



Fire Risk Assessment

George Wright House



HS.F.119 (rev03)

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Contents

1	Premises particulars	1
2	General statement of policy	1
3	Management system	1
4	General description of premises	2
5	Fire safety systems within the premises	2
6	Plan drawing	2
7	Identify fire hazards	3
8	Identify people at risk	3
9	Means of escape – horizontal evacuation.....	3
10	Means of escape – vertical evacuation.....	3
11	Fire safety signs and notices	3
12	Fire warning system	4
13	Emergency lighting system.....	4
14	Fire-fighting equipment.....	4
15	Management - maintenance	4
16	Method for calling the Fire Service	5
17	Emergency action plan	5
18	Training	5
19	Fire safety deficiencies to be rectified.....	6
20	Significant findings	6
21	Additional hazards.....	6
	Appendix A: Floor plans	7

Fire Risk Assessment

1 Premises particulars

Premises name: George Wright House

Use of premises: Domestic dwellings

Address: Horsefair, Pontefract WF8 1PP

Owner / employer/ person in control of the workplace:

Phone No: 0345 8 507 507

Kevin Dodd, Chief Executive, WDH

Date of Risk Assessment:

May 2018

Date of Review:

May 2019

Name and relevant details of the person who carried out the Fire Risk Assessment:

Daniel Boardman, Property Compliance Manager CMIOSH

2 General statement of policy

Statement

Good health and safety is integral to good management. We aim to make sure that it continues to be part of the culture of WDH. Employees should have health, safety and welfare objectives agreed with managers and throughout WDH.

We recognise that complying with the Health and Safety at Work Act 1974, and the regulations made under it, is a legal duty, not a matter of choice. Our policy should exceed the minimum requirements of the law where possible and to do this we will provide sufficient resources to meet this commitment. We will also ensure that systems are in place that will allow us to maintain, monitor and continuously improve safety performance. Included in these systems will be the means to allow communication and consultation on health and safety matters between all levels within WDH.

This risk assessment only covers the common areas within the building and does not cover the inside of individual apartments.

3 Management system

Statement

The Fire Safety Policy is provided for all employees on our intranet Health and Safety pages. This confirms that a fire risk assessment will be undertaken on all premises to which the Regulatory Reform Order (RRO) applies.

The Property Compliance Manager has responsibility for fire safety issues which includes fire risk assessments and all matters relating to fire safety.

Inspection and servicing of dry riser systems are undertaken twice every year by Chubb engineers. Any repairs to a dry riser are carried out by our Specialist Services Team.

Chubb fire services inspect and service all fire-fighting equipment in building.

All common areas are monitored by caretakers on a weekly basis to ensure they are kept sterile. Records are sent to our Property Compliance Team for filing and reporting to the Health and Safety Committee.

4 General description of premises

Description

George Wright House is a seven storey brick built high rise residential building, constructed around 1960-1970. There is only one fire exit. The stairwell is sign posted and the windows in the stairwell provide natural daylight and this is supplemented with emergency lighting, this leads to a place of safety. At the time of the inspection the landings and exits were free of obstruction. The entrance to the stairway from all landings are fire rated doors with self-closers fitted.

Occupancy

Times the premises are in use: 24/7

The total number of persons employed within the premises at any one time: 4

The total number of persons who may reside in the premises at any one time: 60+

Size

Building footprint: 35m x 15m

Number of storeys: Ground + 6

Number of stairs: 1

5 Fire safety systems within the premises

Fire warning system

Individual apartments have hard wired detection systems installed. There is no fire detection in the common areas.

Emergency lighting

Emergency lighting conforming to BS5266 provided throughout the building.

Fire doors

60 minutes fire rated doors on apartment entrances and 30 minute fire rated doors in all communal areas.

Bin chute closers

Not applicable - bin chute is external and separate to main occupied structure.

Dry riser outlets

Not damaged or tampered with.

Sprinkler system

Yes No

Alarm system in corridors

Yes No

Key safe in place undamaged and full set of keys in place

Yes No

6 Plan drawing

Full set of drawings attached at end Appendix A.

7 Identify fire hazards

Sources of ignition

No hot works on premises, general electrical points present but these are subject to periodic testing in line with the Electrical Regulations 17th Edition.

Work processes:

Any hot works which would take place as part of the repair and maintenance within this building would be managed through the Hot Works Permit system currently in place.

Structural features that could promote the spread of fire: Include external cladding

No cladding on brick structure.

Items stored within common areas

No items stored, all sterile areas

Is there gas piped into the building

No – district heating

8 Identify people at risk

Identify and specify the location of people at significant risk in case of fire, indicating why they are at risk, and what controls are or need to be in place.

Tenants, if their particular apartment was on fire. We have produced a leaflet for tenants titled 'Fire safety in high rise residential buildings', this provides tenants with actions to take if an emergency occurs within this building. This information is also available on our website with instructions on what action tenants should take in an emergency.

9 Means of escape – horizontal evacuation

Using the external balcony to access the staircase. In the event of a fire residents are asked to practice a 'stay put' policy. This is particularly relevant as George Wright House possesses one staircase.

10 Means of escape – vertical evacuation

Commentary

George wright House has one staircase which is protected at each storey landing by fire rated doors. The stairway and common areas are maintained as sterile areas so the likelihood of a fire in the common area are low. Tenants would be evacuated using the stairs which lead to a final exit door at the front of the building. See plans at Appendix A. The entrance/exit security system provides for occupants to escape out of the fire exits by a fail to safe system.

11 Fire safety signs and notices

Commentary

The building has an adequate number of signs which comply with the Safety Signs and Signals Regulations 1996. All exit routes adequately marked along with fire-fighting equipment.

12 Fire warning system

Commentary

Individual apartments have hard wired smoke detection.

13 Emergency lighting system

Commentary

The emergency lighting system is serviced and maintained in house, is adequate and meets the needs of the building. The system is serviced and tested by our Specialist Services engineers.

The system complies with BSEN60598.2.22.

14 Fire-fighting equipment

Commentary

Dry riser outlets are serviced twice a year and certificates available electronically.

No free-standing extinguishers or fire blankets in this building.

15 Management - maintenance

Is there a maintenance programme for the fire safety provisions in the premises?

Yes

Commentary

No

Chubb undertake servicing and replacement of dry riser.

Records maintained on site at George Wright House caretakers office and electronically off site.

Smoke detectors are fitted in tenants apartments. Tenants are advised to test these regularly.

Are regular checks of fire exit doors, walls and partitions carried out?

Yes

Commentary

No

Carried out weekly as part of the caretakers checklist.

Are regular checks of escape routes and exit doors carried out?

Yes

Commentary

No

Carried out weekly as part of the caretakers checklist.

Are regular checks of fire safety signs carried out?

Yes

Commentary

No

Carried out weekly as part of the caretakers checklist.

Is there a maintenance regime for the fire warning system?

Yes

Commentary

No

Not applicable in case of fire, call would be raised by caretaker or resident.

Weekly by Facilities Management

Annually by in-house team and recorded

Is there a maintenance regime for the emergency lighting system?	<input checked="" type="checkbox"/>	Yes
Commentary	<input type="checkbox"/> Weekly	<input type="checkbox"/> No
	<input checked="" type="checkbox"/> Six Monthly	
	<input type="checkbox"/> Annually	

Is there maintenance of the fire-fighting equipment by competent persons?	<input checked="" type="checkbox"/>	Yes
Commentary	<input type="checkbox"/>	No
Carried out weekly as part of the caretakers checklist. Bi-Annually by Chubb and recorded		

Are records kept and their location identified?	<input checked="" type="checkbox"/>	Yes
Commentary	<input type="checkbox"/>	No
A set of CAD drawings are available for the building showing where fire-fighting equipment is located. (See Appendix A).		

16 Method for calling the Fire Service

Specify

Tenants or the caretaker would call the Fire Service in the event of an emergency.

17 Emergency action plan

Commentary

Only tenants whose apartment is directly affected by fire would evacuate. All apartments have been compartmentalised with 60 minute fire rated doors on apartment entrances and 30 minute fire rated doors in all communal areas and fire stoppage in place where services pass horizontally or vertically throughout the building.

Our tenants were all provided with a leaflet on sign up around fire safety in high rise residential buildings. This information is also available on our website with instructions on what action tenants should take in an emergency.

Notices in foyers also advise tenants on what action they should take in an emergency.

18 Training

Commentary

Training in fire safety is provided to our employees by the Health and Safety Team.

19 Fire safety deficiencies to be rectified

Deficiency and rectification	Priority	Date to be rectified	Responsibility	Date rectified
Ensure any areas which require actions are closed off				
Insert additional pages as required				

20 Significant findings

Significant finding	Control measure and action
Insert additional pages as required	

21 Additional hazards

Specify

Need to consult Fire Service

Yes

No

Appendix A: Floor plans

D.S.Ref:SE4521116

Drawn By: BAYTE Scale: As Shown

Checked By: SHM Date: March 2014

Address:

George Wright House
Horsefair
Pontefract

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PLAN REFERRED TO: N/A

GROUND FLOOR PLAN



FIRST FLOOR PLAN



For Fire Service use only



Scale: 1:250



1:1250 Scale
Composite
Horsefair
Pontefract

