

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: Chesil Lodge, Chesil Road, Winchester, SO22 4AW.

Assessment dates: 2nd & 9th 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assessment should be reviewed by a competent person annually or at such a time as there is reason to suspect that it is no longer valid, or if there has been a significant change in the matters to which it relates, or if a fire occurs.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.

Telephone number: (01962) 848076.

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: 20th July 2020

Executive Summary

No.	Issue which requires actioning	Timescale suggested	Responsible Officer	Actions taken & date completed.
1	At time of the 1 st visit the double fire-doors adjacent flat 14 had a fault to the maglock system, which had been an outstanding fault for some time. Recommendation: Maglocks to be repaired or replaced, so that double doors are held open.	2 weeks	Property Services (M&E)	
2	Call Points are missing the normal pictogram signage. Recommendation: Photo-luminescent call point signage to be put in place.	1 month.	Property Services: Compliance Officer.	
3	Fire dampener's installations on ground floor supporting information outstanding from previous FRA reports. Recommendation: Suitable & sufficient documentation provided to support correct installation of fire dampeners.	1 month.	Property Services.	

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

Photo's in section four show areas above the floating ceiling.

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	

Assessor comments: Although the overall fire safety risk level is recorded as **Tolerable**, there are issues which require actioning to demonstrate that there is appropriate fire safety management of the premises, and to reassure residents.

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 CC.
Persons met on site	Claire Carrol & kitchen staff.
Mix of residential and commercial (Y/N)	Yes: kitchen on ground floor.
Alterations notice in force (Y/N)	No
OCCUPANTS	
Total number of flats	53 (which includes the guestroom)
Number of tenanted flats	52
Number of leaseholder flats	Four flats were offered for outright sale.
Are any of the residents classed as vulnerable due to age, or group (Y/N) State group/s	Yes, due to age &/ or disability.
BUILDING	
Main use	Residential for over 55's, some of whom will have care needs/ reduced mobility.
Approximate age	2018
Approximate footprint area (m2)	Tbc.
Type of construction	Reinforced concrete superstructure, with some internal metal studwork between columns and structural floors. External brick walls (& brick cladding), and with metal alloy (bronze) cladding. Flat roof and glazed stairwells. Internal load bearing construction is formed of a Steel Framework System (SFS) and non-load bearing timber stud frame walls lined with plasterboard linings.
Description of the Premises	<p>Chesil Lodge is a purpose built Sheltered Accommodation extra care site over five floors, with mixed use on the ground floor (restaurant, day care centre, salon, laundry room, etc).</p> <p>There are 52 flats onsite, and a guest bedroom on 1st floor, with a mixture of tenure: Council Tenants & leaseholders.</p> <p>There is CCTV in place which can be monitored from the Housing Office.</p> <p>There are three escape stairwells, Block A and B also have lifts (two units in Block B). Block C does not have a lift.</p> <p>Fire-doors: the double and single units in place are certified by BM Trada, but the plugs were not visible at the time of survey(s) and labels had been removed from doors. Some of the doors were 54mm in thickness so expected to be FD60s doors, as long as all the other constituent parts meet relevant standards.</p> <p>There are Automatic Openable Vents (AOV's) at the top of stairwells. Also there are AOV's on the windows in circulation areas, and at the end of the corridors.</p> <p>There is an advanced intercom system in place linking the flats with the entrance intercom (Vi units), so that visitors can access the main door.</p> <p>There is a mobility scooter storage and charging room on the ground floor, big enough to take 11 units.</p> <p>The top floor has only 2 flats and a communal lounge and roof terrace – which has views across Winchester City.</p> <p>There is a meeting room on the 3rd floor (Cheese Hill room).</p> <p>There is a sprinkler system throughout the scheme, in apartments & circulation areas, as part of the fire safety measures. <i>Cause and effect</i> of the system not known by the FRA surveyor.</p> <p>In the lift lobbies (1st floor & above) there is a refuge telecoms</p>

	<p>system – red boxes with telephone received inside – which can be opened using a 2pm coin or similarly sized object.</p> <p>The Housing Office is staffed on half days (Mon to Friday), Fire Alarm is tested at 10:30 on Tuesdays.</p> <p>Due to Covid 19 protective measures: the dining room was not in use at time of survey, a takeaway service was provided.</p> <p>The risers were not opened/ inspected for this survey.</p>
Location of above premises within building	Whole.
Any external cladding?	<p>The building has bronze cladding to the outside, it is a decorative feature rather than for having a thermal characteristic.</p> <p>Information provided on the rain-screen board cladding, details that it is a Class 0 Fire rating (Kingspan specification leaflet).</p>
Balcony assessment & solar shading installations (materials):	Solar shading panels constructed of steel.
Common areas only, please state	Day care centre, staff rooms, store rooms, function rooms, commercial kitchen, corridors, staircases, WC's, offices, mobility scooter store, laundry room, boiler/ plant room, refuse stores, Cheesehill room, Harris room/ roof terrace, communal bathroom.
Areas excluded from report (if any)	Individual flats (only Guestroom flat entered).
Type of survey completed:	One (non-destructive).
General condition of common areas.	Satisfactory.
Any recent history of fires in the building?	No.
Risk of external fire spread across building, or to other buildings?	No evidence to support a risk of external fire spread.
Evacuation Plan:	Evacuate to safe place for those on the ground floor communal areas (& HCC day centre), e.g. visitors; and Stay Put/ Delayed Evacuation for flat residents.
FLOORS	
Number of floors, including ground and basement.	Five: ground; first; second; third; fourth.
STAIRS	
Number of protected stairs	Three.
Number of unprotected stairs	None
Number of external stairs	None (general public stairs to rear)
Number of lifts provided	Three.
BS9999: 2008 - Risk Profile	
Occupancy characteristic	Cii
Potential fire growth rate	1 (Slow) - <i>Sprinkler System in place.</i>
Risk profile for this occupancy	C1
SURVEY	
Assessment carried out by	Spencer Scott
Company	WCC
Telephone number	(01962) 848076.
Communal Electrical Wiring & Cabling (are 18th Edition standards being met?)	
Communal wiring/ cabling feedback:	See photographs in part 4 of report.

4. Photographic evidence

1. Alarm Panels in reception area.



2. Refuge intercom box opened.



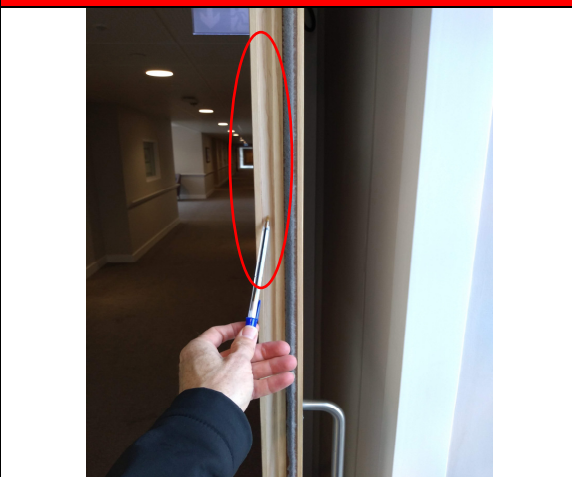
3. AOV to end of corridor.



4. AOV's to corridor.



5. Intumescent strip missing from door.



6. PAT sticker to kitchen plug.



4. Photographic evidence continued.

7. Escape door, ground floor.



8. Alarm repeater panel.



9. Door to flat 43: Oxygen sign.



10. Adaption to flat 49 door.



11. Gas shut off to laundry room.

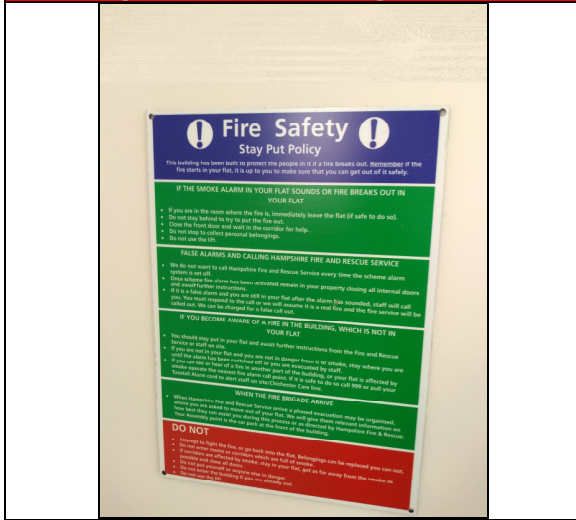


12. Items in plantroom .

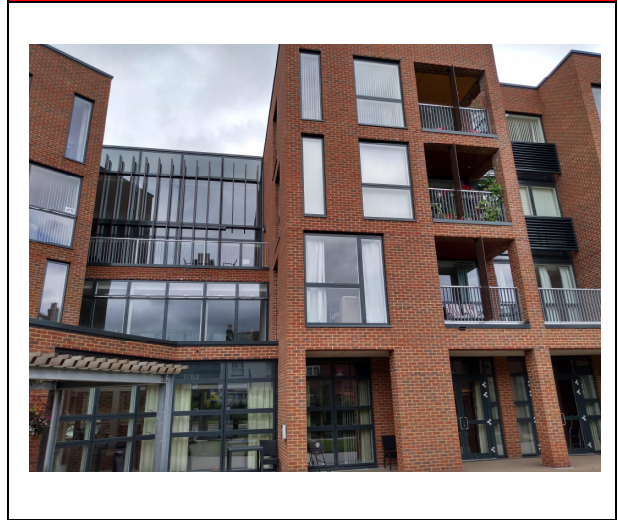


4. Photographic evidence continued.

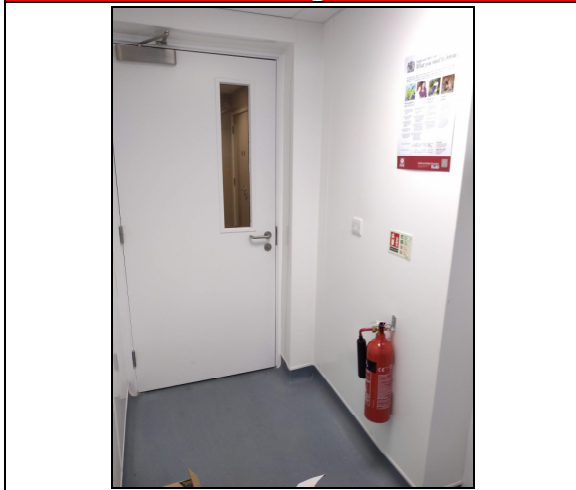
13. Stay Put Evacuation sign.



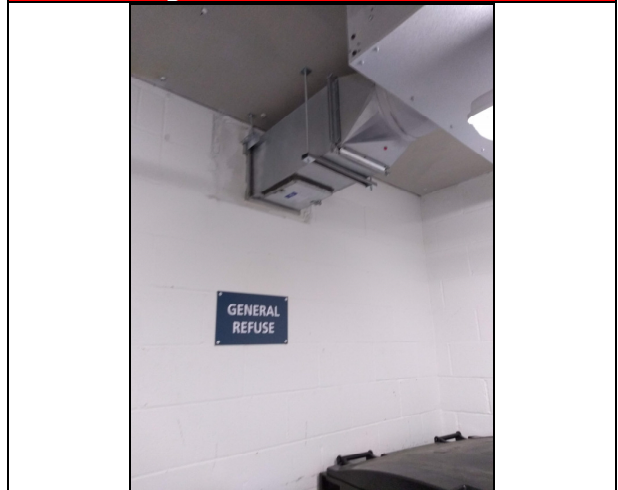
14. Balconies on west side.



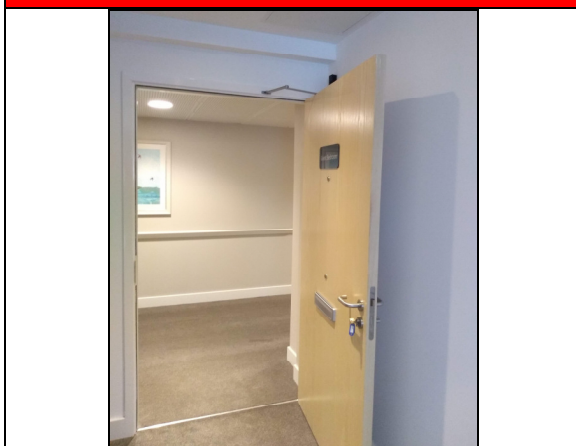
15. Kitchen fire-extinguisher.



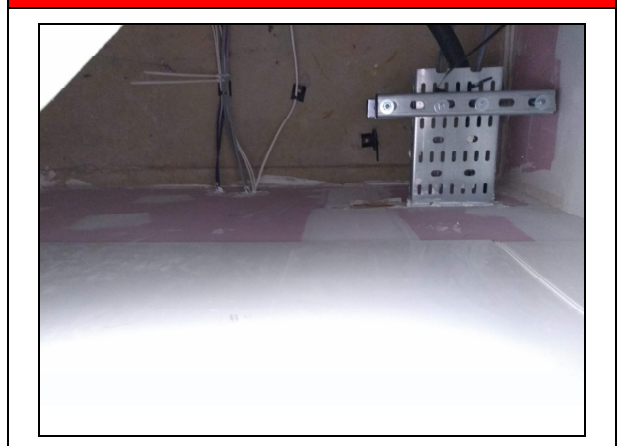
16. Ducting to the refuse room.



17. Guestroom fire-door.



18. Kitchen: above false ceiling.



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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.	August 2019 Fire Risk Assessment highlighted 3 items for actioning in the Executive Summary.		
A2	Where there is an existing fire risk assessment, have all remedial actions been implemented?	No.	The ductwork to the ground floor which breaks through walls, fire risk assessor has requested appropriate supporting information on the installation of the fire dampeners. Suitable & sufficient documentation still outstanding.	Medium	
A3	Are visitors and contractors informed of actions to take in case of fire?	Yes.			
A4	Are fire safety conditions imposed on contractors?	Yes.			
A5	Have fire prevention measures been brought to the attention of residents?	Tbc.			
A6	Is there adequate vehicular access to the premises for the fire service?	Yes.			
A7	Is there an existing fire safety policy provided for the sheltered scheme?	Yes.	Stay Put Policy for the residents when in their apartments.		

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.	Building less than 3 years old.	L	
B2	Are portable electrical devices and flexes in the common areas tested and free from physical damage?	Yes.	PAT stickers seen.	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?	Yes.	Documentation not seen.	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
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?	Yes.	Gas is only provided to the plant room and laundry room. Gas cut-off in laundry room. Kitchen equipment is electric.	L	
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.	Security doors in place, residents have fobs to get through security doors. CCTV in place.	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.		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?	Yes.		L	
B17	Where compressed gas cylinders e.g. oxygen, air, acetylene, stored or in use on the premises and they managed appropriately?	Tbc.	Some of the residents have oxygen supplies within their apartment(s), indicated by sticker on door.	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?	Yes.		L	
B19	Air handling systems do not have the potential to spread a fire?	Yes.	Further information required on the <u>fire dampener installations</u> . No evidence to suggest there is a risk of fire spread.	L	
B18	Where oxygen supplies, cylinder/s or piped systems are evident are they managed appropriately?	N/a.		L	

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.	Extra Care site.	L	
C3	Where vulnerable persons (alcohol, drugs or receiving treatment) are known to live in the premises is there adequate protection provided?	Yes.		L	
C4	Where disabled residents are known to live in the premises is there adequate protection provided?	Yes.	Care staff onsite; Lifts; Tunstall system in place; intercom to gr. fl. visitors; Stay Put evacuation policy; Refuge intercom; Sprinkler 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.	Maintenance firms accessing plant rooms should have suitable procedures in place, also Housing Officer is manned.	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.	Modern addressable Fire Detection & Alarm system in place. Possible delay in place to allow staff to investigate issue. System believed to be L1, GENT Vigilon system linked to sprinklers.	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.	System installed by Kingfisher Ltd, maintained by Premier Fire Ltd. Maglock/ door holder devices have been added to several door by Premier Fire Ltd.	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.	Weekly test by Sheltered Housing staff.	L	
D5	There is no evidence of false alarms or abuse of the common area system?	Yes.		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?	Tbc.	Further information required on the fire dampeners for the gr. fl. ducting.	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.	Refuge intercom system in the lift lobbies.	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.	On hot days some of the AOV's are left open to help to regulate the heat (solar gain) in the building.	L	
E9	Are external stairways weather protected, regularly maintained to avoid slipping hazards such as algae, moss, leaves or ice?	Yes.	Public stairwell to the rear of the building.	L	
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.		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.		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: 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).</p>	Yes.	<p>An intumescent strip was missing from one of the powered fire-doors on 1st floor, southern end of the atrium.</p> <p><i>Maglocks for the corridor fire-doors adjacent flat 14 have failed, so doors are in closed position. Premier Fire Ltd have attended site but not remedied fault.</i></p> <p><i>Double corridor fire-doors adjacent flat 47 did not fully close due to door closer sequence. Door set sequencing needs to be adapted.</i></p> <p>Fire shutter door to kitchen in working order.</p>	L	<i>Job raised to Broadchalk Doors Ltd, for replacement seal.</i>
E16	Is the use of non specific door opening devices managed appropriately? i.e. doors wedges open .	Yes.			
E17	Is there a reasonable standard of fire safety signs and notices?	Yes.	However, there are no pictogram call point signs, recommend that these are put in place.		

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.		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.	Maintained by Premier Fire &/ or Brooks Electrical Services.	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.	Integrated sprinkler system in place in apartments, walkways and other rooms, which would stop fire spread. CO ² extinguisher provided in kitchen to tackle any electrical fires – sprinkler system does cover kitchen.	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.	Only applicable to kitchen, which has signage and extinguisher visible (situated adjacent side door).	L	
F6	Are extinguishers unobstructed?	N/A.		L	
F7	Are maintenance inspections of extinguishers carried out and recorded in the log book in line with current standards?	N/A.		L	
F8	Are tenants advised to purchase a fire blanket and multipurpose extinguisher?	N/A.	Sprinkler system within all apartments.	L	
F9	Are staff trained in fire safety awareness?	Tbc.	Staff in the kitchen are from the <i>Catering Academy</i> .	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?	Yes.		L	
G2	Is the building provided with a dry/wet riser?	No.		L	
G3	Is the building provided with a smoke control system?	Yes.		L	
G4	Are fixed installations tested to current BS standards?	Yes.	Fire Alarm system and Emergency Lighting.	L	
G5	Are all protection systems provided with appropriate signage?	Yes.		L	
G6	Are all protection systems provided with appropriate alarms?	Yes.		L	
G7	Are hose reels provided?	No.		L	
G8	Is the building provided with any other fixed installations?	Yes.	Omicare system in place, refuge telecom panels in place in lift lobbies. Recommend that instructions are put next to the red boxes adjacent to lifts.	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.		L	
H3	Is there a reasonable standard of external lighting?	Yes.		L	
H4	Is external rubbish/ waste managed appropriately?	Yes.		L	
H5	Are wheelie bins lockable?	Yes.	Locked internal refuse room.	L	
H6	Are wheelie bins remote from the building?	No.	Locked internal refuse room.	L	
H7	Is CCTV provided?	Yes.		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.	In the scenario of the fire alarm system being activated those on the ground floor in the communal areas e.g. dining room, and the HCC day care side are expected to evacuate – <i>assembly point next to Chesil Multi storey car park.</i>	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.	Stay Put signage displayed on the residential corridors., 1 st floor & above	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.	Extra care scheme site.	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.	Sheltered staff undertake the weekly fire alarm test. Care staff were not spoken to about their role in the fire process, e.g. <i>how they investigate the source of a fire/ smoke detector being triggered.</i>	L	
I6	Are fire drills undertaken at least twice a year?	Tbc.	Evacuation would need to be organised by HCC care staff, and residential care staff.		

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?	No		Low	

6: Plan

Zonal Fire Alarm System chart

