housing&care21

FIRE RISK ASSESSMENT - Specialised Housing (Independent Living)

(v4. March 2018)

Regulatory Reform (Fire Safety) Order 2005: Sleeping Accommodation

The purpose of the fire risk assessment is to evaluate the risk to people from fire, particularly vulnerable residents, taking into account existing fire safety measures, and to determine whether additional measures are necessary. The report does not address the risk to property or business continuity from fire.

The Regulatory Reform (Fire Safety) Order applies to the common areas of the building and the fire safety facilities provided in support of the building.

This fire risk assessment has not involved destructive inspection of the building, such as opening up of construction. However, where practicable, assessors should lift a sample of accessible false ceiling tiles, open a sample of service risers and inspect reasonably accessible roof voids (if present).

It will normally be necessary to gain limited entry to at least a sample of flats to examine the necessary measures (fire-resisting, self-closing entrance door; fire detection; monitoring of fire detection) to ensure that, when a fire occurs in a resident's accommodation, there is no undue risk to other residents.

This fire risk assessment considers the 'general fire precautions' defined in the FSO, the principal precautions for specialized housing are:

A. Measures to reduce the risk of fire and the risk of the spread of fire
B. Means of escape from fire and to ensure that escape routes can be safely and effectively used
C. Measures to ensure automatic detection and early warning of fire
D. Measures to mitigate the effects of fire (FFE)
E. An emergency plan, including procedures for residents in the event of fire
F. Fire Risk Management (inc. training of staff)

TYPES OF FIRE RISK ASSESSMENT WITHIN SPECIALISED HOUSING

Type 1 – Common parts only (non-destructive)
A Type 1 fire risk assessment is the basic fire risk assessment required for the purpose of satisfying the FSO.

The inspection of the building is non-destructive. But, as well as considering the arrangements for means of escape and so forth, the fire risk assessment includes examination of at least a sample of flat entrance doors. It also considers, so far as reasonably practicable, the separating construction between the flats and the common parts without any opening up of construction. However, in this Type of fire risk assessment, entry to flats beyond the area of the flat entrance door, is not involved.

If there are demountable false ceilings in the common parts, it may be appropriate to lift a sample of readily accessible false ceiling tiles. In addition, it will normally be appropriate to open a sample of service risers, provided access is practicable at the time of inspection.

Unless there is reason to expect serious deficiencies in structural fire protection – such as inadequate compartmentation, or poor fire stopping – a Type 1 inspection will normally be sufficient for most blocks of purpose-built flats. Where doubt exists in relation to these matters, the action plan of a Type 1 fire risk assessment may recommend that one of the other types of fire risk assessment be carried out or that further investigation be carried out by specialists. (However, this should not be a generic recommendation of all Type 1 fire risk assessments; the recommendation should be based on identification of issues that justify reason for doubt.)

Type 3 – Common parts and flats (non-destructive)
A Type 3 fire risk assessment includes the work involved in a Type 1 fire risk assessment, but goes beyond the scope of the FSO (though not the scope of the Housing Act).

This risk assessment considers the arrangements for means of escape and fire detection (ie smoke alarms) within at least a sample of the flats. Within the flats, the inspection is non-destructive, but the fire resistance of doors to rooms is considered.

Measures to prevent fire are not considered unless (eg in the case of maintenance of the electrical and heating installations) the measures are within the control of, for example, the landlord.

A Type 3 fire risk assessment may sometimes be appropriate for rented flats if there is reason to suspect serious risk to residents in the event of a fire in their flats. (This might be, for example, because of the age of the block or reason for suspicion of widespread, unauthorised material alterations). This type of fire risk assessment will not be possible in the case of long leasehold flats, as there is normally no right of access for freeholde

FIRE RISK ASSESSMENT			
COURT NAME	**Ash Grange**		
COURT ADDRESS	**Brookside Avenue, Knotty Ash, Liverpool, L14 7NG.**		
EVACUATION STRATEGY	**Stay Put**		
Responsible Person	**Housing & Care 21**		
Fire Risk Assessment Type	**Type 1 – Common parts only (non-destructive)**		
Court Manager (Fire Safety Manager)	**Janet Magill**		
Fire Risk Assessor	**Gareth Clark**		
Date of Fire Risk Assessment	**28th November 2018**	Date of Previous Fire Risk Assessment	**28th November 2017**

BUILDING DESCRIPTION			
Number of flats	58 flats.		
Number of floors ground and above	11 Floors		
Court type	Category 2	Age of building	Built in 1966 (Renovated in 2005)
Brief details of construction	Ash Grange is a multi-storey block of flats. It is a typical concrete /steel framed building with infill panels. The building has a flat roof. There are two lifts servicing all floors.		
Is cladding and insulation present	YES/~~NO~~ (If yes, confirm the materials used) External Insulation with Cement Render, this has been tested previously and is confirmed as a low risk.		
State parts of building assessed – detail areas not assessed/visited and reason(s)	All Communal Areas		
Number of dwellings accessed from communal areas	58 flats.		
Number of escape routes/ final exits/stairs	20 / 2 / 1		
Access to Dwellings			

As part of this Type [ ] fire risk assessment, access was gained to a sample of dwellings to assess the suitability of entrance doors etc.	Flats 75 & 81

Details of Fire Loss (since the last FRA)		
Date	**Location**	**Details**
		None

	Are false alarms recorded?	Yes on communal system, but none in past 12 months

People at Risk (Information provided by the Court Manager)			
Maximum number sleeping within individual flats (approximate)	71		
Maximum number of employees at any one time (approximate)	2		
Maximum number of visitors/others at any one time (assumed)	80		
Are arrangements in place to ensure that where necessary, person-centred fire risk assessments have been carried out for high risk residents?	Yes / ~~No~~	If Yes, how many PCFRA have been completed	2
Have Housing Management taken additional measures to prevent fire i.e. fire retardant bedding if smoke in bed; safer forms of ashtrays or smoking, enhanced engagement with residents and input from fire and rescue service.	No	If Yes, what measures have been taken?	N/A
If Yes, are additional fire protection measures required i.e. fire suppression if there is concern that a resident might set fire to themselves and have significant difficult in responding appropriately	N/A		

A	MEASURES TO REDUCE THE RISK OF FIRE AND THE RISK OF THE SPREAD OF FIRE			
A.1	**Fire Hazard Identification and Control**	**Observations and findings**	**Recommendation/Action**	**Priority**
A.1.1	Are electrical intakes/meter units within the common areas enclosed in construction likely to afford a nominal period of fire resistance?	Electrical Meters are located within the flats.	None	
A.1.2	Detail refuse storage arrangements	Internal Secure Refuge Store.	None	
A.1.3	Are adequate control measures in place to prevent arson?	There are no items stored adjacent to the building and CCTV cameras for Security.	None	
A.1.4	Is smoking prohibited in the communal areas?	Yes	None	
A.1.5	Is the use of portable heaters avoided as far as possible?	Yes, Only used when heaters go off.	None	
A.1.6	Are fixed heating installations subjected to regular maintenance?	Yes, annual inspections of the boilers.	None	
A.1.7	Does the building have a lightning protection system?	Yes, fitted by Omega.	None	
A.1.8	Are there other significant ignition sources that require consideration e.g. oxygen/mobility scooters?	One Mobility Scooter, which is stored in the resident flat.	None	
A.1.9	Is there satisfactory control over works carried out in the building by outside contractors (including 'hot work' permits?	MS & RA for Contractors stored in Head Office.	Additional training for scheme manager required on "Hot Work" permit system.	
A.1.10	Is the standard of housekeeping adequate? Specifically: • Appropriate storage of hazardous/combustible materials? • Avoidance of unnecessary accumulation of combustible materials or waste?	Building has a good standard of housekeeping.	None	
A.1.11	Additional fire hazard identification and control comments			

None

A.2	Building Design and Compartmentation	Observations and findings	Recommendation/Action	Priority
A.2.1	Is the building a purpose built residential building? If 'yes' it is assumed that compartmentation was at an adequate standard at the time of construction.	Yes	None	
A.2.2	If the building is not purpose built, is it a conversion that is believed to have been converted in accordance with Building Regulations?	No	None	
A.2.3	Do the elements of construction between flats and the common areas i.e. walls, floors, landings, stairwells and ceilings appear from a visual inspection to be in good condition?	Not known – a destructive survey of the common parts was not undertaken, as this is not required to satisfy a Type 1 FRA. Construction throughout the appeared to be plasterboard and brickwork. Construction was deemed by the assessor to be adequately fire resisting.	None	
A.2.4	Are there reasonable limitations of linings that may promote fire spread?	Yes, walls appear to achieve Class 0 surface spread of flame rating, consisting of plastered brickwork and plasterboard.	None	
	Roof Void Question From a head and shoulders inspection of an accessible roof void, does the roof void compartmentation appear to be adequate?			

To minimise the risk due to any compromise of roof void compartmentation, over the next 12 months Housing and Care 21 will upgrade or reconfigure the fire alarm system to accommodate zoned detection in roof voids. Our Primary Authority Cambridge Fire and Rescue Service have agreed this fire alarm rezoning strategy.

A.2.5	Additional compartmentation comments

There are two-service riser cupboards in the communal corridors, which serve each floor, the doors, have an asbestolux board fitted to the back of the riser to give them an hour rated fire resistance and the penetrations through the walls are fire stopped. On previous advice from the Midland fire service, these service risers can be counted as a contained and separate zone like the stairwells and lift shafts and are therefore a low risk.

A.3	**Flat Entrance Doors** *examine 10-20% of entrance doors to residents' accommodation to ensure that they are fire resisting and self-closing.*	**Observations and findings**	**Recommendation/Action**	**Priority**
A.3.1	Do flat entrance doors appear to offer a nominal period of fire resistance?	Yes, the entrance doors to all flats are considered notional FD30 doors.	None	
A.3.2	Are the flat entrance doors adequately self-closing?	Overhead self-closing devises fitted to all doors itemised below on inspection. No access was gained to any other flat entrance doors.	None	
A.3.3	Are flat entrance door sets fitted with suitably sized doorstops or intumescent strips and cold smoke seals?	SHG states that letterboxes in FD30s doors are acceptable as long as (para 78.18) "the letterbox is located in the middle or lower part of the door and has a spring loaded metal flat on the inside and outside of the letterbox".	None	
A.3.4	Additional flat entrance door comments			

Communal door closers on the following floors need adjusting: 10th, 7th, 5th, 4th & 1st

Flat Entrance Door Schedule (Inspected)

Flat No.	Fire resistance	Self-closing	Strips & Seals or 25mm stops	Photograph
75	30 Minutes	Overhead self-closing device fitted	Strips and seals fitted	Yes
81	30 Minutes	Overhead self-closing device fitted	Strips and seals fitted	Yes

A.4	Communal/Catering Kitchen	Observations and findings	Recommendation/Action	Priority
A.4.1	Are reasonable measures taken to prevent fires as a result of cooking within the communal kitchen?	N/A	Communal Kitchen is located in Brookside and is inspected with their FRA.	
A.4.2	Are filters changed and ductwork cleaned regularly?	N/A		
A.4.3	Is suitable fire-fighting equipment available?	N/A		
A.4.4	Additional communal/catering kitchen comments			

N/A

B.	MEANS OF ESCAPE			
B.1	**Means of Escape**	**Observations and findings**	**Recommendation/Action**	**Priority**
B.1.1	Are travel distances acceptable? Provide details	There is a firebreak within 9m of each flat.	None	
B.1.2	Detail storage arrangements within the communal area, i.e. is there a 'managed' or 'zero tolerance' policy on storage within communal areas?	There is a "managed" policy of storage within the communal areas as previously agreed with H&C21 management.	There are a number of items located on each floor, this needs to be inspected on a regular basis and moved if a trip hazard or combustible.	Low
B.1.3	Are escape routes free from storage of combustible items or obstructions?	Yes, all emergency exits are clear from obstructions.	None	
B.1.4	Are escape routes free from storage of flammable liquids or gases?	Yes, all emergency exits are clear from flammable liquids or gases.	None	
B.1.5	Are floor surfaces on escape routes free from tripping or slipping hazards?	Yes, there escape routes are free of any tripping/ slipping hazards.	None	
B.1.6	Is suitable means of ventilating the common areas provided?	The windows on each floors landing have an automatic opening fitting.	None	
B.1.7	Has information been provided to residents regarding the building's evacuation strategy?	Yes	None	
B.1.8	Are Safety Signs and Notices provided and displayed on escape routes?	Yes	None	
B.1.9	Additional means of escape comments			

None

B.2	Lighting/Emergency Lighting	Observations and findings	Recommendation/Action	Priority
B.2.1	Are the common areas/escape routes adequately lit by artificial lighting?	Yes	None	
B.2.2	Is the artificial lighting provided in the common areas in working order?	Yes	None	
B.2.3	Are the common areas provided with emergency escape lighting?	Yes	None	
B.2.4	If no, is adequate borrowed light available?	N/A	None	
B.2.5	Additional emergency lighting comments			

None

C.	FIRE DETECTION AND ALARM			
C.1	**Fire Detection and Alarm**	**Observations and findings**	**Recommendation/Action**	**Priority**
C.1.1	Is a manually operated fire alarm system provided?	Yes	None	
C.1.2	Is automatic fire detection provided?	Yes	None	
C.1.3	Detail the alarm type and category i.e. Category LD2 standard, in accordance with BS5839 Pt6	Advanced MX Pro 4 (EN 54-2, EN54-4) L2 system.	None	
C.1.4	Is there automatic and remote fire alarm signal transmission?	Yes	None	
C.1.5	Additional fire detection and alarm comments			

None

D	MEASURES TO MITIGATE THE EFFECTS OF FIRE			
D.1	**Equipment**	**Observations and findings**	**Recommendation/Action**	**Priority**
D.1.1	Is there reasonable provision of portable fire extinguishers suitable for the purpose (reference BS5306) *Nb. HC21 has replaced all extinguishers with P50's resulting in foam extinguishers replacing CO2. Information on the provision of alternative extinguishers is available at: https://www.safelincs.co.uk/britannia/pages/BritanniaFAQS.html*	Yes	None	
D.1.2	Is there any other fixed installation? e.g. dry rising mains, ventilation systems, fire-fighting lifts etc.? Detail type of system(s) provided and maintenance evidence	Yes, there is a dry riser access point and automatic openers fitted to the windows on each floor.	None	
D.1.3	Is an automatic suppression system installed? If yes, provide details	Yes, a sprinkler system has been installed with 3-4 head in each flat and a cut-off valve to each floor.	None	
D.1.4	Additional comments to mitigate the effects of fire			

Ash Grange has a retrofit water sprinkler system installed.

The system provides protection to resident's flats and the communal lounge.

Each floor has non-return valve, which isolates the sprinkler system to that particular floor. 3 / 4 sprinkler heads dependent on the configuration of the rooms protects the flats. Sprinkler heads are sensitive to heat and will activate at approximately 57 degrees centigrade.

The system is designed to operate at 7.2 Bar of pressure and in the event of activation will provide 2 x sprinkler heads 30 minutes of fine spray water.

E	EMERGENCY PLAN, PROCEDURES FOR RESIDENTS IN THE EVENT OF FIRE			
E.1	**Arrangements**	**Observations and findings**	**Recommendation/Action**	**Priority**
E.1.1	Is there a current Court Fire Plan in place and available to emergency services in the red fire box?	Yes	None	
E.1.1	Is Resident Fire Box Information in place and available to emergency services in the red fire box?	Yes	None	
E.1.3	Are the locations of the fire assembly points away from the Fire Service vehicles access and parking areas?	Yes, behind Oak Grange	None	
E.1.4	Additional emergency plan comments			

None

F.	**FIRE RISK MANAGEMENT**			
F.1	Is the Fire Risk Management folder in place and maintained?	**Yes**	**None**	
F.2	Is there a suitable record of agreement amongst duty holders as to responsibilities for all relevant aspects of fire safety management? (Fire Safety Responsibilities Matrix)	**Yes**	**None**	
F.3	**Testing and Maintenance**	**Observations and findings**	**Recommendation/Action**	**Priority**
F.3.1	Has an electrical safety certificate been seen for fixed wiring within the common areas? Typically 5 yearly	No, check with compliance.	Check with compliance for a copy of the 5 year electrical safety certificate.	Low
F.3.2	If a communal fire alarm system is installed; is it tested weekly?	Yes, tested on a weekly basis.	None	
F.3.3	If a communal fire alarm system is installed; is it maintained: (detail last service)	Yes, Last serviced on 02/10/2018.	None	
F.3.4	Details of emergency lighting inspection/testing.	Inspections carried out on a monthly basis.	None	
F.3.5	Is all portable firefighting equipment checked and maintained?	P50 Extinguisher installed and checked on a monthly basis.	None	
F.3.6	Is an automatic suppression system checked and maintained/serviced/tested?	Yes, checked on an annual basis	None	
F.3.7	Are any smoke control/venting facilities checked and maintained?	Yes, new system installed less than 12 months old.	None	
F.3.8	Are any external fire escapes inspected and maintained to ensure that they remain safe and suitable to use?	Yes, Checked as part of the Fire door and Smoke alarm checks on a weekly basis.	None	
F.3.9	Are portable appliances PAT tested – are records/labels present?	Yes, Last check carried out on 30th April 2018	None	
F.3.10	Is any lightning protection system checked and maintained?	Yes, checked on an annual.	None	
F.3.11	Are routine checks of final fire exit doors and/or security fastenings undertaken?	Yes, checks carried out on a weekly basis.	None	
F.3.12	Additional Testing and Maintenance comments			

F.4	Training of Staff	Observations and findings	Recommendation/Action	Priority
F.4.1	Has the Court Manager, or designated member of staff, successfully completed the Fire Safety Manager course?	Yes, completed in February 18.	None	
F.4.2	Have all staff been provided with a basic level of fire safety training and instruction on induction?	Yes	None	
F.4.3	Have all HC21 care staff completed Fire Warden eLearning	Scheme Manager has completed	Caretaker to complete Fire Warden eLearning training.	Low
F.4.4	Are all staff given periodic fire safety 'refresher training' at regular intervals?	Yes	None	
F.4.5	Are third-party staff (i.e. carers/contractors) provided with appropriate instruction and training regarding fire safety management and evacuation arrangements?	Yes	None	
F.4.6	Are all staff familiar with the Fire Evacuation Strategy?	Yes	None	
F.4.7	Additional Staff Training comments			

F.7	Communication			
F.7.1	Is appropriate liaison maintained with the local Fire Brigade?	Regular visits by local fire brigade.		

RISK LEVEL ESTIMATOR			
Potential Consequences of fire → Likelihood* 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

This risk level estimator is based on the general health and safety risk level estimator detailed in PAS 79.

***Taking into account the fire prevention measures observed at the time of this risk assessment, is it considered that the hazard from fire (likelihood of fire) at these premises is:**

Low		Unusually low likelihood of fire as a result of negligible potential sources of ignition.
Medium	X	Normal fire hazards (eg. 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	X	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 of more occupants.

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

RISK LEVEL		ACTION AND TIMESCALE
Trivial		No action is required
Tolerable	**X**	No major additional controls required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
Moderate		It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial		Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Intolerable		Building (or relevant area) should not be occupied until the risk is reduced.

ACTION PLAN & SIGNIFICANT FINDINGS			
Court Name	Ash Grange	**Date**	28th November 2018

The following recommendations should be implemented in order to reduce fire risk to, or maintain it at, the appropriate level.

Action	Description	Photo attached	Risk Level L/M/H	Assigned to: Person/Dept	Date for completion*	Date Completed
1	A1.9 - Additional training for scheme manager required on "Hot Work" permit system.	No	Low	Compliance	April 2019	
2	A3.5 - Communal door closers on the following floors need adjusting: 10th, 7th, 5th, 4th & 1st	No	Low	Scheme Manager	April 2019	
3	B1.2 - There are a number of items located on each floor, this needs to be inspected on a regular basis and moved if they become a trip hazard or combustible.	Yes	Low	Scheme Manager	On Going	
4	F3.1 - Check with compliance for a copy of the 5-year electrical safety certificate.	No	Low	Scheme Manager / Compliance	April 2018	
5	F4.3 - Caretaker to complete Fire Warden eLearning training.	No	Low	Scheme Manager	April 2018	
6						
7						
8						

*Action Plan Timescales	
High Risks	Action should be undertaken immediately or as quickly as practically possible and within three months by the identified lead person/department.
Moderate Risks	Action should be undertaken as quickly as is practically possible, usually within six months by the lead person/department. Where moderate risks form part of the planned programme of fire compartmentation upgrade works, these will be completed in line with HC21's agreed risk based planned works strategy*.
Low Risks	Low risks will continue to be reviewed and should be actioned when practically possible.

ACTION PLAN & SIGNIFICANT FINDINGS			
Court Name	Ash Grange	**Date**	28th November 2018

Action	Description	Photo attached	Risk Level L/M/H	Assigned to: Person/Dept	Date for completion*	Date Completed
Planned Works Strategy	Housing & Care 21 has a risk based fire compartmentation strategy: • High risk schemes (3 stories and over) will be prioritised over low rise schemes. • Category 2 schemes will be prioritised over category 1 schemes. • Older schemes will be prioritised over newer schemes. Housing & Care 21 believes this approach is pragmatic, concentrating on the level of risk whilst committing substantial resources to court improvements.