

FIRE RISK ASSESSMENT

**Keychange Charity
Sceats Memorial Home
1-3 Kenilworth Avenue
Gloucester
GL2 0QJ**



RESPONSIBLE PERSON FOR FIRE SAFETY AT THESE PREMISES: <i>(The responsible person is legally defined as the employer or person in control of the premises)</i>	Mr Mike James
PERSON APPOINTED WITH DAY TO DAY RESPONSIBILITY FOR FIRE SAFETY:	Tracey Galling / Luke Watt
ASSESSOR NAME:	Colin Beall FIIRSM OSHCR
ASSESSOR SIGNATURE:	
DATE OF ASSESSMENT:	13 th October 2020
DATE OF PREVIOUS FIRE RISK ASSESSMENT:	30 th July 2019
SUGGESTED DATE FOR REVIEW:	October 2021

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by a competent person by the date indicated above or at such earlier time as there is reason to suspect that it is no longer valid, or if there has been a significant change in the matters to which it relates, or if a fire occurs.

INTRODUCTION

This assessment is made to address the requirements of the Regulatory Reform (Fire Safety) Order 2005 for 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. It uses the format and questions set out in British Standards PAS 79:2012 Fire risk assessment – Guidance and recommended methodology.

It is recommended that this assessment is reviewed at least annually and is supplemented by routine checks of general fire precautions. Whilst I have made reasonable effort to access all areas of the premises there may be some areas that are inaccessible or difficult to access due to the fabric of the building and to do so would cause unnecessary damage.

The Fire Risk Assessment is based on a combination of observations made at the time of the survey and information provided by you or your representatives. This information is taken in good faith as being factual and accurate.

The checking of the integrity of fire compartmentation within floor and ceiling voids is outside the scope of this assessment. Compartmentation has been visually assessed, as far as is possible, in all other accessible areas of the premises.

This assessment is intended as a working document that can be used to guide future action aimed at improving compliance with legislation and day to day fire precautions. Where precautions have been assessed as falling below the required standards an Action Plan is provided, giving an indication of priorities and time scales.

The aims of a Fire Risk Assessment are:

- To assist the 'Responsible Person' in identifying the general fire precautions required to ensure the safety of their employees and other persons, so far as is reasonably practicable, and to ensure the premises are safe.
- To assist the Responsible Person in meeting the general fire safety requirements for the premises under their control.
- To identify any practices or conditions which could pose significant fire safety risks to people using the premises.
- To identify any practices or conditions which could pose significant risks to the building, the environment and people in the immediate vicinity of the building.
- To assess the adequacy of current fire safety measures against the risks, using current standards, legislation and recognised codes of practice and to recommend improvements where required.

The Fire Risk Assessment must be reviewed by the Responsible Person regularly so as to keep it up to date and accurate and particularly if:

- There is reason to believe a significant change in the structure or use of the building.
- There is a significant change in relation to the special, technical or organisational measures.
- Changes have taken place that have not been notified and approved by the relevant enforcing body or Fire Authority where an 'Alterations' notice is in force.
- There is reason to believe that an occupant is operating in breach of fire safety legislation.

Where changes to an assessment are required as a result of any such review, the Responsible Person must make them.

CONTENTS

INTRODUCTION	2
CONTENTS	3
ASSESSMENT OF FIRE RISK	4
ACTION PLAN	7
GENERAL INFORMATION	9
1. THE PREMISES	9
2. THE OCCUPANTS	9
3. OCCUPANTS ESPECIALLY AT RISK FROM FIRE	9
4. FIRE LOSS EXPERIENCE	10
5. OTHER RELEVANT INFORMATION	10
6. RELEVANT FIRE SAFETY LEGISLATION	10
7. ELECTRICAL SOURCES OF IGNITION	11
8. SMOKING	11
9. ARSON	12
10. PORTABLE HEATERS AND HEATING INSTALLATIONS	12
11. COOKING	12
12. LIGHTNING	13
13. HOUSEKEEPING	13
14. HAZARDS INTRODUCED BY CONTRACTORS AND BUILDING WORKS	13
15. DANGEROUS SUBSTANCES	14
16. SIGNIFICANT FIRE HAZARDS CONSIDERED - INCLUDING PROCESS HAZARDS WHICH IMPACT ON GENERAL FIRE PRECAUTIONS	14
17. MEANS OF ESCAPE FROM FIRE	14
18. MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	15
19. EMERGENCY ESCAPE LIGHTING	16
20. FIRE SAFETY SIGNS AND NOTICES	16
21. MEANS OF GIVING WARNING IN CASE OF FIRE	16
22. MANUAL FIRE EXTINGUISHING APPLIANCES	16
23. RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS	17
24. OTHER RELEVANT FIXED SYSTEMS AND EQUIPMENT	17
25. PROCEDURES AND ARRANGEMENTS	17
26. TRAINING AND DRILLS	19
27. TESTING AND MAINTENANCE	20
28. RECORDS	22
29. PHOTOGRAPHS	23

ASSESSMENT OF FIRE RISK

The following simple fire risk level estimator is based on a commonly used health and safety risk level estimator.

LIKELIHOOD OF FIRE	POTENTIAL CONSEQUENCES OF FIRE		
	Slight harm	Moderate harm	Extreme harm
Low	<i>Trivial risk</i>	<i>Tolerable risk</i>	<i>Moderate risk</i>
Medium	<i>Tolerable risk</i>	<i>Moderate risk</i>	<i>Substantial risk</i>
High	<i>Moderate risk</i>	<i>Substantial risk</i>	<i>Intolerable risk</i>

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

<input type="checkbox"/> Low	<input checked="" type="checkbox"/> Medium	<input type="checkbox"/> High
------------------------------	--	-------------------------------

In this context, a definition of the above terms is as follows-

Low 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 (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 the 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 fire safety in the event of fire would be

<input type="checkbox"/> Slight harm	<input checked="" type="checkbox"/> Moderate harm	<input type="checkbox"/> Extreme harm
--------------------------------------	---	---------------------------------------

In this context, a definition of the above terms is as follows-

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.

On this basis the risk to life from fire at these premises is assessed as

<input type="checkbox"/> Trivial	<input checked="" type="checkbox"/> Tolerable	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial	<input type="checkbox"/> Intolerable
----------------------------------	---	-----------------------------------	--------------------------------------	--------------------------------------

Comments:

I have assessed the likelihood of fire at these premises as Tolerable with some actions required. Fire hazards are a Medium Risk and the Potential consequences of fire are assessed as Moderate. I have drawn this conclusion because of the adequacy of the congregated place of safety; and the potential for Arson attack. But because there are fire procedures and emergency evacuation arrangements in place

and these are reasonably well managed and practiced.

I believe that risk to life is therefore assessed as tolerable but with action required as set out in the Action Plan below to enable justification for this level of assessment.

A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk based control plan is based on one that has been advocated for general health and safety risks.

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.

Note that, although the purpose of this section is to place the fire risk in context, 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. The fire risk assessment should be reviewed regularly.

ACTION PLAN

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

Tolerable

Definition of priorities (where applicable):

HIGH – Immediate action required.

MEDIUM – As soon as reasonably practicable and within 24 weeks

LOW – As soon as reasonably practicable and within 24 weeks

You are advised to consider and close all of the actions identified within three months from receiving a copy of the report.

Action	Priority (where applicable)	Action by whom	Date action undertaken
The industrial waste bins are unsecure and the garages do not lock. To reduce the risk of Arson ensure that the bins are locked and/or stored in a secure location. The garage doors are in a dilapidated state and need to be replaced, access to the garages is also an arson risk. (Photos 1&2)	High	Mike James Luke Watt	
The smoking /shelter is not a notable fire risk but does not meet current H&S regulations, in terms of ventilated sides. (Photo 3)	Low	Luke Watt	
The COSHH storage area and the maintenance office contain flammable items. All flammable items should be stored in a flammable rated locker. (Photos 4 & 5)	Medium	Mike James Luke Watt	
The door to the laundry has portions of intumescent strip missing (Photos 6 &7). These need to fitted.	Medium	Luke Watt	
Mains Electrical cupboard is poorly fitted with insufficient fire stopping /gaps around the door. These doors need to fit correctly to ensure a gap of 3mm exists around the entire doors. Photo 8&9	Medium	Luke Watt	
Reception area has glass that is not fire rated leading into an office that is on a fire escape route. Establish the nature of this glass and replace with fire rated glass.	Medium	Mike James Luke Watt	
Raised in the last FRA, Loft hatches are not fire rated and there is no smoke detection on the loft of House 1. Ensure loft hatches are made fire resistant and that smoke detection is fitted in to the loft area in House No1.	Medium	Mike James Luke Watt	

<p>The fire assembly point in the car park to the rear of the premises does not contain a definitive place of safety in that should there be a major fire, evacuees could be trapped in this area for a long period of time with no means of escape, for example if the prevailing wind and heat prevented them from escaping down the driveway. Establish a plan to ensure that all evacuees can arrive at an absolute place of safety.</p>	<p>High</p>	<p>Mike James</p>	
<p>It could not be established if staff have received practical fire extinguisher training. Review fire extinguisher training procedures to ensure that key members of staff know how to use an extinguisher if required to do so.</p>	<p>Low</p>	<p>Mike James</p>	
<p>Fire door checks are not recorded indicating that they may not take place. Instigate an annual fire door inspection regime to ensure that all fire doors are fully compliant with current fire regulations.</p>	<p>Medium</p>	<p>Luke Watt</p>	
<p>General fire record keeping was a little disjointed. Ensure that all appropriate records are kept in one file. I will arrange to send you a fire log book for this purpose.</p>	<p>Low</p>	<p>Luke Watt</p>	
<p>Fire door signage fire action notices. FAN;s were not all completed correctly. The fire door from the ground floor annex did not have a sign on it saying fire door keep clear. Complete all FAN's with relevant information; Install a sign on the external door to ensure that is stating Fire Door Keep clear. This sign should be White Text on Blue background and circular. Photos 11&12</p>	<p>Medium</p>	<p>Luke Watt</p>	

Guidance Note 2-1 contains advice and information on the principles of fire risk assessment, fire safety management and fire safety arrangements and procedures. Further assistance is also available from our Business Safety Consultants and 24 Hour BusinessSafe Advice Line on 0844 892 2785.

GENERAL INFORMATION

1. THE PREMISES

- 1.1 Number of floors
- 1.2 Approximate floor area M² per floor
 M² gross
 M² on ground floor
- [enter units as appropriate]*

- 1.3 Brief details of construction

The building initially two detached house now conjoined into on brick and slate/tile roof building.

- 1.4 Use of premises

Predominantly care of mainly elderly persons with mental health illnesses that require personal care, with some requiring moderate nursing.

2. THE OCCUPANTS

- 2.1 Approximate maximum number
- 2.2 Approximate number of employees at any one time
- 2.3 Maximum number of members of public at any one time
- 2.4 Associated times and hours of occupation

3. OCCUPANTS ESPECIALLY AT RISK FROM FIRE

- 3.1 Sleeping occupants
- 3.2 Disabled occupants
- 3.3 Occupants in remote areas and lone workers
- 3.4 Young persons
- 3.5 Others:

None

4. FIRE LOSS EXPERIENCE

None in the last 12 months.

5. OTHER RELEVANT INFORMATION

All residents require assistance in an evacuation situation due to the general nature of their mental health and wellbeing.

6. RELEVANT FIRE SAFETY LEGISLATION

6.1 The following fire safety legislation applies to these premises:

The Regulatory Reform (Fire Safety) Order 2005

6.2 This legislation is enforced by

HSE & Gloucestershire Fire and Rescue Service

6.3 Other legislation that makes significant requirements for fire precautions in these premises (other than the Building Regulations 2010):

Health and Safety at Work Act 1974

Health and Safety (Safety Signs and Signals) Regulations 1996

6.4 The legislation to which 6.3 makes reference is enforced by

The Regulatory Reform (Fire Safety) Order 2005

Health and Safety at Work etc. Act 1974

6.5 Comments

None

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 More specifically:

- Fixed installation periodically inspected and tested? YES
- Portable appliance testing (where appropriate) carried out? YES
- Suitable policy regarding the use of personal electrical appliances? YES
- Suitable limitation of trailing leads and adapters? YES

7.3 Comments and hazards observed:

A full fixed wiring examination was undertaken in April 2017 by Calbarrie, with subsequent new work being undertaken and certified. I was informed that all Code 1 work has been satisfied by the subsequent work undertaken in 2019.

PAT was carried out 20th July 2020. Any defective items would have been removed from service.

No obvious trailing leads or overloading of sockets was apparent.

8. SMOKING

8.1 Reasonable measures taken to prevent fires as a result of smoking? YES

8.2 More specifically:

- Smoking prohibited on the premises? NO
- Smoking prohibited in appropriate areas? YES
- Suitable arrangements for those who wish to smoke? YES
- This policy appeared to be observed at time of inspection? YES

8.3 Comments and hazards observed:

A redundant greenhouse is situated in the carpark is used as a smoking shelter. This is of sound construction and appears to meet the general requirements in terms of fire safety. In H&S terms the shelter does not provide an adequate air flow space if persons were sat inside the structure.

9. ARSON

- 9.1 Does basic security against arson by outsiders appear reasonable? NO
- 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

There is a potential for Arson attacks on the premises. Industrial waste bins are located in the car park and unsecured and there are garage storage areas where the doors do not lock .

10. PORTABLE HEATERS AND HEATING INSTALLATIONS

- 10.1 Is the use of portable heaters avoided as far as practicable? YES
- 10.2 If portable heaters are used:
- Is the use of the more hazardous type (e.g. radiant bar fires or LPG appliances) avoided? NOT APPLICABLE
 - Are suitable measures taken to minimise the hazard of ignition of combustible materials? NOT APPLICABLE
- 10.3 Are fixed heating installations subject to regular maintenance? YES

10.4 Comments and hazards observed

Gas safety appliance certificates have been issued within the required timescales by Mitchell's, Gas Safe registered engineers. I was told that this was done in June 2020.

11. COOKING

- 11.1 Are reasonable measures taken to prevent fires as a result of cooking? YES
- 11.2 More specifically:
- Filters changed and ductwork cleaned regularly? YES
 - Suitable extinguishing appliances available? YES

11.3 Comments and hazards observed

Deep cleaning of kitchen fans takes place Annually. This was carried out by Deep Clean Hygiene Solutions. In January 2020. Documentary evidence seen as the next due date being 06/01/2021.

12. LIGHTNING

12.1 Do the premises have a lightning protection system? NO

12.2 Comments and hazards observed

The premises does warrant lightning protection.

13. HOUSEKEEPING

13.1 Is the standard of housekeeping adequate? NO

13.2 More specifically:

- Combustible materials appear to be separated from ignition sources? YES
- Avoidance of unnecessary accumulation of combustible materials or waste? YES
- Appropriate storage of hazardous materials? NO
- Avoidance of inappropriate storage of combustible materials? NO

13.3 Comments and hazards observed

The COSHH storage cupboard contained flammable materials alongside other chemicals; There is an office space on the first floor of No.3 used to store a selection of paints and other possible flammable materials.

14. HAZARDS INTRODUCED BY CONTRACTORS AND BUILDING WORKS

14.1 Are fire safety conditions imposed on outside contractors? YES

14.2 Is there satisfactory control over works carried out on the premises by outside contractors (including “hot-work” permits)? YES

14.3 If there are in-house maintenance personnel are suitable precautions taken during “hot-work” including the use of “hot work” permits? NOT APPLICABLE

14.4 Comments and hazards observed

I was informed that Hot Work does not take place at the premises.

15. DANGEROUS SUBSTANCES

- 15.1 Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises? YES
- 15.2 If 15.1 applies, has a specific risk assessment been carried out, as required by the Dangerous Substances and Explosive Atmospheres Regulations 2002? NOT APPLICABLE

15.3 Comments

There are small quantities of flammable products (Notably ABHS) stored, however it is not considered that they carry a substantial risk that constitutes a DSEAR assessment to be carried out.

16. OTHER SIGNIFICANT FIRE HAZARDS CONSIDERED - INCLUDING PROCESS HAZARDS WHICH IMPACT ON GENERAL FIRE PRECAUTIONS

16.1 Hazards

There were no such hazards observed at the time of the visit.

16.2 Comments and deficiencies observed:

None

FIRE PROTECTION MEASURES

17. MEANS OF ESCAPE FROM FIRE

- 17.1 It is considered that the premises are provided with reasonable means of escape in case of fire? YES
- 17.2 More specifically:
- Adequate design of escape routes? NO
 - Adequate provision of exits? YES
 - Exits easily and immediately openable where necessary? YES
 - Fire exits open in direction of escape where necessary? NO
 - Avoidance of sliding or revolving doors as fire exits where necessary? NOT APPLICABLE

- Satisfactory means for securing exits? YES
 - Reasonable distances of travel? YES
 - Where there is a single direction of travel? NOT APPLICABLE
 - Where there are alternative means of escape? YES
 - Suitable protection of escape routes? YES
 - Suitable fire precautions for all inner rooms? NO
 - Escape routes unobstructed? NO
- 17.3 It is considered that the premises are provided with reasonable arrangements for means of escape for disabled people? Choose an item.

17.4 Comments

There are 8 final exit doors over the two adjoined properties. The overall length of the two properties is approximately 18metres therefore there is no place throughout the premises where a distance to a place of relative safety via one of these exit doors exceeds 15 metres, and no more than 45 Metres to a final place of safety. Main stairwells have stair lifts, which restrict the access and egress to the upper floors. Some doors leading to the final exits routes have doors with missing segments of intumescent strips. Main electrical cupboard has large gaps on the doors, up to 10mm in places.

The glass panel on the ground floor reception area is not fire rated. This is on a main escape route. (Raised in the last FRA)

18. MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT

- 18.1 It is considered that there is
- compartmentation of a reasonable standard? YES
 - reasonable limitation of linings that might promote fire spread? YES
- 18.2 As far as can reasonably be ascertained, fire dampers are provided as necessary to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of a fire? NOT APPLICABLE

NOTE. Based on visual examination of readily accessible areas with a degree of sampling where appropriate.

NOTE. A full investigation of the design of HVAC systems is outside the scope of this fire risk assessment

18.3 Comments

There are three loft hatches within the premises that are not made from 30-minute fire retardant material. All doors are on automatic door closers, (or electromagnetic catches, linked to the fire panel).

19. EMERGENCY ESCAPE LIGHTING

19.1 Reasonable standard of emergency escape lighting system provided? YES.

NOTE. Based on visual inspection, but no test of luminance levels or verification of full compliance with relevant British Standards carried out.

19.2 Comments I was informed that regular examinations of the emergency lighting takes place and battery drop tests are done monthly with records maintained.

20. FIRE SAFETY SIGNS AND NOTICES

20.1 Reasonable standard of fire safety signs and notices? NO

20.2 Comments Fire Action Notices have not been completed, see photo.

21. MEANS OF GIVING WARNING IN CASE OF FIRE

21.1 Reasonable manually operated electrical fire alarm system provided? YES

Based on visual inspection. No audibility tests or verification of full compliance with relevant British Standard carried out.

21.2 Automatic fire detection provided? YES - throughout the premises

21.3 Extent of automatic fire detection generally appropriate for the occupancy and the fire risk? NO

21.4 Remote transmission of alarm signals? YES

21.5 Comments There is an addressable fire alarm system that is serviced and maintained and tested regularly by ACE. (Last done June 2020).
Raised in the last FRA there remains no fire detection within the loft of house 1. I could not verify if the audibility levels of the alarm gave a minimum of 79dBA at the bedhead.

22. MANUAL FIRE EXTINGUISHING APPLIANCES

22.1 Reasonable provision of portable fire extinguishers? YES

22.2 Hose reels provided? NO

22.3 Are all fire extinguishing appliances readily accessible? YES

22.4 Comments Fire fighting equipment is subject to periodic checks and annual maintenance by ACE a recognised fire safety engineer. Last done 1st June 2020.

23. RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS

23.1	Type of system	There are no automatic fire extinguishing systems on the premises.
23.2	Comments	None

24. OTHER RELEVANT FIXED SYSTEMS AND EQUIPMENT

24.1	Type of system	There are no relevant fixed systems relating to fire on these premises
24.2	Comments	None.
24.3	Suitable provision of fire-fighters switches for high voltage luminous tube signs, etc.?	NOT APPLICABLE
24.4	Comments	There are no fire fighter switches or any fixed systems to combat fire.

MANAGEMENT OF FIRE SAFETY

25. PROCEDURES AND ARRANGEMENTS

25.1	Fire safety is managed by:	Mike James	
	<i>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.</i>		
25.2	Competent person(s) appointed to assist in undertaking the preventive and protective measures (i.e. relevant general fire precautions)?		YES
	Comments	Peter Cook and Mike James	
25.3	Is there a suitable record of the fire safety arrangements?		YES
	Comments	The home has a brief safety plan which is seen by all staff.	

25.4 Appropriate fire procedures in place? YES

More specifically

- Are procedures in the event of fire appropriate and properly documented? YES
- In premises with more than one occupier has the responsible person consulted with their landlord and other building occupants over fire safety arrangements and procedures? NOT APPLICABLE
- Are there suitable arrangements for summoning the fire and rescue service? YES
- Are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to fire fighters? YES
- Are there suitable arrangements for ensuring that the premises have been evacuated? YES
- Is there a suitable fire assembly point(s)? NO
- Are there adequate procedures for evacuation of any disabled people who are likely to be present? NO

Comments

In the event of a major fire the fire assembly point located in the rear Car Park is not deemed to be suitable and sufficient. It is a place of relative safety but not definitive safety, due to a lack of exit gates. Occupants could foreseeably be trapped in the carpark if there was a major fire that prevented them walking down the driveway of no3.
I did not conclusively establish the requirements for evacuation chairs. There were none observed and I was informed that all residents were relatively mobile.

25.5 Persons nominated and trained to use fire extinguishing appliances? NO

Comments

I could not establish if staff have received practical fire extinguisher training.

25.6 Persons nominated and trained to assist with evacuation, including evacuation of disabled people? YES.

Comments

All residents have care plans and staff have specific information regarding their safe evacuation.

25.7 Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarisation visits)? YES

Comments

I was told that Gloucester fire and rescue service have visited the premises for familiarisation purposes.

25.8 Routine in house inspections of the precautions (e g in the course of health and safety inspections)? YES

Comments

In general terms the Maintenance engineer is constantly monitoring and repairing within the home as part of his daily routine to maintain a safe environment.

26. TRAINING AND DRILLS

26.1 Are all staff given adequate fire safety instruction and training on induction? YES

Comments

All staff are given basic fire awareness training as part of the induction process.

26.2 Are all staff given adequate periodic “refresher training” at suitable intervals? YES

26.3 Does all staff training provide information, instruction or training on the following:

- Fire risks in the premises? YES
- The fire safety measures on the premises? YES
- Action in the event of fire? YES
- Action on hearing the fire alarm signal? YES
- Method of operation of manual call points? YES
- Location and use of fire extinguishers? YES
- Means for summoning the fire and rescue service? YES
- Identity of persons nominated to assist with evacuation? YES
- Identity of persons nominated to use fire extinguishing appliances? NO

Comments

Most of this section was verbally confirmed but I could not confirm that 'hands-on' training for fire extinguishers has been given.

26.4 Are staff with special responsibilities (e g fire wardens) given additional training? NO

Comments

The last FRA concluded that there are just 4 fire wardens to cover all shifts and stated that this may be insufficient. Review the current shifts patterns to establish if there is at least 1 warden preferably 2 wardens are on duty.

26.5 Are fire drills carried out at appropriate intervals? YES

Comments: Whilst the records were difficult to establish it was confirmed electronically that the last fire drill took place in March 2020. I was informed that all residents evacuated within 2 minutes. Better records need to be kept to record actual timing of evacuation drills. I have requested a fire log book for you which will be sent separately to this report.

26.6 When the employees of another employer work in the premises

- Is their employer given appropriate information (e.g. on fire risks and general fire precautions)? YES
- Is it ensured that the employees are provided with adequate instructions and information? YES

Comments: I was informed that a short safety brief is given to all visitors and contractors coming on to site.

27. TESTING AND MAINTENANCE

27.1 Adequate maintenance of premises? NO

Comments and deficiencies observed: Some areas of the premises maintenance could be improved. For example, Garage door operation, fire door maintenance.

27.2 Weekly testing and periodic servicing of fire detection and alarm system? NO

Comments: Records for the all testing and maintenance of all fire related systems and equipment could be improved by way of a collated information document. I will arrange to have one sent you.

27.3 Monthly and annual testing routines for emergency escape lighting? NO

Comments: I was told that emergency lighting was tested monthly and a battery load test was also carried out that this time. I did not see any tangible records to verify this. There were no official documents to demonstrate that the EL has been serviced.

27.4 Annual maintenance of fire extinguishing appliances? YES

Comments: ACE 1st June 2021.

27.5	Periodic inspection of external escape staircases and gangways?	NO
	Comments	There is an external escape route via two small steel staircases and over a flat roof between houses 1 and 3. Whilst these look to be in very good condition, there were no records to verify their maintained, or structural integrity status. These should be checked structurally every 5 years.
27.6	Six-monthly inspection and annual testing of rising mains?	NOT APPLICABLE
	Comments	There are no rising mains.
27.7	Weekly and monthly testing, six-monthly inspection and annual testing of fire-fighting lifts?	NOT APPLICABLE
	Comments	There are no passenger lifts on the premises.
27.8	Weekly testing and periodic inspection of sprinkler installations?	NOT APPLICABLE
	Comments	There is no sprinkler system on the premises.
27.9	Routine checks of final exit doors and or security fastenings?	NO
	Comments	There were no recorded routine checks of final exit doors.
27.10	Annual inspection and test of lightning protection system?	NO
	Comments	There is no lightning protection at the premises.
27.11	Are suitable systems in place for reporting and subsequent restoration of safety measures that have fallen below standard?	NO
	Comments	Initial evidence pertaining to the shortfalls in remedial measures stemming from the previous FRA would indicate that the arrangements are not suitable.
27.12	Other relevant inspections or tests:	NOT APPLICABLE
	Comments	

28. RECORDS

28.1 Appropriate records of

- Fire drills? NO
- Fire training? NO
- Fire alarm tests? NO
- Emergency escape lighting tests? NO
- Maintenance and testing of other fire protection systems? YES

Comments

Whilst I was informed that all of these items were being satisfied I did not see any establish records/ verifiable records.

PHOTOGRAPHS



Photo 1 Bins stored insecurely



Photo2 Bins and Garage doors



Photo 3 Inappropriate smoking shelter



Photo 4 Maintenance Office



Photo 4 Maintenance Office (Expanded)



Photo 5 COSHH cupboard

PHOTOGRAPHS



Photo 5 COSHH cupboard Expanded



Photo 6 Laundry Door Intumescent strip



Photo 7 Laundry Door Intumescent strip



Photo 8 Mains electrical Cupboard



Photo 9 mains electrical cupboard gaps



Photo 10 Exit door signage



Photo 11 Incomplete information on FAN



Photo 12 Missing Fire Door Keep Clear sign.