

Fire Risk Assessment

Fire Compliance

Site Address: 1 Centervale, Littleborough, Oldham, OL15 9WL



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

Completed on: 27th January 2024

Review Date: January 2025

Fire Risk Assessment

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Details

Address:	1 Centervale, Littleborough, Oldham, OL15 9WL		
Property Type	HMO	Purpose group	1b
Number of Floors	3	Height of Building	6
Occupied ?	No	No Occupants	5
Travel Distances.	As existing	Escape Strategy	Simultaneous evacuation
Legal owner	Liv Cooke	Responsible person	Joshua Lawton – Al Construction Limited.
Address	Liv Cooke Developments, 67 Hough Lane, Leyland, PR25 2SQA	Address	20 Booth House, Featherstall Road, OL9 7TQ
Email	property@livcooke.com	Email	Joshua@allconstruction.co.uk

Overview of the building:

1 Centervale, Littleborough, Oldham, OL15 9WL is an end-Terraced 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 & second floors.

The premises have been remodelled to suit a five-bedroom HMO.

The property is brick construction throughout with secure rear yard. UPVC windows are installed throughout. The property is located on a busy main road with a commercial yard to the side elevation.

Ground floor

On entry to the property, you are in the communal hallway. The former lounge has been sub divided a single bedroom. The rear kitchen has been changed to be kitchen and seating area. The stairwell is to the middle of the property which has now been enclosed to provide a protected stairwell for

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egress from the second floor. Thumb turn locks are in place to final exit doors. FD30s doors are fitted to all habitable rooms with fire signage in place. Emergency lighting is not fitted to the property and so is required to be installed. Bedroom 1 is an ensuite accommodation.

First floor

The First floor provides accommodation to bedrooms 2, 3 4 and 5. Bedrooms 4 and 5 both have ensuite bathrooms. FD30s fire doors installed to all 4 habitable rooms. Enhanced smoke detection installed to all rooms. Emergency lighting is not installed to the stairwell and escape routes. Doors stops to bedrooms are too close to the hinge sides which is pulling the casing away from the wall due to being incorrectly fitted.

Second floor.

The second floor provides accommodation for 2 separate bathrooms. While emergency signage is installed along with smoke detection there is no emergency lighting to the stairwell or common areas.

Means of escape has been improved in the property with the staircase to the ground floor now being enclosed to allow escape to a place of total safety

The property has been fitted with and LD1 enhanced system to BS5839-6 to all areas. There is no emergency lighting currently fitted and this should be installed to all communal areas, stairwells and landings to BS5266.

Number of Floors: (Ground, First floor & Second)

Number of maximum Occupants: **5**

Observations

Observation	Defect.	Image
1	Fire blanket required to Kitchen	
2	Emergency lighting to be installed to the property.	

Any defects, deficiencies or significant issues identified in this report should be actioned as soon as possible and within the recommended time frames. It is the client's responsibility to ensure that effective and permanent remedial actions are completed, and the fire risk assessor will not be required to follow

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up to ensure that they are completed unless specifically requested and agreed in writing with the client

Disclaimer:

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 Assembly point:

Simulations evacuation to Bridge street or to rear alley.

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 to be carried out as part of conversion by Part P certified electrician.
Fixed installation periodically inspected and tested?			X	Initial conversion, certification testing completed

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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			LD1 system installed in accordance with BS5839-6
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 however this may not be suitable as occupants only way of entry to rear yard is to exit building and walk right round.

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Does the no smoking policy appear to be observed at time of inspection?			X	No policy provided.
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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

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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 present to kitchen, however fire blanket is yet to be installed.
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 be installed in kitchen.

Lighting

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

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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, refuge storage to the rear secured yard, away from Building.
Is there appropriate storage of	X			No combustible materials on site at time of visit.

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combustible materials?				
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 with flammable linings or materials?	X			All linings achieve Class 0 surface spread of flame

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	X			Property management team in operation.

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personnel, are suitable precautions taken during hot work, including use of hot work permits?				
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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 in 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.

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Is there adequate provision of escape exits?	X			Final exits to the front of property only. Rear final exit has been removed making means of escape worse.
Are exits easily and immediately openable where necessary?	X			Thumb turn locks fitted.
Do fire exits open in the direction of escape where necessary?	X			Property is limited to 4 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 have been made worse as not its only single direction if travel with only 1 final exit to the front of the property.
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			X	No inner rooms to property.

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and inner-inner rooms?				
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		Not suitable for disabled people
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		Newly fitted.
Are fire doors provided with appropriate fire doors signs?	X			Yes newly fitted.
Are all external escape routes unobstructed and providing a clear	X			Yes.

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route to the fire assembly points?				
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 Princess Street or 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			Yes
Are fire action notices adequate?	X			Yes
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.

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Fire spread and development limitation

	Yes	No	N/A	Observations
Is it considered that there is compartmentation of a reasonable standard?	X			Yes.
Is it considered that there is reasonable limitation of linings that may promote fire spread?	X			All linings achieve Cass 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

Escape lighting

	Yes	No	N/A	Observations
Are all your escape routes covered by an acceptable form of emergency lighting?		X		Emergency lighting is currently not installed and should be completed 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		X		As above.

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parks and external escape routes covered by an acceptable form of emergency lighting?				
Is there back-up power supplies for the emergency lighting?		X		As above.

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 would illuminate / glows from emergency lighting is installed
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	X			All information to be passed over to incoming Tenants with training provided by landlord in compliance with Regulation 38.

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notices for staff and other people?				
Are you maintaining all the necessary signs and notices so that they continue to be correct, legible, and understood?	X			Emergency signage is new.
Are you maintaining signs that you have provided for the information of the fire and rescue service, such as those indicating the location of water suppression stop valves and the storage of hazardous substances?			X	New conversion. Tenants to inform Landlord of any issues.

Fire warning arrangements

	Yes	No	N/A	Observations
Is a reasonable manually operated electrical fire alarm system provided?	X			Part 6 System to hallway stairs and landing only. Smoke strips on doors will result in fire being quite advanced before smoke leaks to activate smoke detectors.
Are fire alarm call points located at all final exits, storey exits, fire compartment wall exits or exits from			X	N/A

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rooms of high risk?				
Is the fire control panel located at an exit and visible to the emergency services from the outside of the building?			X	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			X	Smoke detection can be heard from all locations.

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locations where the alarm cannot be heard?				
If the fire-detection and warning system is electrically powered, does it have a back-up power supply?	X			Yes.
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 provided a Zone Plan 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.

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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 the building?	X			Landlord to ensure staff are aware of fire safety procedures and that all fire safety information / training is provided to Tenants.
Are there suitable arrangements to meet the fire and rescue service on arrival and	X			Occupants to be on site to greet the fire service after raising the alarm.

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provide them with relevant information?				
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:

	Yes	No	N/A	Observations
Fire risks in the premises?	X			Property managers to maintain.

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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 the fire and rescue service?	X			As above.
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	

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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	X			Weekly inspections to be completed

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external escape staircase and gangways?				
Routine checks of final exit doors and security fastenings?	X			New conversion and currently unoccupied.
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
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	X			Landlord provided with testing logs.

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fire training and fire evacuation drills?				
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		X		

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readily available for staff to read?				
Is the fire emergency plan available to the enforcing authority?	X			Digital copies.
Are Personal Emergency Evacuation Plans (PEEPS) required and in place?			X	N/A

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	

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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	

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Fire Risk Assessment Summary

Likelihood of a Fire Starting

LIKELIHOOD	Description
LOW	Unusually low likelihood of a 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.
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 fire prevention measures observed at the time of the Risk Assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is	LOW
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Consequences For Life Safety In The Event Of A Fire

Consequence	Description
Low	Outbreak of fire unlikely to result in serious injury or death
Medium	Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
High	Significant potential for serious injury or death of one or more occupants.

Taking into account the premises, occupants and use class, fire provisions present and how the building is managed being observed at the time of the Risk Assessment the recommended rating would be:	Low
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Overall rating

The rating of the premises in relation to Risk to Life is	Low
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Likelihood of Fire Starting	Consequences For Life Safety In The Event Of A Fire		
	LOW	MEDIUM	HIGH
LOW	TRIVIAL RISK	TOLERABLE RISK	MODERATE RISK
MEDIUM	TOLERABLE RISK	MODERATE RISK	SUBSTANTIAL RISK
HIGH	MODERATE RISK	SUBSTANTIAL RISK	INTOLERABLE RISK

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