




Fire Risk Assessment Report

Company / Organisation	St Augustine's Priory Science Block
Site Address	Hillcrest Rd, London W5 2JL
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Photograph of Site	
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Date of Assessment	8 th October 2019
Report Reviewer / QA	David Prince. MIFireE, MIFSM, FdSc, Tech IOSH, LCGI, Dip(Ed) Nationally Accredited Fire Risk Assessor FRACS No.73. NAFRAR No. 0151
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1. EXECUTIVE SUMMARY

1.1. Overview

As part of the service to St Augustine's Priory (Science Block) Jo Banks of Arinite conducted a comprehensive inspection and subsequent fire safety risk assessment of the Science Block building on 8th October 2019

The fire risk assessment set out in this document is an evaluation of life safety and property protection measures and is intended to satisfy the requirements of the Regulatory Reform (Fire Safety) Order 2005.

Key issues identified were as follows:

- Continued vigilance to building management instruction for fire and security.
- EICR Certification unseen.

Full details of all the individual actions and recommendations arising from this Fire Risk Assessment are detailed within the Action Plan Matrix in Section 5.

1.2. Overall Fire Risk

In the opinion of the Assessor the overall fire risk at the premises at the time of the Fire Risk Assessment inspection is:

Tolerable

Risk level	Action and timescale
Trivial	No action is required, and no detailed records need to be kept.
Tolerable	No major additional controls required. However, there may be a need for consideration of improvements that involve minor or limited cost.
Moderate	It is essential that efforts be made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with extremely harmful consequences, further assessment may be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources may have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Intolerable	Building (or relevant area) should not be occupied until the risk is reduced.

1.3. Re-assessment

In the opinion of the Assessor the recommended frequency for re-assessment is:

One year

2. INTRODUCTION

2.1. Fire Safety Legislation

In England and Wales, The Regulatory Reform (Fire Safety) Order 2005 places a clear legal duty on the "Responsible Person" to undertake a fire risk assessment.

The equivalent legislation in Scotland, the Fire Safety (Scotland) Act and Fire Safety (Scotland) Regulations 2006 and in Northern Ireland, the Fire and Rescue Services (Northern Ireland) Order 2006 and the Fire Safety Regulations (Northern Ireland) 2010, whilst slightly different, all impose a similar duty. The legislation applies to most "non-domestic" premises.

The Responsible Person is deemed to be the person in control of the premises which in most cases is the employer. It could also be anyone else that has control of a building such as the landlord, the managing agent or in some circumstances, the tenant.

It is important to recognise that the legislation places a duty on other persons that may "take control" of the premises to undertake a risk assessment. An example may be contractors that are appointed to undertake work on the property. The Fire Safety Order recognises that, in these circumstances, there may be one or more legal duty holders or "Responsible Persons" and places a responsibility on both parties to communicate and co-ordinate on fire safety. If contractors or other operators "take control" of the premises the Responsible Person should share this report with them and ask them to complete their own fire risk assessment.

The fire risk assessment needs to be "suitable and sufficient" and any "significant findings" must be recorded where the following apply:

- The business has 5 or more employees
- The premises are licenced
- The premises have been served with an alterations notice which remains in force

The legislation makes specific reference to assessing the risks to "relevant persons" and this would include any person who is or may be lawfully on the premises, and also any person in the immediate vicinity of the premises who is at risk from a fire on the premises.

2.2. Specific Fire Safety Guidance

The HM Government (CLG) Guidance, Fire Safety Risk Assessment

<https://www.gov.uk/government/collections/fire-safety-law-and-guidance-documents-for-business>

The guide(s) below were used for the purposes of this fire risk assessment, as relevant to the client's premises and/or client's activities:

- Means of Escape for Disabled People (Mar 2007)
- Offices and Shops (June 2006)
- FSRA Educational premises

Other guidance which may have been used in this assessment

- Approved Document 'B': 2006: Volume 2: Buildings Other Than Dwelling Houses
- The Fire Safety of Furniture and Furnishings in the Contract and Non-Domestic Sector

2.3. Methodology

The fire risk assessor has used their knowledge and experience to complete the fire risk assessment checklist (Section 6 of this report). They have examined and evaluated the risk of a fire starting, the risk of it spreading and the risks to people in the event of fire. An assessment of the overall risk is provided in the Fire Risk Assessment Summary Findings (Section 4).

Where it is considered that fire safety risks are not adequately controlled, additional remedial actions have been proposed. Full details of all of the individual actions and recommendations arising from this Fire Risk Assessment are detailed within the Action Plan Matrix (Section 5).

Photographs are provided where they assist in highlighting good or poor practice and can be found at the end of the document (section 7).

2.4. Limitations of the Assessment

In general, the structural features of the premises and those that were hidden from open view, e.g. ceiling voids, service ducts, etc., may not have been subject to inspection during this fire risk assessment. The Responsible Person has a duty for ensuring that appropriate inspection and maintenance of the structural aspects of the buildings, including the above, is carried out.

This fire risk assessment is prepared pursuant to our knowledge of the premises as disclosed to us by the occupier or their agent and following an inspection. The working of equipment not specifically checked by us is outside of our knowledge and control.

The risk assessment only identifies those areas of risk apparent at the date of inspection in relation to the risks relating to fire. The assessment is based on observations, discussions and the examination of documents undertaken by Arinite on the date when the premises was visited. Specific areas inspected and those not inspected are noted in section 3.1.

The risk assessment is based on visual observation only, no verification of full compliance with the relevant British Standard was carried out. No structural survey has been carried out as part of this fire risk assessment and fire compartmentation was based on visual inspection of readily accessible areas only, with a degree of sampling where appropriate.

This fire risk assessment is made without prejudice to any requirements made by Local Authority, Building Control or by the local Fire Authority.

2.5. Action on receipt of report

Upon receipt of this report the Responsible Person should:

- Implement the action plan and make a formal record of any action taken
- Share the significant findings with any employees that work at or visit the property
- Share the significant findings with non-employees who work at or on the property (this would include 'resident' contractors such as security companies and other contractors)
- Keep the assessment available at the premises or otherwise easily accessible for review by any third party who may request it e.g. Fire Authority, landlord or managing agent, insurance company, other occupiers within shared premises

2.6. Review

Your attention is drawn to the recommended period for this risk assessment to be formally reviewed (Section 1.3). This period is based on the risk remaining unaltered. Should there be any significant changes in the following, before that date, then the risk assessment will need to be reviewed to reflect these changes:

- Use or layout of the building,
- Occupancy, or
- Protective systems in place.

In the event of any fire losses, or if there is any significant deterioration (i.e. increase) in the false alarm rate, it would also be prudent to review the risk assessment.

If there is any doubt about the validity of the assessment and the need for review, please contact Arinite for further clarification.

3. SUPPORTING INFORMATION

3.1 The Assessment

Assessing company details:	Arinite Ltd. Warnford Court, 29 Throgmorton Street, London, EC2N 2AT Tel: 020 7947 9581 www.arinite.co.uk
Type of assessment:	Fire Risk Assessment to comply with the requirements of the Regulatory Reform (Fire Safety) Order 2005
Areas inspected:	Science Block
Areas not inspected:	Riser cupboard locked
Persons accompanying assessment:	Jonathan Pierce and Chris Mortimer

3.2 The Premises

Premises name:	St Augustine's Priory (Science Block)
Responsible person:	Board of Governors
Person with day-to-day responsibility:	Head, Site Manager and Bursar All Teaching Employees – Led by management team
Use of the premises / Activities:	Science teaching areas and science storerooms. Lift
Extent of premises:	Purpose built Science block. One passenger Lift, one main staircase. Traditional brick and tile construction.
No. of floors:	2 floors The fire panel is in the ground floor lobby. The school is maintained by the in-house team and contractors
Areas / No. of Floors occupied by the client:	All
Construction of the building:	Brick, Timber, Render and Tile.
Number of stairways:	1

Unusual features:	<p>Modern purpose -built science block with exceptional classroom facilities and pleasant ambience.</p> <p>Science Dept : where the Head of Science keeps risk assessments for all experiments, and the use and storage of equipment. COSHH assessments and CLEAPSS Hazcards are kept on the use and safe storage of all chemicals. The Science Department keeps records of all subject-specific training by teachers and technicians.</p>
External cladding:	Rendered / Brick

3.3 Occupancy

Times of occupancy:	Office hours, cleaners may be present outside of normal hours.
Max. no. of employees:	<p>Independent Day School</p> <p>There were c75 full time and part time teachers and support staff.</p> <p>Pupils from Nursery to 6th form</p>
Other relevant persons:	Tenants / Hirers, Contractors, Cleaners
People especially at risk from fire:	Not generally open to the public, could be lone workers, young persons or persons with mobility/sensory/cognitive difficulties on site.

3.4 Previous History (If any):

Previous Fire Risk Assessment:	Arinite 2017, 2018
Previous Enforcement Action or Advice:	None reported
History of fires or attempted arson:	None reported

3.5 Other Relevant Information

Any Other Relevant Information:	Some employee accommodation on the site in dwelling houses. Not forming part of this risk assessment.
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4. FIRE RISK ASSESSMENT - SUMMARY FINDINGS

- (1) Considering the fire prevention measures observed at the time of the risk assessment, it is considered that the hazard from fire (probably of ignition) at these premises is:
- (2) 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 potential consequences for life safety in the event of fire would be:
- (3) Accordingly, it is considered that the risk to life from fire at these premises is:

Low

Slightly Harmful

Tolerable

Fire Hazard (1)	
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 likelihood of fire.

Potential consequences of fire (2)	
Slightly harmful	Outbreak of fire very unlikely to result in serious injury or death of any occupant.
Harmful	Outbreak of fire could result in harm to one or more occupants, but it is unlikely to result in serious injury or death of any occupant; any such injury or death is unlikely to involve multiples of people.
Extremely harmful	Potential for serious injury or death of one or more occupants.

Fire hazard (probability)	Potential consequences of fire:		
	Slightly harmful	Harmful	Extremely harmful
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

A suitable risk-based control plan should involve effort and urgency that is proportional to risk.

Risk level	Action and timescale
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Note that although the purpose of this section is to place the fire risk in context, the above approach to 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 Action Matrix section. The risk assessment should be repeated periodically.

5. FIRE RISK ASSESSMENT – ACTION PLAN MATRIX

Ref-Date	Subject (Section)	Fire Hazard	Risk	Persons at Risk	Priority	Action Required	Target Date	Completed
01-10-19	Electricity	No evidence of 5-year Electrical Installation condition report certificate. However, Maintenance manager was available and indicated the test was completed for all areas and certification held. Due to re-test in 2022/2023 multiple areas.	Fire starting Ignition source	All	L	Check certificate for any defects or actions to resolve from last inspections.	1 month	
02-10-19	Ignition Source	Pat Testing incomplete Electrical safety	Source of ignition faulty wiring or appliance	All	L	All equipment was subject to a maintenance programme, including portable electrical appliances which were tested by employees. This program had fallen behind schedule.	2 months	
03-10-19	Means of Escape	Art works and paper sculptures in escape routes.	Failure to escape	All	M	Remove flammable items from main escape routes.	2 months	
04-10-19	Means of Escape	Emergency light testing records unseen	Failure to escape Failure to illuminate	All	L	Ensure testing records are readily available for inspection.	2 months	
05-10-19	Means of Escape	No Evacuation chair Available in case of lift failure or Fire conditions	Failure to escape Lack of Planning for less mobile employees or visitors.	All	L	Employees or pupil may have limited mobility or temporary disability. Evacuation Chair and training advised.	2 months	
03-10-19	Fire-fighting Equipment	Extinguishers hidden behind clutter	Failure to escape Failure to access equipment	All	L	.Remove items stored in Fire extinguisher areas.	1 months	

Priorities for Action

To assist in the decision-making process, colour-coded priorities for action have been assigned in the reports to enable management to differentiate between critical necessities and desirable requirements.

Urgent	Where a situation exists that poses an imminent risk to life safety and would probably be subject to the issuing of a prohibition notice or prosecution by the enforcing authority. These matters require immediate action.
High	Where a situation exists that is likely to involve contravention of legislation that could lead to fatal or other serious injury and would probably be subject to the issuing of an enforcement notice by the enforcing authority.
Medium	Where a situation exists that is likely to involve contravention of legislation that could lead to injury and would probably be subject to the issuing of a letter of deficiencies by the enforcing authority.
Low	Where a situation exists that although enforcement action is unlikely, accidents or property damage is possible. The remedial actions are improvements, precautions or policy that will ensure full conformance to fire safety legislation.
Recommendation	Where a situation exists that may arguably meet legislative requirements but is not to current best practice and may still pose a risk of injury or damage.

Note: To ensure full compliance with the requirements of current legislation, all identified tasks should be rectified at the earliest opportunity.

6. FIRE RISK ASSESSMENT - CHECKLIST

Ref.	Hazard	Y/N/NA	Comment / Photo Ref. No.
1.0	Management of Fire Risks		
1.1	Is there a formal documented policy for fire safety that is reviewed regularly?	Y	
1.2	Is the fire safety policy communicated to all staff?	Y	
1.3	Has responsibility for fire safety been established and documented?	Y	
1.4	Have competent persons and fire wardens / marshals been appointed to assist the Responsible Person in undertaking the preventative and protective measures?	Y	Fire marshals in place.
1.5	Are regular fire safety management checks such as housekeeping inspections and escape routes etc. undertaken?	Y	Cleaners, Teachers and Site Manager
1.6	Is there a formal process for the investigation of fire related incidents and near misses?	Y	None
1.7	Are actions arising from checks and investigations allocated and implemented?	Y	
1.8	Is there a process for consulting the workforce on matters relating to fire safety?	Y	
1.9	Is there a control regime that ensures that building compartment integrity is not compromised by maintenance or building activities?	Y	
1.10	Is a Fire Logbook available and up to date?	Y	PPM Schedule and list of Engineer visits.
1.11	Has a previous fire risk assessment been carried out by the client?	Y	Arinite 2016-2018
1.12	Has a previous fire risk assessment been carried out by a landlord (if applicable)?	NA	

Ref.	Hazard	Y/N/NA	Comment / Photo Ref. No.
1.13	If substances or atmospheres that may be described as dangerous within the meaning of the Dangerous Substances and Explosive Atmospheres Regulations 2002 are used/present, has an appropriate risk assessment been conducted?	NA	
Section 1: Summary		Fire Marshals are in place and have received training in recent years. All teachers are in control of pupils for fire drills and support staff have roles or instruction to evacuate.	
2.0	Sources of Ignition		
2.1	Do all electrical cables and equipment appear in good condition without signs of visible defects?	Y	
2.2	Do all electrical sockets appear to be used correctly without overloading or excessive use of extension leads / adaptors?	Y	
2.3	Is there a policy for the control of personal appliances brought on to the premises?	Y	
2.4	Are heating appliances kept clear of combustible materials?	Y	
2.5	Are any supplementary heaters used and positioned correctly?	Y	
2.6	Are any cooking or food heating appliances located, positioned, and supervised to minimise risk?	Y	
2.7	Are combustible materials kept well away from high temperature surfaces such as high output light fittings, distribution boards, etc.?	Y	
2.8	Are the fire risks from smoking adequately controlled within the building?	Y	No smoking site
2.9	Has a low risk area been designated for smoking with appropriate ash trays / dispensers and a regime for emptying the ash trays / dispensers?	NA	
2.10	Are the activities of contractors controlled and hot work permits used where appropriate?	Y	Site Manager to control contractors
Section 2: Summary		EICR Certificate unseen, however the Site Manager and record of engineer’s visits confirm the check has been completed.	

Ref.	Hazard	Y/N/NA	Comment / Photo Ref. No.
3.0	Sources of Fuel		
3.1	Does furniture and furnishings meet relevant standards and guidance for ignition resistance?	Y	
3.2	Do housekeeping standards minimise the risk of accumulation of combustible materials?	Y	Some clutter in storeroom.
3.3	Are combustible materials stored to minimise their potential for contact with sources of ignition?	Y	Teachers have been advised about clutter, storage areas and decorating corridors and classrooms.
3.4	Are highly flammable substances stored appropriately and with minimum quantities in any workplace?	Y	
3.5	Are other hazardous substances appropriately identified with a register and information available for firefighters?	Y	
3.6	Are there any processes that could cause a flammable/explosive atmosphere?	N	
3.7	Are external waste areas managed in a way to minimise the risk of fire from arson, or another ignition source?	Y	
3.8	If LPG tanks are on site, have measures been taken to protect the tanks from vehicle impact, underground hoses are of a polypropylene type, and the separation area is kept clear of combustible materials?	NA	
3.9	Are natural gas supply points protected from impact, well ventilated, and clearly marked?	NA	
3.10	If insulated core panels are used, has the flammability of the insulation been identified?	NA	
3.11	If insulated core panels are used, are regular checks made to ensure that the panels are in good condition with openings sealed and that sources of ignition are eliminated?	NA	
Section 3: Summary		Paper and Card Waste is stored in the office – minimal levels removed quickly.	
4.0	Sources of Oxygen		

Ref.	Hazard	Y/N/NA	Comment / Photo Ref. No.
4.1	Are sources of direct oxygen such as cylinders or concentrators adequately stored, handled and used correctly?	Y	
4.2	Are ventilation air intake systems and air conditioning systems linked to the fire alarm, or otherwise controlled to shut down in the event of a fire, if appropriate?	Y	Not all areas have air conditioning units.
4.3	If any oxidising agents are used on the site, are they appropriately stored, handled and used?	NA	
Section 4: Summary		No concerns raised over oxygen sources.	
5.0	People at Risk		
5.1	If there are any people who may be unable to evacuate independently, has an assessment e.g. Personal Emergency Evacuation Plan (PEEP) or person-centred fire risk assessment been completed?	Y	There could be immobile people on the upper floors. Consider rescue if lift fails or fire conditions. Rescue chair to be considered.
5.2	If people sleep on the premises are there suitable arrangements to make them aware of any fire, and to escape to a place of safety?	NA	Separate houses in grounds not in main buildings.
5.3	If young people use the premises have appropriate risk assessments been made which cover fire safety aspects?	Y	Pupils and Occasional work experience only.
5.4	If people may work alone or in remote areas, are appropriate measures taken to give them warning in the event of a fire and ensure there is an adequate means for their escape?	Y	Only cleaners and occasionally late or early maintenance or office staff work alone.
5.5	Are arrangements in place to inform contractors and visitors of the fire evacuation procedure and for accounting for them following an evacuation?	Y	
Section 5: Summary		All employees are familiar with the building and there are no current concerns about the mobility of staff or frequent visitors.	
6.0	Fire Detection & Warning Systems		
6.1	Is the fire alarm/detection system appropriate for this type of occupancy?	Y	

Ref.	Hazard	Y/N/NA	Comment / Photo Ref. No.
6.2	Is the fire alarm control panel (or any repeater panel) conveniently located for fire service access, complete with a zone diagram?	Y	Own panel in lobby, site manager and contractor manages fire alarm system for building.
6.3	Can the means of warning be clearly heard and understood by everyone throughout the whole building?	Y	
6.4	Are there provisions for people who may not be able to hear the alarm?	Y	Buddy system if necessary
6.5	Where installed, are fire alarm manual call points on each storey exit and positioned so that no one has to travel more than 45 metres to operate one?	Y	
6.6	Are grade A fire alarm systems tested on a weekly basis from a different call point each week, or grades C, D, and F systems on a monthly basis, and are the results of the tests recorded in the Fire Logbook?	Y	New when constructed
6.7	Is the fire alarm system maintained in accordance with BS 5839?	Y	Date of last service: 6 monthly
6.8	Is there a process in place to ensure that the fire alarm system is operable and fault free on a daily basis?	Y	Maintenance team
6.9	Is there a system for keeping records of any unwanted / false alarms?	Y	Log unseen
6.10	Is the fire alarm monitored by a remote alarm receiving centre? If not do the circumstances for life risk and property damage require remote monitoring?	Y	Out of hours Service managed by site manager.
Section 6: Summary		Good practice includes, Auto-smoke detection, Alarm panel on ground floor, Site team respond to incidents. Drills and emergency procedures regularly tested.	
7.0	Firefighting Equipment & Firefighter’s Facilities		
7.1	Are there enough extinguishers (including fire blankets) sited throughout the premises at appropriate locations, e.g. at exits and adjacent to the risk?	Y	

Ref.	Hazard	Y/N/NA	Comment / Photo Ref. No.
7.2	Are the right types of extinguishers located close to the fire hazards, and can users get to them without exposing themselves to risk?	Y	
7.3	Are the extinguishers visible or does their position need indicating by notices?	Y	Visible
7.4	Are the extinguishers fixed to a wall or positioned in a fire point / stand, and protected against misuse where necessary?	Y	
7.5	Are portable extinguishers subject to regular visual checks for their position and condition?	Y	
7.6	Are portable extinguishers and fire blankets subject to annual service in accordance with BS5306-3?	Y	In date
7.7	Do the circumstances or conditions require the installation of a fixed fire suppression system?	NA	
7.8	Where fire suppression systems are installed, are they maintained?	NA	
7.9	Where wet or dry risers are installed are, they appropriately tested and maintained by a competent person?	NA	
7.10	Are there sufficient means for venting smoke from the building in the event of a fire?	Y	Windows
7.11	Is there clear and unimpeded access for emergency vehicles?	Y	
7.12	Are hydrants or other water supplies located suitably close to the premises (within 100 metres)?	Y	
7.13	If 'private' hydrants are in place are they tested and maintained?	NA	
7.14	Are firefighter switches in place where there is high voltage apparatus such as luminous tube signs?	NA	
7.15	On secure sites have arrangements been made for the fire and rescue service to gain access in an emergency?	Y	

Ref.	Hazard	Y/N/NA	Comment / Photo Ref. No.
7.16	If applicable, have arrangements been made to prevent the pollution of land and water courses from extinguishing water run-off?	NA	
Section 7: Summary		No concerns raised for fire fighters. Local station 8 minutes. Fire extinguishers checked in date and operable. Contract in place.	
8.0	Means of Escape & Emergency Arrangements		
8.1	Is there sufficient occupancy space for the number of people using the area - safe occupancy levels to BS 9999 or Approved Document B?	Y	
8.2	Can all the occupants escape to a place of total safety in a reasonable time? Safe exit capacity to BS 9999 or Approved Document B?	Y	
8.3	Are the safe occupancy or exit capacity levels exceeded?	N	
8.4	Are travel distances to an exit or protected compartment containing an exit within guideline limits?	Y	
8.5	Is there a fire assembly point outside the building, and with safe onward escape, that all staff can reach safely and remain in safety?	Y	
8.6	Do exit doors held on magnetic locks release immediately upon activation of the fire alarm and is this subject to regular recorded checks?	Y	
8.7	Are there override buttons or devices on all exit doors held on magnetic locks and are these subject to regular recorded checks?	Y	
8.8	Are all internal and external fire escape pathways, stairways or ramps clear of obstruction and combustibles, and are the floor surfaces free of trip or slip hazards including any routes shared with others?	Y	
8.9	Do all final exit fire escape doors open freely and to their full width without obstruction?	Y	

Ref.	Hazard	Y/N/NA	Comment / Photo Ref. No.
8.10	Are all final exits and intermediate doors easily operable from inside without the use of a key, and are any removable fastenings removed when the premises are open to the public or staff?	Y	
8.11	Do fire exits open in the direction of escape where necessary?	Y	
8.12	Are inner rooms provided with either effective vision panels, automatic fire detection in the access rooms or other measures to protect the occupants of the inner rooms?	Y	
8.13	Is it considered that the premises are provided with reasonable arrangements for the evacuation of people who have a disability?	Y	Some areas as accessible by lift only.
8.14	Are there an adequate number of protected stairways?	Y	1
8.15	Are external escape routes protected from the effects of fire?	Y	
8.16	Are external stairways and escape structures examined regularly for structural defects?	Y	
8.17	Are the full length of all escape routes covered by an acceptable form of emergency escape lighting?	Y	
8.18	Does the emergency lighting illuminate changes in floor level, changes in direction on the escape route, and fire points, etc.?	Y	
8.19	Is high-risk task emergency lighting provided where required?	NA	
8.20	Is the emergency lighting subject to a monthly recorded functional test?	Y	Emergency light fittings on PPM schedule across all floors.
8.21	Is the emergency lighting system maintained in accordance with BS 5266 by a competent person?	Y	Logbook unseen for 2019 test.
Section 8: Summary		Emergency lighting records seen.	
9.0	Compartmentation & Fire Spread		

Ref.	Hazard	Y/N/NA	Comment / Photo Ref. No.
9.1	Has a competent person carried out a structural survey of the passive fire protection of the building and have any issues been addressed?	Y	
9.2	Is the building sufficiently compartmentalised to resist the spread of fire and smoke, so that an evacuation can be conducted in a reasonable time?	Y	No obvious faults visible.
9.3	Is there evidence that any voids beneath floors are sub divided to prevent fire spread?	NA	
9.4	Is there evidence that voids above ceilings are sub divided with fire resisting materials to prevent fire spread?	N	Unseen ceiling voids.
9.5	Are escape routes etc. protected by fire resisting doors?	Y	
9.6	Do fire doors fully close and fit closely together or close to their frames so that there are no excessive gaps?	Y	
9.7	Are all self-closing fire-resisting doors free from obstruction, not held open by any unauthorised method such as door wedges, and are they able to fully close under their own effort when released from any angle?	Y	
9.8	Are fire doors subject to regular recorded checks?	Y	Maintenance team
9.9	Are holes in compartment walls and ceilings around service ducts, pipes and cables effectively fire stopped?	Y	
9.10	Are any noise activated 'Dorgard' (or similar) door retainers used on critical fire doors such as cross corridor fire doors or doors protecting escape stairs?	N	
9.11	If any external cladding system is in place, has a survey been conducted or is any other information available on the flammability and fire spread properties?	NA	

Ref.	Hazard	Y/N/NA	Comment / Photo Ref. No.
9.12	Have reasonable measures been taken to prevent the spread of fire in respect of the surface linings, decorations of walls and ceilings, and/or floor coverings?	N	Some flammable art works. See pictures Action raised.
9.13	Is there a risk of fire spread between compartments through windows, openings or from adjacent buildings?	N	
Section 9: Summary		No obvious defects noted.	
10.0	Signs & Notices		
10.1	Are all fire exits and fire exit routes clearly indicated by appropriate directional signage?	Y	
10.2	Is there appropriate signage on the exterior of each final exit door, e.g. 'Fire Exit Keep Clear', if there is a risk of obstruction?	Y	
10.3	Are fire action notices displayed at appropriate locations?	Y	
10.4	Are hazard and instructional notices posted where necessary e.g. how to release security devices on escape doors, not to use lift in an emergency, rooms containing oxygen, etc.?	Y	
10.5	Are mandatory keep locked or keep shut notices and automatic door closing warning notices displayed on fire doors?	Y	
10.6	If the site holds 25 tonnes or more of dangerous substances, have appropriate notices been displayed at the site entrance?	NA	
Section 10: Summary		No concern raised over signage.	
11.0	Emergency Planning		
11.1	Is the emergency plan appropriate for the size and use of the premises?	Y	Termly drill and occasional false alarm
11.2	Is there an evacuation plan for the premises? Does the plan explain the evacuation strategy – simultaneous evacuation, delayed evacuation, etc.	Y	

Ref.	Hazard	Y/N/NA	Comment / Photo Ref. No.
11.3	Does the plan include suitable arrangements for summoning the fire and rescue services?	Y	
11.4	Where simultaneous evacuation is used, does the plan include the arrangements for ensuring that the building has been evacuated or all persons accounted for?	Y	
11.5	Are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information?	Y	Building managers team lead management of fire safety.
Section 11: Summary		Fire Drills have been held reasonably frequently. Logbook unseen this visit. Fire Marshals confirmed they have had training previously. False alarms also happen regularly.	
12.0	Information & Instruction		
12.1	Do new members of staff and site-based contractors receive fire safety training as part of their induction?	Y	
12.2	Have all staff and site-based contractors received fire safety training within the last 12 months (or other appropriate interval), and is this training recorded for each person?	N	Manager has previously had Fire Training and some Fire Marshals.
12.3	Are practice fire drills undertaken regularly to try to ensure that all staff participate?	Y	Date of last practice fire drill: At least twice per year. Last one Summer 2019.
12.4	Are staff who are nominated as fire wardens and those who assist in the evacuation of any occupant who has a disability adequately trained for their role?	Y	Will need to train staff in Evacuation Chair.
12.5	Have fire safety arrangements been agreed, co-ordinated and documented with other responsible people in the building/complex?	Y	
Section 12: Summary		No concerns raised on evacuation planning. Current PEEP required for mobility impaired students. Action raised to address Evacuation plan for upper floor main building.	
13.0	Fire Prevention Measures		
13.1	Are all gas appliances subject to annual safety checks by a competent person?	Y	

Ref.	Hazard	Y/N/NA	Comment / Photo Ref. No.
13.2	Can gas fired appliances have the gas supply shut off without putting staff at risk?	NA	
13.3	Are portable and fixed electrical appliances subject to appropriate safety testing?	Y	Date of last test:2017/2018
13.4	Is the wiring of the electrical installation periodically inspected by a competent person in accordance with IET guidance? Include EICR date.	Y	PPM schedule on site and record of tests. Certification unseen.
13.5	If the EICR was unsatisfactory, is there evidence that the identified high priority defects have been rectified? Include any dates.	NA	
13.6	Where applicable, have adequate precautionary measures been adopted for hazards associated with lightning strikes?	y	
13.7	If lightning protection is provided to the building, is it subject to regular inspection and test in accordance with BS 62305.	N	Records unseen
13.8	Is access to all plant rooms restricted to authorised persons only, and are all plant rooms free of storage?	Y	Locked no access to staff – clear area on inspection
13.9	Are there adequate service/maintenance arrangements in place for all fixed plant not detailed elsewhere in this report e.g. fixed heaters, cookers etc.?	Y	
13.10	Considering the location of the building, is there adequate security measures to deter any arson attack?	Y	
13.11	Are there any factors which may increase the risk of arson?	Y	Available chemicals / flammables.
Section 13: Summary		Located on a busy road and close to major transport routes.	

7. PHOTOGRAPHS



1. Aerial photo



2. Dining Room



3. Fire panel in lobby science Block



4. Paper models in fire escape route



5. Clutter in Science store

FIRE ALARM ZONES

FIRE ALARM ZONES	
ZONE	DESCRIPTION
1	MAIN BLA GROUND FLOOR NORTH
2	MAIN BLA GROUND FLOOR EAST
3	MAIN BLA GROUND FLOOR SOUTH
4	MAIN BLA GROUND FLOOR WEST
5	MAIN BLA FIRST FLOOR NORTH
6	MAIN BLA FIRST FLOOR EAST
7	MAIN BLA FIRST FLOOR SOUTH
8	MAIN BLA FIRST FLOOR WEST
9	MAIN BLA SECOND FLOOR EAST
10	MAIN BLA SECOND FLOOR WEST
11	MAIN BLA GROUND FLOOR LAB BLOCK (ADJACENT)
12	MAIN BLA FIRST FLOOR LAB BLOCK (ADJACENT)
13	MAIN BLA SECOND FLOOR LAB BLOCK (ADJACENT)
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6. Main Building – Fire Zones – Plan map would be better.