SIGNIFICANT FINDINGS

OF THE FIRE RISK ASSESSMENT FOR 22 LORD STREET CV5 8DA

## PREMISES DETAILS

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| PREMISES ADDRESS | THE WATCHMAKERS, 22 LORD STREET, CV5 8DA |
| OCCUPIER | 9 SEPARATE TENNANT’S |
| **OWNER** | SHOPSTUFF LTD |
| RESPONSIBLE PERSON | SHOPSTUFF DIRECTOR |
| USE & MAXIMUM NUMBER OF PERSONS PRESENT | APARTMENT DWELLING - 36 PERSONS AT ANY ONE TIME |
| HOURS PREMISES ARE IN USE | 24 HOURS |
| CONSTRUCTION | TRADITIONAL, BRICK WALLS, TIMBER FLOORS, SLATE ROOF. INTERNAL PARTITIONS PLASTERBOARD. |
| DIMENSIONS | 50m x 30m |
| No. OF FLOORS IN PREMISES | GROUND FLOOR, FIRST FLOOR & SECOND FLOOR |
| No. OF FLOORS IN BUILDING | AS ABOVE |
| DETAILS OF OTHER PREMISES IF PART OF MULTI-OCCUPIED BUILDING | NONE |
| **NAME OF ASSESSOR INCLUDING CONTACT DETAILS** | CRAIG REGAN |
| **TRAINING & EXPERIENCE OR KNOWLEDGE OR OTHER QUALITIES OF ASSESSOR** | NONE |
| **DATE ASSESSMENT CARRIED OUT** | 1ST AUGUST 2012 |
| REVIEW DATE | 1ST AUGUST 2013 |

## HAZARDS

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| **SOURCES IGNITION INCLUDING ACTION TAKEN TO REDUCE THE RISK**: | |
| **HAZARDS IDENTIFIED** | ELECTRICAL EQUIPMENT ASSOCIATED WITH HOME USE. E.G. COMPUTERS. 240V ELCTRICAL SUPPLY. COOKING DEVICES AND FURNITURE. |
| **EXISTING CONTROL MEASURES** | ALL CIRCUITS PROTECTED WITH MCB. NO SMOKING POLICY IN BUILDING. MAINS AND BATTERY BACK UP SMOKE ALARMS, FIRE SAFETY NOTICE FOR COMMUNAL AREAS. |
| **ACTION REQUIRED** | MAINTAIN EXISTING MEASURES |

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| **SOURCES OF FUEL INCLUDING ACTION TAKEN TO REDUCE THE RISK:** | |
| **HAZARDS IDENTIFIED** | COOKING DEVICES AND FURNITURE. |
| **EXISTING CONTROL MEASURES** | ALL APARTMENTS FITTED WITH SMOKE ALARMS. |
| **ACTION REQUIRED** | MAINTAIN EXISTING MEASURES |

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| DETAILS OF ANY HAZARDOUS SUBSTANCES PRESENT: | |
| HAZARDS IDENTIFIED | NONE PRESENT |
| EXISTING CONTROL MEASURES |  |
| ACTION REQUIRED |  |

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| HAZARDS FROM WORK PROCESSES - DETAILS INCLUDING ACTION TAKEN TO REDUCE THE RISK: | |
| **HAZARDS IDENTIFIED** | NO HAZARDOUS WORK PROCESS |
| **EXISTING CONTROL MEASURES** |  |
| **ACTION REQUIRED** |  |

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| **STRUCTURAL HAZARDS:** | |
| **HAZARDS IDENTIFIED** | NONE PRESENT |
| **EXISTING CONTROL MEASURES** |  |
| **ACTION REQUIRED** |  |

## HISTORY

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| HISTORY OF ANY PREVIOUS FIRES AFFECTING THE PREMISES: | |
| DETAILS | NO FIRES SINCE FIRST OCCUPIED IN 2012 |
| ACTION REQUIRED |  |

## MITIGATING THE EFFECTS OF FIRE

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| **MEANS OF FIGHTING FIRE:** | |
| **DETAILS** | PORTABLE EXTINGUISHER SITUATED THROUGHOUT PREMISES APPROPRIATE FOR THE RISK. |
| **MATTERS OF CONCERN** |  |
| **ACTION REQUIRED** | MAINTAIN EXISTING MEASURES |

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| **MEANS FOR RESTRICTING FIRE SPREAD** | |
| **HAZARDS IDENTIFIED** | FIRE SPREAD BEYOND FLOOR OF ORIGIN |
| **EXISTING CONTROL MEASURES** | FIRE RESISTING CONSTRUCTION BETWEEN FLOORS AND ENCLOSING BOTH STAIRCASES. MINIMAL COMBUSTABLES IN COMMUNAL AREAS. |
| **ACTION REQUIRED** | MAINTAIN EXISTING MEASURES |

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| **MEANS OF SEGREGATING AREAS OF HIGHER FIRE RISK** | |
| **HAZARDS IDENTIFIED** | STORAGE OF CLEANING MATERIALS AND PAINT ON GROUND FLOOR. |
| **EXISTING CONTROL MEASURES** | ANY STORES FULLY ENCLOSED IN 30 MINS FR CONSTRUCTION. DOORS KEPT SHUT. |
| **ACTION REQUIRED** | MAINTAIN EXISTING MEASURES |

## FIRE DEVELOPMENT

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| **HAVING REGARD TO INFORMATION CONTAINED IN SECTION 1 - 5 DESCRIBETHE MOST LIKELY WORSE CASE SCENARIO FIRE SITUATION TO BE ENCOUNTERED.** |
| *To include details of estimated fire development and heat and smoke generation.*  MOST LIKELY CAUSE OF FIRE WOULD BE A FIRE DEVELOPING IN A TENNANTS APARTMENT. ELECTRICAL FAULTS BY OVERLOADED SOCKETS, CHIP PANS, CANDLES, SMOKING.  AS ALL FLOORS ARE USUALLY FULLY OCCUPIED AND SMOKAE DETECTORS ARE POSITIONED IN INDIVIDUAL APARTMENTS AND COMMUANIAL AREAS. ANY OUTBREAK SHOULD BE DETECTED IN EARLY STAGES. |
| ACTION REQUIRED |
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## OCCUPANTS

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| **OCCUPANT CHARACTERISTICS** | |
| **DETAILS OF OCCUPANTS** | ALL TENNANTS ARE ABLE-BODIED AND HAVE BEEN MADE AWARE OF THE FIRE PROCEDURES. |
| **DETAILS OF ANY PERSONS CONSIDERED TO BE PARTICULARY AT RISK E.G LONE WORKERS, VISITORS,PEOPLE WITH SPECIAL NEEDS, PEOPLE WHO MAY BE ASLEEP** | OCCASIONAL LONE WORKING CONTRACTORS OR VISITORS. |
| **ACTION REQUIRED** |  |

## RAISING THE ALARM

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| **MEANS OF DETECTING & GIVING WARNING OF FIRE** | |
| **DETAILS** | ELECTRIC FIRE ALARM INSTALLED THROUGHOUT PREMISES |
| **MATTERS OF CONCERN** |  |
| **ACTION REQUIRED** | MAINTAIN EXISTING MEASURES |

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## ESCAPE ROUTES

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| **ESCAPE ROUTES AND EXITS AVAILABLE FOR OCCUPANTS** | |
| **EXISTING PROVISION** | FIRE DOORS ON EACH FLOOR AND APARTMENT WITH EMERGENCY LIGHTING. |
| **MATTERS OF CONCERN** |  |
| **ACTION REQUIRED** | MAINTAIN EXISTING MEASURES |

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| **MEANS FOR ENSURING ESCAPE ROUTES CAN BE SAFELY USED DURING EVACUATION** | |
| **EXISTING PROVISION** | FIRE ACTION PLAN IN FORCE AND TENNANT MADE AWARE OF COMMUNAL AREA SAFETY. |
| **MATTERS OF CONCERN** |  |
| **ACTION REQUIRED** | MAINTAIN EXISTING MEASURES |

## EVACUATION PROCEDURES

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| **EMERGENCY ACTION PLAN** | |
| **EXISTING PROCEDURES** | NOTICES DETAILING PROCEDURE DISPLAYED THROUGHOUT BUILDING AND AVAILABLE TO TENNANTS ONLINE AT ALL TIMES. |
| **MATTERS OF CONCERN** |  |
| **ACTION REQUIRED** | MAINTAIN EXISTING MEASURES |

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## FIRE SAFETY MANAGEMENT

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| **FIRE SAFETY POLICY STATEMENT** | |
| **DETAILS** | DISPLAYED IN BUILDING, AVAILABLE ONLINE AT ALL TIMES OR BY REQUEST. |
| **MATTERS OF CONCERN** |  |
| **ACTION REQUIRED** | MAINTAIN EXISTING MEASURES |

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| **FIRE SAFETY MANAGEMENT SYSTEM IN PLACE** | |
| **DETAILS** | YES |
| **MATTERS OF CONCERN** |  |
| **ACTION REQUIRED** | MAINTAIN EXISTING MEASURES |

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| **PROCEDURES IN PLACE TO MONITOR AND REVIEW FIRE SAFETY PROCEDURES IN THE PREMISES** | |
| **DETAILS** | AUDIT AND REVIEWS PROCEDURES AS NECESSARY |
| **MATTERS OF CONCERN** |  |
| **ACTION REQUIRED** | MAINTAIN EXISTING MEASURES |

## MANTENANCE OF EQUIPMENT

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| **MAINTENANCE PROGRAMME FOR PREVENTITIVE & PROTECTIVE** **MEASURES** | |
| **DETAILS** | CARRY OUT AUDITS. |
| **MATTERS OF CONCERN** |  |
| **ACTION REQUIRED** | MAINTAIN EXISTING MEASURES |

## TRAINING

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| **FIRE SAFETY TRAINING PROVIDED FOR RELEVANT PERSONS** | |
| **DETAILS** |  |
| **MATTERS OF CONCERN** |  |
| **ACTION REQUIRED** |  |

## RECORDS

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| **RECORDS OF MAINTENANCE & TRAINING** | |
| **DETAILS** | ALL MAINTENANCE CARRIED OUT AS REQUIRED. |
| MATTERS OF CONCERN |  |
| **ACTION REQUIRED** | MAINTAIN EXISTING MEASURES |

## CO-OPERATION & CO-ORDINATION

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| **PROCEDURES IN PLACE TO ENSURE CO-OPERATION AND CO-ORDINATION BETWEEN OCCUPIERS OF RELEVANT PREMISES** | |
| **DETAILS** | ALL TENNENTS MADE AWARE OF FIRE PROCEDURES. |
| **MATTERS OF CONCERN** |  |
| **ACTION REQUIRED** |  |

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| CONSULTATIONS CARRIED OUT WITH INTERESTED PARTIES DURING RISK ASSESSMENT PROCESS. E.G. EMPLOYEES/SAFETY REPRESENTATIVES | |
| **DETAILS** | NONE |
| **MATTERS OF CONCERN** |  |
| **ACTION REQUIRED** | MAINTAIN EXISTING MEASURES |

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| PROCEDURES IN PLACE FOR ANY NECESSARY CONTACT WITH EXTERNAL EMERGENCY SERVICES, PARTICULARLY AS REGARDS FIRE-FIGHTING, RESCUE WORK, FIRST-AID AND EMERGENCY MEDICAL CARE. | |
| **DETAILS** | NONE. |
| **MATTERS OF CONCERN** |  |
| **ACTION REQUIRED** | MAINTAIN EXISTING MEASURES |

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## CONCLUSIONS

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| **CONCLUSION** |
| ESCAPE ROUTES ARE MAINTAINED FREE OF COMBUSTIBLE MATERIALS; THEREFORE MOST LIKELY FIRE WOULD OCCUR IN TENNANTS APARTMENT. IF PERSONS ARE IN THEIR APARTMENT FIRE WOULD BE NOTICED IN EARLY STAGES AND TENNANTS COULD SAFELY VACATE THE BUILDING.  IF THE APARTMENT WERE UNOCCUPIED OWN SMAOKE ALARM SYSTEM WOULD SOUND FOLLOWED BY COMMUNIAL SYSTEM. ALARM WOULD BE RAISED AND ALL PERSONS CAN TRAVEL AWAY FROM FIRE TO FINAL EXIT IN RELATIVELY SHORT DISTANCE AND TIME. |
| **ACTION REQUIRED:** |
| MAINTAIN EXISTING MEASURES |

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## REMEDIAL ACTION PLAN

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| DEFICIENCY | REMEDIAL ACTION REQUIRED | TO BE COMPLETED BY DD/MM/YY | **DATE COMPLETED DD/MM/YY** | **VERIFIED BY NAME** |
| TENNANT MAY NOT BE AWARE OF SYSTEMS IN PLACE | ADVISE ALL TENNANTS | 1. IMMEDIATE EFFECT | 01/09/2012 | C.REGAN |
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## ANY OTHER RELEVANT INFORMATION

Guidance for helping you to complete your fire risk assessment can be found in the following publications: -



These are free to download from: [www.communities.gov.uk/fire](http://www.communities.gov.uk/fire) or from any good bookshop