

Fire Risk Assessment

Date of survey: 10th January 2024

General Information

Client name: Tim Clark

Premises: Seaways
5 Surfside
Sutton on Sea



Fire Risk Assessor: Graham Almack BSc.(Hons) MIFireE Cert FDI

The risk assessment should be reviewed periodically. If the premises is not substantially altered you may be able to do this yourself and a new report is not necessarily required.

Contents

- General Information on Fire Risk Assessments and Legislation
- Scope of the Fire Risk Assessment
- Summary (Including Overview of Significant Findings)
- Survey Detail (sections 1 to 28)
- Outcomes / Risk Rating (section 29)
- Recommendations (Action Plan) (section 30)
- Appendix 1 – Qualifications and Experience

General Information on Fire Risk Assessments and Legislation

Introduction

A fire risk assessment has been undertaken to assist the client in meeting their obligations under the following legislation:

- The Regulatory Reform (Fire Safety) Order 2005

The assessment is suitable and sufficient and has been undertaken by a competent person. It follows the general framework and recommendations given in 'PAS 79: Fire Risk Assessment – Guidance and a recommended methodology'

Aim of the assessment

1. Identify the fire hazards
2. Identify people at risk
3. Evaluate the level of risk and the adequacy of the general fire precautions
4. Record significant findings and provide an action plan
5. Provide an overall assessment of risk

NB: It is also necessary to periodically review the assessment.

The recommended approach to carrying out fire risk assessments is intended to determine the risk proportionate fire precautions required to protect premises occupants including employees, contractors, visitors, and members of the public and to protect people in the immediate vicinity of the premises. The fire risk assessment is not necessarily sufficient to address the safety of fire fighters in the event of a fire on the premises.

The purpose of this report is to provide an assessment of the risk to life from fire in the building(s), and where appropriate, make recommendations to ensure compliance with fire safety legislation. The report does not address the risk to property or business continuity from fire.

The Regulatory Reform (Fire Safety) Order 2005

The Regulatory Reform (Fire Safety) Order 2005, hereafter referred to as the Fire Safety Order, came into force in England and Wales on 1st October 2006 and consolidates nearly all existing fire safety legislation, replacing significant pieces of legislation such as the Fire Precautions Act 1971 and the Fire Precautions (Workplace Amendment) Regulations 1999. The Fire Safety Order places a greater emphasis on fire precaution and the assessment process.

The Fire Safety Order applies to all non-domestic premises in England and Wales, including the common parts of blocks of flats or houses in multiple occupation (HMOs).

The Fire Safety Order places certain duties on the person(s) responsible for a premises: This can be anyone who has control of the premises or a degree of control over certain areas which may provide for shared responsibility, e.g.

- Employers for the parts of premises staff enter
- Managing agents or owners for shared parts or shared fire equipment/systems
- The occupier of premises i.e. the self-employed.

General fire precautions

General Fire Precautions are stipulated within the Fire Safety Order to mean:

- Measures to reduce the risk of fire on the premises and the risk of the spread of fire on the premises
- Measures in relation to the means of escape from the premises
- Measures for securing that, at all times, the means of escape can be safely and effectively used
- Measures in relation to the means of fighting fires on the premises
- Measures to ensure the means for detecting fire on the premises and giving warning in case of fire on the premises
- The provision of arrangements for action to be taken in the event of fire on the premises, including instruction and training of employees and measures to mitigate the effects of fire.

How to meet the main objectives of the Fire Safety Order

The key requirement of the Fire Safety Order is the completion of a fire risk assessment, which is to be carried out by the *responsible person* or *delegated competent person*.

Extract from Regulatory Reform (Fire Safety) Order 2005: Meaning of “responsible person”

In this Order “responsible person” means —

- a. in relation to a workplace, the employer, if the workplace is to any extent under his control;
- b. in relation to any premises not falling within paragraph (a)-
 - i. the person who has control of the premises (as occupier or otherwise) in connection with the carrying on by him of a trade, business, or other undertaking (for profit or not); or
 - ii. the owner, where the person in control of the premises does not have control in connection with the carrying on by that person of a trade, business, or other undertaking.

Responsible person: Extract from PAS 79:2012

‘Although legislation does not demand that a specific, named person be responsible for fire safety within particular premises, it is of advantage to confirm, in the fire risk assessment, that within the organization there is someone who, in at least an administrative sense, is responsible for fire safety within the premises. The intention is not to provide a legal interpretation of responsibility, but to reflect the managerial arrangements in place at the time of the fire risk assessment. The person in question might, or might not, have a legal responsibility for breaches of legislation, etc.

According to the manner in which the organization is structured, the person named in this section of the fire risk assessment might be a director, building manager, facilities manager, health and safety manager, fire safety manager, estates manager, etc. The person might or might not work within the premises, and the responsibility could even be shared by two or more people. It is, however, important in the management of any organization that someone is, and accepts that they are, responsible for fire safety, particularly in the case of premises in multiple occupation.’

In order to identify the responsible person for the premises this report will name the individual[s] and their associated job title[s] providing assistance to the assessor on the day of the assessment. It will also provide the name of the organisation or employer having corporate control of the premises.

Competent person: Extract from PAS 79:2012 Meaning of competent person:

A person, suitably trained and qualified by knowledge and practical experience, and provided with the necessary instructions, to enable the required task(s) to be carried out correctly.

The relevant fire safety legislation requires nomination of various competent persons to carry out a number of different defined tasks.

The 5 steps to fire risk assessment:

1. Identify fire hazards

Consideration should be given to potential sources of ignition, which may include process hazards within the premises or arson exposures, sources of fuel such as a build-up of waste materials, the storage of goods and potential sources of accelerants which may exacerbate a fire.

2. Identify people at risk

Those persons who may be at risk in and around the premises (including but not restricted to visitors and members of the public) are to be identified and particular consideration needs to be given to people working close to fire dangers, lone workers or those who may be working in isolation, the elderly or infirm and parents with children and/or infants.

3. Evaluate, remove/reduce and protect

The risk of fire and those at risk must be evaluated and measures taken to reduce or remove those hazards presenting the risk of fire.

Consideration must be given to the adequacy of fire precautions such as fire detection and warning systems capable of warning all persons in all circumstances; the provision of fire-fighting equipment to aid escape; the adequacy of safe means of escape from the premises, including the provision of emergency lighting systems; and the provision of suitable warning signs.

Suitable training must be provided, and a management system should be in place to ensure that all fire safety systems are maintained.

4. Record, plan, inform and instruct

The major findings and conclusions of the fire risk assessment must be recorded, discussed with other responsible persons where appropriate and an emergency plan should be prepared. All persons at risk are to be informed of and instructed in necessary actions and training provided.

5. Review

Finally, the fire risk assessment is to be reviewed on a regular basis to reflect any changes that may have occurred to the premises or activities carried out within.

N.B. 1. Where no emergency or evacuation procedures exist, it is not in the scope of this report that such procedures are produced.

N.B. 2. It is the responsibility of the client to establish these procedures as soon as possible together with the arrangement of suitable communication, instruction, and training.

N.B.3. The client is also responsible for arranging the ongoing regular review and monitoring of the assessment.

Enforcement

Fire Authorities are the main agency responsible for enforcement and will look into complaints about fire safety and continue to investigate following incidents of fire.

Failure to meet with the requirements of the Fire Safety Order will, in serious cases, result in formal notices and could result in premises in all or part being prevented from use.

Scope of assessment

Whilst every effort has been made to ensure that all areas of the premises have been assessed there may be occasions where access was limited. In this case it will be mentioned in the relevant part of the document.

With regard to the level of investigation and assessment the following applies;

Persons at risk

Any persons at a specific risk will be detailed in the relevant section of this assessment.

Named responsible person

This is not intended to represent a legal interpretation of responsibility, but merely reflects the managerial arrangement in place at the time of this risk assessment.

Fire detection and means of giving warning

Findings are based on a visual inspection with no audibility tests or verification of full compliance with relevant British Standards carried out.

Emergency Lighting

Findings are based on a visual inspection of the system with no test of luminance levels or verification of full compliance with relevant British Standards being carried out.

HVAC

Based on a visual inspection as a full investigation of the design of HVAC systems is outside the scope of this fire risk assessment.

Fire separation

Findings are based on visual inspection of readily accessible areas. A degree of sampling may be undertaken where appropriate.

Arson

If specific advice on security (including security against arson) is required, the advice of a security specialist should be obtained.

All aspects of this report meet the requirements of the Regulatory Reform (Fire Safety) Order 2005. However, there may be items which are required by insurers or other parties which fall outside the scope of this assessment.

SUMMARY

The outcome of your risk assessment as detailed in section 29 is that the risk from, or in the event of fire in the premises has been rated as **tolerable**.

The property is a three-bedroom bungalow. All of the bedrooms open onto a short hallway that leads directly to the final exit from the premises. All of the rooms opening onto this hallway are fitted with fire doors, with the exception of the kitchen. The kitchen has a well-fitting door which is in good condition although it has a non-fire resisting glass panel. This can be accepted because all of the bedrooms have escape windows. This is explained fully in section 17 of the report.

There is a combined kitchen and living room to the rear of the premises which also has a fire exit.

Both of the exits are fitted with thumb turn locks that do not require a key in order to leave the property.

A fully automatic fire detection and alarm system is installed which covers all parts of the bungalow.

There is no fixed emergency lighting, although a plug-in torch/emergency light is installed in the central hallway

The property will only be left to small single groups, typically families. The occupiers will have sole control of the premises for the duration of their stay.

The property can be considered safe for the current use and there are no immediate concerns.

The fire safety provisions within the property have been benchmarked against the guidance in the recently published 'Paying Guest Accommodation Guide'. For further information, this guide is available to download free of charge at the following website:

Survey Detail

1 THE PREMISES.

Number of floors: 1
Approximate Floor Area: 80m²
Brief Details of Construction: **Traditional – i.e. brick with tiled roof on timber trusses.**
Use of Premises: **Self-contained holiday accommodation for single family units.**

2 THE OCCUPANTS

Approximate maximum number: **7**
Approximate maximum number of employees at one time: **0**
Approximate maximum number of public at one time: **7**
Associated hours/times of occupation: **24 hours**

3 OCCUPANTS ESPECIALLY AT RISK IN THE EVENT OF FIRE

Sleeping occupants: **Yes**
Disabled occupants: **Possibly – but note the comments in 17.3**
Occupants in remote areas and lone workers: **No**
Young Persons: **Possibly**
Others: **N/A**

4 PREVIOUS FIRE LOSS EXPERIENCE

None

5 OTHER RELEVANT INFORMATION

None

6 RELEVANT FIRE SAFETY LEGISLATION

The following legislation applies to this premises:

- i) **The Regulatory Reform (Fire Safety) Order 2005**

Enforced by: The Local Fire Authority (In most cases this is the Fire Service responsible for your area)

Any other relevant legislation or possible inspecting or enforcing authorities: **N/A**

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

7 ELECTRICAL SOURCES OF IGNITION

7.1 Reasonable measures taken to prevent fires of electrical origin: **Yes**

7.2 Specifically: Fixed installations subject to inspection and testing: **24/5/21**
Portable Appliance Testing (PAT) carried out: **29/06/23**
Policy regarding use of personal electrical appliances: **No significant use expected.**
Suitable limitation of trailing leads and adaptors: **Yes**

7.3 Comments and hazards observed: **Required testing is carried out.**

For information - Portable Appliance Testing (PAT) is recommended for all electrical appliances to ensure they are safe for use and do not pose an unacceptable fire risk. (Does not apply to recently purchased or new items).

The main electrical installation should be inspected and certified every 5 years by a qualified electrician and an EICR Certificate obtained.

8 SMOKING

8.1 Reasonable measures to prevent fires as a result of smoking: **Yes**

8.2 Comments and hazards observed: **No smoking will be permitted inside the premises. Signs displayed.**

9 ARSON

9.1 Does basic security against arson by outsiders appear reasonable: **Yes.**

9.2 Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders: **Yes.**

9.3 Comments and hazards observed: **No significant hazards.**

10 PORTABLE HEATERS AND HEATING INSTALLATIONS

10.1 Is the use of portable heaters avoided as far as practicable: **Yes – no portable heaters.**

10.2 If portable heaters are used:

Is the use of the more hazardous types (e.g. LPG/Radiant bar fires) avoided: **N/A**
Are suitable measures taken to minimize risk of combustible materials: **N/A**

10.3 Are fixed heating installations subject to regular maintenance: **Yes**

10.4 Comments and hazards observed: **The property central heating powered by air source heat pump.**

11 COOKING

11.1 Are reasonable measures taken to prevent fires as a result of cooking: **Yes**

11.2 Are filters and ducting inspected and cleaned regularly: **Local filter hood only.**

11.3 Are suitable extinguishing appliances available:

11.4 Comments and hazards observed: **There is no significant or unusual cooking risk beyond that which would be found in any domestic kitchen. There is an electric cooker with a filter hood and standard kitchen appliances.**

A wall mounted fire blanket is provided in a safe area.



12 LIGHTNING

12.1 Does the premises have a lightning protection system: **No**

12.2 Comments and hazards observed: **N/A**

13 HOUSEKEEPING

13.1 Is the standard of housekeeping adequate: **Yes**

13.2 Specifically: Combustibles kept away from ignition sources: **Yes**
Avoidance of unnecessary accumulations of combustible materials or waste: **Yes**
Appropriate Storage of hazardous materials: **N/A**
Avoidance of inappropriate storage of combustible materials: **Yes**

13.3 Comments and hazards observed: **No significant hazards. The premises is tidy and there are no appreciable accumulations of combustible items.**

14 HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS

14.1 Are fire safety conditions imposed on outside contractors: **No works planned or anticipated.**

14.2 Is satisfactory control imposed on outside contractors – e.g. ‘hot works permits’: **N/A**

14.3 If ‘in house’ maintenance is carried out, are suitable precautions taken – e.g. ‘hot works permits’. **N/A**

14.4 Comments and hazards observed: **None anticipated. No works would be undertaken while the premises was being used by guests.**

15 DANGEROUS SUBSTANCES

15.1 Are the general fire precautions adequate in relation to any hazards associated with dangerous substances used or stored in the premises: **N/A**

15.2 If 15.1 applies, has a risk assessment been carried out as required by the Dangerous Substances and Explosive Atmospheres Regulations 2002: **N/A**

15.3 Comments and hazards observed: **No specific hazards.**

16 OTHER SIGNIFICANT FIRE HAZARDS, INCLUDING PROCESS HAZARDS, THAT IMPACT ON GENERAL FIRE PRECAUTIONS:

16.1 Hazards: **N/A**

16.2 Comments and deficiencies: **N/A**

FIRE PROTECTION MEASURES

17 MEANS OF ESCAPE FROM FIRE

17.1 Is it considered that the premises are provided with reasonable means of escape in case of fire: **Yes, when escape windows are taken into account.**

17.2 More specifically:

- Adequate design of escape routes: **Yes**
- Adequate provision of exits: **Yes**
- Exits easily and immediately openable where necessary: **Yes**
- Exits open in direction of escape where necessary: **Yes**
- Avoidance of sliding or revolving doors where necessary: **N/A**
- Satisfactory means for securing exits: **No**
- Reasonable distances of travel where escape only available in one direction: **Yes**
- Reasonable distances of travel where escape available in 2 or more directions: **N/A**
- Suitable protection of escape routes: **See comments**
- Suitable fire precautions for inner rooms: **N/A**
- Escape routes unobstructed: **Yes**

17.3 Is it considered that the premises are provided with reasonable means of escape for disabled persons: **The premises is ground floor only it is reasonable to assume that any persons who are able to access the bedrooms can also leave without assistance. Please note that as the kitchen door contain a standard glazed window, this probably does not meet the specification for doors as described in section 6 of the guide.**

In a single storey property, escape windows can be accepted as compensation for other deficiencies in escape routes, so this can be applied in this case. Although highly unlikely, the fact that if a fire occurs in the kitchen persons will have to pass a 'non-compliant door', does mean that the suitability of the escape route in the property for disabled persons, (i.e. persons who would not be able to use the escape windows), has to be considered. You should take account of this when advertising and letting the property. You may of course choose to change the door to remove any possible restriction.

17.4 Comments and deficiencies observed: **The property has 3 bedrooms which open onto a short hallway that leads directly to the exit door. Doors to every room and the meters cupboard are fire doors, except for the kitchen door.**



The exits are fitted with thumb turn locks. An additional exit is also available from the lounge.



Taking into account the escape windows fitted in the bedrooms, the escape route is considered acceptable but note comments in 17.3

18 MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT

18.1 Is there compartmentation of a reasonable standard: **Yes**

18.2 Is there reasonable limitation of linings that might promote fire spread: **Yes**

18.3 As far as can be ascertained, are fire dampers provided where 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**

18.4 Comments and deficiencies observed: **The property is in good condition and walls and ceilings appear to be intact and in a good state of repair.**

19 EMERGENCY ESCAPE LIGHTING

19.1 Does the premises appear to have a reasonable standard of emergency escape lighting: **See comments**

19.2 Comments and deficiencies observed: **The guide allows for some discretion in the choice of lighting and simple 'plug in' units area acceptable. (Refer to guide, page 18).**

This property has one such unit located in the hall. Given the small size of the property and simplicity of the escape route this should be sufficient, although the guidance does recommend one per bedroom.

In the longer term you may wish to consider installing a fixed emergency lighting luminaire in the central hallway.



20 FIRE SAFETY SIGNS AND NOTICES

20.1 Reasonable standard of fire safety signs and notices: **Yes**

20.2 Comments and deficiencies observed: **Signs are displayed in the front hall and information is provided in the welcome pack.**

No other signs are necessary as the escape routes are simple and obvious.

21 MEANS OF GIVING WARNING IN CASE OF FIRE

21.1 Reasonable manually operated electrical fire alarm system provided: **Not required.**

21.2 Automatic fire detection provided: **Yes**

21.3 Extent of automatic fire detection generally appropriate for the occupancy and risk: **Yes**

21.4 Remote transmission of alarm signals: **Not required.**

21.5 Comments and deficiencies observed: **This property has a system of interlinked smoke detectors covering all bedrooms and hallways plus a heat detector in the kitchen. This meets requirements.**

22 MANUAL FIRE EXTINGUISHING APPLIANCES

22.1 Reasonable provision of portable fire extinguishers: **See comments**

22.2 Hose reels provided: **No (Not required)**

22.3 Are fire extinguishing appliances readily accessible: **Yes**

22.4 Comments and deficiencies observed: **You do not have to provide fire extinguishers for use by guests – but guidance does suggest it is necessary if you have staff.**

If you do wish to provide a fire extinguisher – a small domestic type such as can be found at DIY outlets is acceptable but avoid choosing a ‘powder’ type – they are not suitable for indoor use. You might want to consider a small P50 water mist type extinguisher as these have the advantage of being ‘service free’ for 10 years.

23 RELEVANT AUTOMATIC EXTINGUISHING SYSTEMS

23.1 Type of system: **N/A**

24 OTHER RELEVANT FIXED SYSTEMS AND EQUIPMENT

24.1 Type of fixed system: **N/A**

MANAGEMENT OF FIRE SAFETY

25 PROCEDURES AND ARRANGEMENTS

(Some subsections omitted as not relevant to a property of this type and size)

Comments: **There is no need for extensive procedures – simple fire instructions for guests will suffice.**

26 TRAINING AND DRILLS

No specific requirements in terms of guests. If staff are employed, they should be given some basic fire safety instruction – e.g. Awareness of the fire procedure, safe use of fire extinguishers, control of ignition sources, etc. Given the small size and lower risk nature of the property, it should be possible to deliver this ‘in house’ and/or by means of a training video.

27 TESTING AND MAINTENANCE

27.1 Adequate general maintenance of premises: **Yes**

27.2 Testing and periodic servicing of the fire detection and alarm system: **Yes**

27.3 Testing routines for emergency lighting systems: **Yes**

27.4 Annual maintenance of fire extinguishing appliances: **N/A**

27.5 Comments: **The fire alarms emergency lighting and exits are all checked before each new occupancy. The new British standard 5839-6, for grade D alarm systems such as installed in this property, does not require annual servicing.**

(Remaining subsections omitted as N/A)

28 RECORDS

28.1 Appropriate records of:

Fire drills: **N/A**

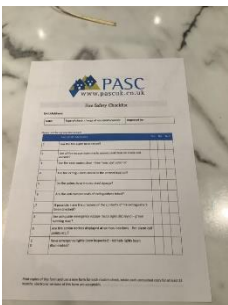
Fire training: **N/A**

Fire alarm tests: **yes**

Emergency escape lighting tests: **yes**

Maintenance and testing of other fire protection systems: **N/A**

28.2 Comments and deficiencies observed: **Records of the weekly tests are kept.**



29 – OUTCOMES

Risk Rating and Priority Definition for Action Plan Recommendations

Definition of fire hazard: Source, situation, or unsafe act with the potential to result in a fire. Examples of fire hazards include ignition sources, accumulation of waste that could be subject to ignition and disposal of a lit cigarette close to combustible materials.

Definition of fire risk: Combination of the likelihood of the occurrence of fire and consequence(s) (number and severity of injuries) likely to be caused by a fire.

In the context of this fire risk assessment, the relevant consequences of a fire are, therefore, those involving injury to people, as opposed to damage to property.

In order to ascertain a priority and a risk level for the tasks defined in the fire risk assessment a simple matrix is used by the risk assessors in order to bring consistency to the levels of risk. This allows for the significant findings to be given a specific risk rating as detailed below:

Likelihood of fire	Classification of fire risk		
	Likely consequence of fire:		
	Slight harm	Moderate harm	Extreme harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

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

Definitions of terms used:

Low: Unusually low likelihood of fire as a result of negligible potential sources of ignition.

Medium: Normal fire hazards (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 premises 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** (This is due to the lack of a sufficient interlinked some detectors)

Slight harm: Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).

Moderate harm: Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.

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

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

Using this table, we can provide a consistent assessment of risk whilst setting recommended timescales for actions to be completed.

Risk level	Action and timescale
Trivial	No action is required, and no detailed records need be kept.
Tolerable	No major additional fire precautions 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 premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are occupied, urgent action should be taken.
Intolerable	Premises (or relevant area) should not be occupied until the risk is reduced.

Intolerable or Substantial risk = High – Priority 1

Immediate (should be implemented as soon as possible), including, where relevant, interim measures necessary to ensure the safety of occupants until permanent measures can be implemented.

The risk from fire, its effect on persons in the premises or the probability of a fire starting is intolerable or substantial. There could also be a serious contravention of fire safety legislation and/or recommendations and guidance. The responsible person should be informed as soon as reasonably practicable.

Moderate risk = Medium – Priority 2

Short term (should be implemented within, say, three months).

The risk from fire, its effect on persons in the premises or the probability of a fire starting is moderate. There could also be a contravention of fire safety legislation and/or recommendations and guidance.

Tolerable risk = Low – Priority 3

Medium term (should be implemented within, say, three to six months).

The risk from fire its effect on the persons in the premises or the probability of a fire starting is moderate. There may be a contravention of good practice, fire safety legislation and/or recommendations and guidance.

Trivial risk = Low – Priority 4

Long term (should be implemented as and when the opportunity arises, such as at the time of replacement of a fire door or refurbishment of premises).

Note: There will be occasions where the timescale of a recommendation can be reduced due to the ease in which the work can be implemented, such as the provision of a fire action notice or similar. To this end a recommendation could be given a low rating but given a shorter timescale of say 1 month. Generally, all recommendations should be completed as soon as reasonably practicable.

Section 30

Recommendations/Action Plan

This fire risk assessment has produced the outcome shown in the previous section, which also suggests timescales to reduce the risk.

It is recommended that the following deficiencies are given appropriate attention to reduce the fire risk at this premises.

The items listed are given a priority from 1 to 4. These priorities align with the definitions in the previous section. Priority 1 and 2 items are those most likely to contribute to unacceptable risk within the premises and should be remedied as soon as possible. Lower priority items may not require the same urgency but may be more easily and quickly rectified.

Note the observations on the escape route and considerations required for disabled guests	17.3		
No other matters requiring attention at this time			

Appendix 1:

Qualifications and Experience/Competence to Undertake Fire Risk Assessment.

As evidence of competence to carry out this fire risk assessment, I provide the following list of courses attended and passed, examinations and a short summary of my experience as a Fire Safety Officer for Lincolnshire Fire and Rescue.

Membership of the Institution of Fire Engineers – awarded by examination
IFE – Fire Safety Auditors Register – (2015 to 2018)
Fire Risk Assessment – (Fire Protection Association)
Hazardous Materials and Environment Protection (Fire Service College)
Fire Safety Legislation and Risk Assessment Auditing (Fire Service College)
Fire Safety Building Regulations and BS9999 (Fire Service College)
Fire Safety Alarms and Emergency Lighting (Fire Service College)
Foundation in Community Safety
Regulatory Reform Fire Safety Order
Fire Safety in Hospitals
Licensing Act
IOSH Managing Safely
Domestic and Residential Fire Sprinklers
RR(FS)O – The CLG Fire Safety Guides
Fire Investigation
Fire Safety Design – Checking For Compliance
Fire Safety Module A (Fire Service College)
Fire Safety Module B (Fire Service College)
Dangerous Substances and Explosive Atmospheres Regulations
Petrol Filling Stations and LPG Installations
Crowd Modelling and Management (Cabinet Office Emergency Planning College)
Working in Safety Advisory Groups (Cabinet Office Emergency Planning College)
Houses in Multiple Occupation

I served in 3 local authority fire brigades between 1988 and 2018. From 1999 onwards I spent the majority of my time as a specialist fire safety officer involved in a wide range of inspection and enforcement activities across the entire range of commercial and residential premises.