



Fire Risk Assessment

Low Cross Court



HS.F.119 (rev03)

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Contents

1	Premises particulars.....	1
2	General statement of policy.....	1
3	Management system.....	1
4	General description of premises.....	2
5	Fire safety systems within the premises.....	2
6	Plan drawing.....	2
7	Identify fire hazards.....	3
8	Identify people at risk.....	3
9	Means of escape – horizontal evacuation.....	3
10	Means of escape – vertical evacuation.....	3
11	Fire safety signs and notices.....	3
12	Fire warning system.....	4
13	Emergency lighting system.....	4
14	Fire-fighting equipment.....	4
15	Management - maintenance.....	4
16	Method of calling Fire Service.....	5
17	Emergency action plan.....	5
18	Training.....	5
19	Fire safety deficiencies to be rectified.....	6
20	Significant findings.....	6
21	Additional hazards.....	6
	Appendix A: Floor Plans.....	7

Fire Risk Assessment

1 Premises particulars

Premises name: Low Cross Court

Use of premises: Domestic dwellings

Address: Chapel Street, Knottingley

Owner / employer/ person in control of the workplace:

Phone No: 0345 8 507 507

Kevin Dodd, Chief Executive, WDH

Date of Risk Assessment:

May 2018

Date of Review:

May 2019

Name and relevant details of the person who carried out the Fire Risk Assessment:

Daniel Boardman, Property Compliance Manager CMIOSH

2 General statement of policy

Good health and safety is integral to good management. We aim to make sure that it continues to be part of the culture of WDH. Employees should have health, safety and welfare objectives agreed with managers and throughout WDH.

We recognise that complying with the Health and Safety at Work Act 1974, and the regulations made under it, is a legal duty, not a matter of choice. Our policy should exceed the minimum requirements of the law where possible and to do this we will provide sufficient resources to meet this commitment. We will also ensure that systems are in place that will allow us to maintain, monitor and continuously improve safety performance. Included in these systems will be the means to allow communication and consultation on health and safety matters between all levels within WDH.

This risk assessment only covers the common areas within the building and does not cover the inside of individual apartments.

3 Management system

The Fire Safety Policy is provided for all employees on our intranet Health and Safety pages. This confirms that a fire risk assessment will be undertaken on all premises to which the Regulatory Reform Order (RRO) applies.

The Property Compliance Manager has responsibility for fire safety issues which includes fire risk assessments and all matters relating to fire safety.

Inspection and servicing of dry riser systems are undertaken twice every year by Chubb engineers. Any repairs to a dry riser are carried out by our Specialist Services Team.

Chubb fire services inspect and service all fire-fighting equipment in building.

All common areas are monitored by caretakers on a weekly basis to ensure they are kept sterile. Records are sent to our Property Compliance Team for filing and reporting to the Health and Safety Committee.

Emergency lighting is tested monthly by our Electrical Team, records of tests are kept on site.

4 General description of premises

Description

Low Cross, is an eight storey brick built high rise residential building, built in 1964 and modernised in approximately 2011. It has a central lift system, backed up by a central stairwell which is maintained as a sterile area along with other common areas within this building. This is the only fire escape route.

The building is in very good condition, due to its relatively recent modernisation programme and building management systems.

Occupancy

Times the premises are in use: 24/7

The total number of persons employed within the premises at any one time: 1

The total number of persons who may reside in the premises at any one time: 40+

Size

Building footprint: 20m x 20m

Number of storeys: 8

Number of stairs: 1

5 Fire safety systems within the premises

Fire warning system

Individual apartments have hard wired detection systems installed. There is no fire detection in the common areas.

Emergency lighting

Emergency lighting conforming to BS5266 provided throughout the building.

Fire doors

60 minute fire rated doors on apartment entrances and 30 minute fire rated doors in all communal areas.

Bin chute closers

Serviced and certified with certificates available electronically.

Dry riser outlets

Serviced and certified with certificates available electronically.

Sprinkler system

Yes No

Alarm system in corridors

Yes No

Key safe in place undamaged and full set of keys in place

Yes No

6 Plan drawing

Fire warning system

Full set of drawings attached at Appendix A.

7 Identify fire hazards

Sources of ignition

No hot works on premises, general electrical points present but these are subject to periodic testing in line with the Electrical Regulations 17th Edition.

Work processes

Any hot works which would take place as part of the repair and maintenance within this building would be managed through the Hot Works Permit system currently in place within WDH.

Structural features that could promote the spread of fire, include external cladding

External cladding in place. Strutttherm 25mm of Non-Combustible Fibre Reinforced base. Behaviour in relation to fire — this system is considered 'Low Risk' and have a Class 0/'low risk' reaction to fire classification. Horizontal and vertical mineral wool fire breaks are installed as required on multi-storey properties to meet the standard reference clauses.

Items stored within common areas: None, all areas are sterile

Is there gas piped into the building? No - district heating

8 Identify people at risk

Identify and specify the location of people at significant risk in case of fire, indicating why they are at risk, and what controls are or need to be in place

Tenants, if their particular apartment was on fire. We have produced a leaflet for tenants titled 'Fire safety in high rise residential buildings'; this provides tenants with actions to take if an emergency occurs within this building. This information is also available on our website with instructions on what action tenants should take in an emergency.

9 Means of escape – horizontal evacuation

Through internal route to staircase. In the event of a fire residents are asked to practice a 'stay put' policy. This is particularly relevant as Low Cross Court possesses one staircase.

10 Means of escape – vertical evacuation

The stairways and common areas are maintained as sterile areas so the likelihood of a fire in the common area are low. Evacuation for tenants would be by using the stairway in this building.

11 Fire safety signs and notices

Commentary

The building has adequate number of signs which comply with the Safety Signs and Signals Regulations 1996. All exit routes adequately marked along with fire-fighting equipment.

12 Fire warning system

Commentary

Individual apartments have hard wired smoke detection.

13 Emergency lighting system

Commentary

The emergency lighting system is serviced and maintained in house, is adequate and meets the needs of the building. The system is serviced and tested by our Specialist Services engineers.

The system complies with BSEN60598.2.22.

14 Fire-fighting equipment

Commentary

Dry riser outlets are serviced twice a year and certificates available electronically.

All on site fire-fighting equipment has been serviced and certificates are available electronically.

15 Management - maintenance

Is there a maintenance programme for the fire safety provisions in the premises?

Yes

Commentary

No

Chubb undertake servicing and maintenance of dry riser.

Records maintained on site at Low Cross Court and electronically off site.

Smoke detectors are fitted in tenants apartments. Tenants are advised to test these regularly.

Are regular checks of fire exit doors, walls and partitions carried out?

Yes

Commentary

No

Carried out weekly as part of the caretakers checklist.

Are regular checks of escape routes and exit doors carried out?

Yes

Commentary

No

Carried out weekly as part of the caretakers checklist.

Are regular checks of fire safety signs carried out? Commentary

Yes

Carried out weekly as part of the caretakers checklist.

No

Is there a maintenance regime for the fire warning system?

Yes

Commentary

N/A in case of fire, call would be raised by caretaker or resident.

No

Weekly by Facilities Management.

Annually by in-house team and recorded.

<p>Is there a maintenance regime for the emergency lighting system?</p> <p>Commentary</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> Weekly</p> <p><input checked="" type="checkbox"/> Six Monthly</p> <p><input checked="" type="checkbox"/> Annually</p>
<p>Is there maintenance of the fire-fighting equipment by competent persons?</p> <p>Commentary</p> <p>Carried out weekly as part of the caretakers checklist. Annually by in Chubb and recorded</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>
<p>Are records kept and their location identified?</p> <p>Commentary</p> <p>A set of CAD drawings are available for the building showing where fire-fighting equipment is located. (See Appendix A).</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>

16 Method of calling Fire Service

Specify

Tenants or the caretaker would call the Fire Service in the event of an emergency.

17 Emergency action plan

Commentary

Only tenants whose apartment is directly affected by fire would evacuate. All apartments have been compartmentalised with 60 minute fire rated doors and 30 minute fire rated doors in all communal areas and fire stoppage in place where services pass horizontally or vertically throughout the building.

Our tenants were all provided with a leaflet on sign up around fire safety in high rise residential buildings. This information is available on our website with instructions on what action tenants should take in an emergency.

Notices in foyers also advise tenants on what action they should take in an emergency. Ensure this information is on display (see actions).

18 Training

Commentary

Training in fire safety is provided to our employees by the Health and Safety Team.

19 Fire safety deficiencies to be rectified

Deficiency and rectification	Priority	Date to be rectified	Responsibility	Date rectified
Insert additional pages as required				

20 Significant findings

Significant finding	Control measure and action
None	
Insert additional pages as required	

21 Additional hazards

Specify

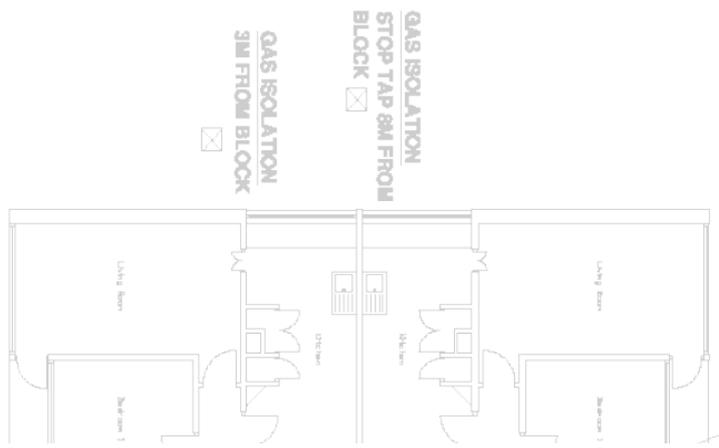
Need to consult Fire Service

Yes

No



For Fire Service use only



WATER ISOLATION
STOP TAP TO W
SUPPLYING TA

ELECTRICAL ISOLATION
1. MAIN COMMUNAL SUPPLY
ISOLATE POWERSTAR

WATER ISOLATION

ISOLATION
FROM BLOCK
ED IN ROAD
☑

TRICAL ISOLATION
BILE PHONE MAST ISOLATOR
ED EXTERNAL CABINET

LUBRICATED
PAVEMENT

		THE NORTH EAST LTD 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.	
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