	28 to 32	Reference	Fire Safety Signs and Notices – 20.1
20.1(a) – Provide one emergency fire action notice throughout the building in line with the current evacuation policy.		 	
Action by		Date completed	
20.1(b) – A number of the ‘fire exit’ signs are missing, damaged or obstructed. A survey needs to be carried out to ensure the appropriate numbers and locations of ‘fire exit’ signs are appropriate.			
Action by		Date completed	
20.1(c) – A ‘fire door keep locked’ is to be fitted to the pump room door, ground floor.			
Action by		Date completed	
20.1(f) - The electric cupboard, ground floor, at the base of the secondary means of escape should display a ‘fire door keep locked sign’.			
Action by		Date completed	
20.1(g) – The secondary escape door, main entrance, requires a ‘fire exit keep clear sign’ on the outside leaf of the door.			
Action by		Date completed	

Low*			
Action Number	33	Reference	Fire Safety Signs and Notices – 20.1
20.1(d) – Provide a fire assembly point.			
Action by		Date completed	

Medium*			
Action Number	34	Reference	Means of giving warning – 21.2
21.2(a) - All flats should be checked to satisfy the responsible person that each flat is provided with the appropriate detection and that it is working.			
Action by		Date completed	

High*			
Action Number	35	Reference	Procedures and Arrangements – 25.10
25.10 – Carry out Personal emergency evacuation plans for any resident that needs one			
Action by		Date completed	

Medium*			
Action Number	36	Reference	Procedures and Arrangements – 25.11
25.11 – Review the policy whether to train a selective number of staff on the use of portable fire extinguishers.			
Action by		Date completed	

Medium*			
Action Number	37	Reference	Training and Drills – 26.2
26.2 – Provide fire refresher training to all staff.			
Action by		Date completed	

Medium*			
Action Number	38	Reference	
26.14 – Carry out Fire drills for members of staff in their work place.			
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

The property is constructed of traditional brick and block built with concrete floors. Some curtain walling is present. At the time of the inspection there was no information about the construction of the curtain walling.

1.4 Use of premises

The premises is a purpose built residential block containing 12 three bedroom flats and 12 two bedroom self-contained flats with common areas, pump room on the ground floor and lift motor room on the roof. There are no dry risers in this building. Natural gas has been piped to all flats and used to power a gas boiler.

There is a standalone building which houses a laundry and is used by residents. This FRA doesn't include this building. It can be found in the FRA for Porter Street 2.

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:	60
--	---------	----

3.2 Disabled occupants:

	Number:	Not Known
--	---------	-----------

3.3 Occupants in remote areas and lone workers:

Lone workers, caretaker and cleaner employed by HCC. In addition external contracts on site. This figure is unknown.	Number:	2
--	---------	---

3.4 Young persons:

Type of occupants can vary over time.	Number:	Not Known
---------------------------------------	---------	-----------

3.5 Others:

	Number:	N/A
--	---------	-----

4. Fire Loss Experience

None reported

5. Other Relevant Information

In light of the recent Grenfell fire the Hull City Council has set up a programme to have all high rise residential housing stock, which has been fitted with external cladding, to be independently inspected. An inspection had been carried out prior to the inspection but the results are not yet know.

At the time of the inspection no information on any persons living in the flats with a disability was given. It is important that any person with disabilities, that cannot evacuate the building unaided, must have a personal emergency evacuation plan (PEEPs) in addition to the generic evacuation plan currently given to all residents.

At the time of the inspection access to the lift motor room was not possible therefore this area is not covered by this FRA.

6. Relevant Fire Safety Legislation

6.1 The following fire safety legislation applies to these premises

Regulatory Reform (Fire Safety) Order 2005
The Building Regulation 2010

6.2 The above legislation is enforced by:

The Local Authority Fire & Rescue Service
Local Building control

6.3 Other legislation that makes significant requirements for fire precautions in these premises (other than the Building Regulations 2010):

The Health & Safety At Work Act 1974
Housing act 2004

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

The Local Authority

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. This FRA does not include the internal layout or fire risks within the flats.

Hull City Council is currently carrying out an inspection of all the cladding in their residential properties in accordance with national government guidelines. The outcome of these inspections may change the contents of this FRA.

The current legislation and guidance that covers this type of building may also be changed or amended in the future in light of the Grenfell Tower fire. Any changes would mean that the fire risk assessment would need to be reviewed.

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 – From the reports provided the electrical fixed installation to the premises was last tested January 2013.

7.4 – There is no control over the use of residents own electrical equipment.

7.5 – Trailing leads where found in the staircase leading to the roof/lift room area. Re-examine to see if these adapters are needed.

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:

8.4 - If the policy allows for smoking to take place outside but in the vicinity of the building then suitable receptacles are to be provided.

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(a) – CCTV in operation.

9.2(a) - There are refuse containers located away from the building fitted with the appropriate covering lid. However these containers are on wheels and not secured by a chain. It is good practice to secure bins so they cannot be set on fire and wheeled towards the building.

9.2(b) - The refuse chute bin room on the ground floor contains two containers. The procedure is for both containers to be removed from the bin store and left near to the building on a Sunday and Thursday evening for collection the next day. When the bins are removed the chute is closed off allowing the rubbish to collect in the chute.

This is a potential arson issue. The policy should be reviewed to alleviate any chance of an arson attack on the bins and chute area.

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 were observed in the common areas.

10.4 – This report does not cover any fixed heating in the flats however it is advised that these are regularly checked and the results recorded.

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:

There is no cooking in any of the common areas

12. Lightning

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

Comments:

Lightning protection was inspected May 2017.

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:

13.2 – The practice of closing off the bottom of the bin chute when the containers below are full must cease. This action allows combustibles to build up within the bin chute which could contribute to any potential fire ignition source being disposed down the chute. This policy needs to be reviewed.

13.3 – There is an unnecessary accumulation of combustibles on the open balconies outside of the flat doors. This should be accessed and the appropriate action taken to limit this practice to an acceptable level.

13.4 – A number of combustible materials are being stored in the pump. These should be removed.

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:

At the time of the inspection no documentation for outside contractors or in house maintenance work being carried out was produced. The caretaker on site had a reasonable understanding on what should be done when outside contractors are on site however this should be reinforced. It was not clear how a contractor working on the roof or lift motor room would be managed during any works.

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:

15.1 - Mains gas is piped to all flats to power boilers serving the heating system. Due to the potential of a gas explosion the building should be surveyed to ensure that the structure could with stand this.

16. Other Significant Fire Hazards that Warrant Consideration

(Including process hazards that impact on general fire precautions)

16.1 Hazards:

Hole in floor to ground floor under stair cupboard.

16.2 Comments:

There is a large hole in the floor of this cupboard. Anyone walking into this cupboard could easily fall down the hole. Cover the hole up.

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

Comments:

17.4 – It is a requirement that all flat doors can be opened from the inside without the use of a key. A survey needs to be carried to ensure that this is the case.

17.7 – The main front entrance door was not secure at the time of the inspection as the automatic locking mechanism was not working. The lock needs to be repaired as this is a deterrent to unauthorised access.

17.11(a) – Due to there being two means of escape, from each level, via an open balcony none of the flat entrance doors are required to be of a fire resisting construction.

17.11(b) – Both staircases are open throughout its height. A fire in any part of the building could potentially smoke log both staircases, preventing persons from escaping. Both staircases need to be separated from the open balconies to give 30 minutes fire resistance to the stair. It is acceptable for the lift to be within the newly formed protected staircase.

17.1(c) – There is a flat opening into the staircase, ground floor, main entrance. This staircase lobby needs to be protected. The flat door needs to be constructed from 30 minutes fire resistance, fitted with intumescent heat and cold smoke seals, an approved self-closing device and intumescent letter box. Furthermore, a fire resisting lobby/corridor needs to be created internal to the flat so providing the appropriate protection to the staircase.

17.11(d) – The pump room door, ground floor lobby, needs to be constructed from 30 minutes fire resistance, fitted with intumescent heat and cold smoke seals. Locked when not in use.

17.11(e) – On a number of the floors it was noted that cabling had been enclosed in plastic trunking. Under BS7671 of the Electrical Regulations it is a requirement that cabling is supported by fire-resistant fastenings and fixings which are not liable to premature collapse in extreme heat. A survey of cabling should be carried out and the appropriate action taken in accordance with BS7671.

17.11(f) – The porch entrance sides, ground floor, to the secondary stair case needs to be replaced with 30 minutes fire resistance. A fire in the adjacent flat could affect this means of escape.

17.11(g) – The double doors to the bin chute area, grounds floor, should be replaced or upgraded to give a minimum of 30 minutes fire resistance, fitted with intumescent heat and cold smoke seals.

17.11(h) – The electric cupboard, ground floor, at the base of the secondary means of escape should be made up to an FD30S fire door.

17.11(i) – On the first floor flat 112 has a caged door fitted on the balcony between the flat entrance and the stair case. This has the potential to be locked from the inside which could mean that anyone escaping from the flat could be trapped on the balcony. Ensure that this door can be opened from the inside without the use of a key or code.

18. Measures to Limit Fire Spread and Development

It is considered that there is:

- 18.1 compartmentation of a reasonable standard³ Yes No
- 18.2 Reasonable limitation of linings that might promote fire spread. Yes No
- 18.3 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
- 18.4 Is fire spread to or from other buildings reasonable taking into account storage between buildings Yes No

Comments:

18.1(a) -Due to the risk a fire in the rubbish chute could cause, it is recommended that automatic fire-resisting shutters are provided at the base of the refuge chute to restrict the spread of fire and smoke from a fire in the bin room. The shutter should, as a minimum, be operated on a fixed temperature fusible link.

Further protection can be provided by a sprinkler system located over the bins, with either frangible bulb or fusible link sprinkler heads.

18.1(b) – Within the common area throughout the building service cables and pipes have been passed through compartment walls and door frames. A survey needs to be carried out to determine where these breaches are and then any issues need to be rectified.

18.1(c) – A survey of the external cladding of this building had been taken prior to the inspection but the results are not yet know. Once the report is received the appropriate action should then be taken.

18.1(d) – The lift, when enclosed within fire resisting construction, is unlikely to provide full smoke stopping capabilities. A survey of the lift doors needs to be carried out to determine their fire resisting construction.

18.1(e) – The vent in the wall of the under stair cupboard, ground floor, needs to be sealed off.

18.1(f) – There is one rubbish chutes external to the building serving each floor. These chutes covers are warped and are not fitted with seals. It is recommended that the refuse chute landing hatches are fitted with heat and cold smoke seals to prevent smoke entering the common part escape routes.

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:

Last tested June 2017.

Internal parts of the means of escape are covered with emergency lighting. Open balcony escape has no emergency lighting and is dependent upon borrowed lighting from street lighting. Lighting levels need to be checked and insured that any nearby lighting is not part of the building's lighting circuits.

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(a) – A number of fire action notices were displayed throughout the premises but with conflicting messages. Any fire action notice must correspond with the same message being given to the tenant prior to occupation. Remove unnecessary fire action notices. Provide, throughout the premises, ones which are consistent to what is required of residents.

20.1(b) – A number of the 'fire exit' signs are missing, damaged or obstructed. A survey needs to be carried out to ensure the appropriate number and locations of 'fire exit' signs are appropriate.

20.1(c) - A 'fire door keep locked' sign is to be fitted to the pump room door, ground floor.

20.1(d) – 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.

20.1(e) – When the double doors to the bin chute are replaced, ground floor, they will need to be signed ‘fire door keep locked’.

20.1(f) - The electric cupboard, ground floor, at the base of the secondary means of escape should display a ‘fire door keep locked sign’.

20.1(g) – The secondary escape door, main entrance, requires a ‘fire exit keep clear sign’ on the outside leaf of the door.

21. Means of Giving Warning in Case of Fire

- | | | | | | | | |
|------|---|-------------------------------------|------------------------------|-------------------------------------|--------------------------------|--------------------------|----|
| 21.1 | Reasonable manually operated electrical fire alarm system provided? ⁶ | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| 21.2 | Automatic fire detection provided? | <input type="checkbox"/> | Yes
(throughout premises) | <input checked="" type="checkbox"/> | Yes
(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 within the common areas.

21.2(a) – From the limited number of flats inspected it was evident that interlinked mains powered smoke detection had been provided. These detectors are local to the flat and therefore do not sound throughout the building. All flats should be checked to satisfy the responsible person that each flat is provided with the appropriate detection and that it is working.

21.2(b) – In light of the fire at Grenfell tower Hull City Council may consider providing a sprinkler system. To improve the existing situation smoke detection could be provided in the common areas. This is not a requirement at the moment and if considered the likelihood of false alarms must be taken into account.

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? | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| 22.2 | Are all fire extinguishing appliances readily accessible? | | | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| 22.3 | Reasonable provision of a fire blanket where required (cooking areas)? | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| 22.4 | Hose reels provided? | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |

Comments:

22.1 – Portable fire extinguishers have been tested and provided in the pump room. Access to the lift motor room was not possible and therefore could not be checked for portable fire extinguishers.

22.3 – The legislation or guidance does not require fire extinguishers or fire blankets in residential flats however reference is made to not precluding residents who wish to provide their own equipment, such as fire blankets or fire extinguishers.

23. Relevant ⁷ Automatic Fire Extinguishing Systems

23.1 Type of system:

None Installed.

Comments:

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.

It is also highly recommended that sprinkler provision is given to the refuse bin areas.

If it is determined that there are disabled persons living in the premises and cannot evacuate the building safely and need to stay in their flat then investigations into providing a stand-alone water mist system to the flat should be discussed.

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

24. Other Relevant ⁷ Fixed Systems and Equipment

24.1 Type of fixed system:

N/A

Comments:

None

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

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

Comments:

None

Section 3 - Management of Fire Safety

25. Procedures and Arrangements

25.1 Fire safety is managed by: 8

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:

Personal within the Hull City Council H&S department.

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

Comments:

Comprehensive details of fire safety arrangements are recorded. Not seen at the time of the inspection.

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.

25.8 – As it stands at the moment current guidance does not require purpose built blocks of flats to be evacuated fully. This guidance may change in the future due to the fire at Grenfell tower. If the building needs to be evacuated it is the responsibility of the Responsible person not the Local Fire Service

25.9 – See 20.1(d) above of this report.

25.10 – No evidence was given of the number and type of disabilities residents may have in the block. If there are any person's resident in the flats that would not be able to evacuate the building unaided and without using the lift then they must be identified and a PEEP carried out.

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

Comments:

Hull City Council does not train staff to use fire extinguishers as it is their policy not to fight a fire. Portable fire extinguishers have been provided in the building as part of the fire risk assessment to reduce the existing risk. All have been sighted in non-public areas. Consideration should be given whether to train a selected number of staff in the use of portable fire extinguishers.

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

Comments:

It is unlikely that there will be a full evacuation of the premises due to its construction. However once those disabled persons have been identified their PEEPs may require some assistance in evacuation. Local Fire Service will assist in the evacuation of a building but the responsibility to evacuate will be Hull City Council.

- 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 from 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 safety checks of the building are made daily by the caretaker. This includes walking all floors checking fire doors and identify and removing any combustibles.

26. Training and Drills

- 26.1 Are all staff given adequate fire safety instruction and training on induction? N/A Yes No
- 26.2 Are all staff given adequate periodic "refresher training" at suitable intervals? N/A Yes No
- 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:

26.1 – All staff receive fire safety instruction on induction. The content of the package was not available at the time of the inspection.

26.2 – No refresher training for staff is carried out.

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

- 26.13 Are staff with special responsibilities (e.g. fire wardens) given additional training? N/A Yes No
- 26.14 Are fire drills carried out at appropriate intervals? N/A Yes No

Comments:

26.13 – Caretakers are given instruction on how to carry out safety checks of the building.

26.14 – Fire drills are not currently required in this type of premises however there is a duty ensure that members of staff receive fire drills at least once a year and this is recorded.

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. This information was not available at the time of the inspection.

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
- 27.3 Monthly and annual testing routines for emergency escape lighting? N/A Yes No
- 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
- 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
- 27.9 Routine checks of final exit doors and/or security fastenings? N/A Yes No
- 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

27.12 Other relevant inspections or tests:

Comments:

27.2 – There is no main fire alarm system in the common area however each flat is fitted with mains wired smoke detectors local to the flat. These need to be tested. HCC need to instruct tenants that they need to test them weekly and that an annual programme of testing is put in place.

27.3 – The emergency lighting system was last tested June 2017.

27.7 – It was unclear at the time of the inspection whether the lifts are firefighting lifts. No evidence of testing was available at the time of the inspection.

27.10 – Lighting protection was last tested May 2017.

27.11 – Any defaults picked up by the caretaker are forwarded onto HCC H&S department.

28. Records

Appropriate records of:

- | | | | | | | | |
|------|---|--------------------------|-----|-------------------------------------|-----|-------------------------------------|----|
| 28.1 | Fire drills? | <input type="checkbox"/> | N/A | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No |
| 28.2 | Fire training? | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| 28.3 | Fire alarm tests? | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| 28.4 | Emergency escape lighting tests? | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| 28.5 | Maintenance and testing of other fire protection systems? | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No |

Comments:

28.1 – Fire drills are not required for residents but are for any members of staff who work on the premises.

28.3 – Flats that have had their fire alarms tested annually by HCC are recorded. No evidence of this was available at the time of the inspection

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:

In general the building is well managed but some of the existing fire precautions and procedures require improvement.

RISK BASED CONTROL PLAN

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 following action plan findings. The fire risk assessment should be reviewed regularly.