

Fire Risk Assessment

Site Address: 178 Entwistle Road, Rochdale, PL16 2JY.



Complied by: Stuart Williamson
Chartered Building Control Surveyor C.Build E MCABE, AIFireE

Completed on: 10th August 2024

Review Date: May 2025

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Fire Risk Assessment

Overview of the building:

178 Entwistle Road, Rochdale is a semidetached property that has been sub divided into multiple rooms for residential purposes. The fire risk assessment is for the full property consisting of ground & first floors.

The premises have been remodelled to suit a five bedroom HMO all with ensuite bathrooms.

The ground floor has 1 bedrooms with lounge and kitchen while the first floor has 4 bedrooms and master bathroom. There is a rear yard and also a garden area to the front of the property.

A protected stairwell has been achieved throughout with existing stone walls being retained achieving in excess of 4 hours fire resistance with all doors to habitable rooms achieving FD30s self closing fire door standard. The property has been fitted with a full automatic LD1 category fire alarm system to BS5839-6 and emergency lighting installed throughout to BS5266.

The premises and works that have been completed would also comply with the Building Regulations. It is noted that the property has been set out to provide sterile areas in the event of a fire to maintain safe escape with the risk of a fire starting being kept to rooms and managing to enclose the fire with passive fire construction while early warning to all areas has been provided.

Number of Floors: (Basement (sealed off) Ground floor & First floor)

Occupancy: 5.

Observations:

None

Disclaimer:

This Fire Risk Assessment is not designed to replace the requirement for the client to be familiar and to follow all relevant fire safety legislation. This risk assessment is a true representation of the property, and its findings are based on the visual inspection at the time of completion. This Fire Risk Assessment was carried using 'LACoRS, Housing Fire Safety' and in compliance with approved document B of the building regulations.

Whilst the assessor has taken reasonable care to ensure the accuracy of the information, the author will not accept liability for any loss (including loss of anticipated profits, loss of expected future business or damage to goodwill) or any claim in connection with the information contained within this report.

Nature of Business: HMO

Fire Risk Assessment

Responsible Person:

Joshua Lawton – AI Construction Limited.

Joshua@allconstruction.co.uk

Person consulted

Joshua Lawton – AI Construction Limited.

Joshua@allconstruction.co.uk

Fire Assembly point: Simulations evacuation to 178 Entwistle Road, Rochdale

Number of individual Fire Risk Assessments received: Initial

Areas not inspected: None

Fire loss experience: N/A

Fires in the last 10 years: N/A

Cost of fire losses: N/A

Fire Hazards

Electrical sources of ignition

	Yes	No	N/A	Observations
Reasonable measures taken to prevent fires of electrical origin?	X			Electrical testing carried out as part of conversion by Part P certified electrician.
Fixed installation periodically inspected and tested?			X	Initial conversion, certification testing completed
Portable appliance testing (where appropriate) carried out?			X	None present in property at time of visit. It is advised that PAT testing should be completed annually for all electrical devices with records of such testing kept.
Suitable policy regarding the use of personal electrical appliances?	X			Advised to be carried out by incoming tenant.
Suitable limitation of electrical extension leads or multi point adaptors?			X	No extensions present

Smoking

	Yes	No	N/A	Observations
Reasonable measures taken to prevent fires as a result of smoking?	X			Enhanced LD1 system installed with smoke detention to all areas in accordance with BS5839-6

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Is smoking prohibited in premises?	X			Advised to prevent false alarms.
Is smoking prohibited in appropriate areas of premises?	X			Landlord discretion.
Are suitable arrangements in place for those who wish to smoke?			X	External in the rear yard
Does the no smoking policy appear to be observed at time of inspection?			X	No policy provided.

Arson

	Yes	No	N/A	Observations
Does basic security against arson by outsiders appear reasonable?		X		Yes
Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders?	X			Refuge storage bins to the rear secured yard.

Portable heaters and heating installations

	Yes	No	N/A	Observations
Is the use of portable heaters avoided as far as is practicable?	X			Radiators with TRV valves to all areas and so prevents the urge to use portable heaters.
Is the use of the more hazardous type of portable heaters (radiant bars or LPG) avoided?	X			As above
Are suitable measures taken to minimize the hazard of ignition of combustible materials?	X			Sterile areas to all communal areas with fire doors throughout
Are fixed heating installations subject to regular maintenance?	X			Gas boiler testing annually to be carried out by Gas Safe registered engineer as advised. Landlord Certificates to provide to incoming Tenant.

Cooking

	Yes	No	N/A	Observations
Are reasonable measures taken to prevent fires as a result of cooking?	X			Heat detector and fire blanket installed to the kitchen.

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Are filters changed and ductwork cleaned regularly?			X	Extract fan. New installation. Maintenance plan by tenants to be adopted.
Are suitable extinguishing appliances available?	X			Fire blanket to kitchen.

Lighting

	Yes	No	N/A	Observations
Does the building have a lightning protection system?		X		Existing property of stone and brick construction with rendered elevations. Electrical services earthed.

Other significant ignition sources

	Yes	No	N/A	Observations
Are there other significant ignition sources present?		X		None
Does the activity involve processes such as frictional heat?			X	N/A
Are there light bulbs or heating appliances near flammable/combustible materials?		X		All lights to centre of rooms. Wall and ceiling linings have Class 0 surface spread of flame.

House keeping

	Yes	No	N/A	Observations
Is the standard of housekeeping adequate?	X			STERILE AREAS provided. Property is new conversion.
Are combustible materials separated from ignition sources?	X			FD30s self closing fire doors throughout to all habitable rooms.
Is there an avoidance of unnecessary accumulation of combustible materials or waste?	X			Sterile areas, cameras to front elevation, refuge storage to the rear secured yard, away from Building.
Is there appropriate storage of combustible materials?	X			No combustible materials on site at time of visit.
Is there avoidance of inappropriate storage of combustibles materials?	X			Fire rated store.
Are all textiles and furniture treated to be fire retardant?	X			
Are substantial areas of walls or ceilings covered	X			All linings achieve Class 0 surface spread of flame

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with flammable linings or materials?				
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Outside contractor and building works hazards

	Yes	No	N/A	Observations
Are fire safety conditions imposed on outside contractors?		X		Unaware of any outside contractors, this would be the responsibility of the Landlord and the Tenant to advise.
Is there satisfactory control over works carried out in the building by outside contractors (including hot work permits)?	X			All works are instructed by the Landlord who acts as project manager overseeing.
If there are in-house maintenance personnel, are suitable precautions taken during hot work, including use of hot work permits?	X			Property management team in operation.

Dangerous substances

	Yes	No	N/A	Observations
Have the hazardous properties of dangerous substances been considered?			X	Existing property. Control of Hazardous substances is the responsibility of incoming Tenants under COSHH
Is there adequate information on safety provided by the supplier on any relevant safety data sheet?	X			Occupants informed about smoke detection and fire evacuation process. Regular inspections of active and passive fire provisions are to be checked within the property by duty holders.

Fire protection

Means of escape

	Yes	No	N/A	Observations
Is it considered that the premises are provided with reasonable means of escape in case of fire?	X			Protected stairwell has been provided I the property. This is achieved with FD30s self closing. fire doors to all rooms.
Is there adequate design of escape routes?	X			Single stair building leading to final exit.
Is there adequate provision of escape exits?	X			Final exits to the front and rear of the property enables escape to a place of total safety.
Are exits easily and	X			Yes

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immediately openable where necessary?				
Do fire exits open in the direction of escape where necessary?	X			Property is limited to 5 people and so not a requirement for external opening doors.
Are sliding or revolving doors avoided as fire exits where necessary?			X	N/A
Are there satisfactory means for securing exits?	X			British standard kite marked locking systems to front and rear doors.
Are single direction travel distances reasonable in the circumstances of the case?	X			Travel distance's are no worse than exiting for means of escape.
Are alternative means of escape travel distances reasonable in the circumstances of the case?	X			Alternative means of escape is not required where a protected escape route is present.
Is there suitable protection of escape routes where required?	X			Fire rated escape routes constructed as passive fire provisions adopted.
Are suitable fire precautions provided for inner and inner-inner rooms?			X	No inner rooms to property.
Are escape routes unobstructed?	X			Yes sterile area to hallway on all floors
Is the premises provided with reasonable arrangements for means of escape for disabled people?	X			Disabled access to ground floor only.
Are the exits in the right place and do the escape routes lead as directly as possible to a place of total safety?	X			As existing in relation to escaping to place of total safety.
Are the people who work in the building aware of the importance of maintaining the safety of the escape routes by ensuring that fire doors are not wedged or held open?	X			Landlord to advise incoming Tenants of Regulation 38 information.
Are fire doors holed or damaged?	X			All newly fitted
Are fire doors provided with appropriate fire	X			Yes.

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doors signs?				
Are all external escape routes unobstructed and providing a clear route to the fire assembly points?	X			Yes.
Are any holes or gaps in walls, ceilings, and floors properly sealed, e.g., where services such as ventilation ducts and electrical cables pass through them?	X			None present. Project is a new conversion and so no defects noted.
Can all the occupants escape to a place of total safety in a reasonable time?	X			Yes, noted above, escape to front of property onto 178 Entwistle Road, Rochdale through the rear garden.
Are fire assembly points in safe locations?	X			Yes as above.
Is fire door integrity/strips/seals and all door furniture adequately maintained?	X			New
Are fire action notices adequate?			X	The responsibility of incoming Tenant as part of management plan.
Are high risk rooms adequately protected?	X			Heat detector fitted interlinked to kitchen.
If vertical evacuation is necessary (internal or external), are stairways suitable in size and width?	X			Stairs have been fire rated along with corridors to achieve 60 minute fire resistance.

Fire spread and development limitation

	Yes	No	N/A	Observations
Is it considered that there is compartmentation of a reasonable standard?	X			All floors and walls achieve fire resistance to comply with Approved Document B table B4.
Is it considered that there is reasonable limitation of linings that may promote fire spread?	X			All linings achieve Class 0 surface spread of flame.
Are sprinklers provided of the correct type for the risks present?			X	N/A
Are fire/smoke dampers and control systems maintained and tested?			X	N/A

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Escape lighting

	Yes	No	N/A	Observations
Are all your escape routes covered by an acceptable form of emergency lighting?	X			Emergency lighting installed to BS5266 with testing certificate provided to Landlord and to be passed over to incoming Tenant as part of Regulation 38 information.
Are toilets, plants rooms, external fire escape staircases, underground car parks and external escape routes covered by an acceptable form of emergency lighting?	X			As above.
Is there back-up power supplies for the emergency lighting?	X			Yes as above. Regular testing should be carried out to emergency lighting.

Fire safety signs and notices

	Yes	No	N/A	Observations
Where necessary are escape routes and exits, the locations of firefighting equipment and emergency telephones indicated by appropriate signs?	X			Emergency escape signage illuminated / glows from emergency lighting.
Where necessary are notices provided such as those giving information on how to operate security devices on exit doors, those indicating doors enclosing fire hazards that must be kept shut and fire action notices for staff and other people?	X			All information to be passed over to incoming Tenant with training provided by landlord in compliance with Regulation 38.
Are you maintaining all the necessary signs and notices so that they continue to be correct, legible, and understood?	X			Emergency signage is newly installed at time of visit and property unoccupied at present.
Are you maintaining signs that you have provided for the			X	New conversion. Tenants responsibility to maintain / inform Landlord of any issues.

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information of the fire and rescue service, such as those indicating the location of water suppression stop valves and the storage of hazardous substances?				
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Fire warning arrangements

	Yes	No	N/A	Observations
Is a reasonable manually operated electrical fire alarm system provided?	X			Part 6 System throughout hard wire with battery backup.
Are fire alarm call points located at all final exits, storey exits, fire compartment wall exits or exits from rooms of high risk?	X		X	N/A
Is the fire control panel located at an exit and visible to the emergency services from the outside of the building?				N/A
Can the existing means of detection ensure a fire is discovered quickly enough for the alarm to be raised in time for all the occupants to escape to a place of total safety?			X	N/A
Are the automatic fire detectors of the right type and in the appropriate locations?	X			Yes
Can the means of warning be clearly heard or be perceptible and understood by everyone throughout the whole building when initiated from a single point?	X			System tested and certificate of conformity to BS5839-6 provided.
Are there provisions for people in locations where the alarm cannot be heard?			X	Fire alarm can be heard from all locations.
If the fire-detection and warning system is electrically powered, does it have a back-up	X			Yes.

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power supply?				
Is there a remote transmission of alarm signal?			X	
Is a zone plan of the fire alarm system provided adjacent to the main control panel?			X	Landlord has not provide a Zone Panel due to the property being small residential.

Managing fire safety

Procedures and arrangements

	Yes	No	N/A	Observations
Appropriate fire procedures in place and properly documented?	X			Landlord is aware of active and passive fire provisions. The property has been designed as simultaneous evaluation on hearing of the fire alarm. Incoming Tenants to have own evacuation procedure as part of risk assessments.
Are staff aware of the emergency plan, including the identity of people nominated to do a particular fire duty task?	X			Landlord advised Tenants to be made aware on taking occupation.
Have visitors and guests been informed about what to do in an emergency?			X	
Have staff been given information about any dangerous substances?			X	As above.
Do you have arrangements for informing temporary or agency staff?			X	As above.
Is there an arrangement for informing other employers whose staff are guest workers in your premises, such as maintenance contractors and cleaners?	X			Maintenance personal appointed by Landlord who are aware of fire safety provisions.
Have fire safety arrangements been co-ordinated with other responsible people and with any contractors in	X			Landlord to ensure staff are aware of fire safety procedures and that all fire safety information / training is provided to Tenants.

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the building?				
Are there suitable arrangements to meet the fire and rescue service on arrival and provide them with relevant information?	X			Occupants to be on site to greet the fire service after raising the alarm.
Are there suitable arrangements for ensuring that the premises have been evacuated?	X			As above.
Have the fire and rescue service carried out pre-fire inspections of the premises?			N/A	
Are routine fire inspections carried out?	X			Weekly monitoring record sheets provided to Landlord as aid for keeping records should Fire service carry out unannounced inspection.

Training and drills

	Yes	No	N/A	Observations
Are all staff given adequate fire safety instruction and training on induction?	X			Property is managed and aware of responsibilities under regulation 38.
Are all staff given periodic refresher fire training at suitable intervals?	X			Landlord responsivity on request in accordance with the RRO.
Does all staff training provide information, instruction, or training on the following:				
Fire risks in the premises?	X			Property managers to maintain.
The fire safety measures on the premises?	X			As above.
Action in case of fire?	X			Tenants given training of active fire features.
Action on hearing the fire alarm signal?	X			As above.
Method of operation of fire alarm call points?	X			Tenants to be provided with training in accordance with Regulation 38.
Location and use of fire blanket?	X			As above.
Means for summoning	X			As above.

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the fire and rescue service?				
Identity of persons nominated to assist with evacuation?	X			All tenants responsible.
Are fire wardens given additional training?			X	N/A
Are joint training and fire drills sessions carried out in multi-occupied buildings?			X	

Testing and maintenance

	Yes	No	N/A	Observations
Adequate maintenance of workplace?	X			New installation tested, maintenance logs provided.
Weekly testing and periodic servicing of fire detection and alarm system?	X			As above.
Monthly and annual testing routines for emergency lighting?	X			As above.
Annual maintenance of fire extinguishing appliances?	X			As above.
Weekly testing and periodic inspection of sprinkler installations?			X	N/A
Six-monthly inspection and annual testing of dry riser?			X	N/A
Weekly and monthly testing, six monthly inspection and annual testing of fire-fighting lifts?			X	N/A
Periodic inspection of external escape staircase and gangways?	X			Weekly inspections to be completed
Routine checks of final exit doors and security fastenings?	X			Weekly testing to doors are being held open.
Annual inspection of lightning protection system?	X			To be completed as part of Landlord checks with certificates provided to Tenant.
Six-monthly inspection and annual testing of private hydrants?			X	N/A

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Other relevant inspections or tests:			X	N/A
Do you carry out daily checks to ensure that there is clear access for fire engines?		X		Weekly however responsibility day to day is on to Tenants with weekly landlord inspections. Front of property is on main road.
Are suitable systems in place for reporting and subsequent restoration of fire safety measures that have failed?	X			

Records

	Yes	No	N/A	Observations
Are appropriate records kept for fire training and fire evacuation drills?	X			Landlord provided with testing logs.
Are appropriate records kept for fire alarm tests?	X			Provide to Landlord as standard template.
Are appropriate records kept for escape lighting tests?	X			As above.
Are appropriate records kept for the maintenance and testing of other fire protection systems?			X	N/A
Are your fire records immediately available for inspection by the enforcing authority?	X			Advised to Landlord, testing logs should be kept incase of unannounced inspection by Fire Service in accordance with RRO.
Is there an emergency plan in place?	X			Landlord has constructed a property for simultaneous evacuation with LD1 fire alarm system. Evacuation procedure to be adopted by Tenants as duty holders responsible for occupants..
Does the fire emergency plan take account of other emergency plans applicable in the building?			X	N/A
Is the fire emergency plan readily available for staff to read?		X		
Is the fire emergency plan available to the enforcing authority?	X			Digital copies.

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Are Personal Emergency Evacuation Plans (PEEPS) required and in place?			X	N/A
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Young persons

Have the following matter matters to be taken into particular account in risk assessment in respect of young persons:				
	Yes	No	N/A	Observations
the inexperience, lack of awareness of risks and immaturity of young persons			X	.
the fitting-out and layout of the premises			X	
the nature, degree, and duration of exposure to physical and chemical agents			X	
the form, range, and use of work equipment and the way in which it is handled;			X	
the organisation of processes and activities			X	
the extent of the safety training provided or to be provided to young persons			X	
risks from agents, processes and work listed in the Annex to Council Directive 94/33/EC on the protection of young people at work			X	