

Project Fire Risk Assessment – Rochdale corner plot



Project	Rochdale corner plot	Project №	OCP004
Initial document completed by	Christopher D Sheelan – H&S Manager	Date of assessment	18/09/2025
Revision	001		

People affected / at risk of being harmed: (tick those at risk at the stage of the project if not pre-start risk assessment)

☒ Site operatives ☒ visitors to the project existing client staff ☒ persons residing nearby ☐ night workers ☒ contractors workers in remote areas or lone workers public in released areas of site.

Number of Persons likely to be on site for the period of this assessment: Circa 45 people

Overall fire risk on the project: at present Lower ☐ Normal ☒ Higher ☐

Risk Level: Following this assessment - See Action Plan Part E

the level of risk is now deemed to be: Acceptable (no further control measures required) Please state: Acceptable

Responsible person named for the project		
Roy Kershaw – Senior Project Manager	Signature <i>Roy kershaw</i>	Date 17/09/2025
Risk assessor		
Christopher D Sheelan – Health & Safety Manager – Oak Construction Projects	Signature <i>Christopher D Sheelan</i>	Date 17/09/2025

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A. Sections to be included (tick only the sections that will be included in this report – e.g. section 14 is unlikely to be required in the early weeks of a new build project)

Section		Tick
1	Project management	☒
2	Sources of Ignition	☒
3	Sources of fuel & oxygen	☒
4	Rapid fire & smoke spread	☒
5	Fire spread to adjacent properties	☒
6	Fire Spread to / from temporary site buildings	☒
7	Persons unaware of fire	☒
8	Persons cannot evacuate safely	☒

Section		Tick
9	Persons not being accounted for	☒
10	Small fire grows rapidly	☒
11	Fire Service Unaware of fire	☒
12	Fire Service unaware of risks	☒
13	Fire Service cannot gain access	☒
14	Building / fire fighting facilities	☒
15		☐
16		☐

B. Building/Construction Particulars - The building project is refurbishment and new build ☒

Please provide details of the building/site below and include any specific areas that may affect the fire risk

Issue	Detailed Information
Approximate date of construction (refurb only):	– New Build
Type of Building	Residential private apartments
Size of Building:	12m high approx.
Size of Site footprint:	m2 TBC once site constraints plan has been issued
Number of floors including ground floor:	4
Number of floors below ground floor:	None.

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Materials of Construction of external walls:	Brick work with a feature of Aluminium cladding/ stone mineral wool insulation, metsec, lightweight steel frame and aluminium glazed windows with curtain wall system in ground floor
Materials of Construction of internal walls:	Metal stud with Gypsum board
Materials of Construction of floors:	Metal deck with Concrete
Materials of Construction of roof:	Concrete with single ply membrane covering
Number of internal stairways (please indicate if these are 'protected'):	One standard stair within protected core compartment with existing fire and smoke detection
Number of external stairways (including scaffold):	1 to be erected once scaffold installed
Number of existing Lifts:	N/A – However, a hoist will be in operation
Number of temporary Lifts:	None
Fire fighting lifts present:	None
Fire fighting shaft:	None
Dry/Wet Rising Main:	Wet riser in protected core lift lobby and stair newly installed.
Location of Hydrant or Water supply:	Consultant to confirm
Type and number of Temporary Office/Welfare Units (NB: subject to a separate Fire Risk Assessment if required)	Temporary welfare to be provided by Sibcas (stacked)
Proximity of other Buildings to site	Existing building attached to new build on station rd

B. Building/Construction Particulars - The building project is refurbishment and ☐ new build

Please provide details of the building / site below and include any specific areas that may affect the fire risk.

Sources of ignition identified (Section 2 of the fire risk assessment)									
Naked flames	☐	Electrical sparks	☒	Machinery / Mechanical equipment	☒	Hot works	☒	Temporary electrical system	☒
Hot Surfaces	☐	Engines	☒	Electrical tools	☒	Electrical heaters	☒	Explosive caps – Hilti etc.	☐
Mechanical sparks	☐	Cooking	☒	Lighting	☒	Chemical reaction	☐		☐

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Smoker's materials	☒	Internal sparks	☒	Arson	☒	Spontaneous ignition/ self heating	☐		
Sources of fuel identified (Section 3 of the fire risk assessment)									
Flammable Liquids				Flammable Solids				Flammable Gases	
Paints	☒	Diesel	☒	Wood	☒	Packaging	☒	Butane	☐
Thinners	☐	Petrol	☐	Paper	☒	Stored Wheeled Bins	☒	Propane	☐
White spirits	☐	Chemicals (COSHH)	☒	Plastics	☒	Scaffold sheeting	☒	Acetylene	☐
Paraffin	☐	Aerosols	☐	Rubber	☐	Protective coverings	☒	Hydrogen	☐
Toluene	☐		☐	Textiles (Furniture)	☒	Fall arrest bags/nets	☐	Natural gas	☐
Acetone	☐		☐	Building materials	☒				
Methylated spirits	☐		☐	Waste materials	☒				
Sources of oxygen identified (Section 3 of the fire risk assessment)									
Oxidisers	☐	Oxygen cylinder storage	☐	Piped systems	☐	Air Conditioning Units	☐	Natural Air	☒

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1	Project Management						
A	No ability to Raise an alarm in the event of a fire	Building will have a temporary WES fire alarm system installed. Permanent alarm cannot be made live until permanent power is supplied to the building.	☐	☐	☒	☐	☒
B	Only one call point per floor – Not hearing the alert in the event of a fire	The building has a small footprint and most of the floors are opened therefore the alarm can be easily heard.	☐	☐	☒	☒	☐
2	Sources of Ignition allowing fire to start						
A	Smoker's materials	A designated smoking area will be provided outside of the building – this will include sand buckets for the stubs.	☐	☐	☒	☐	☒
B	Electrical sparks	Works that have potential for sparks will be supervised under the hot works permit.	☐	☐	☒	☐	☒
C	Cooking	The kitchen within the welfare facilities will only have Microwaves, kettles and will have fire extinguishers in the proximity. X2 smoke alarms fitted in office cabin and canteen cabin.	☐	☐	☒	☐	☒
D	Electrical tools	All tools are subject to regular PAT testing and inspections and if found faulty will be removed immediately from site.	☐	☐	☒	☐	☒
E	Lighting	All temporary 110 lighting to be trailed at high level to avoid trip hazards on escape routes as well as cable damage or bulb breakage.	☐	☐	☒	☐	☒
F	Arson	Access to site to be monitored and the doors kept always closed. Materials to be brought inside as soon as practicable and not left outside where members of the public can (potentially) have access. Skips to be kept inside the site enclosure and use of closed skips for highly flammable materials to be required.	☐	☐	☒	☐	☒
G	Hot works	Closely monitored as a permit issued daily.	☐	☐	☒	☐	☒
H	Electrical heaters	TBT will be provided to the workforce to ensure that nothing gets put on the heaters (i.e., clothes to dry) and that the heaters are used as designed and not in the proximity of anything flammable.	☐	☐	☒	☐	☒
I	Temporary electrical system	Regular visual inspection and testing will be carried out. Any faulty items will be removed immediately from site by a competent person.	☐	☐	☒	☐	☒
3	Sources of Fuel & Oxygen that may assist fire growth						
A	Wood	Various areas are being built out of timber. Debris to be removed as soon as practicable and disposed of it in the skips provided. New timber to be stored away from ignition sources.	☐	☐	☒	☐	☒
B	Paper	Paper is used mostly in the site office area. All outdated or unusable paper to be discarded in the skip.	☐	☐	☒	☐	☒
C	Building materials	Due to low amount of storage space most materials will be brought on site on a need basis and will be stored in an organised manner. All highly flammable materials to be kept in a locked storage away from sources of heat or ignition.	☐	☐	☒	☐	☒
D	Waste materials	All waste materials to be removed from site as soon as practicable. No waste materials to be stored on site.	☐	☐	☒	☐	☒

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E	Packaging	All packaging to be removed from site as soon as practicable.	☐	☐	☒	☐	☒
4	Rapid Fire & Smoke Spread through Building						
A	Incoming Gas main & Combustible Materials	Rapid fire progress” is a term covering at least five different scientific phenomena. However, in practical terms, what matters is to understand the likelihood of any one of them arising and how it will impact on outcomes. These can be summarised under two generic headings: backdraughts and flashovers Backdraughts (or backdrafts) are, essentially, smoke explosions. The toxic gases produced by the fire, chiefly carbon monoxide, become part of the fuel of the fire and this then creates an explosion. A sudden, violent gas ignition will produce shock waves and, depending on the quantity of gas involved, could cause structural damage, accelerate fire spread and compromise fire-resisting compartments. Flashover is a generic term covering several scenarios. The International Standard ISO 13943 defines it in terms of a stage of fire transition where the total surface involvement of all combustible materials takes place. In other words, all combustible materials within a compartment ignite simultaneously. The fire will then start to move rapidly. This sudden and total conflagration within a compartment will create a serious and potentially uncontrollable fire. This explains the basic fire protection advice not to open a door if there may be a fire behind it. Once a source of oxygen is suddenly available to the fire, then rapid progress can occur with potentially fatal consequences - All waste materials to be removed from site as soon as practicable. No waste materials to be stored on site.	☐	☐	☒	☐	☒
5	Fire Spread to Adjacent Properties						
A	Greek Street	The risk of lateral fire spread <i>can</i> be an issue, however the risk is extremely low as there are no major industrial installations in the area that may be subject to COMAH (the Control of Major Accident Hazards Regulations 1999, as amended). Albeit that we must be mindful of what could impact on their premises, even if the possibility of a major accident seems remote.	☐	☐	☒	☐	☒
6	Fire Spread to/from Temporary Site Buildings						
A	Welfare/Office Buildings	The risk of fire spread from the offices is low. There is also x6 smoke alarms fitted within and throughout the welfare facilities.	☐	☐	☒	☐	☒
7	Persons unaware of fire (warning systems)						
A	Contractors, operatives and visitors	All Contractors are informed of Emergency Procedures on Site induction. All visitors are given a brief induction with the relevant information and escorted around site by a member of the management team.	☐	☐	☒	☐	☒
8	Persons cannot escape safely in the event of fire (Means of Escape)						
A	Fire occurs in the stair core	Emergency routes to be always kept clear of any debris to minimise a fire starting in the stair core – all escape routes are clearly marked and shown at Induction. All personnel on site are able bodied. External scaffold stair will be erected for escape purposes during construction.	☐	☐	☒	☐	☒

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9	Persons cannot be accounted for						
A	Every operative to be accounted for	On the activation of a fire point, as instructed during the induction, all operatives, contractors and visitors will make their way out to the assembly point. The fire wardens will take the attendance log from the entrance and meet everyone else at the assembly point where they will make a presence call. In the event that someone is unaccounted for their employer will identify the location they were working and in the event the emergency services are called to attend they will be informed of the amount and possible location for the unaccounted people.	☐	☐	☒	☐	☒
10	Small fire Grows rapidly (firefighting systems)						
A	Possible misuse of accelerants	Only tackle small fires if trained to use fire extinguishers.	☐	☐	☒	☐	☒
11	Fire Service unaware of Project						
A	Unable to find site	Site easily found with the use of GPS tracking systems.	☐	☐	☒	☐	☒
12	Fire Service unaware of site hazards/risks (lack of information)						
A	Fire Service not aware of nature of construction programme	Fire warden to inform the attending fire service of any dangerous area on site or of materials obstructing access.	☐	☐	☒	☐	☒
13	Fire Service cannot gain access						
A	Site locked between 17.00 and 7.00	Entrance door supervised between 7.30 and 17.00. Site is monitored remotely out of the Site working hours by an alarm and regular security.	☐	☐	☒	☐	☒
14	Building fire fighting facilities						
A	Broken or Damaged Fire points	Regular maintenance with Weekly recorded inspections – any damage to be immediately repaired or replaced	☐	☐	☒	☐	☒

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Action plan

Para No	Priority rating (H M L)	Action/s required to reduce risk	Action taken	Date	Name	Revised risk category (H M L)
1(b)	L	Carry out an Evacuation drill using WES fire alarm system				