



WYG

FIRE RISK ASSESSMENT



PREMISES:	1 to 6 Lingfield House
ADDRESS:	Lingfield Road Runcorn WA7 4DX
WYG REFERENCE:	A110287
FIRE RISK ASSESSOR:	Steve Western GIFireE
FIRE RISK ASSESSMENT DATE:	4th October 2018

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creative minds safe hands



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LEGISLATION AND REQUIREMENTS

The Regulatory Reform (Fire Safety) Order 2005 imposes requirements on the 'responsible person' to take such general fire precautions as will ensure, so far as is reasonably practicable the safety from fire of any of their employees or other relevant persons, in compliance with the articles of the Regulatory Fire Safety (Fire Safety) Order 2005.

Article 8	Duty to take general fire precautions
Article 9	Risk assessment
Article 10	Principles of prevention to be applied
Article 11	Fire safety arrangements
Article 12	Elimination or reduction of risks from dangerous substances
Article 13	Fire-fighting and fire detection
Article 14	Emergency routes and exits
Article 15	Procedures for serious and imminent danger and for danger areas
Article 16	Additional emergency measures in respect of dangerous substances
Article 17	Maintenance
Article 18	Safety assistance
Article 19	Provision of information to employees
Article 20	Provision of information to employers and the self-employed from outside undertakings
Article 21	Training
Article 22	Co-operation and co-ordination
Article 23	General duties of employees at work
Article 37	Fire-fighters' switches for luminous tube signs etc.
Article 38	Maintenance of measures provided for protection of firefighters



The principal requirement is to make a suitable and sufficient assessment of the risks to which relevant persons are exposed.

A relevant person is any person (including the responsible person), who is, or may be lawfully on the premises, including any person in the immediate vicinity of the premises who is at risk from a fire on the premises.

The main duty-holder is the 'responsible person' under the Management of Health and Safety at Work Regulations 1992 and the Regulatory Reform (Fire Safety) Order 2005.

The duties imposed on the responsible person cannot be delegated, but are extended to any person who has, to any extent, control of the premises, to the extent of their control. If a Third Party is appointed to carry out the Fire Risk Assessment, it is expected that the responsible person will exercise the principles of Due Diligence in choosing such a contractor.

It is a requirement that the Fire Risk Assessment is reviewed by the responsible person regularly so that it is up to date, particularly if there is reason to suspect that it is no longer valid.

WYG are a **UKAS Accredited Third Party Fire Risk Assessment Certified** to the **BAFE SP205 Scheme**, Gold Standard. We are audited annually by National Security Inspectorate (NSI) to ensure our policies, procedures, competency, service delivery standards and quality are maintained.



RISK ASSESSOR COMPETENCE

This Fire Risk Assessment was undertaken by Stephen Western. He is a Graduate member of the Institution of Fire Engineers with over 25 years' experience as a Fire Engineer and Risk Manager in the manufacturing and insurance industries, both in the UK and worldwide. He has been trained at the FPA, NFPA, CIOB, Fire Service College and various insurance companies in all the necessary disciplines relating to fire safety including building design, fire engineering, construction, NEBOSH fire safety and risk management/engineering and conforms with current legislation.

Prior to joining WYG Ltd, Steve had a long career as a Fire Engineer with various insurers and manufacturers with extensive experience of inspection, risk assessments and fire/risk engineering design for various clients from domestic housing to warehousing, manufacturing, retail, offices, MOD and aerospace environments whilst maintaining continued personal development. He is also an accomplished Construction Engineer and Quantity Surveyor.

WYG consider Steve sufficiently experienced in the necessary safety skills and practices to enable him to carry out practical fire risk assessments in accordance with current legislation and relevant government guidelines.

METHODOLOGY

The purpose of this Fire Risk Assessment is to identify the general fire precautions the responsible person needs to take. The Fire Risk Assessment should only be carried out when a premise is in normal use. If, in the case of a new or refurbished premises, there is a need to carry out a pre-occupation Fire Risk Assessment, a further Fire Risk Assessment should be carried out soon after the premises is in normal use.

This Fire Risk Assessment has been conducted with regard to the principles and approach of the latest revision **of Publicly Available Specification 79**, with the overall mission of ensuring that all reasonably required measures have been carried out to reduce both hazard and risk to a level that can be demonstrated to be **as low as reasonably practicable**. The assessment, observations and recommendations are only relevant to the conditions applying to the premises at the time of the survey. This Fire Risk Assessment is non-invasive unless specified otherwise. This assessment is not intended to address the property protection, such as the property or its contents, the environment, or to address protection of a business, process or activity against continuity or interruption. It is not necessarily sufficient to address the safety of fire-fighters in the event of a fire on the premises. The risk assessment covers the relevant occupied areas, the common parts, the landlord areas and adjacent property risks, other than those noted as not accessed.



The significant findings arising from the assessment are contained in the report along with a summary of the remedial actions. The responsible person needs to act on these findings and put remedial measures in place to achieve compliance with the Order. Any photographs included have been provided for assistance and clarification. The assessor has no control of the workplace and is not responsible for the implementation of any remedial actions.



EXECUTIVE SUMMARY

On 4th October 2018, a Fire Risk Assessment was carried out on the above premises.

This assessment was commissioned by Halton Housing, to assist them in fulfilling their duties under relevant fire safety legislation.

Any recommendations that require attention action are identified in the action plan.

No one was available to accompany the assessor during the site visit. Following the assessment, a verbal debrief was not carried out.

The following issues were identified:

- Emergency light testing.
- 5 year fixed electrical testing.
- Intumescent strip/smoke seals.

A site inspection and audit of relevant records of examination, testing and maintenance work was carried out. Any inaccessible areas during this assessment are detailed within the 'Areas excluded from this assessment'.

This risk assessment is intended to be a working document that can be used to guide future action aimed at improving compliance and maintaining fire safety standards. Following this risk assessment measures must be taken to implement effective, preventative and protective control measures to reduce the risks identified, as well as maintaining ongoing 'general' fire precautions.



FIRE RISK ASSESSMENT

Premises Name & Address	1 to 6 Lingfield House Lingfield Road Runcorn WA8 4DX
Responsible Person	Halton Housing
On the Premises	None (there is not normally a staff presence)
Person Consulted	None (there is not normally a staff presence)
The Competent Person(S) Appointed to Assist in Undertaking the General Fire Precautions	WYG Management Services Ltd
Use of Premises	Private dwellings (flats)
Office Telephone Number	N/A
Date of Previous Fire Risk Assessment	01/04/2016
Enforcing Authority	Cheshire Fire & Rescue Service
Fire Warden(s)	Not required within this type of occupancy.
Current Enforcement Activity	None known to the assessor at the time of the Fire Risk Assessment.
Listed Building Status	Not listed

Brief Description of Building Age and Construction Floors, lifts, size of building, stairs, construction, use, evacuation policy, fire engineered solution	<p>This Fire Risk Assessment refers to this single block of flats which is adjoined to two other blocks of flats (Cunningham house & adjacent flats over shops) in the same location. Specific reference shall be made to any block, location or area where a non-conformity has been identified. Lingfield house is a purpose-built block of traditional masonry constructed, three-storey flats with a mixture of pitched and mono-pitched concrete tiled roofs. The flats were originally constructed in 1986 and have a single concrete staircase with staggered landings. The flats are separated from the common areas by masonry walls. There is a single access/egress door which is also used by the adjoined flats over the shops at first floor level. There is no passenger lift.</p>
Areas Excluded from this Assessment	<p>The roof void electrical and storage cupboards and within the flats themselves.</p>
External Areas Included in Assessment	<p>Footpaths and general external access areas.</p>
Adjacent Property Risk	<p>The block is adjoined back to back with the Cunningham House block of flats and adjoined to the side with neighbouring flats over shops.</p>
Security Provision	<p>An indigo integrated fob, keypad and audio access system is installed to gain access to each set of flats at ground floor level.</p> <p>There are no intruder alarms installed and visitor access is controlled by individual customers in each flat.</p> <p>There are no reported incidents of unauthorised access or trespass. Access for tradesmen is available via the building front door call points up to 12.00pm.</p>
Fire Loss Experience	<p>None known to the assessor at the time of the Fire Risk Assessment.</p>
Occupancy Profile	<p>Ci (Occupants who are asleep but familiar with the building, e.g. long-term tenancies).</p>
People Especially at Risk	<p>Residents. Amongst which may be (in line with the general population) elderly persons, young persons and children.</p>
Maximum Number of Premises Occupants	<p>There are no Halton Housing staff permanently on site. Estimated maximum of 12 to 18 residents, 2/3 per flat.</p>
Premises Used for Sleeping	<p>Yes</p>
Written Fire Strategy in Place?	<p>Advice to residents is provided via a fire action notice in the communal area.</p>

1.0 ELECTRICAL SOURCES OF IGNITION

ELECTRICAL SOURCES OF IGNITION	Yes	No	N/A
Are electrical circuits and fixed electrical installations examined and tested by a competent person in accordance with the IEE Regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the use of adapters and extension leads reasonable?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are portable electrical appliances inspected & tested periodically (PAT)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are electrical lighting/appliances kept clear of potential fuel sources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neon Sign isolation (firefighter switch) where required is clearly identified?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electrical installations are periodically inspected, tested and maintained?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Records Confirming the above are available?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

1.1 Comments:

BS 7671 Wiring Regulations

The 17th Edition Wiring Regulations were updated on 1st January 2015 under the title 'IET Wiring Regulation 17th Edition Amendment 3'. The new edition has a yellow cover. The new regulations came into effect on 1st July 2015 and affect electrical installations as follows:

- Installations designed from 1st July 2015 should comply with the new edition.
- Periodic Inspection and Testing of installations from 1st July 2015 should demonstrate compliance under the new regulations.
- The design or installation of electrical work done prior to the end of June 2015 may follow either Amendment 3 or Amendment 2.
- The new requirements do not apply to consumer units until 1st January 2016.

The main electric cupboard is located in its own room just inside the main door on the ground floor. Internal cable runs are in surface mounted timber boxing. There are no portable electrical items within the common area.

Information regarding the testing of fixed electrical systems in the common areas of the blocks has been requested as it was not possible to access the electrical cupboard, and nothing is available on site. No information has been received upon the writing of these reports.

1.2 Recommended Remedial Actions:

Clarify that the testing of the fixed electrical systems in the common areas is carried out on a 5 yearly basis and that records are maintained.

2.0 SMOKING

SMOKING	Yes	No	N/A
A No Smoking policy is in place for the building?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If smoking is allowed, are adequate facilities provided in a suitable area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Information and/or signage prominently displayed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smoking evidenced outside designated areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2.1 Comments:

There are no smoking signs in the communal areas in the notice boards. Residents and their visitors are allowed to smoke within their flats.

2.2 Recommended Remedial Actions:

None.

3.0 ARSON

ARSON	Yes	No	N/A
Measures for prevention of arson in place (security)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suitable control and management of combustible storage close to buildings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
History of arson at the building or surrounding area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.1 Comments:

The main entrance door is provided with key fob entry for residents. Access for tradesmen available via the building front door call buttons up to 12.00pm.

The assessor considers the areas to be a normal risk in respect of arson. Internal and external housekeeping standards are acceptable. There are no reports of unauthorised access or malicious damage.

3.2 Recommended Remedial Actions:

None.

4.0 PORTABLE HEATERS & HEATING INSTALLATIONS

PORTABLE HEATERS & HEATING INSTALLATIONS	Yes	No	N/A
The use of portable heating is avoided as far as possible?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
There is a policy regarding provision and use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Where used, positioned away from combustible materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Suitable controls are in place to minimise the risk of igniting combustibles?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Heating installations are periodically inspected, tested and maintained?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Records confirming the above are available?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4.1 Comments:

There are no fixed gas heating or portable heating appliances within the common areas. Common areas are deemed as fire sterile areas by the client.

Gas safety checks are carried out annually by Halton Housing. Owners of leasehold flats are responsible for undertaking gas safety checks on their own gas appliances.

4.2 Recommended Remedial Actions:

None.

5.0 COOKING

COOKING	Yes	No	N/A
Reasonable measures are taken to prevent fires from the use of cooking facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Installations and equipment are periodically inspected, tested and maintained?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Appropriate fixed or portable firefighting equipment is available for use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Adequate Cleaning routines under management and staff control?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Records confirming the above available?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5.1 Comments:

There are no communal kitchens within the common areas. This Fire Risk Assessment does not cover the resident's flats.

5.2 Recommended Remedial Actions:

None.

6.0 LIGHTNING PROTECTION

LIGHTNING PROTECTION	Yes	No	N/A
The premises have a lightning protection system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The installation is periodically inspected, tested and maintained?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Records confirming the above are available?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6.1 Comments:

The building is a similar height to the other structures within the surrounding area and no special consideration is required.

6.2 Recommended Remedial Actions:

None.

7.0 HOUSEKEEPING

HOUSEKEEPING	Yes	No	N/A
Is the overall standard of housekeeping acceptable?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storage & waste arrangements are well managed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Escape routes are kept free from obstructions and/or combustible materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Combustibles materials are stored away from all ignition sources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spaces housing electrical, heating or IT equipment (plant/server rooms) are free from the accumulation of combustible materials and kept secure?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7.1 Comments:

There is a secured designated bin area with 1100Litre Euro bins on the ground floor. There are bin chutes for customers on the first and second floors who can deposit waste down this chute. Bin chute access is separated from the common parts in a separate room by fire doors and masonry walls.

7.2 Recommended Remedial Actions:

None.

8.0 DANGEROUS OR FLAMMABLE SUBSTANCES

DANGEROUS OR FLAMMABLE SUBSTANCES	Yes	No	N/A
Are significant quantities of hazardous substances on site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is a DSEAR risk assessment required or in place?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

8.1 Comments:

There were no hazardous substances within the common areas or in close proximity to the block.

8.2 Recommended Remedial Actions:

None.

9.0 ADDITIONAL SIGNIFICANT FIRE HAZARDS OR PROCESS RISKS

ADDITIONAL SIGNIFICANT FIRE HAZARDS OR PROCESS RISKS	Yes	No	N/A
Are there any process risks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any additional significant Fire Hazards?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9.1 Comments:

There were no process risk or additional significant fire hazards within the common areas or in close proximity to the building.

9.2 Recommended Remedial Actions:

None.

10.0 MEANS OF ESCAPE FROM FIRE

MEANS OF ESCAPE FROM FIRE	Yes	No	N/A
Is the means of escape (MoE) (including external fire escapes and walkways) from the premises suitable & sufficiently protected?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Can all occupants use the escape routes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are all travel distances acceptable?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are dead end situations satisfactory regarding travel distance and fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are evacuation routes clearly signed, unobstructed and free from combustibles?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sufficient number of exits of suitable width for building occupancy load?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Where the building has alternative internal escape staircases, are the staircases adequately separated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are all the final exits unlocked when the premises are in use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are all the escape routes adequately illuminated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Final exits lead to a place of safety clear of the building?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the building/premises appear to be compliant with regulations concerning access and egress for mobility impaired persons?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are refuge points provided, suitably equipped, and available for use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Reasonable arrangements are in place for mobility impaired persons to leave the premises safely in the event of fire – GEEP's & PEEP's – suitable evacuation aids provided?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10.1 Comments:

Smoke ventilation of the stairways can be achieved by opening the windows.

The front door is electronically secured and operated via a push button on the inside. A fireman's access switch is installed externally on the wall of all flat entrances which allows the front door to be opened.

Halton Housing have confirmed that the door locks would disengage so that the doors can be manually pushed/pulled open if there was a loss of power in the common areas.

Due to the absence of passenger lifts, any wheelchair user will be situated at ground floor only.

PEEPs are not required in this type of occupancy.

The adjacent flats over the shops are interconnected at 1st floor level by an access corridor that provides their access/egress and also acts as their fire escape route from the landing onto which they open onto. These flats open onto a large open landing, open to the elements before the route takes them back into Lingfield house via the adjoined protected corridor in order to escape.

10.2 Recommended Remedial Actions:

None.

11.0 MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT

MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Yes	No	N/A
Does the compartmentation, where visible, appear to be of reasonable standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linings of materials that may contribute to fire spread are limited or specially treated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire dampers as far as can be reasonably ascertained, are provided to protect critical means of escape?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are installations and equipment periodically inspected, tested and maintained?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are all fire doors self-closing or kept locked shut and fitted with smoke seals and intumescent strips where required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

11.1 Comments:

This Fire Risk Assessment is not to be considered as fulfilling the requirements of a compartmentation survey. Where compartmentation is readily accessible to be checked, any deficiencies will be commented upon.

Checks of ducting and fire damper positions are not assessed, however, where deficiencies are visible, they will be commented on.

Based on visual inspection of readily accessible areas and a degree of sampling where appropriate.

Full investigation of the design of HVAC and similar systems is outside the scope of this assessment. Fire doors should meet the requirements of BS 476 parts 21, 22 & 31 BS EN 1634/8214 applies.

It was not possible to inspect the flat entrance doors of the flats and it was confirmed that the current doors can be considered as notional FD30 fire doors. Referring to the LGA Guide, they are considered generally adequate at this current time.

There are no fire dampers present and none are required.

It was not possible to access the flats to confirm fire separation between the flats.

There does not appear to be any intumescent strips/smoke seals incorporated in to the electrical mains or adjacent storage cupboard doors or frames which are on the main fire escape route for the flats by the main access/egress door.

11.2 Recommended Remedial Actions:

Install intumescent strip/smoke seals in the electrical mains and storage cupboards that are on the ground floor in order to maintain the integrity of the main fire escape route for the flats.

12.0 EMERGENCY ESCAPE LIGHTING

EMERGENCY ESCAPE LIGHTING	Yes	No	N/A
Is the premises equipped with a reasonable standard of emergency escape lighting?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the system appear to conform to BS 5266 Part 1?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are lighting units clean, and visually appear in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the installation and equipment periodically inspected, tested and maintained?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Are records confirming the above available?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<p>12.1 Comments:</p> <p>Emergency lighting appears to be installed in these blocks, but no records of testing were available for review.</p>
<p>12.2 Recommended Remedial Actions:</p> <p>Clarify if emergency lighting monthly testing and annual review is carried out and records maintained as per BS 5266-1.</p>

13.0 FIRE EXIT SIGNS AND NOTICES

FIRE EXIT SIGNS AND NOTICES	Yes	No	N/A
Do signs conform to relevant BS EN standards?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Do "Fire Exit" signs direct occupants towards the means of escape?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are fire escape routes and fire exits provided with illuminated signs, which are part of the emergency lighting system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are all fire doors and final exit doors provided with the appropriate signage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Auto-self-closing, held open doors adequately signed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are fire extinguisher signs sited correctly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are fire/evacuation plans displayed and available for use in the premises?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are fire action notices (FANs) prominently displayed in a consistent format and fixed position throughout the building?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13.1 Comments:

BS 5499-4:2013 Code of Practice for Escape Route Lighting & BS EN ISO 7010:2012+A5:2015.

Graphical symbols – Safety colours and safety signs – Registered safety signs (ISO 7010:2011).

Referring to the LGA Guide, fire exit signage is not considered necessary within a block provided with only a single stairway, however it has been provided.

Fire escape signage above the main entrance is provided.

13.2 Recommended Remedial Actions:

None.

14.0 MEANS OF GIVING WARNING IN CASE OF FIRE

MEANS OF GIVING WARNING IN CASE OF FIRE	Yes	No	N/A
Is there adequate means of raising the alarm?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
An automatic fire alarm and detection system (FADS) is provided and appears to conform to BS5839-1?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire alarm zone plan installed adjacent to the fire alarm control panel?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Where a manual electric system is installed is there sufficient number of correctly sited manual call points?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the fire alarm audible within all relevant areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the fire alarm tested regularly (weekly)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the fire alarm system subject of a regular maintenance programme?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are records confirming the above available?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

14.1 Comments:

In view of the above, only in unusual circumstances will a communal fire detection and alarm system be appropriate for a 'general needs' purpose-built block of flats.

As per the LGA guide - Fire safety in purpose-built blocks of flats. All flats should be provided with smoke alarms installed in accordance with BS5839-6. Smoke detection is installed within each flat hallway to BS 5839-6 for Category LD3, Grade D system and is connected to a 3rd party monitoring station.

Halton Housing have confirmed that smoke alarms are checked in each flat annually during the gas safe boiler check and deficiencies or defects are rectified at the time.

14.2 Recommended Remedial Actions:

None.

15.0 PORTABLE FIRE FIGHTING EQUIPMENT

PORTABLE FIRE FIGHTING EQUIPMENT	Yes	No	N/A
Do extinguishers conform to BS EN3 for new extinguishers, or BS5423 for existing?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Blankets conform to BS1869?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Overall there appears to be adequate type & number for the premises & risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are extinguishers fixed in position – brackets or stands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is fire extinguisher signage appropriate for extinguisher in place?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Equipment is periodically inspected, tested and maintained?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are records confirming the above available?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

15.1 Comments:

There are no fire extinguishers installed within the common area and none are required.

The provision of fire extinguishers and other forms of fire-fighting equipment in common parts for use by residents is problematic. It is not expected that residents should need to tackle a fire in their flats to make their escape. Indeed, to obtain a fire extinguisher located in the common parts for this purpose would involve the person leaving their flat in the first place.

15.2 Recommended Remedial Actions:

None.

16.0 AUTOMATIC FIRE EXTINGUISHING SYSTEMS

AUTOMATIC FIRE EXTINGUISHING SYSTEMS	Yes	No	N/A
Details of relevant equipment of installations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Installations and equipment is periodically inspected, tested and maintained?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are records confirming the above available for inspection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

16.1 Comments:

None.

16.2 Recommended Remedial Actions:

None.

17.0 OTHER FIXED FIRE SAFETY SYSTEMS AND EQUIPMENT

OTHER FIXED FIRE SAFETY SYSTEMS AND EQUIPMENT	Yes	No	N/A
Details of safety systems and equipment – type, location, purpose if known?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Installations and equipment is/are periodically inspected, tested and maintained?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are records confirming the above available for inspection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are staff aware of the location of any fixed installations, and procedures to be followed on their activation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

17.1 Comments: None.
17.2 Recommended Remedial Actions: None.

18.0 MANAGEMENT OF FIRE SAFETY

MANAGEMENT OF FIRE SAFETY	Yes	No	N/A
Competent person(s) appointed to assist in undertaking relevant general preventive and protective measures for fire precautions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is a copy of the current Fire Risk Assessment kept on the premises?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Suitable arrangements in place to review the Fire Risk Assessments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are fire procedures in place and documented? (Fire Safety File)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are there suitable arrangements for calling meeting and providing relevant information to the fire service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are there suitable fire assembly points?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are procedures in place for recording persons entering and leaving the premises?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are procedures in place for the signing in, provision of fire safety information and supervision of visitors and members of the public?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are there adequate procedures for evacuation of vulnerable persons? E.g. elderly, children, or persons with restricted mobility?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are appropriate control procedures in place to control contractors, such as hot works permit and fire safety evacuation knowledge?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Are procedures in place to ensure coordination and communication between tenants/landlord regarding fire safety?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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18.1 Comments

The fire evacuation procedure for the flats is a 'Stay put' policy unless effected by smoke or fire.
Access for the emergency services is via a fire control switch/lock at the main access doors.
Contractors are controlled by Halton Housing, which should include any hot work performed.
Fire action notices are provided within the common area.

18.2 Recommended Remedial Actions:

None.

19.0 TRAINING AND DRILLS

TRAINING AND DRILLS	Yes	No	N/A
Have all newly appointed staff received fire safety induction training?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have staff been trained in fire procedures within the last 12 months?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have staff received periodical training in the use of firefighting equipment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Do fire wardens receive adequate training to enable them to fulfil their role?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Employees are trained and familiar with the emergency plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Evacuation drills carried out at least once or preferably twice annually?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Nominated person responsible for organising staff training?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are all visitors to the site given a briefing in what to do in the event of fire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

19.1 Comments:

There are no staff normally on-site.

Contractors are administered by Halton Housings representatives.

19.2 Recommended Remedial Actions:

None.



CONCLUSION

The risks highlighted in this risk assessment need to be addressed with appropriate remedial actions to achieve compliance with the Regulatory Reform (Fire Safety) Order 2005. This should reduce the risk to people from fire in these premises to a reasonable level and exclude significant contraventions.

Remedial action should be taken without delay. The levels of risk indicated will assist with prioritisation of work.

The responsibility for the ongoing management of the premises and the use of the premises for its present purpose remains with the responsible person.

The risk assessment uses a scaled risk assessment between 1 and 9.

Remedial actions with risk levels between 6 and 9 represent the highest risk to the safety of people and are likely to be considered as an offence by enforcing authorities.

Remedial actions with risk levels between 3 and 5 may compromise the fire safety of people and/or premises.

Remedial actions with risk levels between 1 and 2 are recommended as minor improvements or a means of achieving best practice.

RISK MATRIX

RISK ASSESSMENT GRADINGS AND METHODOLOGY

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:

Likelihood of Fire	Potential Consequences of Fire		
	Slight Harm 1	Moderate Harm 2	Extreme Harm 3
Low 1	Negligible risk	Tolerable risk	Moderate risk
Medium 2	Tolerable risk	Moderate risk	Substantial risk
High 3	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 ☐

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.

Having assessed the fire hazards present, the occupancy profile and having evaluated the general fire precautions in place 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 ☐

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

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:

Negligible ☐

Tolerable ☐

Moderate ☒

Substantial ☐

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:

Comments:

The assessor has carried out the Fire Risk Assessment by comparing the building against the recommended benchmarks within the Local Government Guide 'Fire safety in purpose-built flats' (the LGA Guide) and found no major deviations from the benchmarks set.

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 advocated by BS 8800 for general health and safety risks:

Risk level	Action and timescale
Negligible	No action is required other than to maintain existing standards. The action recommended should improve fire safety arrangements.
Tolerable (Months)	A situation exists where accidents or property damage is possible. Taking action should ensure conformance with legislation. An acceptable risk if appropriate controls are in place, but must remain under regular review. Action and or review within months.
Moderate (Weeks)	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Action should be within weeks.

<p>Substantial (Days)</p>	<p>It is considered a contravention of legislation which may lead to serious injury exists. Enforcing authorities may serve an enforcement notice, and or take legal proceedings.</p> <p>Considerable resources might have to be allocated to reduce the risk.</p> <p>If the building is occupied, urgent action should be taken to reduce the risk, and consideration given to vacating the building or area until the risk has been removed or adequately reduced.</p> <p>Action should be within days.</p>
<p>Intolerable (Immediate)</p>	<p>It is considered a contravention serious enough to result in injury or loss of life is present, and likely to result in prohibition or legal proceedings by the enforcing authority.</p> <p>The building or area should not be occupied until the risk has been reduced, or removed.</p> <p>Action should be immediate.</p>

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.

The Fire Risk Assessment must be reviewed by the Responsible Person regularly so as to keep it up to date and accurate and particularly if:

- **There is reason to believe a significant change in the structure or use of the building.**
- **There is a significant change in relation to the special, technical or organisational measures.**
- **Changes have taken place that have not been notified and approved by the relevant enforcing body or Fire Authority where an 'Alterations' notice is in force.**
- **There is reason to believe that an occupant is operating in breach of fire safety legislation.**

As soon as practicable after the assessment is made or reviewed, the Responsible Person must record the information prescribed where:

- **5 or more employees are employed;**





- A licence is in force in relation to the premises; or
- An alterations notice is in force.


It is a requirement that the Fire Risk Assessment is reviewed by the responsible person regularly so that it is up to date, particularly if there is reason to suspect that it is no longer valid. Failure to review the risk assessment at a period of 12 months may mean the Fire Risk Assessment may not be relied upon.

A review of this Fire Risk Assessment should be undertaken by:

04/10/2019

SUMMARY OF RECOMENDED REMEDIAL ACTIONS

Section Number	Significant Findings	Remedial Actions / Recommendations	Location (s)	Photograph for Reference	Risk Rating	Actioned By (Client)	Signature & Role
1.0	Information regarding the testing of fixed electrical systems in the common areas of the block has been requested as nothing is available on site and it was not possible to access the cupboard. No information has been received upon the writing of these reports.	Clarify that the testing of the fixed electrical systems in the common areas is carried out on a 5 yearly basis and that records are maintained.	Site		Moderate		
11.0	There does not appear to be any intumescent strips/smoke seals incorporated in to the electrical mains or adjacent storage cupboard doors or frames which are on the main fire escape route for the flats by the main access/egress door.	Install intumescent strip/smoke seals in the electrical mains and storage cupboards that are on the ground floor in order to maintain the integrity of the main fire escape route for the flats.	Electric mains and storage cupboards on ground floor.		Moderate		

Section Number	Significant Findings	Remedial Actions / Recommendations	Location (s)	Photograph for Reference	Risk Rating	Actioned By (Client)	Signature & Role
12.0	Emergency lighting appears to be installed in these blocks, but no records of testing were available for review.	Clarify if emergency lighting monthly test and annual review is carried out and records maintained.	Both blocks of flats		Tolerable		

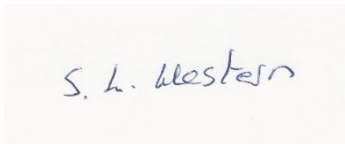

It is considered that the remedial actions detailed above should be implemented to reduce fire risk to, or maintain it at the following level:

Negligible ☐

Tolerable ☒

SIGNATURE PAGE

Appropriate and reasonable skill care and diligence has been exercised in performance of duties and obligations in the production of this Fire Risk Assessment.

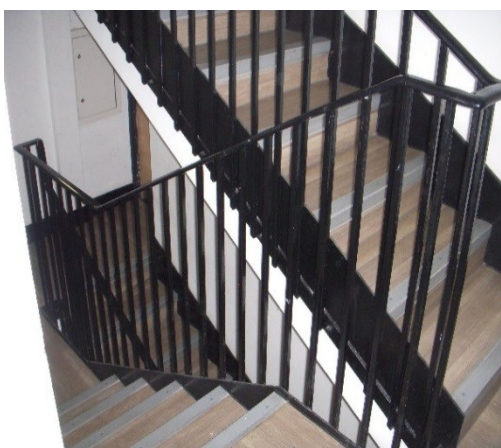
	RISK ASSESSOR	VALIDATOR
Signature:		
Name:	Steve Western	Mark Jones
Title:	Fire Risk Assessor	Validator
Date:	4 th October 2018	16 th October 2018

APPENDIX A

PLANS AND PHOTOGRAPHS



Landing that 6 flats above shops lead onto before re-entering Lingfield House.



Internal stairs of Lingfield House.



Flat doors.



Timber boxing over electrics in common areas.



Lingfield House adjoining flats over shops.



Lingfield House backed on Cunningham House.



APPENDIX B

SUPPORTING DOCUMENTATION



APPENDIX C

TEMPORARY VARIATIONS TO THE CURRENT RISK ASSESSMENT

Existing Conditions	Temporary Variation	Hazard	Risks	Additional Controls	Start date	Predicted End date	Actual End Date	Signature(s)

BIBLIOGRAPHY & DOCUMENT REFERENCES

1. Regulatory Reform (Fire Safety) Order 2005
2. Publicly Available Specification 79 (PAS79)
3. Management of Health and Safety at Work Regulations 1999
4. BS 7671 Wiring Regulations - 17th Edition
5. Standard (BS EN 62305-1:2006 Protection Against Lightning: General Principles)
6. Dangerous Substances and Explosive Atmospheres Regulations (DSEAR) 2002
7. The Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended in 1989 & 1993)
8. BS 5266 Emergency Lighting
9. BS 5839 Fire Alarm Systems
10. BS 7273-4:2015 Code of Practice for the Operation of Fire Protection Measures – Part 4: Actuation of Release Mechanisms for Doors
11. BS 5306 Fire Extinguishers
12. The Health and Safety (Safety Signs and Signals) Regulations 1996
13. BS 5499 Fire Safety Signage
14. BS 476 Fire Resistance and Fire Testing
15. Department for Communities and Local Government Publications DCLG Fire Safety Guides
16. BS 9999 (2008) Code of Practice for Fire Safety in the Design, Management and Use of Buildings
17. Approved Document B of the Building Regulations (2006)
18. Fire Safety in Construction - HSG168.

Views expressed in these documents are not necessarily those of WYG.

think safe 

work safe 

home safe 