



Winchester

City Council

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 HOUSING FIRE RISK ASSESSMENT



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.

Company Name: Winchester City Council

Address: Richard Moss House, Sheltered Scheme, St Peter Street, Winchester.

Assessment date: 26th June & 7th July 2020.

This fire risk assessment should be reviewed by a competent person annually or at such a time as there is reason to suspect that it is no longer valid, or if there has been a significant change in the matters to which it relates, or if a fire occurs.

Assessor:

Name: Spencer Scott, Winchester City Council, Property Services.

1. Conditions:

This Fire Risk assessment has been prepared and written for Winchester City Council using reasonable care and skill and, as far as reasonably possible, in accordance with generally accepted industry standards by a professional and competent Fire Risk Assessor.

The report is limited as follows:

It may be that certain conditions or situations were either not noted, not informed or not being performed during the visit and, therefore, non-inclusion of such conditions or situations in this report does not equate to legislative compliance.

Date: 9th July 2020

Executive Summary

No.	Issue which requires actioning	Timescale suggested	Responsible Officer	Actions taken & date completed.
1	Fire Signage: Some of the call point signs are not photoluminescent. Recommendation: replace call point signs with photoluminescent type.	1 month	Property Services (Compliance Officer).	
2	Lift motor room missing a CO ² fire extinguisher – bracket on wall. Recommendation: supply CO² extinguisher to lobby of lift motor room, and add to maintenance schedule (annual service).	1 month	Property Services (M & E Team).	
3	Fire blanket to the communal kitchen. Recommendation: Replacement fire blanket required, or an alternative, e.g. extinguisher.	1 month	Property Services (M & E Team).	
4	Flat front doors: several of the flat front doors found to have nails in them (damage to the door). Recommendation: management of site to ensure that residents are not affecting the integrity of the doors (compartmentation).	Ongoing.	Sheltered Team.	
5	Refuse room: inner fire door found to be propped open by wheelie bin. Recommendation: management action required, e.g. reduce number of bins.	Ongoing.	Tbc.	<i>N.B. This issue has been raised before.</i>

Compliance with BS7671/ Wiring Regulations: wiring systems in escape routes to have fire-resisting supports

No issues of concern identified.

2. Risk Assessment Information:

Managing Fire Safety

Good management of fire safety is essential to ensure:

- That fires are unlikely to occur;
- That if they do occur they are likely to be controlled or contained quickly, effectively and safely;
- That if a fire does occur and grow everyone in your premises is able to escape to a place of total safety easily and quickly.

This Fire Risk Assessment is central to good management practice in fire safety. It will help you ensure that your fire safety procedures, fire prevention measures, and fire precautions (plans, systems and equipment) are all in place and working properly, and it identifies issues that need attention.

The aims of the assessment are:

- To identify the fire hazards;
- To reduce the risk of those hazards causing harm to as low as reasonably practicable;
- To decide what physical fire precautions and management arrangements are necessary to ensure the safety of people in your premises if a fire does start.

The assessment is an organised and methodical look at your premises, the activities carried out there, and the likelihood that a fire could start and cause harm to those in and around the premises.

The **Significant Findings and Recommendations** section provides the basis for a plan to secure the necessary improvements.

Scope of the Fire Risk Assessment:

This assessment has been carried out in accordance with the Regulatory Reform (Fire Safety) Order 2005, and the appropriate National Guidance.

High

Where highly flammable or explosive materials are stored or used (other than in small quantities).

Where unsatisfactory structural features are present such as:-

- A lack of fire resisting separation;
- Vertical or horizontal openings through which fire, heat and smoke could spread;
- Long and complex escape routes created by extensive subdivision of large floor areas by partitions, or the distribution of display units in shops or machinery in factories;
- Large areas of flammable/combustible or smoke producing surfaces on walls or ceilings.

Where permanent or temporary work activities are carried out which have the potential for fire to start and spread such as :-

- Workshops in which highly flammable materials are used, e.g. paint spraying;
- Areas where the processes involve the use of naked flame, or produce excessive heat;
- Large kitchens in works canteens or restaurants;
- Refuse chambers or waste disposal areas;
- Areas where foamed plastics or upholstered furniture are stored.

Where there is a significant risk to life in case of fire, such as where :-

- Sleeping accommodation is provided for staff, the public or other visitors in significant numbers; treatment or care is provided where the occupants have to rely upon the actions of limited numbers of staff for their safe evacuation;
- There is a high proportion of elderly or infirm people, or people with temporary or permanent physical or mental disabilities, who need assistance to escape;
- Groups of people are working in isolated parts of the premises such as basements, roof spaces, cable ducts and service tunnels etc;
- Large numbers of people are present relative to the size of the premises (e.g. sales at

department stores) or in other circumstances where only a low level of assistance may be available in an emergency (e.g. places of entertainment).

Medium

Where any outbreak of fire is likely to remain confined or only spread slowly, allowing people to escape to a place of safety.

Where the number of people present is small and the layout of the workplace means they are likely to be able to escape to a place of safety without assistance.

Where the workplace has an effective automatic warning system, or an effective automatic fire-extinguishing, suppression or containment system, which may reduce the risk classification from high risk.

Low

Where there is minimal risk to peoples lives and where the risk of fire occurring is low, or the potential for fire, heat and smoke spread is negligible.

2. Risk Assessment Information: Calculation

The following simple risk level estimator is based on a more general health and safety risk level estimator of the type contained in BS 8800, and based on PAS79.

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

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	
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In this context, a definition of the above terms is as follows:

Low:	Unusually low likelihood of fire as a result of negligible potential sources of ignition.
Medium:	Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
High:	Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Taking into account the nature of the building 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	
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In this context, a definition of the above terms is as follows:

Slight harm:	Outbreak of fire unlikely to result in serious injury or death of any occupant (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.

Accordingly, it is considered that the risk to life from fire at these premises is:

Trivial	
Tolerable	
Moderate	✓
Substantial	
Intolerable	

Risk to Life and Remedial works:

Due to the identified outstanding works to the residents bedroom and lounge fire-doors, and the current remedial's identified in this report the ***Risk to Life*** level is raised until the actions have been completed. Once all works completed Risk to Life level will drop to Tolerable.

3. Premises Information	
Person/company managing the premises	Winchester City Council.
Nominated responsible person	Amber Russell, Tenancy Services Manager, and Andrew Kingston, Property Services Manager Winchester City Council.
Person met on site	None.
Mix of residential and commercial (Y/N)	Residential – sheltered scheme site.
Alterations notice in force (Y/N)	No
OCCUPANTS	
Total number of flats	49.
Number of tenanted flats	All flats occupied.
Number of leaseholder flats	None – sheltered.
Are any of the residents classed as vulnerable due to age, or group (Y/N) State group/s	Sheltered scheme so many of the residents will have reduced mobility and may need additional living support.
BUILDING	
Main use	Residential.
Approximate age	30 years (YOB: 1990)
Approximate footprint area (m2)	Tbc.
Type of construction	Reinforced concrete superstructure, with solid walls and floors. External brick walls. Some flat roof, and some tiled roof. Walls and ceilings have plasterboard finish.
Description of the premises	Richard Moss House was a McCarthy & Stone built development purchased by Winchester City Council. Purpose built block of flats, with residents of over 55, some with mobility issues – mobility scooters used by some. There is designated scooter storage in a purpose built block externally (to rear). There are Automatic Openable Vents (AOV's) at the end of corridors, and to the top of the main stairwell. Also, an AOV skylight on the 3 rd floor. CCTV in place at the scheme. Communal lounge (with kitchen) on the ground floor, next to the office, used for group activities, as well as a hairdresser, etc (Covid 19 Pandemic has currently closed the communal lounge). Flat front doors were original on percomatic closers, but these have since been replaced with top closers to the outside of the door – damage observed to door 14.
Location of above premises within building	Whole.
Any external cladding?	No.
Common areas only, please state	Communal lounge & kitchen; guestroom; laundry room; refuse room; stairwells; corridors; lobby & office; plant rooms; toilet.
Areas excluded from report (if any)	Individual flats.
Type of survey completed:	One (non-destructive), Guest bedroom surveyed. Roof void not surveyed.
General condition of common areas.	Satisfactory.
Is there any recent history of fires in the building?	No.
Risk of external fire spread across building, or to other buildings?	Low.

Balconies/ solar shading installations?	None.
Evacuation Plan:	Stay Put/ Delayed Evacuation – suitable compartmentation in place and modern detection & alarm system in place.
FLOORS	
Number of floors, including ground and basement.	Four: ground; first; second; Third.
STAIRS	
Number of protected stairs	Two.
Number of unprotected stairs	None
Number of external stairs	None
Number of lifts provided	One
BS9999: 2008 - Risk Profile	
Occupancy characteristic	Ci
Potential fire growth rate	1 (Slow)
Risk profile for this occupancy	C1
SURVEY	
Assessment carried out by	Spencer Scott
Company	WCC
Telephone number	(01962) 848076.
Communal Electrical Wiring & Cabling (are 17th Edition standards being met?)	
Communal wiring/ cabling feedback:	No issues of concern.

4. Photographic evidence

1. Fire alarm panel in lobby.



2. Lobby fire-doors.



3. Lobby to lift motor room: CO² extinguisher missing.



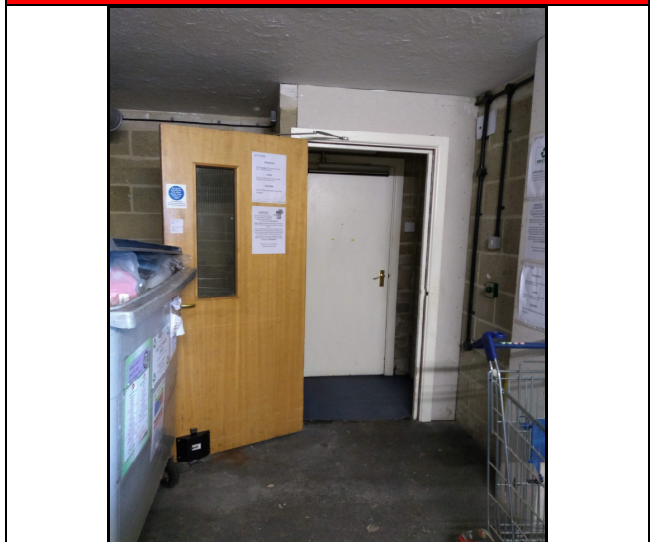
4. Fire blanket to the kitchen – recommended for replacement.



5. Damage to door closer of flat 14.



6. Refuse room: bin propping open door.



4. Photographic evidence continued.

7. Flat 18 door: hook nailed to door.



8. Flat 21: hooks nailed to door.



9. 2nd floor lift lobby: call point sign.



10. Lounge conservatory: exit door.



11. Kettle to kitchen: PAT stickers.



12. Corridor signage & Tunstall unit.



5: Compliance questions and remedial action plan

A: General					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
A1	Is there an existing fire risk assessment?	Yes.	"Tolerable" risk rating to previous FRA report.	L	
A2	Where there is an existing fire risk assessment, have all remedial actions been implemented?	No.	<i>Internal fire-doors to resident's flats: recommendation that these doors have Freedom closers added.</i> This work has not been completed – delayed due to Covid 19 Pandemic.	-	
A3	Are visitors and contractors informed of actions to take in case of fire?	Yes.		L	
A4	Are fire safety conditions imposed on contractors?	Yes.		L	
A5	Have fire prevention measures been brought to the attention of residents?	Yes.		L	
A6	Is there adequate vehicular access to the premises for the fire service?	Yes.		L	
A7	Is there an existing fire safety policy provided for the sheltered scheme?	Yes.	Communal fire alarm and Stay Put (Delayed Evacuation) Policy in place.	L	

B: Hazard Identification - Source of Ignition					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
B1	Have all common area electrical systems been inspected and tested periodically: <i>Note: Ensure fixed installation is inspected at intervals specified in BS 7671:2008. IEE Wiring Regulations 17th Edition.</i>	Yes.	5 yearly cycle of electrical installation testing in place. Supporting evidence not seen.	L	
B2	Are portable electrical devices and flexes in the common areas tested and free from physical damage?	Yes.	PAT stickers in place.	L	
B3	Are electrical, and service, intakes and distribution managed and controlled effectively? <i>Note: fire doors (e.g. to electrical cupboards, service ducts, boiler rooms etc) need not be self closing where they are kept locked and labelled with 'Fire Door - Keep locked shut' (blue mandatory safety sign). It is good practice to provide signage to indicate location of service 'shut offs'</i>	Yes.		L	
B4	Is lighting / heat producing equipment stored or located away from combustibles?	Yes.		L	
B5	If fitted are lightning conductors periodically tested?	N/A.		-	

B: Hazard Identification - Source of Ignition					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
B6	Has all gas equipment supplied by the landlord been subject to inspection and testing in accordance with The Gas Safety (Installation and Use) Regulations 1998 by a Gas Safe Registered technician? Are gas meter cupboards secure and any safety measures in an operable condition?	N/A.		-	
B7	Are there reasonable measures taken to manage smoking? <i>Note: Demarcated, safe smoking areas for public and service users. Ensure prohibition on smoking in other locations.</i>	Yes.		L	
B8	Do the local statistics indicate a low fire raising problem for this area?	Yes.		L	
B9	Does basic security against arson appear reasonable?	Yes.	Intercom system at front door, which links through to Chichester Careline.	L	

B: Hazard Identification - Source of Fuel					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
B10	Are escape routes kept free of combustible materials?	Yes.		L	
B11	Is the standard of housekeeping satisfactory?	Yes.		L	
B12	Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders?	Yes.		L	
B13	Are the arrangements for disposal of waste adequate to prevent build-up - is secure storage provided to prevent unauthorised access to combustible materials?	Yes.		L	
B14	Are the walls, floors and ceiling coverings free from combustible products?	Yes.	Except for: Tenants wall covering in corridor adjacent flat 40.	L	
B15	Where furniture and furnishing are provided in common areas and means of escape routes, are they fire retardant in accordance with the Furniture and Furnishings (Fire) (Safety) Amendment Regulations 1989?	Yes.		L	
B16	Where natural mains fed gas is supplied to the building are appropriate management systems implemented?	N/A.		-	
B17	Where compressed gas cylinders e.g. oxygen, air, acetylene, stored or in use on the premises and they managed appropriately?	Yes.		L	

B: Hazard Identification - Source of Oxygen					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
Sources of oxygen in premises covered by this assessment will normally be the air in the building through natural ventilation, however the residents should be advised that if they use oxygen (for medical reasons) the landlord.					
B18	Where oxygen supplies, cylinder/s or piped systems are evident are they managed appropriately?	<i>Tbc.</i>	Due to site being Sheltered Scheme likelihood high that one or more residents will use oxygen for medical purposes.	L	
B19	Air handling systems do not have the potential to spread a fire?	N/A.		-	
B18	Where oxygen supplies, cylinder/s or piped systems are evident are they managed appropriately?	N/A.		-	

C: People at risk:					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
C1	Are people familiar with the premises?	Yes.		L	
C2	Where young persons are known to live in the premises is there adequate protection provided?	N/A.	Sheltered accommodation.		
C3	Where vulnerable persons (alcohol, drugs or receiving treatment) are known to live in the premises is there adequate protection provided?	Yes.	Sheltered Housing Officers & Neighbourhood Services staff visit site once a week. Care providers visit site for some residents.	L	
C4	Where disabled residents are known to live in the premises is there adequate protection provided?	Yes.	Tunstall system in place.	L	
C5	Are there procedures in place to protect anyone who could be working in enclosed, isolated parts of the building, i.e. contractors in plant room or on the roof?	Yes.	Lift maintenance contractors will have suitable procedures in place. CO ² extinguisher needed for the lobby of the lift motor room.	L	

D: Means for Giving Warning:					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
D1	Does the building have an adequate means for giving warning in case of fire? Manual or Mechanical.	Yes.		L	
D2	Are individual flats/apartments provided with stand alone fire detection systems? Where known.	Yes.		L	
D3	Is the fire alarm system serviced/maintained in accordance with BS 5839? Ensure a competent engineer services fire alarm system and carries out back up supply checks in accordance with current standards. Check for records in the fire logbook.	Yes.	Premier Fire Ltd are the maintenance term contractor for Fire Alarm systems.	L	
D4	Is the fire alarm systems checked by the occupier? Note: <i>Occupier to ensure operation of a different call point (or detector) weekly (different zone each week). Ensure record of test made in fire logbook.</i>	Yes.		L	
D5	There is no evidence of false alarms or abuse of the common area system?	Yes.	Assessor not aware of any false alarms or abuse in the last 12 months.	L	

E: Means of Escape:					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
E1	Are there sufficient exits for the number of people present that lead to a place of ultimate safety?	Yes.		L	
E2	Are all gangways and escape routes free from obstruction and free from combustibles? <i>Note: Escape routes should be free from obstructions such as portable heaters of any type, cooking appliances, upholstered furniture, coat racks, temporarily stored items, waste bins, electrical equipment (other than security and emergency systems) etc.</i>	Yes.		L	
E3	Are floor surfaces in escape routes free from tripping, slipping and fire hazards?	Yes.		L	
E4	Is compartmentation of a reasonable standard?	Yes.		L	
E5	Are all vents and service ducts etc suitably protected, where appropriate, to prevent the spread of fire and smoke?	Yes.	No destructive surveys to ducts or risers.	L	
E6	Are travel distances acceptable? <i>Note: Escape routes should be short enough to enable all people in the building to get to a place of safety, outside the building, in about two to three minutes. (In certain buildings e.g. Older Person's Residential Units progressive/lateral evacuation should be adopted to reduce need for evacuation to outside areas.)</i>	Yes.	<i>N.B. Stay Put/ Delayed Evacuation.</i>	L	

Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
E7	Are internal protected staircase/s well maintained and free from combustibles and/or ignition sources.	Yes.		L	
E8	Are internal protected staircase/s provided with suitable ventilation systems to ensure smoke is removed efficiently?	Yes.	Main stairwell has AOV system in place to velux window, linked to communal fire alarm.	L	
E9	Are external stairways weather protected, regularly maintained to avoid slipping hazards such as algae, moss, leaves or ice?	N/A.		-	
E10	Are escape windows used if YES is this appropriate?	N/A.		-	
E11	What is the condition of final fire exit doors? <i>Note: Final fire exit doors should open in the direction of travel. And should be free from obstructions (inside and outside). Where there is a risk of obstruction final fire exit doors should be labelled 'Fire Door - Keep Clear. Appropriate notices on how to open doors should be posted on the door - E.g. 'Push Bar to Open'.</i>	Yes.		L	

Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
E12	Are there sufficient exits of suitable size to allow safe egress for all residents? Note: Doorways should be at least 750mm wide when up to 40 people per minute are expected to use the exit route. No less than 1 metre wide when up to 80 are expected. Increase of 75mm for additional groups of 15 people. Where doors are likely to be used by wheelchair users the doorway should be at least 800mm wide.	Yes.	Exit doors inspected found to be satisfactory.	L	
E13	Are corridors wide enough? Note: Corridors should generally be a minimum of 1 metre wide. Areas used by wheelchair users require a minimum wide of 1.2 metres. In large buildings corridor width may be greater.	Yes.		L	
E14	Can all exits be immediately opened in the direction of escape and without the use of a key?	Yes.	One of the exit doors (the one on the main stairwell) is on a powered opener.	L	

Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
E15	<p>Are all internal fire doors in good condition, fitted with appropriate devices and in working order? In accordance with BS8214: 2008. Fire Doors on escape routes should be fitted with self-closing devices and labelled 'Fire Door - Keep Shut' (blue 'mandatory' safety sign).</p> <p>Note: <i>The fire resistance of a door assembly is determined by subjecting a full-size construction to test in accordance with the procedures laid down in the appropriate fire resistance testing standard, i.e. BS 476-22 or BS EN 1634-1. The test standard requires the tested construction to be fully representative of the assembly to be used in practice in terms of materials and methods of construction, size, number of leaves and mode of operation including all glazed openings. Automatic fire doors must be labelled 'Automatic Fire Door - Keep Clear' (blue 'mandatory' safety sign)</i></p>	Yes.	<p>All communal fire-doors surveyed found to be in working order & satisfactory – fire alarm test witnessed.</p> <p>However, some of the flat front doors have damage to them due to residents putting nails in the doors (to hold hooks), this practice must stop and monitoring be put in place (see photo evidence).</p> <p>Also, flat front doors need to be monitored as hinges are original and do not meet modern fire-door fire grade hinges standards (old pin hinges).</p>	Medium	
E16	Is the use of non specific door opening devices managed appropriately? i.e. doors wedges open .	Yes.	No wedges used for communal doors, but some tenants do hold open their front doors.	L	
E17	Is there a reasonable standard of fire safety signs and notices?	Yes.	However, recommendation that the call point signs which are not photoluminescent are replaced with ones which are.	L	

E: Means of Escape - Escape Lighting					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
E18	Are all escape routes (internal & external) adequately illuminated? <i>Note: All escape routes should be sufficiently lit for people to see their way out safely. Emergency escape lighting may be needed if walkways are without natural daylight or are used at night.</i>	Yes.	Survey during daylight hours.	L	
E19	Does existing artificial lighting appear satisfactory?	Yes.		L	
E20	Is the lighting provided in case of a lighting failure adequate to ensure safe escape in case of a fire?	Yes.		L	
E21	Do emergency lighting units appear to be charging?	Yes.		L	
E22	Is emergency lighting maintained and tested according to BS5266?	Yes.	Monthly and 6 monthly checks undertaken by Brooks electrical – supporting documents on Sharepoint.	L	

F: Portable Fire fighting Equipment					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
F1	Is portable fire fighting equipment provided in the common areas? <i>Note: Ensure extinguishers are appropriate to the local risk and are fixed near exit doors and at appropriate heights (Handle of large extinguishers - approx. 1 metre from the floor. Handle of small hand held extinguishers approximately 1.5 metres from the floor).</i>	No.	In line with National guidance and Winchester City Council Policy fire extinguishers are not provided in communal area's of sheltered accommodation. Fire extinguishers (CO ²) should be provided in lift motor rooms, for use by lift engineers if required. CO2 extinguisher missing from the lift motor room lobby.	L	
F2	Are they suitable for the purpose & of sufficient capacity?	N/A.		L	
F3	Are the quantity and types of extinguishers adequate for the risk? <i>Note: Is there at least one extinguisher for each 200 metres of floor space? (minimum of 2 per floor, unless it is an upper floor of less than 100m²).</i>	N/A.		L	
F4	Are extinguishers correctly sited? <i>Note: approx. 1 metre from the floor. Handle of small hand held extinguishers approximately 1.5 metres from the floor).</i>	N/A.		L	

Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
F5	Are extinguishers clearly visible with signage if concealed? <i>Note: Where full body colour extinguishers (BS 5423) are still in use, fire fighting equipment safety signs should be posted above the extinguisher (see guidance and information sheets)</i>	N/A.			
F6	Are extinguishers unobstructed?	N/A.			
F7	Are maintenance inspections of extinguishers carried out and recorded in the log book in line with current standards?	N/A.			
F8	Are tenants advised to purchase a fire blanket and multipurpose extinguisher?	Tbc.		L	
F9	Are staff trained in fire safety awareness?	Yes.	Staff only regularly onsite once a week – Tuesday, 10:30, for the fire alarm test.	L	

G: Fixed Installations					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
G1	Is the building provided with a sprinkler system?	No.		L	
G2	Is the building provided with a dry/wet riser?	Yes.	Supporting documents held on the Sharepoint system.	L	
G3	Is the building provided with a smoke control system?	Yes.	Responsive maintenance by Kingspan Airvent.	L	
G4	Are fixed installations tested to current BS standards?	Yes.	Fire Alarm System.	L	
G5	Are all protection systems provided with appropriate signage?	Yes.		L	
G6	Are all protection systems provided with appropriate alarms?	Yes.	Tunstall system in place on corridors and in residents flats.	L	
G7	Are hose reels provided?	No.		L	
G8	Is the building provided with any other fixed installations?	No.		L	

H: Arson					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
H1	There was no physical evidence or local statistical evidence of arson.	Yes.		L	
H2	Are the premises reasonably secure during hours of darkness?	Yes.	Locked doors and intercom at front door which links to Chichester Careline.	L	
H3	Is there a reasonable standard of external lighting?	Yes.	To be reviewed in the winter months (Sheltered Team) to ensure there is suitable lighting at the rear for the use of mobility scooters – at least 1 of the podium lights currently redundant.	L	
H4	Is external rubbish/ waste managed appropriately?	Yes.		L	
H5	Are wheelie bins lockable?	Yes.	Refuse room is lockable.	L	
H6	Are wheelie bins remote from the building?	No.	Refuse room is lockable, and has two fire-doors to the corridor.	L	
H7	Is CCTV provided?	Yes.	Camera's can be viewed from the office.	L	

I: Emergency Action Plan					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
I1	Is there an emergency plan in place? Note: <i>Ensure there is a plan for raising the alarm, calling the Fire and Rescue Service and assembly point locations.</i>	Yes.	Stay Put/ Delayed Evacuation Policy in place.	L	
I2	Are fire action notices in place and up to date. Note: <i>In general, fire action notices should be posted next to all fire alarm call points.</i>	Yes.		L	
I3	Have the needs and abilities of disabled, sensory impaired and less able bodied persons been considered? Note: <i>Planning should take account of the needs of all occupants. It is essential to identify the abilities and needs of disabled people and make proper arrangements for their assistance.</i>	Yes.		L	
I4	Are visitors, contractors and members of the public (if applicable) considered as part of the plan.	Yes.		L	
I5	Are staff informed, instructed in the operation of the alarm system, fire safety awareness?	Yes.		L	
I6	Are fire drills undertaken at least twice a year?	N/A.	Stay Put/ Delayed Evacuation Policy in place.	L	

J: Health and Safety					
Ref No	Compliance Question	Yes, No or NA	Remedial Action Plan (RAP) and Comments	Risk Rating	RAP Completed
J1	Were any non-Fire Safety issues found during the inspection?	Yes.	Ceiling tiles: several are damaged and/ or stained, these tiles need to be reviewed for replacement. Q. – Landlord should review whether or not Lightning Protection is needed for this building?.	Low	

6: Plan

RMH Zonal Fire Alarm Chart

FIRE ALARM ZONES
RICHARD MOSS HOUSE
ST PETER STREET
WINCHESTER
SO23 8BX

CONTRACT
FIRE
SECURITY

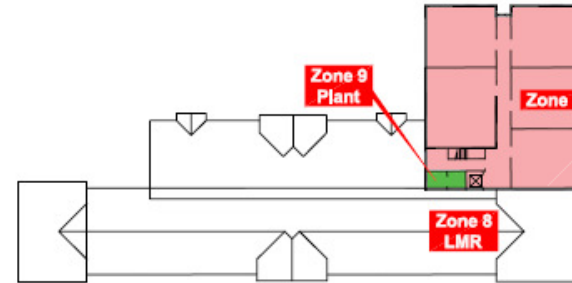
075 BUSINESS PARK
COLLEGE ROAD
BUTTON COLLEGE
WEST WILMINGTON
SO51 7YD
TEL: 01962 262 2141
FAX: 01962 262 1075

For Service Call
08707 399699

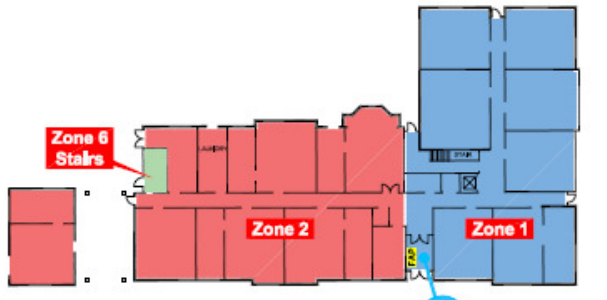
Date of Issue: 26/1/14
Reference: V58613



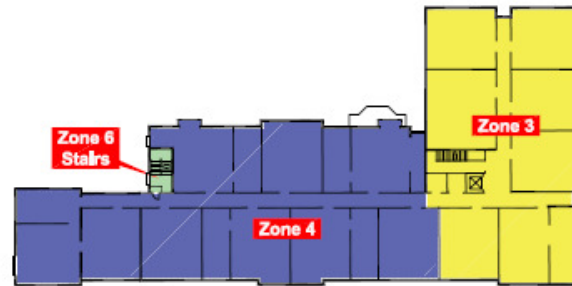
SECOND FLOOR



THIRD FLOOR / ROOF



GROUND FLOOR



FIRST FLOOR