



Fire Risk Assessment

Luke William House



HS.F.119 (rev03)

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Fire Risk Assessment

1 Premises particulars

| | |
|---|--|
| Premises name: Luke William House | Use of premises: Domestic dwellings |
| Address: Horsefair, Pontefract WF8 1PP | 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

Statement

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

Commentary

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.

4 General description of premises

Description

Luke William House is an 11 storey high residential building centrally positioned in Pontefract built in about 1960. It is a brick built; steel girder and steel roof construction which provides two fire escapes facilities for the residents from the building, one at end of the building and one centrally, the escape routes are illuminated by smart lighting in darkened periods and natural lighting throughout the daytime. Dry risers are positioned on each story in the fire escapes and provision has been made for easy access of a fire tender to the dry riser at the main entrance, by lowering a traffic bollard. Access to the building is controlled by a key fob system; however trade and visitors have limited access.

Occupancy

Times the premises are in use: 24/7

The total number of persons employed within the premises at any one time: Maximum of 4

The total number of persons who may reside in the premises at any one time: 120

Size

Building footprint: 15m x 40m

Number of storeys: Ground + 10

Number of stairs: 2

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

Original as fitted doors.

Bin chute closers

Within the bin room a smoke activated closer shuts off the bin chutes and prevents smoke from entering the building a certificate is available electronically

Dry riser outlets

In good condition and certificate is 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

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 via the Hot Works Permit system currently in place within WDH.

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

Where service pass throughout the building these have fire rated materials to prevent the spread of fire and smoke.

Items stored within common areas None

Is there gas piped into the building? Yes three boilers in basement to supply 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

Using external balcony to either staircase.

10 Means of escape – vertical evacuation

Commentary

Luke William House has two stairways which are protected at each storey landing by fire rated doors. The stairways and common areas are maintained as sterile areas so the likelihood of a fire in the common area are low. Tenants would evacuate using the nearest stairs which lead to a final exit doors one front and one rear exit. See plans at Appendix A.

The entrance/exit security system provides for occupants to escape out of the fire exits by a fail to safe system.

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 detection.

13 Emergency lighting system

Commentary

The emergency lighting system is system is serviced and maintained in house 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 replacement of dry riser.

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?

Yes

Commentary

No

Carried out weekly as part of the caretakers checklist.

Is there a maintenance regime for the fire warning system?

Yes

Commentary

No

Weekly by Facilities Management.

Annually by in-house team and recorded.

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

16 Method for calling Fire Service

Specify

Tenants or the caretaker would call the Fire Service in the event of an emergency. Caretakers, if on site, would assist and inform OneCALL.

17 Emergency action plan

Commentary

Only tenants whose apartment is directly affected by fire would evacuate. All apartments have been compartmentalised with as built doors 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.

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 |
|---|----------|----------------------|----------------|----------------|
| 84 apartment fire doors still to be installed | Mod | 1 April 2019 | Surveying Team | |

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

Appendix A: Floor plans



For Fire Service use only



Floor Plan

23SP38 - Horseshair Flats Type C1

Unit : 5 Luke Williams House

| Floor Schedule | | Floor Areas | |
|----------------|------------|--------------|------------|
| Floor | Area (sqm) | Element | Area (sqm) |
| 5/00 | 126.0 | Landings | 6.8 |
| 5/10 | 126.0 | Unit 1 | 10.4 |
| 5/20 | 126.0 | Unit 2 | 6.8 |
| 5/30 | 126.0 | Unit 3 | 12.3 |
| 5/40 | 126.0 | Roof/Terrace | 3.1 |
| 5/50 | 204.0 | | |
| 5/60 | 207.0 | | |
| 5/70 | 210.0 | | |
| 5/80 | 210.0 | | |
| 5/90 | 210.0 | | |
| 5/100 | 210.0 | | |



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| | | | |
|----------------------|--------------|---------|----------------------------|
| PROJECT | 23SP38 | CLIENT | WANGFIELD DISTRICT HOUSING |
| CONTRACT | POINTS/FLATS | DATE | MAR 11 |
| SCALE | | SCALE | 1:200 |
| PLANS AND ELEVATIONS | | DRAWN | SAW |
| PROPERTY | | CHECKED | CHV |
| | | DATE | 23/03/11 |
| | | BY | PER/1 R |

For Fire Service use only

23SP38 - Horsefair Flats
TYPE F2
 Handed
 1 Flat

based on : 6 Luke Williams House

| Window/Door Schedule | | Floor Areas | |
|----------------------|--------|-------------|------|
| Length | Height | Room | Area |
| 1550 | 1540 | Lounge | 22.7 |
| 1010 | 1540 | Kitchen | 7.7 |
| 1200 | 1540 | Utility | - |
| 1200 | 1250 | Toilet | - |
| 1750 | 1250 | Chk. (bed) | - |
| 2040 | 1250 | Bed 1 | 10.1 |
| - | - | Bed 2 | 12.8 |
| - | - | Bed 3 | - |
| - | - | Bed 4 | - |
| Bathroom | | | |
| - | - | - | 3.1 |
| 1220 | 2100 | Yard | - |
| 625 | 2100 | Midriff | - |
| - | - | - | - |
| - | - | - | - |

DESCRIPTION

100% of the total floor area of the flat is intended for residential use. The flat is a self-contained unit with a kitchen, living area, two bedrooms, a bathroom, a toilet, a utility room, a lounge, a terrace, a balcony, a parking space and a storage area. The flat is located on the 1st floor of the building and is accessed via a staircase.

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100% of the total floor area of the flat is intended for residential use. The flat is a self-contained unit with a kitchen, living area, two bedrooms, a bathroom, a toilet, a utility room, a lounge, a terrace, a balcony, a parking space and a storage area. The flat is located on the 1st floor of the building and is accessed via a staircase.



| | | | |
|----------------------|-----------------------------|--------|----------------------------|
| PROJECT | 23SP38 | CLIENT | WAKEFIELD DISTRICT HOUSING |
| CONTRACT | PONTEFRAC T HORSEFAIR FLATS | DATE | 04/11/2023 |
| SCALE | 1:50 | SCALE | 1:50 |
| PLANS AND ELEVATIONS | PROVENIEN T F2 | SCALE | 1:50 |
| PROJECT NO | 23SP38 | SCALE | 1:50 |
| PROJECT NO | PE/F2 L | SCALE | 1:50 |

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23SP38 - Horsefair Flats
TYPE F2
 ended
 lat

Address: 6 Luke Williams House

| eDoor Schedule | | Floor Area | |
|---------------------|--------|--------------|------|
| Length | Height | Room | Area |
| 1550 | 1940 | Lounge | 22.7 |
| 1010 | 1940 | Kitchen | 7.7 |
| 1200 | 1940 | Utility | - |
| 1200 | 1940 | Toilet | - |
| 1750 | 1250 | Chk. 1 (Bed) | 10.1 |
| 2040 | 1250 | Bed 2 | 12.8 |
| - | - | Bed 3 | - |
| - | - | Bed 4 | - |
| Bathroom | | 3.1 | |
| 1220 (incl. offset) | 2100 | | |
| 825 | 2100 | | |
| - | - | | |
| - | - | | |



| | | | |
|--------------|---|--------|-----------------------------|
| PROJECT | 23SP38 PONTERRACT HORSEFAIR FLATS | CLIENT | WAKERFIELD DISTRICT HOUSING |
| DATE | 15/01/2023 | SCALE | 1:50 |
| PROJECT NO. | 23SP38 | DATE | 15/01/2023 |
| PROJECT NAME | PE/F2 L | DATE | 15/01/2023 |

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Scale = 1:500 1:100 @ A2

23SP38 - Horsefair Flats

TYPE F3

ght handed led Flat

ing based on : 12 Luke Williams House

| Window/Door Schedule | | Floor Areas | |
|----------------------|----------|-------------|------|
| Ref | Height | Room | Area |
| W 1 | 1800 | Living | 23.4 |
| W 2 | 1010 | Kitchen | 7.7 |
| W 3 | 1230 | Utility | - |
| W 4 | 1980 | DR 1 | - |
| W 5 | 2010 | DR 2 | 14.6 |
| W 6 | 1260 | Bed 1 | - |
| W 7 | - | Bed 2 | - |
| W 8 | - | Bed 3 | - |
| W 9 | - | Bed 4 | - |
| W 10 | - | Bathroom | 3.1 |
| W 11 | 1260 Twd | | |
| D1 | 2100 | | |
| D2 | 790 | | |
| D3 | 2100 | | |
| D4 | - | | |
| D5 | - | | |
| D6 | - | | |

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| DESCRIPTION | | CLASS | |
|-------------|-----------------|--------------|-----------------------------|
| PROJECT | 23SP38 | CLIENT | MANCHESTER DISTRICT HOUSING |
| SCHEME | HORSEFAIR FLATS | CONTRACT NO. | MAN111 |
| DATE | 12/02/23 | SCALE | 1:50 |
| DRAWN | BAW | CHECKED | DW |
| PROJECT NO. | 23SP38 | DRAWING NO. | PE/F3 R |

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Part build up service also
 timber sash/tilt and slide
 facilities 600mm roller
 mechanisms. Provide a
 new door cover, using a
 clips and screws at 45C
 max c/c's, and frame with
 aluminium surround.

23SP38 - Horsfall Flats
 TYPE F4, F3
 Left handed
 (Linda Williams House)
 3 Bed Flat

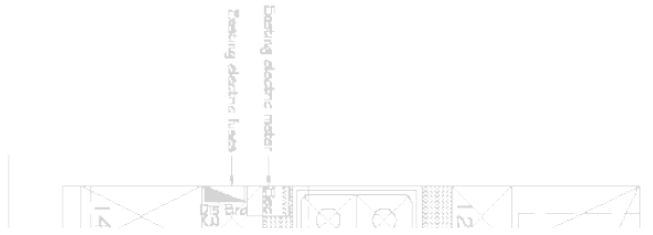
SCHEDULE OF UNITS

Base Units

- 1 Tray space
- 2 640 washer space
- 3 600 x 600 base unit with
inset sink
- 4 600 x 600 base unit
- 5 1000 x 600 corner base unit
(500 door)
- 6 640 cooker space
- 7 460 x 600 base unit
- 8 1000 x 600 corner base unit
(600 door)
- 9 Fridges freezer space
Wall Units
- 10 600 x 300 wall unit
- 11 850 x 650 corner wall unit
- 12 300 x 300 wall unit
- 13 300 x 300 wall unit
- 14 600 x 300 Corner wall unit
- 15 300 x 300 wall unit

| | |
|---|---|
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|---|---|

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Z3SP38 - Horseshair Flats
TYPE F2
 (Lulu Williams House)
 Lift Randed
 2 Bed Flat

SCHEDULE OF UNITS

Base Units

- 1 Tray space
 - 2 640 washer space
 - 3 800 x 800 base unit with insert sink
 - 4 600 x 800 base unit (500 door)
 - 6 1000 x 800 corner base unit
 - 8 840 cooler space
 - 7 450 x 800 base unit
 - 8 1000 x 800 corner base unit (500 door)
 - 9 Fridge freezer space
- Wall Units**
- 10 600 x 300 wall unit
 - 11 830 x 830 corner wall unit
 - 12 300 x 300 wall unit
 - 13 300 x 300 wall unit
 - 14 800 x 300 wall unit
 - 15 300 x 300 wall unit

REF: 1000_0000123

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 1190 North East Ltd
 1190 North East Ltd

| | | | | |
|---------|---------|---------|---------|---------|
| 2007/08 | 2008/09 | 2009/10 | 2010/11 | 2011/12 |
| 1000 | 1000 | 1000 | 1000 | 1000 |
| 1000 | 1000 | 1000 | 1000 | 1000 |
| 1000 | 1000 | 1000 | 1000 | 1000 |
| 1000 | 1000 | 1000 | 1000 | 1000 |

REF: 1000_0000123

Z3SP38 - NLPZ L

REF: 1000_0000123

