

The Regulatory Reform (Fire Safety) Order 2005
Fire Risk Assessment Report at
76-94 Silchester Apartments 632-654 London
Road, Isleworth, TW7 4FR
For A2Dominion

Undertaken by: Property Tectonics

UPRN: 165297



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FOREWORD

Context

The 'Regulatory Reform (Fire Safety) Order 2005' (RRFSO) came into force on the 1st October 2006 and amends and consolidates a significant number of areas of fire safety law that previously were in place such as the Fire Precautions Act 1971 and the Fire Precautions (Workplace) Regulations 1997.

The Order places a general duty of fire safety care on the "responsible person" (employers, occupiers and owners of almost all types of premises) and requires them to provide and maintain adequate fire precautions. Note: The same duty is also imposed on every person, other than the "responsible person" who has to any extent, control of the premises so far as the duty relates to matters within his control (this would normally include, the landlord and/or commercial managing agent)

Article 9 of the Order imposes a requirement to make a suitable and sufficient assessment of the risks to which "relevant persons" are exposed for the purpose of identifying the general fire precautions he needs to take to comply with the requirements and prohibitions imposed on him by the Fire Safety Order (i.e. for the purpose of the Fire Safety Order "relevant persons" are any persons who is or may be lawfully on the premises, and also any person in the immediate vicinity of the premises who is at risk from a fire in the premises, other than fire-fighters at the time of a fire)

Methodology

The methodology used to carry out this fire risk assessment follows the guidance and recommended methodology set out in the 'Publicly Available Specification' PAS 79 (see note 1)

The objective of using PAS 79 for the purpose of conducting a fire risk assessment is to provide a pragmatic and holistic approach towards assessment of fire prevention measures, fire protection measures and management of fire safety in buildings.

The methodology is intended to determine the risk-proportionate fire precautions required to protect building occupants including employees, contractors, visitors and members of the public and to protect people in the immediate vicinity of the building. Note: It is not intended to address protection of property (the building and its contents) or the environment, or to address protection of a business, process or activity against interruption.

(1) *Note: PAS 79 BSI: Fire Risk Assessment - Guidance and a Recommended Methodology*

The Concepts of Fire Risk & Fire Hazard

It is important that within the fire risk assessment process, confusion does not result from loose, inexact or conflicting use of the terminology "fire hazard" and "fire risk"

A "fire hazard" is defined within this document as 'a source or situation with potential to result in a fire' (note: examples of fire hazards include ignition sources and accumulation of waste that could be subject to ignition) Thus the presence of uncontrolled fire hazards affects likelihood of fire rather than the consequence of fire.

A “fire risk” is defined within this document as ‘the combination of the likelihood and the consequences of fire’ (note: the relevant consequences are those involving injury to people, as opposed to damage to property) Thus consistent with the broader concept of risk in the field of general health and safety.

The Principles & Scope of Fire Risk Assessments

The fire risk assessment process is a systematic and structured assessment of the fire risk in the relevant building for the purpose of expressing the current level of fire risk, the adequacy of existing fire precautions and determining the need for, and nature of, any additional fire precautions (**see note 2**)

Any additional fire precautions required are set out in the action plan which forms part of this documented fire risk assessment. Note: The objective of the ‘action plan’ is to set out measures that will ensure that the fire risk is reduced to, or maintained at, a tolerable level.

(2) Note: Fire precautions are defined as physical, procedural and managerial measures taken to reduce the likelihood of ignition occurring and/or to mitigate the consequences if ignition does occur.

In accordance with PAS 79 this fire risk assessment includes the following key elements:

- An assessment of fire hazards present on the premises and means for their elimination or their control;
- An assessment of the adequacy of existing fire protection measures;
- An assessment of the relevant aspects of fire safety management;
- An expression of the level of fire risk and;
- An ‘action plan’ unless it is expressly confirmed within the fire risk assessment that no additional fire precautions are necessary.

Structured Approach to Fire Risk Assessment

To promote a structured approach to fire risk assessment PAS 79 sets out nine steps in the ongoing fire risk assessment process.

The nine steps set out below, while in a logical order are not necessarily set out in the chronological order in which the steps are carried out on site. For example, some information relevant to the control of fire hazards, the determination of fire protection measures and the management of fire safety is normally most appropriately obtained at the beginning of the process through consultation and/or a meeting with the management of the premises

Nine Steps to Fire Risk Assessment

Step 1: Obtain information on the building, the processes carried out in the building and the people present, or likely to be present in the building;

Step 2: Identify the fire hazards and means for their elimination and control;

Step 3: Assess the likelihood of fire, at least in subjective terms;

Step 4: Determine the fire protection measures currently in the building;

Step 5: Obtain relevant information about fire safety management;

Step 6: Make an assessment of the likely consequences to people in the event of fire, at least in subjective terms;

Step 7: Make an assessment of the fire risk;

Step 8: Formulate and document an action plan, with prioritisation if appropriate and;

Step 9: Define a date by which the fire risk assessment should be reviewed

DOCUMENT VERIFICATION

Declaration:

This report has been prepared following an assessment of the premises and is based on information collated during discussions with management and staff and; on observations made during the assessment process. The report does not reflect any areas, activities or processes that the assessor was not made aware of during the course of this risk assessment.

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 FIRE RISK ASSESSMENT

Consultant:	Property Tectonics
Responsible Person ¹⁾ :	A2Dominion Housing
Address of Premises:	76-94 Silchester Apartments 632-654 London Road, Isleworth, TW7 4FR
Person(s) Consulted:	N/A
Name of Assessor:	Ian Haywood
FRA Type	Type 1
Date of Fire Risk Assessment:	12/05/2023
Date of Previous Fire Risk assessment:	05/01/2021
Suggested Date of Review ²⁾ :	01/06/2025

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.

¹⁾ Responsible person (e.g. employer) or person having control of the premises

²⁾ This fire risk assessment should be reviewed by a competent person by the date indicated above or at such earlier time as there is reason to suspect that it is no longer valid, or if there has been a significant change in matters to which it relates, or if fire occurs.

As part of your fire safety management arrangements we recommend that a fire audit is carried out once the action points are completed, to monitor and record progress on implementing the Fire Risk Assessment recommendations.

In order to demonstrate good fire safety management practice to any enquiring party we recommend that you document the actions taken in respect of this report. It is recommended that this assessment, together with the completed Action Plan, be kept in a 'Fire Safety Record Book' together with all other fire safety records.

It should be noted that the 'responsible person' must make and give effect to such arrangements as are appropriate, having regards to the size of his undertaking and the nature of its activities, for the effective planning, organisation, control, monitoring and review of the preventive and protective measures.

GENERAL INFORMATION

<p>STEP 1</p> <p>The first step is to obtain relevant information about the building, the processes carried out in the building and the occupants of the building.</p>	<p>Guidance:</p> <p>Much of the relevant information can usually be obtained prior to carrying out a physical inspection of the premises.</p>
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	GENERAL	Particulars
	Name of Landlord:	A2Dominion
	Name of Managing Agent:	A2Dominion
	Assessor Qualifications:	FRACS
	Flats inspected:	86 & 87
	Areas of building to which access was not available:	No access possible to all risers.
	Code of practice the building was built to:	Building Regulations at the time of construction.

	How FRA was completed, areas that were accessed, and the equipment used:	Type 1 FRA inspection undertaken of the common parts, including riser cupboards/meter cupboards. Assessment of existing construction of walls, floors and ceiling between flats and common parts undertaken, together with consideration of means of escape route and other factors which impact the means of escape and fire precautions within the common parts.
	Changes or alterations made since the design and construction of the building or previous FRA:	No alterations/changes since last FRA.

1.0	THE PREMISES	Particulars	Relevant Photographs
1.1A	Number of floors at ground level and above	6	
1.1B	Number of floors entirely below ground level	0	
1.1C	Floors on which car parking is provided	0	
1.2	Number of flats	19	
1.3	Details of the construction:	The subject property comprises a six storey, relatively modern, purpose built residential block of assumed concrete framed construction, with brick cavity external walls, with an assumed flat roof that has been provided with a single ply membrane system. The 5th floor to the block is set slightly back from the external walls below. There are protruding metal and concrete balconies that are provided with glass and metal balustrading. There are also	

		<p>some recessed balconies. Composite panels are provided below and between a number of the windows to the upper parts of the property and also adjacent to the ground floor main entrance door.</p> <p>The property is provided with a solid concrete staircase, solid concrete floors. The block is provided with a passenger lift.</p> <p>Flats discharge into the lift lobby area which in turn discharges onto the main staircase. At first floor level there is access to a communal garden area.</p> <p>Fire Action sign indicates a Full Evacuation policy, which should be reviewed to a Stay Put policy.</p>	
1.4	Use of premises:	The premises provides 19 self-contained flats for general needs housing.	
2.0	THE OCCUPANTS	Particulars	Relevant Photographs
2.1	Approximate maximum number of employees at any one time:	0	
2.2	Approximate maximum number of residents and visitors at any one time:	<p>95</p> <p>Maximum number of residents at any one time would be 76 based on 4 No. residents per flat. The only members of the public present should be visitors of the occupants, with an estimated maximum of 19 persons on the basis of 1 person visiting each flat at any one time.</p>	
3.0	OCCUPANTS ESPECIALLY AT RISK FROM FIRE	Particulars	Relevant Photographs
3.1	Is there any sleeping accommodation on the premises?	Yes	

		The block provides sleeping accommodation within 19 No. flats.	
3.2	Are there any persons in the building who are in an isolated location or working alone?	<p>No</p> <p>A2Dominion has a current policy that covers all aspects of staff safety including Lone Working [ref Personal Safety HS-PR-008] Its provisions are kept under review by the Health & Safety Department</p>	
3.3	Are there any other persons on the premises who are unable to react quickly to an emergency as a result of their physical or mental state?	<p>No</p> <p>The occupancy profile of the residents within the block is unknown. It is no longer deemed to be acceptable to assume that all residents are capable of self-evacuation.</p> <p>The responsible person should engage with residents to ascertain that all are capable of self-evacuation from the premises should the need arise. Where residents are identified as not able to self-evacuate a Person Centred fire risk assessment should be undertaken. Guidance found within the Fire Safety In Specialised Housing guide may be of assistance to carry this out.</p> <p>Refer to Action Plan</p>	
4.0	FIRE LOSS EXPERIENCE	Particulars	Relevant Photographs
4.1	Have there been any recorded incidents of fires on the premises in recent years?	<p>No</p> <p>Not aware of any previous incidents.</p>	

5.0	OTHER RELEVANT INFORMATION	Particulars	Relevant Photographs
5.1	Is there any other relevant information that might have a bearing on fire risk in the building or; may affect the validity of this fire risk assessment?	<p>No</p> <p>The findings of the fire risk assessment are limited to the scope of type 1 fire risk assessment as commissioned by A2Dominion.</p>	
6.0	RELEVANT FIRE SAFETY LEGISLATION	Particulars	Relevant Photographs
6.1	Fire Safety Legislation:	RRFSO 2005	
6.2	Name(s) of Enforcing Authority:	London Fire & Emergency Planning Authority	
6.3	Other Legislation:	Housing Act 2004	
6.4	The legislation to which 6.3 makes reference is enforced by:	N/A	
6.5	Are there any outstanding alterations, enforcement or prohibition notices served on the premises?	No	


6.6	General Comments:	The published fire safety guidance referred to in carrying out the FRA is the LGA Fire Safety in Purpose Built Blocks of Flats document.
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IDENTIFICATION OF FIRE HAZARDS


<p>STEP 2</p> <p>The second step is fire hazard identification and the determination of measures for the elimination or control of the identified fire hazards.</p>	<p>Guidance:</p> <p>This will normally involve a combination of interviewing the management and inspection of the building.</p>	
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7.0	ELECTRICAL SOURCES OF IGNITION	Record of Assessors Findings	Relevant Photographs
7.1	Have reasonable measures been taken to prevent fires of electrical origin?	<p>Yes</p> <p>General electrical safety appears to be that of good practice.</p>	

7.2	<p>More specifically:</p> <p>a. Have fixed installation(s) been periodically inspected and tested?</p>	<p>Yes</p> <p>The fixed electrical wiring is tested in line with the current Electrical Regulations under a cyclical program and that any deficiencies identified in the survey document are attended to by an A2Dominion electrical contractor.</p> <p>Cannot confirm when actual date of the next fixed wire test is due.</p>	
	<p>b. Have portable appliances been tested?</p>	<p>N/A</p> <p>A2Dominion has a Portable Appliance Testing policy in place [ref HS-PR-036 Portable Appliance Testing] which is monitored by the Health & Safety Department.</p>	
7.3	<p>Comments & hazards observed:</p>	<p>N/A</p>	
8.0	SMOKING	Record of Assessors Findings	Relevant Photographs
8.1	<p>Have reasonable measures been taken to prevent fires as a result of smoking?</p>	<p>Yes</p> <p>The residents are aware by way of their tenancy agreements that smoking is not permitted within the shared common parts and 'No Smoking' signage is present.</p>	
8.2	<p>More specifically:</p> <p>a. Is smoking prohibited in appropriate areas?</p>	<p>Yes</p> <p>Smoking is prohibited in communal areas.</p>	

	b. Are there suitable arrangements for those who wish to smoke?	Yes Smoking is permitted within flats.	
	c. Did the smoking policy appear to be observed at time of inspection?	No There is evidence of smoking within the common parts at 3rd floor half landing level. It is necessary to reinforce to residents the smoking policy to the block. Refer to Action Plan	
	d. Are "No smoking" signs provided in the common areas?	Yes No Smoking signs installed.	
8.3	Comments & hazards observed:	N/A	
9.0	ARSON	Record of Assessors Findings	Relevant Photographs
9.1	Does basic security against arson by outsiders appear reasonable?	Yes Access control system provided to prevent unauthorised access. CCTV system also provided. Access controls system provided to the main ground floor external and inner lobby doors.	
9.2	Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders?	Yes	

		At ground floor level there is a secure communal integral waste container storage area.	
9.3	Comments & hazards observed:	N/A	
10.0	PORTABLE HEATERS & INSTALLATIONS	Record of Assessors Findings	Relevant Photographs
10.1	Is the use of portable heaters avoided as far as practicable?	N/A	
10.2	Are fixed heating installations subject to regular maintenance?	N/A No fixed heating installations noted.	
10.3	Comments & hazards observed:	N/A	
11.0	COOKING	Record of Assessors Findings	Relevant Photographs
11.1	Are reasonable measures taken to prevent fires as a result of cooking?	N/A There are no common parts kitchens or cooking facilities. The only cooking facilities within the building would be within the kitchens to the flats.	
11.2	Comments & hazards observed:	N/A	

12.0	LIGHTNING	Record of Assessors Findings	Relevant Photographs
12.1	Does the building have a lightning protection system?	<p>Yes</p> <p>The block is provided with a lightning conductor tape in accordance with BS EN 62305-2.</p>	
12.2	Comments & deficiencies observed:	N/A	
13.0	HOUSEKEEPING	Record of Assessors Findings	Relevant Photographs
13.1	Is the standard of housekeeping adequate?	<p>Yes</p> <p>Satisfactory level of housekeeping noted.</p> <p>Residents items in the common parts at ground and third floor level which should be removed.</p> <p>Refer to Action Plan</p>	

		
13.2	<p>More specifically:</p> <p>a. Are combustible materials separated from ignition sources?</p>	<p>Yes</p>
	<p>b. Avoidance of unnecessary accumulation of combustible materials or waste?</p>	<p>No</p> <p>Remove build up of rubbish within the ground floor waste container store area.</p> <p>Refer to Action Plan</p> 
	<p>c. Are gas and electricity intake/meter cupboards adequately secured and kept clear of combustible materials?</p>	<p>Yes</p> <p>Rubbish within the riser at ground floor level should be removed.</p> <p>Refer to Action Plan</p> 

13.3	Comments & hazards observed:	N/A	
14.0	CONTRACTOR HAZARDS	Record of Assessors Findings	Relevant Photographs
14.1	Is there satisfactory control over works carried out in the building by outside contractors?	<p>Yes</p> <p>The requirement to conduct operations on A2D sites in a fire-safe manner is present in all A2Dominion contracts with its service providers.</p>	
14.2	Comments & hazards observed:	N/A	
15.0	DANGEROUS SUBSTANCES	Record of Assessors Findings	Relevant Photographs
15.1	Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises?	N/A	
15.2	Comments:	N/A	
16.0	OTHER SIGNIFICANT FIRE HAZARDS	Record of Assessors Findings	

16.1	Are there any other significant fire hazards that warrant consideration including process hazards that impact on general fire precautions?	No
16.2	Comments:	N/A

ASSESSMENT OF THE LIKELIHOOD OF FIRE

STEP 3

The third step is to make a (subjective) assessment of the likelihood of fire.

Guidance:

This will be based on the findings of step two (hazard identification) and any relevant information obtained in step one.

Note: If likelihood of fire is judged to be typical for buildings of this type in question, it is normally appropriate to ascribe to the building the middle category (MEDIUM). The higher category (HIGH) is used to indicate serious shortcomings in the elimination or control of fire hazards, while the lower category (LOW) is used in the cases where the likelihood of fire is abnormally low. (i.e. because the building is secure and not normally occupied)

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

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

Low Risk

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

High Risk

Lack of adequate controls applied to one or more significant fire hazards

MEDIUM

Insert Comments:

such as to result in significant increase in likelihood of fire

ASSESSMENT OF FIRE PROTECTION MEASURES

STEP 4:

The fourth step is to determine the physical fire protection measures relevant to protection of people in the event of fire.

Guidance:

Although some of the information on fire protection measures may be obtained from discussion with management it is primarily obtained through physical inspection.

17.0	MEANS OF ESCAPE FROM FIRE	Record of Assessors Findings	Relevant Photographs
17.1	Is the design and maintenance of the means of escape considered adequate?	Yes Flats discharge into the lift lobby areas, which in turn discharges onto the main staircase, with egress via the ground floor main entrance door.	

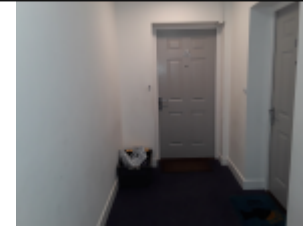
17.2	More specifically: a. Are travel distances considered reasonable where there is single direction escape?	Yes Escape routes are obvious, direct and unobstructed and within permitted travel distances.
	b. Are travel distances considered reasonable where there are alternative means of escape?	N/A
	c. Is there an adequate provision of exits?	Yes Single final exit door at ground floor level.
	d. Do fire exits open in the direction of escape where necessary?	Yes
	e. Is there a satisfactory means for securing exits?	Yes
	f. Is the fire-resisting construction (including any glazing) protecting escape routes and staircases of a suitable standard and maintained in sound condition?	Yes The common parts walls, ceilings and partitions forming the means of escape route appear to provide satisfactory protection to the escape

		routes.
g.	Is the fire resistance of doors to staircases and the common areas considered adequate, and are the doors maintained in sound condition?	<p>Yes</p> <p>The door sets to the common parts appeared to be fire rated and incorporate intumescent strips and smoke seals and self-closers. A2D should provide confirmation that the doors and door sets have been appropriately fitted, tested and certified to include product information, dates of fitment, competence of fitters, maintenance information, expected lifespan and correct installation.</p>
h.	Are suitable self-closing devices fitted to doors in the common areas?	<p>Yes</p> <p>Lobby doors are provided with self closer.</p>
i.	Is the fire resistance of doors to meter cupboards/storerooms/plant rooms in the common areas considered adequate, and are they adequately secured and/or fitted with suitable self-closing devices?	<p>Yes</p> <p>The doors to risers/meter cupboards appeared to be fire rated and incorporate intumescent strips and smoke seals and self-closers. A2D should provide confirmation that the doors and door sets have been appropriately fitted, tested and certified to include product information, dates of fitment, competence of fitters, maintenance information, expected lifespan and correct installation.</p>

	<p>j. Is the fire resistance of flat entrance doors considered adequate, and are doors maintained in sound condition?</p>	<p>Yes</p> <p>The door sets to the flats appeared to be fire rated and incorporate intumescent strips, smoke seals, self-closers and letterboxes that appeared to be of the intumescent type. A2D should provide confirmation that the doors and door sets have been appropriately fitted, tested and certified to include product information, dates of fitment, competence of fitters, maintenance information, expected lifespan and correct installation.</p> <p>All fire doors to the flat entrances, corridors and under stair electric cupboard including their closers should be routinely checked and inspected by a suitably qualified professional and residents should be made aware of the importance of a working self-closer on their flat entrance door.</p>
	<p>k. Are suitable self-closing devices fitted to flat entrance doors and, where fitted, maintained in good working order?</p>	<p>Yes</p> <p>Inspected flats provided with self closers.</p>
	<p>l. Are there adequate smoke control provisions to protect the common escape routes, where necessary?</p>	<p>Yes</p> <p>AOV system provided to the lobby areas with manual activation switch at each floor level. Assumed AOV also to staircase at 5F level.</p>
	<p>m. Are escape routes unobstructed?</p>	<p>Yes</p>

	n. Are exits easily and immediately openable where necessary?	Yes The final exit door is provided with a push button to exit control system, with emergency override to enable ease of egress in an emergency situation.	
	o. Is the building provided with reasonable arrangements for means of escape for disabled persons?	N/A Refer to Item 3.3.	
	p. Are escape Routes adequately ventilated where necessary?	Yes AOV system provided to the lobby areas with manual activation switch at each floor level. Assumed AOV also to the staircase at 5F level.	
17.3	Comments & deficiencies observed:	N/A	
18.0	MEASURES TO LIMIT FIRE SPREAD	Record of Assessors Findings	Relevant Photographs
18.1	It is considered that there is: a. Fire separation and/or compartmentation of a reasonable standard?	Yes	

The door sets to the flats appeared to be fire rated and incorporate intumescent strips, smoke seals, self-closers and letterboxes that appeared to be of the intumescent type. A2D should provide confirmation that the doors and door sets have been appropriately fitted, tested and certified to include product information, dates of fitment, competence of fitters, maintenance information, expected lifespan and correct installation.



All fire doors to the flat entrances, corridors and under stair electric cupboard including their closers should be routinely checked and inspected by a suitably qualified professional and residents should be made aware of the importance of a working self-closer on their flat entrance door.

Refer to Action Plan

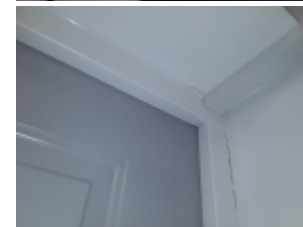
The door sets to the common parts appeared to be fire rated and incorporate intumescent strips and smoke seals and self-closers. A2D should provide confirmation that the doors and door sets have been appropriately fitted, tested and certified to include product information, dates of fitment, competence of fitters, maintenance information, expected lifespan and correct installation.



Refer to Action Plan

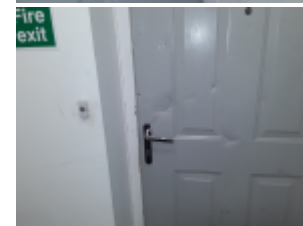
Confirmation required that fire stopping provided where cables penetrate the flat entrance door frames.



Refer to Action Plan






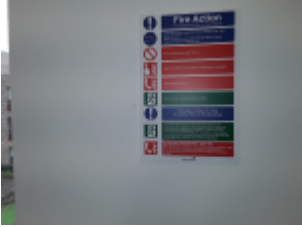
Flat No. 85 door has been damaged. The integrity of this door has probably been prejudiced and accordingly this door should be replaced.


Refer to Action Plan



<p>b. Reasonable limitation of linings that might promote fire spread (internal finishes and external wall systems including insulation)?</p>	<p>Yes</p> <p>There are external cladding panels, which in the absence of any information to the contrary, are presumed to be neither a non-combustible or limited combustibility classification and are therefore considered to provide fire spread in the event of a fire. The associated risk however is not considered to need immediate, short term or medium term remediation and not considered reasonably practicable (disproportionate risk) to retrospectively upgrade to current standards. The removal of the panels should however be a consideration and replaced at the time of the next external refurbishment.</p>	
<p>c. As far as can reasonably be ascertained, reasonable fire separation within any roof space?</p>	<p>Yes</p>	
<p>d. Adequately fire protected service risers and/or ducts in common areas, that will restrict the spread of fire and smoke?</p>	<p>Yes</p> <p>The doors to risers/meter cupboards appeared to be fire rated and incorporate intumescent strips and smoke seals and self-closers. A2D should provide confirmation that the doors and door sets have been appropriately fitted, tested and certified to include product information, dates of fitment, competence of fitters, maintenance information, expected lifespan and correct installation.</p> <p>Refer to Action Plan</p> <p>Certified fire stopping within the risers.</p>	

		<p>Some shrinkage evident to the fire stopping to the water pipes within the second floor staircase riser.</p> <p>Refer to Action Plan</p> <p>Hole in riser at first floor level where cables installed. Fire stopping required to the penetrating cable.</p> <p>Refer to Action Plan</p>	
18.2	As far as can reasonably be ascertained, are fire dampers provided as necessary to protect critical means of escape against the passage of fire, smoke and combustion products in the early stages of a fire?	N/A	
18.3	Comments & deficiencies observed:	N/A	
19.0	EMERGENCY ESCAPE LIGHTING	Record of Assessors Findings	Relevant Photographs
19.1	There is a reasonable standard of emergency escape lighting installed throughout the premises?	<p>Yes</p> <p>Emergency lighting provided to the staircase and also to lobby areas at each floor level.</p>	

19.2	Comments & deficiencies observed:	N/A	
20.0	FIRE SAFETY SIGNS & NOTICES	Record of Assessors Findings	Relevant Photographs
20.1	There is a reasonable standard of fire safety signs and notices provided throughout the premises?	<p>Yes</p> <p>Fire Action, No Smoking, and Running Man signage provided.</p> <p>Refix loose dry riser sign at second floor level. Refer to Action Plan</p> <p>Install dry riser sign at first floor level. Refer to Action Plan</p> <p>Install Fire Action sign to reflect a Stay Put policy. Refer to Action Plan</p>	  

20.2	Comments & deficiencies observed:	N/A	
21.0	MEANS OF GIVING WARNING IN CASE OF FIRE	Record of Assessors Findings	Relevant Photographs
21.1	Is a reasonable fire detection and fire alarm system provided in the common areas, where necessary?	<p>Yes</p> <p>The smoke detection system to the common parts is assumed to be a non audible system linked into the AOV system provided within each lobby area and to the staircase at 5F level and lift only and is not interlinked into the flats.</p>	
21.2	If there is a communal fire detection and fire alarm system, does it extend into the dwellings?	<p>Yes</p> <p>Inspected flats provided with mains wired smoke detection to the circulation area with assumed heat detection to the kitchen.</p> <p>Flats throughout should be confirmed as having mains wired smoke detection to the circulation areas at each floor level together with heat detection to the kitchens.</p> <p>Refer to Action Plan</p> 	
21.3	Where appropriate, has a fire alarm zone plan been provided?	N/A	

21.4	Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?	N/A	
21.5	Comments & deficiencies observed:	N/A	
21.6	Relevant information on false alarm experience (if known):	N/A	
22.0	MANUAL FIRE EXTINGUISHING	Record of Assessors Findings	Relevant Photographs
22.1	Reasonable provision of portable fire extinguishers (type and number)?	N/A No requirement for this type of property.	
22.2	Are all fire extinguishers readily accessible?	N/A	
22.3	Comments & deficiencies observed:	N/A	
23.0	AUTOMATIC FIRE EXTINGUISHING SYSTEMS	Record of Assessors Findings	Relevant Photographs

23.1	Automatic fire extinguishing systems that are relevant to life safety and this risk assessment (as opposed purely to property protection)	<p>Type of System</p> <p>N/A</p>	
23.2	Comments:	N/A	
24.0	FIXED SYSTEMS & EQUIPMENT	Record of Assessors Findings	Relevant Photographs
24.1	Fixed systems and equipment that are relevant to the safety of fire fighters	<p>Type of System</p> <p>There is an AOV system within the lobby areas and assumed to the staircase area at 5F level.</p> <p>The block is provided with a dry riser with the inlet pipe adjacent to the main entrance door at ground floor level, with outlets at each floor level to the staircase.</p>	
24.2	Are there appropriately sited facilities for electrical isolation of any photovoltaic (PV) cells, with appropriate signage, to assist the fire and rescue service?	<p>N/A</p> <p>No PV's noted to the main roof.</p>	
24.3	Comments:	N/A	

25.0	ACCESS PROVISIONS	Record of Assessors Findings	Relevant Photographs
25.1	What is the access capability of the local fire and rescue service to attend, control and extinguish a fire at the premises?	Generally, there is good access for the emergency services. There is a main road immediately adjacent to the front elevation of the building.	

ASSESSMENT OF FIRE SAFETY MANAGEMENT

STEP 5

The fifth step is to determine relevant information about fire safety management.

Guidance:

This will primarily involve discussion with management, but might also involve examination of documentation, such as records of testing, maintenance, training, fire drills etc

26.0	PROCEDURES & ARRANGEMENTS	Record of Assessors Findings
26.1	Are competent person(s) appointed to assist in undertaking the preventative and protective measures (i.e. relevant general fire precautions)?	<p>Yes</p> <p>There is a staff Fire Contract Manager and consultants Property Tectonics and Metro Fire Safety to advise.</p>
26.2	Fire safety is managed by:	A2Dominion
26.3	Is there a suitable record of the fire safety arrangements?	<p>Yes</p> <p>The Fire Safety Management Plan has now been adopted by A2D and will be subject to periodic revision and enhancement on a regular basis.</p>
26.4	What is the evacuation strategy?	

		<p>Stay put</p> <p>For this type of purpose built block there should be a Stay Put policy.</p>
26.5	Are appropriate fire procedures in place?	<p>Yes</p>
26.6	Are routine in-house inspections of fire precautions undertaken (e.g. in the course of health and safety inspections)?	<p>Yes</p> <p>A regime of Housing Management inspections is in place and Officers have been trained to be aware of any fire safety failings that may need addressing.</p>
27.0	TRAINING & DRILLS	Record of Assessors Findings
27.1	Are all staff given adequate fire safety training and instruction on induction?	<p>Yes</p> <p>A2Dominion staff cannot commence work for the Company until they have successfully completed online fire safety training. There is a requirement to review this training at regular intervals. Those staff with more specific fire safety responsibilities s/a Housing Officers receive additional face to face training.</p>
27.2	When the employees of another employer work in the premises, is appropriate information on fire risks and fire safety measures provided?	<p>Yes</p> <p>A2Dominion staff cannot commence work for the Company until they have successfully completed online fire safety training. There is a requirement to review this training at regular intervals. Those staff with more specific fire safety responsibilities s/a Housing Officers receive additional face to face training.</p>

27.3	Observations and comments:	N/A
28.0	TESTING & MAINTENANCE	Record of Assessors Findings
28.1	Is the workplace itself adequately maintained in order to avoid certain fire hazards?	Yes
		Observations: N/A
28.2	Is weekly testing and periodic servicing of the fire detection and fire alarm system undertaken?	N/A
28.3	Are monthly and annual testing routines in place for the emergency escape lighting?	Yes
28.4	Is annual maintenance of fire extinguishing appliances undertaken?	Yes

28.5	Are six-monthly inspection and annual testing of rising mains undertaken?	N/A
28.6	Are weekly and monthly testing, six-monthly inspection, and annual inspection and testing undertaken of lift(s) provided for use by firefighters or evacuation of disabled people (evacuation lifts)?	N/A
28.7	Other relevant inspections or tests:	All fire assets in A2Dominion's residential stock are under third-party contracted maintenance and testing regimes. These regimes are based on the current BS or BS:EN standard for each asset or system (eg BS 5266 for Emergency Lighting, BS 5839 for Alarm & Detection) combined with the manufacturer's recommendation. Testing and Maintenance records are held centrally in electronic form and can be produced on application. Where there is an Alarm System, then a log book is kept locally.
29.0	RECORDS	Record of Assessors Findings
29.1	Are there appropriate records of: a. Fire alarm tests?	N/A

	b. Emergency escape lighting tests?	Yes
	c. Maintenance and testing of other fire protection systems?	Yes
29.2	Comments:	N/A
30.0	Premises Information Box	Record of Assessors Findings
30.1	Is there a suitably located premises information box for the fire and rescue service?	Yes Fire service information box provided externally at ground floor level.
30.2	Are there arrangements to keep the premises information box up to date?	Yes

30.3	Comments	N/A
31.0	Engagement with Residents	Record of Assessors Findings
31.1	Has information on fire procedures been disseminated to residents?	Yes Delivered in Tenancy Documents, and available on A2Dominions website. Reinforced by Fire Action Notices
31.2	Is fire safety information disseminated to residents?	Yes Delivered in Tenancy Documents, and available on A2Dominions website. Reinforced by Fire Action Notices
31.3	Comments	N/A
32.0	FURTHER INFORMATION	Record of Assessors Findings
32.1	Recommended Interim Measures	Refer to Action Plan.
32.2	Availability of fire lift	No fire lift provided.
32.3	Passenger lift with a fire fighter's override	

		The building is provided with a lift which is provided with a firemans switch.
32.4	Fireman's key entry into the building	Front entrance door is provided with a fire service drop key.
32.5	Paint finishes to stairways are fire resistant	Responsible person should confirm that appropriate "Class O" finish has been provided to the walls.
32.6	Effective management of access to bin rooms	No waste store rooms provided.
32.7	Consideration given to empty properties	No void properties noted.
32.8	Evidence of inappropriate alterations by residents	No alterations noted by residents.
32.9	Do all escape routes lead to a place of safety	Yes, final exit door discharges to a place of safety.
32.10	Floor indicators are present and legible, including in stairwells	Appropriate way finding signage provided.

PAS+

L1	FLAT ENTRANCE DOORS: Are flat entrance doors or doors/frames appropriately fire rated?	<p>Yes</p> <p>The door sets to the flats appeared to be fire rated and incorporate intumescent strips, smoke seals, self-closers and letterboxes that appeared to be of the intumescent type. A2D should provide confirmation that the doors and door sets have been appropriately fitted, tested and certified to include product information, dates of fitment, competence of fitters, maintenance information, expected lifespan and correct installation.</p>
L2	FLAT ENTRANCE DOORS: Are fire rated flat entrance doors in good condition - not in need of repair?	<p>Yes</p>
L3	FLAT ENTRANCE DOORS: Is all glazing to flat entrance doors appropriately fire rated?	<p>Not Applicable</p> <p>No glazing provided to flat entrance doors.</p>

L4	FLAT ENTRANCE DOORS: Are fan lights above flat entrance doors appropriately fire rated?	<p>Not Applicable</p> <p>No fan lights provided to flat entrance doors.</p>
L5	FLAT ENTRANCE DOORS: Are side panels to flat entrance doors appropriately fire rated?	<p>Not Applicable</p> <p>No side panels provided to flat entrance doors.</p>
L6	FLAT ENTRANCE DOORS: Are flat entrance doors fitted with adequate self-closing devices? (From sample inspection)	<p>Yes</p> <p>Inspected flats provided with self closer.</p>
L7	FLAT ENTRANCE DOORS: Are flat entrance doors fitted with intumescent strips and cold smoke seals? (From sample inspection)	<p>Yes</p> <p>Inspected flats provided with intumescent strips and seals.</p>

L8	FLAT ENTRANCE DOORS: Are letterboxes satisfactory? (State only if missing, damaged or uPVC)	<p>Not Applicable</p> <p>No letter plates provided to the front entrance doors.</p>
L9	FLAT ENTRANCE DOORS: Are all other flat entrance door issues satisfactory?	<p>Yes</p>
M1	COMMON AREA DOORS: Are all common area fire doors and/or frames appropriately fire rated?	<p>Yes</p> <p>The door sets to the common parts appeared to be fire rated and incorporate intumescent strips and smoke seals and self-closers. A2D should provide confirmation that the doors and door sets have been appropriately fitted, tested and certified to include product information, dates of fitment, competence of fitters, maintenance information, expected lifespan and correct installation.</p>
M2	COMMON AREA DOORS: Are all common area fire rated doors in good condition - and not in need of repair?	<p>Yes</p>

M3	COMMON AREA DOORS: Is all glazing to common area fire doors appropriately fire rated?	<p>Yes</p> <p>Lobby doors are provided with a vision panel which has a stamp indicating a form of Pyroglass.</p>
M4	COMMON AREA DOORS: Are fan lights/side panels to common area fire doors appropriately fire rated?	<p>Not Applicable</p>
M5	COMMON AREA DOORS: Are self-closing devices on common area fire doors adequate? (Where appropriate)	<p>Yes</p> <p>Common parts doors are provided with self closers.</p>
M6	COMMON AREA DOORS: Are intumescent strips and smoke seals provided to common area fire doors?	<p>Yes</p> <p>Common parts doors are provided with intumescent strips and seals.</p>

M7	COMMON AREA DOORS: Are common area fire doors adequate otherwise? (Ironmongery, hold open hooks etc.)	Yes
M8	COMMON AREA DOORS: Are all other fire door issues satisfactory?	Yes
R1	CLADDING: Does the building have any non-masonry cladding installed to the external elevations?	Yes There are external cladding panels, which in the absence of any information to the contrary, are presumed to be neither a non-combustible or limited combustibility classification and are therefore considered to provide fire spread in the event of a fire. The associated risk however is not considered to need immediate, short term or medium term remediation and not considered reasonably practicable (disproportionate risk) to retrospectively upgrade to current standards. The removal of the panels should however be a consideration and replaced at the time of the next external refurbishment.
R2	CLADDING: Please describe the type of external cladding that has been installed to the building. Include type, location and quantity and reference any technical information you may	Yes There are external cladding panels, which in the absence of any information to the contrary, are presumed to be neither a non-combustible or limited combustibility classification and are therefore

	receive as part of this assessment.	considered to provide fire spread in the event of a fire. The associated risk however is not considered to need immediate, short term or medium term remediation and not considered reasonably practicable (disproportionate risk) to retrospectively upgrade to current standards. The removal of the panels should however be a consideration and replaced at the time of the next external refurbishment.
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ASSESSMENT OF LIKELY CONSEQUENCE OF FIRE

STEP 6

The sixth step is to make a (subjective) assessment of the likely consequences to occupants in the event of fire.

Guidance:

This assessment is principally based on the fire risk assessor's findings in step four and five but will take account of information obtained in the first step.

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

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

Insert Comments:

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 fire occurs)

Moderate Harm

Outbreak of fire could foresee-ably result in injury (including serious injury) of one or more occupants, but is unlikely to involve multiple fatalities.

Extreme Harm

Significant potential for serious injury or death of one or more occupants.

ASSESSMENT OF FIRE RISK


STEP 7

The seventh step is to make an assessment of the fire risk and to decide if the fire risk is tolerable.

Guidance:

The fire risk is assessed by combining the likelihood of fire (step three) and the consequences of fire (step six)

Likelihood of Fire + Potential Consequences of Fire = Assessment of Fire Risk

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

ASSESSMENT OF FIRE RISK

By combining the likelihood and consequences using the matrix it is considered that the risk to life from fire at these premises is:

TOLERABLE

The following risk based control plan is based on one advocated for general health and safety risks:

Insert Comments:

Trivial

No action is required and no detailed records need to be kept.

Tolerable

No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.

Moderate

It is essential that efforts are made to reduce the risk. Risk reduction measures 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 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

The building (or relevant area) should not be occupied until the risk is reduced.

Although the purpose of step seven is to place the fire risk in context with 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.

FORMULATION OF AN ACTION PLAN

STEP 8

The eighth step is to formulate an action plan. The action plan comprises recommendations that are intended to ensure that the fire risk is reduced to, or maintained at a tolerable level. If the fire risk is already tolerable, there is still often a need to address minor deficiencies in fire precautions and/or low cost changes to the managerial arrangements etc.





Guidance:



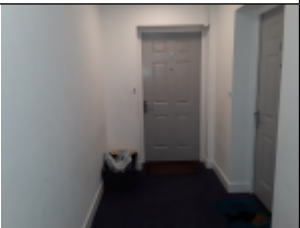
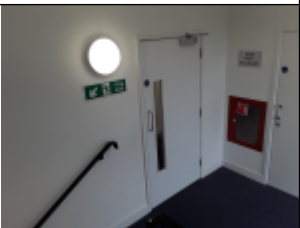
The action plan is an inventory of actions often prioritised to devise maintain or improve controls. Ideally the inventory will include measures to eliminate or control hazards (e.g. better separation of combustible materials and ignition sources) A blend of physical and procedural measures is often needed.





FIRE RISK ASSESSMENT ACTION PLAN *for* 76-94 Silchester Apartments 632-654 London Road, Isleworth, TW7 4FR




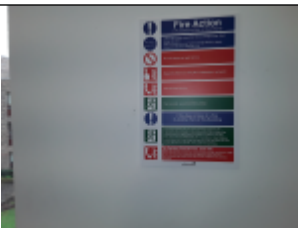
It is considered that the following recommendations should be implemented in order to reduce fire risk to, or maintain it at, a tolerable level


No:	Section Ref:	Action	Priority	Photographs	Target Action Date	Date Action Taken
1	3.3	<p>The occupancy profile of the residents within the block is unknown. It is no longer deemed to be acceptable to assume that all residents are capable of self-evacuation.</p> <p>The responsible person should engage with residents to ascertain that all are capable of self-evacuation from the premises should the need arise. Where residents are identified as not able to self-evacuate a Person Centred fire risk assessment should be undertaken. Guidance found within the Fire Safety In Specialised Housing guide may be of assistance to carry this out.</p>	B		07/03/2024	

2	8.2c	There is evidence of smoking within the common parts at 3rd floor half landing level. It is necessary to reinforce to residents the smoking policy to the block.	A		08/11/2023	
3	13.1	Residents items in the common parts at ground and third floor level which should be removed.	B	  	07/03/2024	

4	13.2b	Remove build up of rubbish within the ground floor waste container store area.	B		07/03/2024	
5	13.2c	Rubbish within the riser at ground floor level should be removed.	B		07/03/2024	
6	18.1a	<p>The door sets to the flats appeared to be fire rated and incorporate intumescent strips, smoke seals, self-closers and letterboxes that appeared to be of the intumescent type. A2D should provide confirmation that the doors and door sets have been appropriately fitted, tested and certified to include product information, dates of fitment, competence of fitters, maintenance information, expected lifespan and correct installation.</p> <p>All fire doors to the flat entrances, corridors and under stair electric cupboard including their closers should be routinely checked and inspected by a suitably qualified professional and residents should be made aware of the importance of a working self-closer on their flat entrance door.</p>	B		07/03/2024	
7	18.1a	The door sets to the common parts appeared to be fire rated and incorporate intumescent strips and smoke seals and self-closers. A2D should provide confirmation that the doors and door sets have been appropriately fitted, tested and certified to include product information, dates of fitment, competence of fitters, maintenance information, expected lifespan and correct installation.	B		07/03/2024	

8	18.1a	Confirmation required that fire stopping provided where cables penetrate the flat entrance door frames.	B		07/03/2024	
9	18.1a	Flat No. 85 door has been damaged. The integrity of this door has probably been prejudiced and accordingly this door should be replaced.	B		07/03/2024	
10	18.1d	The doors to risers/meter cupboards appeared to be fire rated and incorporate intumescent strips and smoke seals and self-closers. A2D should provide confirmation that the doors and door sets have been appropriately fitted, tested and certified to include product information, dates of fitment, competence of fitters, maintenance information, expected lifespan and correct installation.	B		07/03/2024	
11	18.1d	Some shrinkage evident to the fire stopping to the water pipes within the second floor staircase riser.	B		07/03/2024	

12	18.1d	Hole in riser at first floor level where cables installed. Fire stopping required to the penetrating cable.	B		07/03/2024	
13	20.1	Refix loose dry riser sign at second floor level.	B		07/03/2024	
14	20.1	Install dry riser sign at first floor level.	B		07/03/2024	
15	20.1	Install Fire Action sign to reflect a Stay Put policy.	B		07/03/2024	

16	21.2	Flats throughout should be confirmed as having mains wired smoke detection to the circulation areas at each floor level together with heat detection to the kitchens.	B		07/03/2024	
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TERMS & DEFINITIONS

1. **access room:** room that forms the only escape route from an inner room (see 35)
2. **action plan:** measures identified in the course of a fire risk assessment that need to be implemented to ensure that the required level of fire safety is achieved or maintained
3. **alternative escape routes:** escape routes sufficiently separated either by direction and space, or by fire-resisting construction, intended to ensure that one is still available if the other one is affected by fire
4. **class A fires:** fires involving solid materials, usually of an organic nature, in which combustion normally takes place with the formation of glowing embers
5. **class B fires:** fires involving liquids or liquefiable solids
6. **class C fires:** fires involving gases
7. **class D fires:** fires involving metals
8. **class F fires:** fires involving fats and cooking oils
9. **combustible:** capable of burning in the presence of oxygen
10. **compartmentation:** subdivision of a building by fire resisting walls and/or floors for the purpose of limiting fire spread within the building
11. **dead end:** area from which escape from fire is possible in one direction only
12. **emergency escape lighting:** part of the emergency lighting that provides illumination for the safety of people leaving a location within the building
13. **emergency lighting:** lighting provided for use when the supply of normal lighting fails
14. **escape route:** route forming part of the means of escape from any point in a building to a final exit
15. **final exit:** termination of an escape route from a building, giving direct access to a street, passageway, walkway or open space, where people are no longer in danger from fire
16. **fire audit:** systematic and whenever possible, independent examination to determine whether standards of fire safety conform to those required in order to achieve the organisation's fire safety policy and objectives.

17. **fire door:** door or shutter provided for the passage of people, air or objects which, together with its frame and furniture as installed in a building, is intended (when closed) to resist the passage of fire and/or gaseous products of combustion, and is capable of meeting specified performance criteria to those ends.
18. **fire drill:** rehearsal of the evacuation procedure involving participation of the occupants of a building
19. **fire equipment sign:** safety sign that indicates the location or identification of fire equipment or how it should be used.
20. **fire hazard:** source or situation with potential to result in a fire.
21. **fire identification:** process of recognising that a fire hazard exists and defining its characteristics.
22. **fire load:** quantity of heat that could be released by the complete combustion of the combustible materials in a volume, including the facings of all bounding surfaces.
23. **fire precautions:** physical, procedural and managerial measures taken to reduce the likelihood of ignition occurring and/or to mitigate the consequences if ignition does occur.
24. **fire prevention measures:** measures to prevent the outbreak of fire.
25. **fire procedure:** pre-planned actions to be taken in the event of fire.
26. **fire protection measures:** design features, systems, equipment or structural measures to reduce danger to people and property if fire occurs.
27. **fire resistance:** ability of an item to fulfill for a stated period of time the required load-bearing capacity and/or integrity and/or thermal insulation, and/or other expected duty specified in a standard fire resistance test.
28. **fire risk:** combination of likelihood and consequence(s) of fire.
29. **fire risk assessment:** overall process of identifying fire hazards and evaluating the risks to health and safety arising from them, taking account of existing risk controls (or in the case of a new activity, the proposed risk controls)
30. **fire safety engineering:** application of scientific and engineering principles to the protection of people, property and the environment from fire.
31. **fire safety management:** task(s) carried out by defined individual or individuals with appropriate powers and resources to ensure that the fire safety systems, passive, active and procedural measures, within the building are working properly at all times.
32. **fire safety policy:** documented strategy that sets out the standards of fire safety that an organisation is committed to maintaining.
33. **ignition:** initiation of combustion.

34. **ignition source:** source of energy that initiates combustion
35. **inner room:** room from which the only escape route is through another room (see 1)
36. **integrity:** ability of a separating element, when exposed to fire on one side, to prevent the passage of flames and hot gases or the occurrence of flames on the unexposed side, for a stated period of time in a standard fire resistance test.
37. **maintained emergency lighting:** lighting system in which all emergency lighting lamps are illuminated at all material times.
38. **mandatory sign:** safety sign that indicates a specific course of action is to be taken.
39. **manual call point:** component of a fire detection and fire alarm system that is used for the initiation of a fire alarm signal.
40. **means of escape:** structural means whereby a safe route in the event of fire is provided for persons to travel from any point in a building to a place of safety (without external assistance)
41. **non-maintained emergency lighting:** lighting system in which all emergency lighting lamps are illuminated only when the supply to the normal lighting fails.
42. **place of safety:** place in which people are in no danger from fire.
43. **products of combustion:** solid, liquid and gaseous materials resulting from combustion.
44. **protected corridor, route or staircase:** corridor, route or staircase enclosed in fire-resisting construction.
45. **refuge:** area that is both separated from a fire by fire resisting construction and provided with a safe route to a storey exit, thus constituting a temporarily safe space for disabled occupants to await assistance for their evacuation.
46. **smoke alarm:** device containing within one housing all the components, except possibly the energy source, necessary for detecting smoke and for giving an audible alarm (normally reserved for devices intended for domestic uses)
47. **smoke damper:** mechanical device which when closed, prevents smoke passing through an aperture within a duct or structure.
48. **structural fire protection:** features in layout and/or construction that are intended to reduce the effects of a fire.
49. **tolerable level:** level at, or close to, that is acceptable to an organisation, taking into account the requirements of fire safety legislation, the fire safety policy of the organisation, the nature of the building, the fire hazards in the building, the nature of the occupants, the cost of additional fire precautions and any other relevant factors.
50. **travel distance:** actual distance to be travelled by a person from any point within the floor area to the nearest storey exit, having regard to the layout of walls, partitions and fixings.

Principles of Prevention

The principles are:

- *Avoiding risks;*
- *Evaluating the risks which cannot be avoided;*
- *Combating the risks at source;*
- *Adapting to technical progress;*
- *Replacing the dangerous by the non-dangerous or less dangerous;*
- *Developing a coherent overall prevention policy which covers technology, organisation of work and the influence of factors relating to the working environment;*
- *Giving collective protective measures priority over individual protective measures; and*
- *Giving appropriate instructions to employees.*

Definition of a Dangerous Substance

A substance or preparation which meets the criteria in the approved classification and labelling guide for classification as a substance or preparation which is explosive, oxidising, extremely flammable, highly flammable or flammable, whether or not that substance or preparation is classified under the CHIP Regulations;

A substance or preparation which because of its physio-chemical or chemical properties and the way it is used or is present in or on the premises creates a risk; and

Any dust, whether in the form of solid particles or fibrous materials or otherwise, which can form an explosive mixture with air or an explosive atmosphere.

Definition of an Explosive Atmosphere

A mixture, under atmospheric conditions, of air and one of a more dangerous substance in the form of gases, vapours, mists or dusts in which, after ignition has occurred, combustion spreads to the entire unburned mixture.

NOTE

Prior to commencing to use and/or store flammable liquids in a workplace, a risk assessment must be carried out by a competent person. Flammable liquids pose a fire and/or explosion risk and must not be stored on the premises unless a suitable fire risk assessment has been undertaken.

EMERGENCY PLANNING

An 'emergency plan' must be prepared and its purpose is to ensure that all persons in the premises know what to do in case of an emergency, including a fire, so that the premises can be safely evacuated.

It is good practice to have a written emergency plan in any case.

The 'emergency plan' should be based on the outcome of this fire risk assessment and be available for your employees, their representatives, residents and the enforcing authority.

Note: In residential care premises, the 'emergency plan' will need to be more detailed.

In small premises the emergency plan may be exactly the same as the fire action notice.

The 'emergency plan' should be appropriate for the premises and may include the following:

- 1. The means of warning if there is a fire.*
- 2. What action staff/employees should take if they discover a fire*
- 3. Details of how the evacuation of the premises should be carried out.*
- 4. Any individual/specific needs or risks associated with any individual residents/employees.*
- 5. Identification and use of protected areas, refuges etc. used for horizontal and partial evacuation.*
- 6. The location of the assembly point, the procedures to take a roll call and for checking that the premises have been evacuated.*
- 7. Identification of key escape routes, how people can gain access to them and escape from them safely.*
- 8. Arrangements in place for fire fighting.*
- 9. The duties and identities of staff/employees who have specific responsibilities e.g. fire wardens, fire marshals etc.*

10. *Arrangements for the safe evacuation of people who are identified as being especially at risk e.g. residents, those with disabilities, contractors, visitors etc.*
11. *What machines/processes/appliances/power supplies etc. - that need to be stopped or made safe if there is a fire and the role of any persons who have been designated to do this.*
12. *Any specific arrangements that have been made especially for high fire risk areas.*
13. *Contingency plans for when any of the safety systems are out of order.*
14. *Details of how fire and rescue services will be called and the responsible person(s) for doing this.*
15. *Procedures that are in place for meeting the emergency services upon their arrival and passing over information to them.*
16. *What training employees/staff need and arrangements to ensure that training is given on a regular basis.*
17. *Plan for the accommodation of any residents both during the fire, immediately after and long term and also the storage of any valuables etc.*

