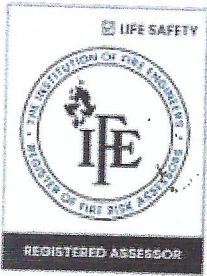


2021



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REGULATORY REFORM (FIRE SAFETY) ORDER 2005 FIRE RISK ASSESSMENT

Great Cliff Dawlish Ltd
Great Cliff
Marine Parade
Dawlish
Devon
EX7 9EX



Period of Validity:

This risk assessment should be reviewed in 12 months from the date of the site visit or shorter period if any significant change has occurred or following a fire or near miss.

REPORT UNIQUE IDENTIFIER: 1642

SUMMARY OF ACTIONS

Action plan:



The hazards and/or risks identified (if any) in each section of this report increase the risk of life safety to occupants.

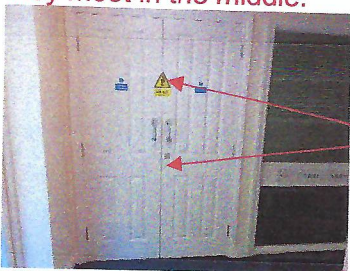
The actions given in each sub-section of this report should be implemented to bring those hazards and/or risks down to the required standard.

The necessary actions are consolidated in the table below. Advisory actions are found in each sub-section's action plan only.

(The assessor's recommendations are based on the interpretation of risk-based guidance issued by the Secretary of State as determined by Article 50 of The Fire Safety Order 2005. There is, however, an element of subjective application. On occasion the assessor's recommendations may differ from that of the responsible person(s) and/or the enforcing authority. Differences in opinion arise because the perception of risk interpreted by different persons will undoubtedly vary. The ultimate responsibility for the adequacy of the fire risk assessment rests with the duty-holder, namely the person defined by legislation as responsible for ensuring that the fire risk assessment is carried out and that the fire precautions are adequate. The responsible person should, if they consider any points made within this report inadequate, unreasonable and/or impracticable, first raise any issues with FireMaster (Southwest) Limited.)

Item	Recommendation	Priority
1.	<p>Hard-wired installations: <i>Inspection:</i> It should be confirmed that an 'in date' electrical installation condition report exists for the common area's hard-wired installations and if not, then a competent/accredited electrician should be instructed to undertake one. (Hard-wired electrical circuits and fittings should be inspected at intervals not exceeding 5 years (or lesser time as determined by the inspecting electrician), in accordance with the recommendations of British Standard 7671, as amended.)</p> <p><i>Remedial works:</i> Upon completion of the inspection and receipt of its subsequent report any Code 1 and/or 2 items listed within it should be rectified in accordance with the inspecting electrician's recommendations.</p> <p>Any other recommendations should be incorporated into your routine maintenance programme.</p>	<p>3</p> <p>As determined by the inspecting electrician</p> <p>Advisory</p>
2.	<p>Residential common circulation areas, i.e. stairways, corridors and lobbies: <i>Stairways/balconies:</i> Signage should be displayed within each common stairway instructing residents that they must be always kept clear.</p> <p>The zero-tolerance approach should include the undertaking by Great Cliff Dawlish Ltd of routine checks of the common areas to ensure continued compliance.</p>	<p>1</p> <p>1</p>
3.	<p>Escape route and final exit doors - locking mechanisms: <i>Residential common circulation areas, i.e. stairways, corridors and lobbies:</i> It should be confirmed that the powered common balcony door(s) revert to manual control or fail safe in the open position in the event of a power failure.</p>	<p>1</p>

<p>4.</p>	<p>Self-closing mechanisms: <i>Flat entrance doors:</i> Assurances should be sought that the entrance door to each flat opening to an internal lobby has a self-closing device installed and that it is able to shut the door so as to latch from any starting position and where it cannot, then remedial works are immediately carried out. <i>(Remedial works should be undertaken by a qualified fire door specialist only.)</i></p> <p>Such assurances should be regained at intervals not exceeding every 12 months. <i>(The absence of self-closing mechanisms is considered to have played a major contribution to the loss of life experienced in the Grenfell Tower Fire. So much so, that Sir Martin Moore-Bick (leading the public enquiry) has recommended in his Phase 1 report that these checks should be undertaken every quarter with the findings being relayed to the fire service. However, at this time, his recommendations are not written in law.)</i></p>	<p>3 ✓</p> <p>4</p>
<p>5.</p>	<p>Premise's compartmentation & fire stopping: <i>Residential common circulation areas, i.e. stairways, corridors and lobbies:</i> Riser cupboard door frames: Fire stopping should be applied to the reverse side of each riser cupboard door frame to fixing wall.</p>  <div data-bbox="805 985 1197 1131" style="border: 1px solid black; padding: 5px; margin-left: 200px;"> <p>Typical example of absent fire stopping to riser cupboard door.</p> </div> <p>Riser cupboards: Remedial fire stopping works are required in the riser cupboards where penetrations made by wires passing through fire resisting walls are found.</p>  <p><i>(Typical example evident in each cupboard.)</i></p>	<p>5</p> <p>5</p>

	<p>Remedial works should be carried out to the double riser cupboard doors which should have intumescent strip and cold smoke seal installed where they meet in the middle.</p>  <p>Intumescent strip and cold smoke seal required along this edge.</p> <p><i>(The above requirement was required of Building Regulations as advocated by The Approved Document B at the time of build.)</i></p> <p>Compartmentation/fire stopping planning: It should be confirmed that a fire compartmentation/fire stopping plan has been compiled comprising of:</p> <ul style="list-style-type: none"> • Contractors' fire safety information. • As built 'compartment' plans of the building are provided to any person undertaking building works. • Any person undertaking works that breach compartment lines are requested to provide evidence of the materials they have used to seal the breaches and photographs of any concealed works upon completion of their works. • Great Cliff Dawlish Ltd should include within its leasehold agreements a statement saying: 'All building works will be subject to prior permissions from them and where necessary subject to Building Regulations.' <p>Flats: It is recommended that each flat is thoroughly and (if necessary) invasively inspected at the change of any leasehold/ownership to ensure its compartmentation has not been compromised by any (authorized or unauthorized) works.</p> <p><i>(This fire risk assessment will not necessarily identify all minor fire stopping issues that might exist within the building. If you become aware of other fire stopping issues, or are concerned about the adequacy of fire stopping, you may wish to consider arranging for an invasive survey by a competent specialist.)</i></p> <p><i>(A full investigation of the design of heating, ventilation and air conditioning systems is outside the scope of this fire risk assessment.)</i></p>	<p>5</p> <p>✓</p> <p>1</p> <p>✓</p> <p>Advisory</p>
<p>6.</p>	<p>External facades: Balconies. As the building adopts a 'stay-put' fire evacuation strategy it is important that fire occurring within a flat cannot spread via the external surfaces of the building so as to involve other parts. Accordingly, it is necessary to determine by survey the combustibility of the materials fixed to the underside of the balconies and any insulation materials found behind them. Only materials achieving Class A2-s1, d0 or Class A1 should be permitted.</p> <p><i>(External walls should be constructed using a material that does not support fire spread and therefore endanger people in or around the building. Flame spread over or within an external wall construction should be controlled to avoid creating a route for rapid fire spread bypassing compartment floors or walls. NOTE 1 This is particularly important where a stay put strategy is in place.)</i></p>	<p>3</p> <p>✓</p>

	<i>(External wall surfaces near other buildings should not be readily ignitable, to avoid fire spread between buildings. External walls should either meet the performance criteria given in BRE Report BR 135 [N1] for cladding systems using full scale test data from BS 8414-1 or BS 8414-2.)</i>	
7.	Fire action/evacuation signage: <i>Residential common circulation areas, i.e. stairways, corridors and lobbies:</i> The revised fire evacuation procedure provided in the appendices of this report should replace all existing.	1 ✓
8.	Residents' fire safety information: <i>Residential common circulation areas, i.e., stairways, corridors and lobbies:</i> The revised fire safety information provided in the appendices of this document should replace all existing.	2 ✓
9.	Routine (in house) checks and tests: <i>Common circulation areas, i.e., stairways, corridors, lobbies and walkways:</i> Arrangements should be in place that ensure the emergency lighting is function tested at intervals not exceeding every calendar month. <i>(Monthly tests:</i> <i>Tests shall be carried out as follows:</i> <i>Switch on in the emergency mode each luminaire and each internally illuminated exit sign from its battery by simulation of a failure of the supply to the normal lighting for a period sufficient to ensure that each lamp is illuminated. At the end of this test period, the supply to the normal lighting should be restored and any indicator lamp or device checked to ensure that it is showing that the normal supply has been restored. The date of the test should be entered into the test record log.)</i>	2 ✓
10.	Inspection, test, service and maintenance: <i>Common circulation areas, i.e., stairways, corridors, lobbies and walkways:</i> Arrangements should be in place that ensure the emergency lighting is full drain tested, serviced and maintained at intervals not exceeding every 12 months in accordance with the recommendations of BS5266-8:2004. <i>(Annual tests: Tests shall be carried out as follows:</i> <i>Each luminaire and illuminated sign shall be tested as per the monthly tests but for its full rated duration in accordance with the manufacturer's information. The supply of the normal lighting shall be restored and any indicator lamp or device checked to ensure that it is showing that normal supply has been restored. The charging arrangements should be checked for proper functioning.)</i>	4 ✓
11.	Fire safety management <i>All concerns:</i> It should be confirmed that Great Cliff Dawlish Ltd advise residents formally of the fire safety arrangements for the building, what to do to prevent fires occurring and what to do in the event of a fire. This information could be contained within a handbook, which also addresses the potential for problems arising where residents employ sub-contractors, e.g. for fit-out work – see appendices. It should be confirmed that Great Cliff Dawlish Ltd with the assistance of their block managing agent manage building work carefully. A fire risk assessment should be mutually evolved between them and the contractor. The risk assessment should be continually reviewed during the period of the works. Where such an assessment process shows that the safety of persons is difficult to ensure, then alternative approaches should be implemented. These might include the provision of extra fire precautionary measures or the prohibition of occupation. It should be confirmed that Great Cliff Dawlish Ltd inspect the building using a regular schedule. Inspections should include, but not necessarily limited to:	1 ✓ 2 ✓
		Advisory

	<ul style="list-style-type: none"> • Escape routes. Storage of goods and equipment could block exits and provide an unwanted fire load and potential source of ignition. • Door locks are maintained so that they are easily openable in an emergency. • Whenever additional or replacement services breach compartment walls or floors, the integrity of fire separation is maintained through the use of appropriate fire-resisting materials in spaces where breaches of compartmentation have occurred. • All fire safety equipment, e.g. emergency escape lighting, is maintained and tested in accordance with the relevant standard by competent persons. • Fire doors are maintained. 	
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RISK LEVEL ESTIMATOR

The following simple risk level estimator is based on a similar estimator contained in BS18004:2008.

Potential consequences of fire Likelihood of fire 	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial Risk	Tolerable Risk	Moderate Risk
Medium (normal)	Tolerable Risk	Moderate Risk	Substantial Risk
High	Moderate Risk	Substantial Risk	Intolerable Risk