



SPL Fire Safety Ltd
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FIRE RISK ASSESSMENT



Galliford Try- Elizabeth Row

08/03/2024

**Ben Kent-Brown L4 DipFRA MIFSM AIFireE DipFD Tier 2
CFRAR**

Life Safety Fire Risk Assessment Certificate of Conformity

This certificate is issued by the organization named in part 1 of the schedule in respect of the fire risk assessment provided for the person(s) or Organization named in Part 2 of the schedule at the premises and / or part of the premises in Part 3 of the Schedule.

Schedule

Part 1a	SPL Fire Safety Ltd, Ashton Old Baths, Stamford Street West Ashton Under Lyne, OL6 7FW
Part 1b	BAFE Registration Number – MANC128
Part 2	Galliford Try
Part3a	Elizabeth Row, Home Street, Scunthorpe, DN15 6AH
Part3b	Whole of the accommodation block property- Elizabeth Row.
Part 4	The fire risk assessment involved a type 3, non-destructive survey of the accommodation block to assess compliance of the building works and fire safety provisions with The Regulatory Reform (Fire Safety) Order 2005.
Part 5	Assessment date 08/03/2024
Part 6	Proposed review date 07/03/2025
Part 7	SPL1785

We, being currently a “Certificated Organisation” in respect of fire risk assessment identified in the above schedule, certify that the fire risk assessment referred to in the above Schedule complies with the Specification identified in the above Schedule and with all other requirements as currently laid down within the BAFE SP205 Scheme in respect of such Fire Risk Assessment.

Signed for and on behalf of the issuing Certificated Organisation.

[Redacted Signature]

Lee Smart BEng (Hons)
MCIQB MIFSM

12/03/2024



BAFE, The Fire Service College, Moreton-
In-Marsh, Gloucestershire, GL56 0RH



7 - 11 Earsdon Road, West Monkseaton, Whitley Bay,
Tyne & Wear, NE25 9SX

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Quality Assurance

Rev	Description	Date	Created by	Reviewed by
1	Fire Risk Assessment	12/03/2024	Ben Kent-Brown L4DipFRA MIFSM AIFireE DipFD Tier 2 CFRAR	Lee Smart BEng (Hons) MCIQB MIFSM

General Information

Client Details

Client Name / Company

Galliford Try

Property Details

Business Name

North Lincolnshire Council

Address

Elizabeth Row

Home Street

Town

Scunthorpe

County

Lincolnshire

Postcode

DN15 6AH

Responsible Person Details

Responsible Person

North Lincolnshire Council

Person Responsible for Fire Safety

North Lincolnshire Council

Role

Owner of the property.

Contact Details

01724 2977000

Competent Person for Corrective
and Preventative Actions (CAPA)

North Lincolnshire Council

Person(s) providing Information

David Sewell - Galliford Try

Terms and conditions

SPL Fire Safety Ltd has assessed the risk of fire within your premises to ensure legislative compliance and safety of relevant persons. The ownership and implementation of the significant findings lies with the “*responsible person*”.

The submission of this report constitutes neither a warranty of future results by SPL Fire safety Ltd nor an assurance against risk. The report represents only the best judgement of the consultant involved in its preparation, and is based, in part, on information provided by others. No liability whatsoever is accepted for the accuracy of such information

In addition, ducts/voids or similarly enclosed areas where opening-up works would cause damage to the existing fixtures and finishes have not been inspected, fitted carpets, furniture and heavy objects have not been lifted or moved. The risk assessment does not include specialist tests or detailed inspection of the heating, hot and cold-water appliances, gas, electrical appliances, drainage, fire alarm and smoke detection or other services as this does not form part of our brief.

CLIENT ACCEPTANCE

I hereby accept this Fire Risk Assessment in accordance with the terms and conditions above

NAME (PLEASE PRINT)

SIGNATURE

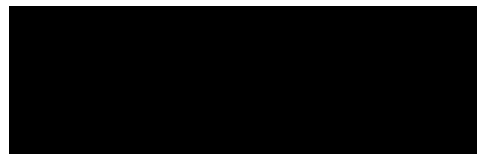
DATE

POSITION IN ORGANISATION

NAME OF ASSESSOR

Ben Kent-Brown

SIGNATURE



DATE

08/03/2024

Suggested Review Date

It is suggested that this assessment be formally reviewed in **March 2025** unless significant changes occur that affect the validity of the assessment.

The Building Structure

General description

The project anchor scheme includes a new-build three storey residential and office building in Scunthorpe, North Lincolnshire.

At the time of the assessment the building was unoccupied with the last stages of construction being undertaken (hanging of cross corridor doors, decorating etc).

The building is divided into two blocks-

- The Enterprise & Innovation Hub which is still undergoing construction and will comprise of offices and café - **this area does not form part of this fire risk assessment.**
- The accommodation block.

This risk assessment only takes into consideration the accommodation block, the two blocks are separated by a 60-minute compartment wall, and there will be no circulation provided between the two buildings; as such, it is justifiable to review the properties separately.

The accommodation block comprises of studio and cluster flats, accessed via a single stair. There is also a small reception area at ground floor. The property has been subject to a fire engineered solution produced by OFR (16/03/2023). The design deviates slightly from guidance contained within building regulations but has been approved through the building control process.

Evacuation procedure – Stay Put / Stay Safe

Means of escape - Access to the upper floors is via the single staircase, on leaving the stair, occupants are in a small, ventilated lobby before entering the corridor giving access to the accommodation.

Fire alarm – Comprises of 2 systems

- The residential units are provided with a BS 5839-6 Grade D1 fire detection and alarm system.
- The common corridors are provided with a BS 5839-1 category L5 system, to trigger the smoke ventilation systems and to alert persons of an incident who are working in the plant room / roof. (This includes detection in all areas (with the exception of some low-risk rooms such as toilets and small cupboards less than 1m²).

Ventilation - This is provided in the protected stair and the adjacent protected lobbies.

Firefighting - A dry fire main has been provided in the protected stair.

Other risks - A photovoltaic array has been installed on the rooftop area; this has local isolation provided within the mains room.

Significant findings – During the assessment, items were identified, these are documented in the significant finding section of the report.

Approximate floor area	Ground Floor- circa 515m ² First Floor- circa 518m ² Second Floor- circa 518m ² Total Floor Area- 1,551m²
Details of construction	The property is of traditional brick construction complete with a flat roof that has been coated in a weatherproof membrane.
Occupancy	50 persons maximum <ul style="list-style-type: none"> This is based on 1 person per bedroom given that it is student accommodation - 46 persons. Occasional contractors or visitors to the property- 4 persons.

Maximum number of floors	3 (Ground floor, 1 st floor, and 2 nd floor)
Number of staircases	1
Number of passenger lifts	1 – designated as an evacuation lift
Number of fire lifts	0

The Occupants

Relevant Persons

Maximum number of persons in building	50 persons.
Maximum number of employees at one time	4 persons - occasional contractors when required.
Maximum number of members of the public	46 persons - based on 1 person per bedroom.

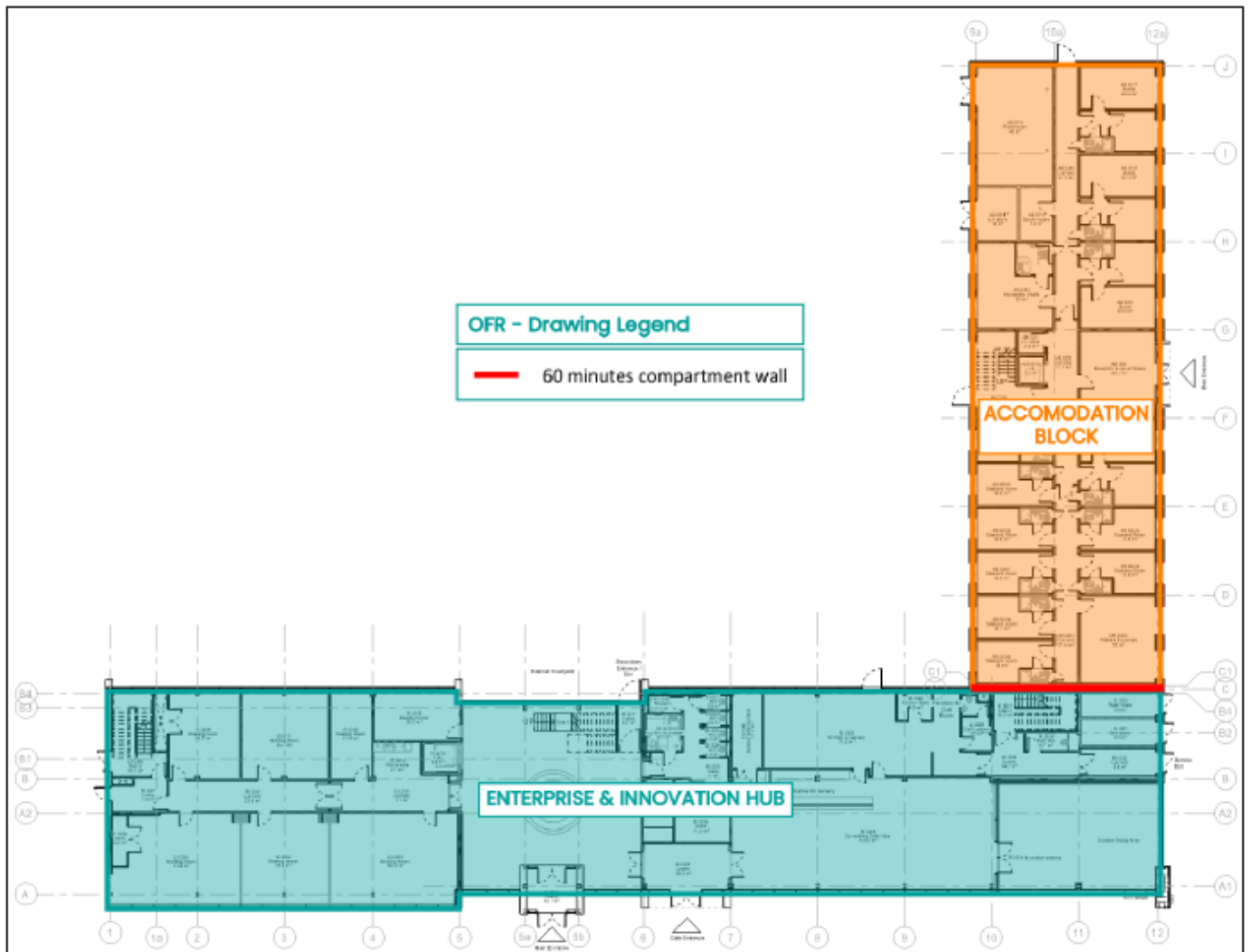
Occupants at special risk

Sleeping occupants	46 persons (1 person per bedroom)
Disabled occupants	At the time of the assessment the property was un-occupied; however, an evacuation lift is installed.
Occupants in remote areas	Potentially, contractors working within plant rooms and on the roof. A sounder has been provided in these areas to alert staff to a fire within the building (This warning should be operated on activation of the smoke detection in the common corridors)

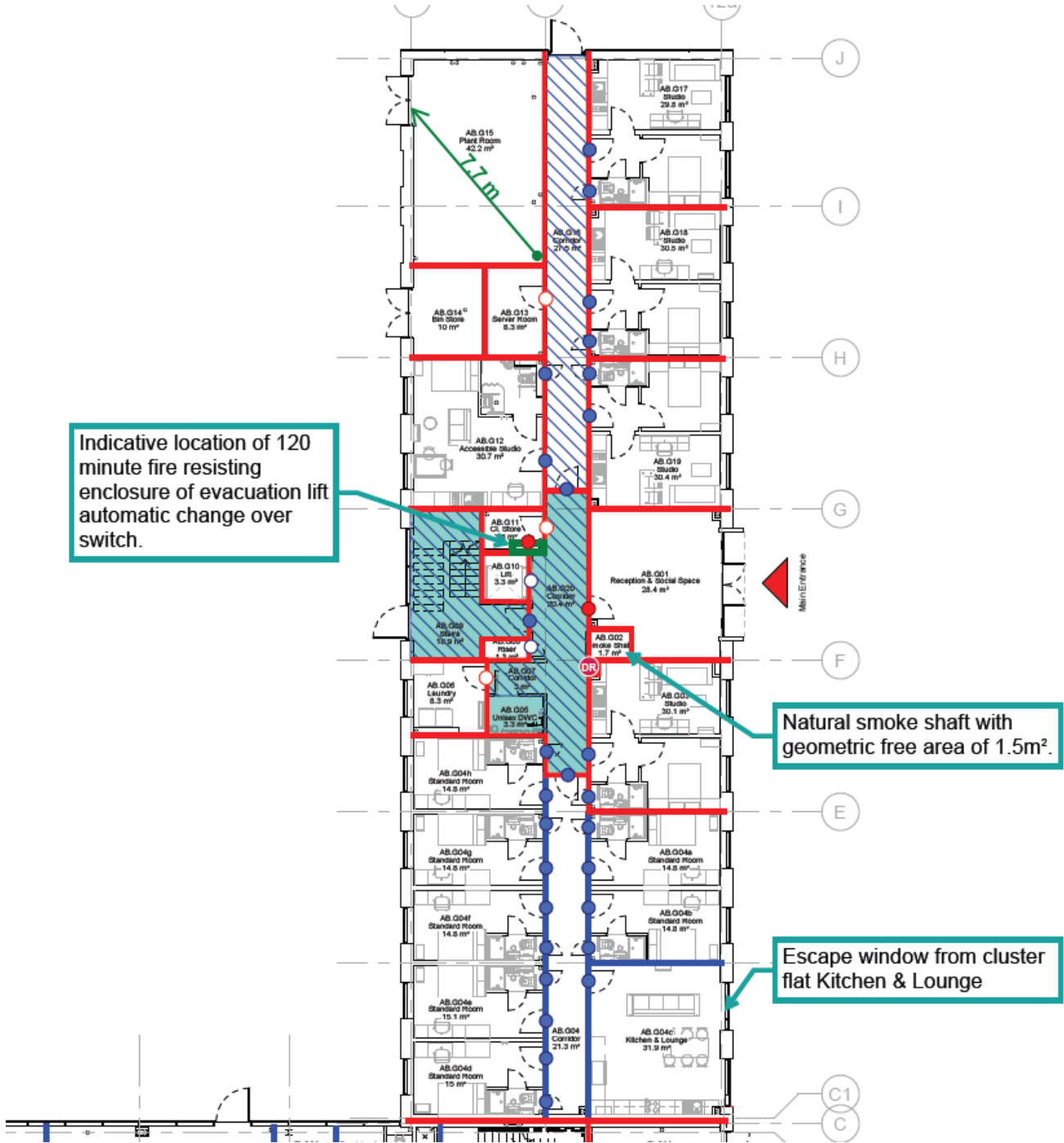
History of Fires?

Has there been any history of fires on the premises?	None
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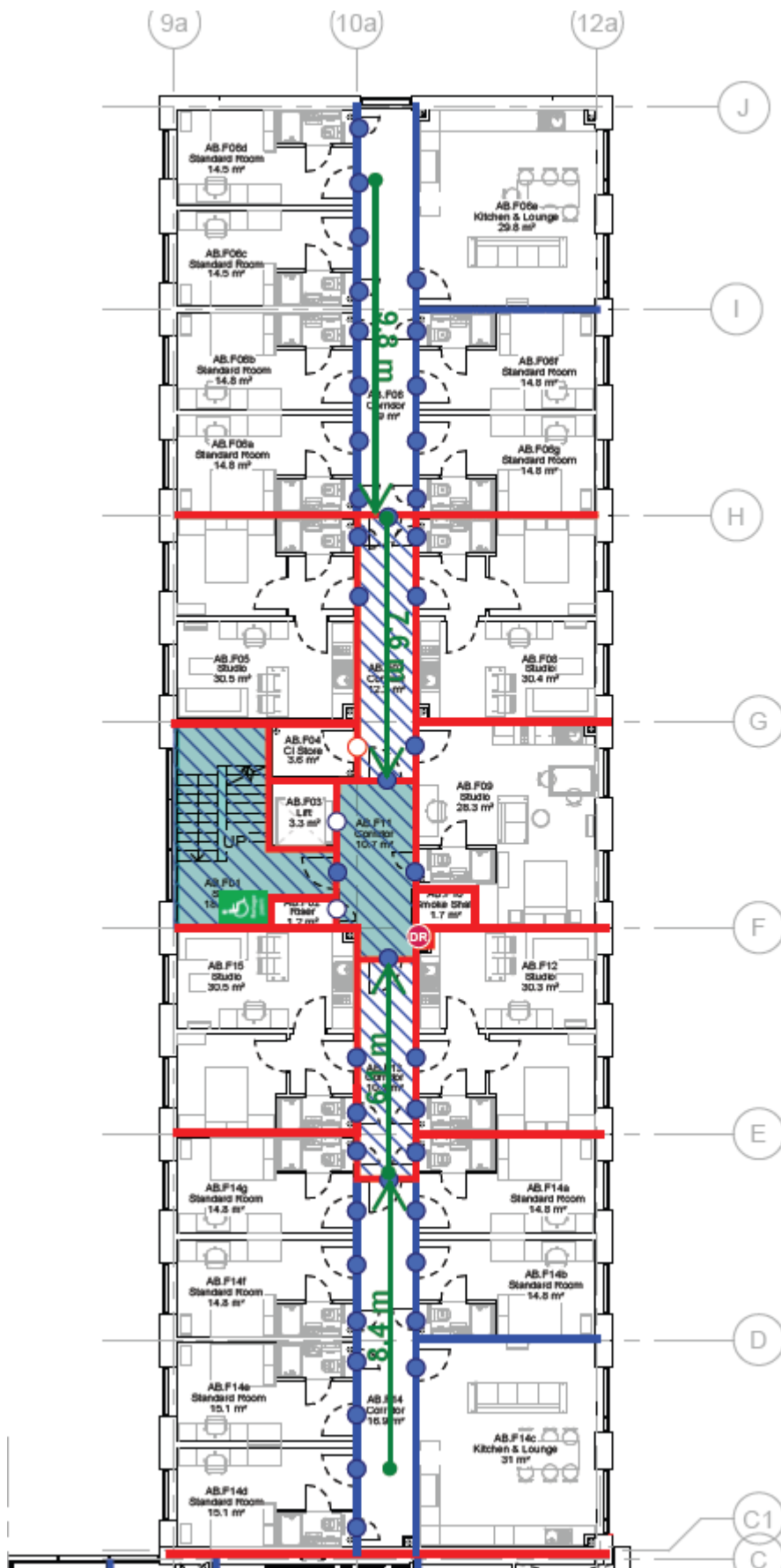
Site Plan



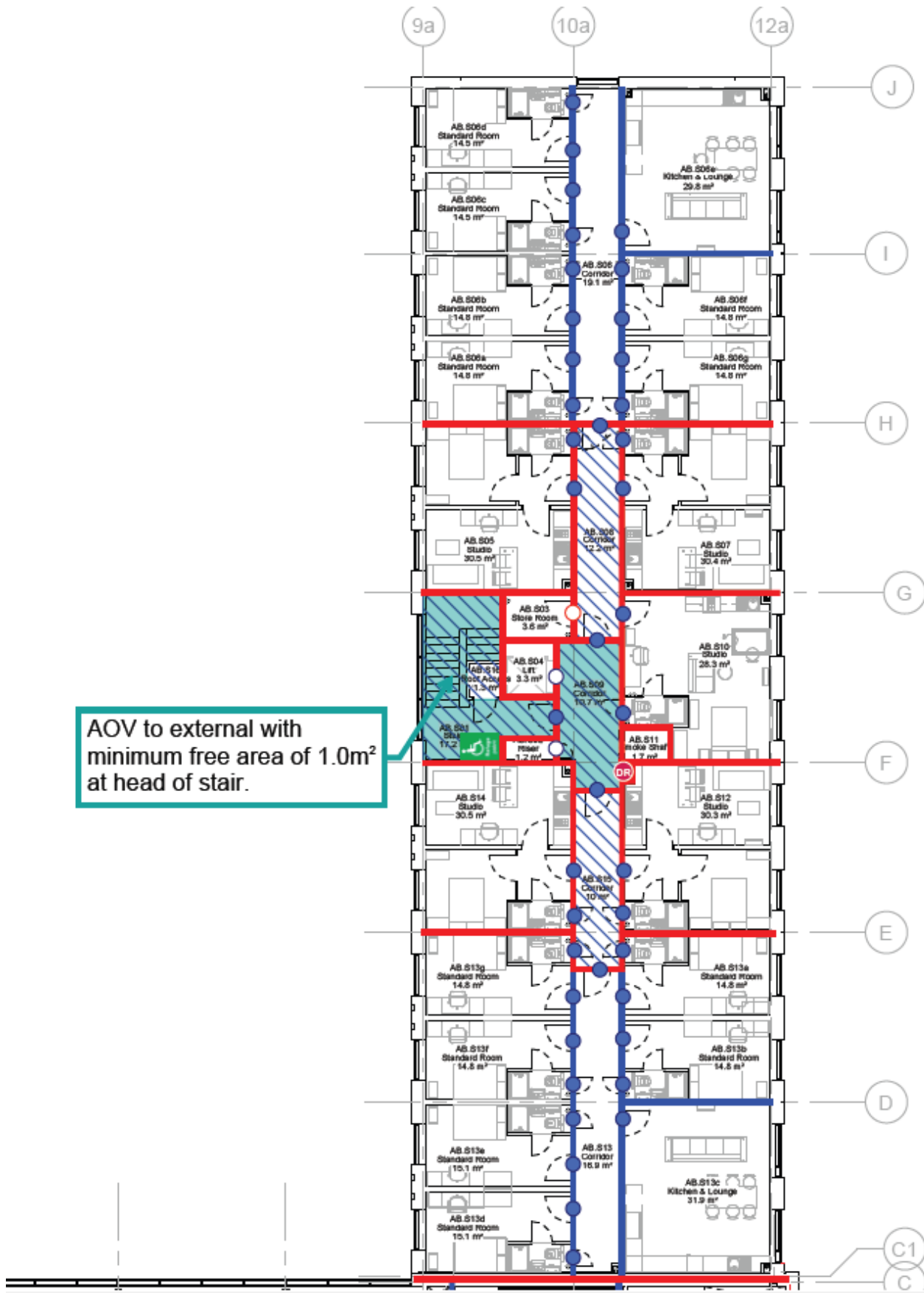
Ground Floor Plan



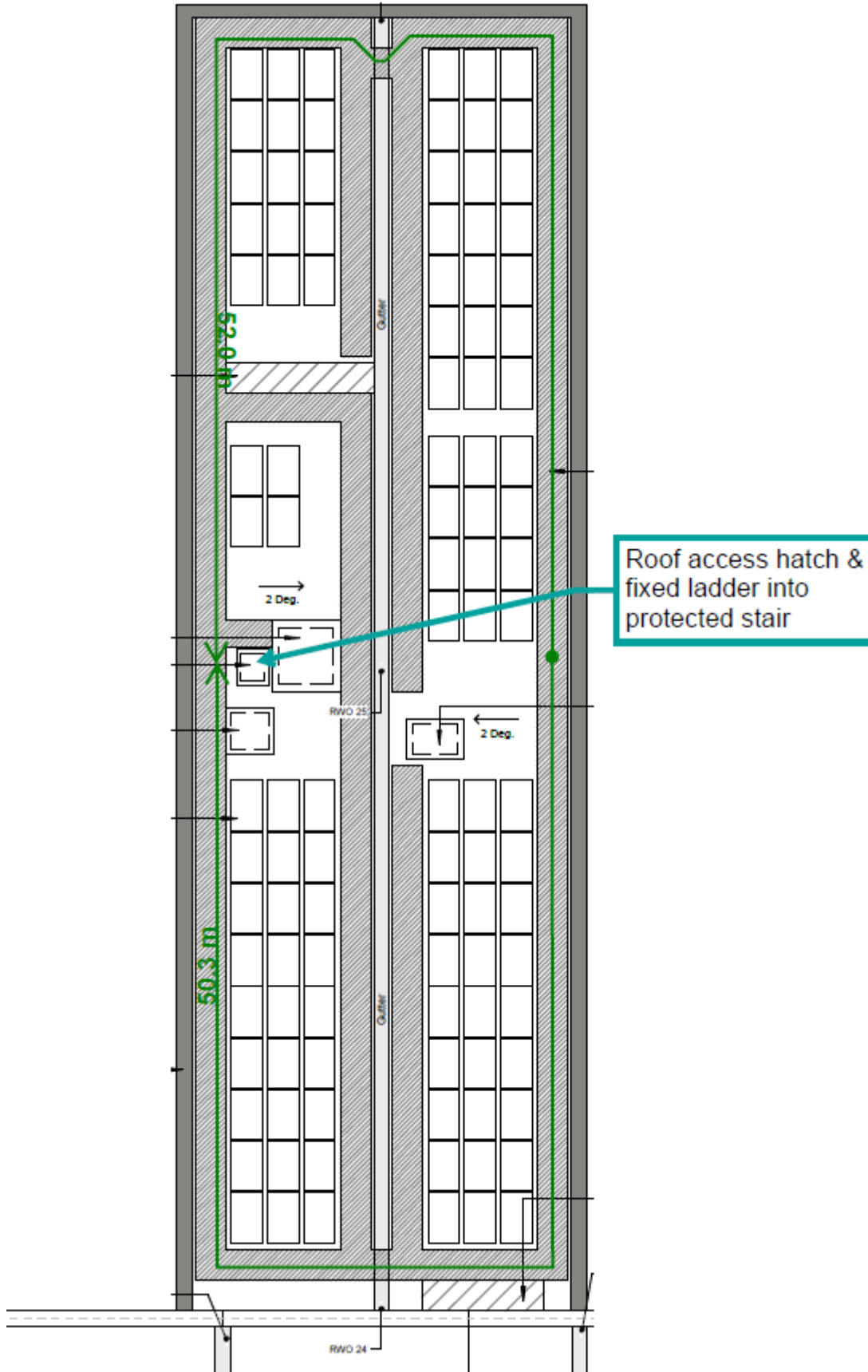
First Floor Plan



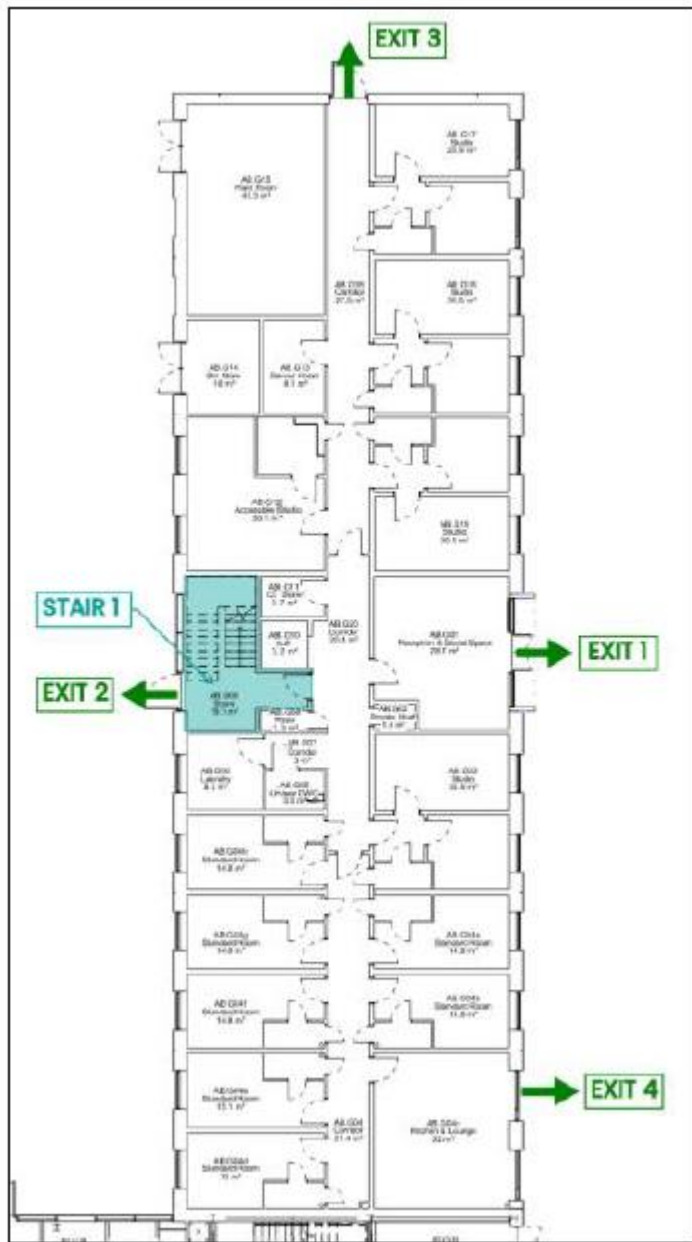
Second Floor Plan



Roof Plan



General Layout of property, indicating stair and final exits.



Note- Exit 4 is an escape window.

Fire Risk Assessment

This assessment has been produced in line with the statutory demands of the Regulatory Reform (Fire Safety) Order 2005 and associated legislation. The aims and objectives are to provide the responsible person with the details of existing fire prevention and protection provisions within the premises and highlight areas where improvements can be made to provide a safe working environment.

The overall objectives are to ensure:

- Life safety for staff, employees, general public, and fire service personnel.
- Protection of the building and assets of the company, including insurance requirements – a fire can cause extensive damage to property, both through the effects of fire and smoke and during extinguishing operations.
- Effective provision for ensuring minimal business interruption following a fire.

Article 9 of the Regulatory reform (Fire Safety) Order 2005 requires all Fire Risk Assessments to be reviewed by a competent person regularly to ensure that it is kept up to date and particularly if:

- There is reason to suspect that it is no longer valid.
- The nature of your work has changed.
- You are engaged in any new activities that could be considered to be a fire risk since the Fire Risk Assessment was first produced.
- There been any material alterations to your premises both internal and external.
- Your user group has changed

The Chief Fire Officers Association (CFOA) definition of - Regularly – is generally accepted to be every 12 months.

Five steps of a Fire Risk Assessment

STEP 1

IDENTIFY THE FIRE HAZARDS

To identify the hazards within the premise, we have used our knowledge and experience to identify sources of ignition, fuel and work processes present. The hazards and actions required are detailed in the significant findings.

STEP 2

IDENTIFY THE LOCATION OF PEOPLE AT SIGNIFICANT RISK IN CASE OF FIRE

The types of people at risk in your premises are employees, members of the public and any contractors that may be employed on the premises.

STEP 3

EVALUATE THE RISKS

All risks have been evaluated at the time and date of inspection. This is not to say that a risk may present itself after the risk assessment was carried out. Step 5 will cover this should a risk present itself. Future risks will then be re-evaluated.

STEP 4

RECORD THE FINDINGS AND ACTIONS TAKEN

All findings have now been recorded and the actions to be taken can be found in the “Significant findings.”

STEP 5

REVIEW FIRE RISK ASSESSMENT

This document is an active document and should be reviewed on a regular basis. Should anything be brought to your attention, material alterations carried out or changes to the working processes then the document should be reviewed immediately.

Overall Fire Risk Assessment

Following consideration of current fire safety standards and controls within the premises, the assessor is of the opinion that:

The likelihood of fire occurring is Medium
 The potential severity of harm is Moderate Harm
 The current risk to life is (Use the table below) Moderate

		Potential severity of harm		
		Slight Harm	Moderate Harm	Extreme Harm
Likelihood of fire occurring	Low	Trivial	Tolerable	Moderate
	Medium	Tolerable	Moderate	Substantial
	High	Moderate	Substantial	Intolerable

LIKELIHOOD OF FIRE	Definitions
Low	Unusually low likelihood of fire as a result of negligible potential sources of ignition.
Medium	Normal fire hazards (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 SEVERITY OF HARM	Definitions
Slight Harm	Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).
Moderate Harm	Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
Extreme Harm	Significant potential for serious injury or death of one or more occupants.

ESTIMATED RISK LEVEL	Action and timescales
Trivial	No further action is required other than maintaining the control measures that are currently in place
Tolerable	No major additional controls required. However, there might be a need of improvements.
Moderate	It is essential that efforts be made to reduce the risk. The additional control measures that are recommended should be implemented within a defined time period.
Substantial	Urgent action should be taken to reduce the risk. The additional control measures, that are recommended, should be implemented as soon as possible or limitations should be imposed on the parts of the premises affected.
Intolerable	The premises or the part of the premises affected should not be occupied until the additional control measures that are recommended have been implemented.

Relevant Fire Safety Guides

England & Wales

Sleeping Accommodation (ISBN 978 1 85112 817 4)

Supplementary Guide – Means of escape for disabled people (ISBN 978 1 85112 8737)

Significant Findings

Priorities for Action

To assist you in allocating resources, the recommendations in this report have been assigned priorities as follows:

- Immediate Priority** A dangerous condition liable to cause an imminent risk of a fatal or major injury. These matters should be resolved within 24 hours
- High Priority 1** Contravention of statutory requirements which could lead to fire resulting in fatal or major injury, and the issuing of a Prohibition Notice or legal proceedings being instituted by the Enforcing Authority.
These matters should be resolved within seven days
- High Priority 2** Contravention of statutory requirements which could lead to fire or injury or the issuing of an Enforcement Notice. These matters require a planned program of action to eliminate or control the risk identified.
It is suggested these matters be resolved within 1 month
- Medium Priority** Contravention of statutory requirements which could lead to fire or injury or the issuing of an Enforcement Notice. These matters require a planned program of action to eliminate or control the risk identified.
It is suggested these matters be resolved within 3 months
- Low Priority** Matters not in line with best practice and/or established Company procedures. Enforcement action is not likely, although accident or property damage possible. The recommendations made are desired improvements, precautions, or techniques consistent with good fire and health and safety control and practice.
These matters should be resolved, or work initiated within a planned timescale

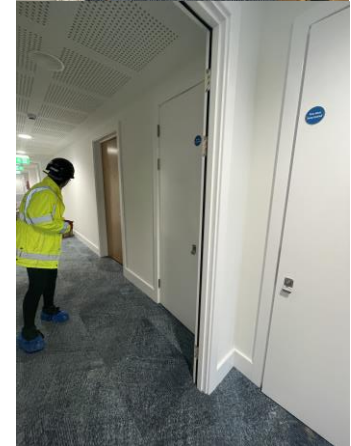
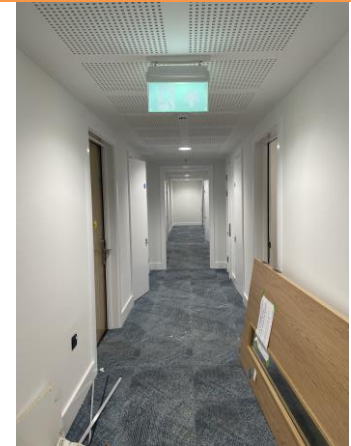
Significant findings

Priority	Medium priority
Area of non-compliance	Sources of Ignition
Item number	1.1
Significant findings	"No Smoking" signs are not currently displayed throughout the property.
Actions required	Before the building is occupied, "No Smoking" signage should be positioned throughout the property to support the no smoking policy.
Responsible Person	North Lincolnshire Council
Due Date	Before becoming occupied.



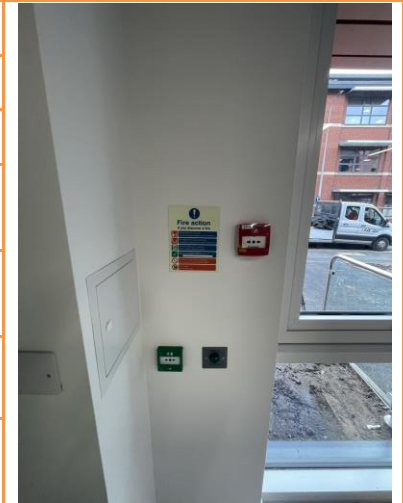
Significant findings

Priority	High priority 2
Area of non-compliance	Structural features that will allow fire to spread
Item number	3.2
Significant findings	At the time of the fire risk assessment cross corridor doors had been removed due to works being carried out.
Actions required	Before the building is occupied, the cross-corridor doors should be re-installed to stop the spread of smoke and fire.
Responsible Person	North Lincolnshire Council
Due Date	Before becoming occupied.



Significant findings

Priority	Medium priority
Area of non-compliance	Means of Escape
Item number	4.26
Significant findings	The installed fire action notices located throughout the property indicate a simultaneous evacuation should take place on the discovery of a fire.
Actions required	Before the building is occupied the existing fire action notices should be replaced with the required fire action notices that support the stay put policy.
Responsible Person	North Lincolnshire Council
Due Date	Before becoming occupied.



Significant findings

Priority	High priority 2
Area of non-compliance	Fire Alarm and Detection
Item number	5.2, 5.3, 5.4
Significant findings	<p>It was identified that manual call points have been installed throughout the property- this is against the provisions outlined within the fire strategy and also contradicts the buildings stay-put policy.</p> <p>It was also identified that ceiling voids within the accommodation block have not been provided with BS5839-6 fire detection, as provisions required in line with the fire strategy.</p>
Actions required	Before the property is occupied It is recommended that the findings are cross referenced with the fire strategy to ensure that the property meets the requirements of B1-B5 of the building regulations.
Responsible Person	North Lincolnshire Council
Due Date	Before becoming occupied.



Significant findings

Priority	High priority 2
Area of non-compliance	Fire Fighting Equipment & Fixed Fire-Fighting Installations
Item number	6.1
Significant findings	The site does not currently contain any portable firefighting extinguishers.
Actions required	Before the property is occupied, it is recommended that areas of high fire risk such as plant rooms/mains electrical rooms etc are covered with a provision of fire extinguishers and appropriate signage. Fire extinguishers should not be provided in locations where individuals are not suitably trained on the safe use of fire extinguishers.
Responsible Person	North Lincolnshire Council
Due Date	Before becoming occupied.



Section1: Sources of Ignition

1	Hazards / Control Measures	Satisfactory	Observation
1.1	Smoking ban enforced.	SIGNIFICANT FINDING	“No Smoking” signs are not currently displayed throughout the property to support the “no smoking” policy.
1.2	Is smoking area in a safe position?	YES	Smoking is only permitted external to the property.
1.3	Procedures for control of contractors are in place.	See Comment	Contractors would contact North Lincolnshire Council management team before site visit.
1.4	Hot work permits in place.	See Comment	Hot work permit would be required in the event of any hot works being carried out within the property.
1.5	Gas/oil/solid fuels boilers are satisfactorily maintained.	N/A	No gas fired boilers are used within the building.
1.6	Installed gas equipment is maintained	N/A	As 1.5
1.7	Cooking equipment is suitable and satisfactory.	YES	Cooking equipment is provided within the shared kitchen facilities, these are newly installed and commissioned.
1.8	Portable heaters located are in safe positions and are maintained adequately.	N/A	No portable heaters within the property on the day of the assessment.
1.9	Portable electrical equipment is maintained.	See Comment	No portable electrical equipment is in place within the property, once the building is in use and occupied, a small number of kitchen appliances will be provided but will be brand new. Procedures may be put in place to test equipment owned by the attending students
1.10	Installed electrical equipment is suitable, sufficient, and adequately maintained.	YES	All fixed electrical equipment is newly installed and commissioned. H and F Electrical solutions Ltd have carried out the electrical installation and was certified 01/2024.
1.11	Poor electrical housekeeping observed (bunched cables, overloaded sockets etc)?	YES	Good electrical housekeeping was found on the day of the assessment.
1.12	Static electricity earth bonding in place.	N/A	

1.13	Lightning conductors are satisfactory.	YES	Lightning conductors are newly installed and commissioned. It should be ensured that a competent person carries out an annual inspection on the lighting conductor in accordance with BS 6651
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Section 2: Sources of Fuel

2	Hazards / Control Measures	Satisfactory	Observations
2.1	Flammable liquid-based products are adequately controlled.	N/A	
2.2	Flammable gases are adequately controlled.	N/A	
2.3	Flammable / explosive dust is adequately controlled.	N/A	
2.4	Housekeeping standards are satisfactory?	YES	At the time of the fire risk assessment, a good level of housekeeping was found throughout the property.
2.5	Furniture, fittings and fixtures are fire retardant where required.	N/A	
2.6	Mechanical air conditioning/handling system contains features to reduce risk.	See Comment	The assessor was unable to ascertain if dampers were fitted at compartment junctions; however, a fire strategy has been followed in the construction of this premises.
2.7	Are the kitchen extract units cleaned on a regular basis	N/A	No commercial kitchen extraction units installed within the property.

Section 3: Structural features that will allow fire to spread

3	Hazards / Control Measures	Satisfactory	Observations
3.1	Building alterations have been approved by Building Control / Approved inspector.	YES	The assessor was able to confirm if the build has been approved by Building Control or an Approved Inspector
3.2	Escape routes that are likely to be affected in the early stages of a fire have been protected.	SIGNIFICANT FINDING	As per the fire strategy completed by OFR- a mixture of 30-minute and 60-minute fire resistance has been specified. Due to the inspection being a non-destructive inspection, the assessor cannot verify if there is sufficient fire stopping between compartments; however, Galliford Try have utilised competent contractors to undertake this role. At the time of the fire risk assessment cross corridor doors had been removed due to finalisation works being carried out – see significant findings.
3.3	Raised storage areas (mezzanine floors) conform to current standards.	N/A	
3.4	Compartment floors are fire resistant floors	YES	Compartment floor appears to offer 60 minutes FR.
3.5	Are fire resisting separating walls and floors in good condition	YES	As this inspection was a non-destructive inspection the assessors cannot verify if there is sufficient fire stopping between compartments; however, Galliford Try have utilised competent contractors to undertake this role.
3.6	Are the materials used to line walls and ceilings of the correct surface spread of flame classification in accordance with the Approved Document B of the Building Regulations	YES	The materials lining the walls and ceilings appear to be of an acceptable standard.
3.7	Are the concealed spaces or cavities protected with suitable cavity barriers	YES	As this inspection was a non-destructive inspection the assessors cannot verify if there are sufficient cavity barriers; however, Galliford Try have utilised competent contractors to undertake this role.
3.8	Are areas of higher risk and places of special fire hazard sufficiently separated from the remainder of the building by fire resisting construction	YES	The high-risk areas and places of special fire hazard are adequately separated with fire resisting construction.
3.9	Are the lifts contained within protected shafts	YES	The lift appears to be contained within a 60-minute FR protected shaft.

Section 4: Means of Escape

4	Hazards / Control Measures	Satisfactory	Observations
4.1	All occupants can easily escape from a fire?	YES	A stay put policy has been adopted. On activation of a fire alarm within a cluster flat or studio apartment, only the occupants of the area of activation will evacuate
4.2	Are there adequate arrangements for the evacuation of disabled people and/or special needs	See Comment	No disabled persons present at the time of this fire risk assessment, however; if required a Personal Emergency Evacuation Plan (PEEP) should be implemented.
4.3	Where necessary, refuges are provided for persons with mobility impairments.	YES	Refuge areas have been provided and are equipped with an emergency voice communication system (EVCS).
4.4	Are "Dead End" conditions suitable?	YES	Initially travel distances appear excessive within the plant room and cluster accommodation, however; a rationale has been provided within the fire strategy by OFR- As such this is now deemed as acceptable with justification provided.
4.5	Where there are inner rooms, are precautions in place to give the occupants early warning of fire.	N/A	No risk from inner room situations present.
4.6	In rooms where escape is in two directions, is the angle between the exit routes greater than 45°.	YES	Where two directions of escape are available the angle between the exits are greater than 45°.
4.7	Are travel distances suitable and sufficient?	YES	Initially travel distances appear excessive, however; a rationale has been provided within the fire strategy by OFR- This is now deemed as acceptable.
4.8	All escape routes are sufficient for occupant's, unobstructed and lead to a place of safety?	YES	
4.9	Where necessary escape corridors and staircases are protected routes.	YES	All protected corridors are adequate to allow the occupants to reach a storey exit safely. The single protected staircase is enclosed throughout their height to an acceptable standard.
4.10	Is the external stairways provision sufficient and does it afford suitable protection to the occupants to ensure their safe escape	N/A	No external stairways were present.

4.11	Is the escape route across a flat roof acceptable	YES	There are areas of the roof which are accessible for maintenance only. The provisions in place to ensure the safe escape for any contractors on the roof area are acceptable. The maximum travel distance does not exceed 60m as recommended within government guidance.
4.12	Where required, all doors open in the direction of escape.	YES	Due to the occupancy of the property not exceeding 60 persons the doors do not have to open in the direction of travel.
4.13	All doors along escape routes are easy to open without the use of a key and have suitable signage.	YES	Thumb turn locks fitted to all final escape and bedroom doors.
4.14	Intumescent strips and cold smoke seals fitted to all fire doors?	YES	Those doors which require cold smoke seals and intumescent strips are suitable fitted with them.
4.15	All self-closing fire-resistant doors are functioning correctly.	YES	Doors which were available to inspect and require self-closing devices are fitted with them.
4.16	The frame to door leaf gap is consistently 3mm? (Tolerance of +/- 1mm)	YES	All doors inspected had door leaf gaps of 3mm (+/- 1mm)
4.17	Are there a minimum of 3 hinges holding the fire door in place	YES	All doors inspected included the required 3 fire rated hinges.
4.18	Electrically powered hold open devices fitted to fire doors release the door when required	N/A	
4.19	Does the latch hold the fire door in place	N/A	
4.20	All fire resisting doors that must be kept locked when not in use were locked and have a suitable safety sign.	YES	All fire doors that should be kept locked had the required "Fire Door Keep Locked" signage.
4.21	Routine checks are made of all the final exit doors and/or security fastenings.	See Comment	Once the property is in use, the fire doors and fire door fixings should be subject to regular checks and inspections.
4.22	Where necessary, emergency lighting is provided and adequate for occupancy.	YES	It appears that the installed emergency lighting system will provide sufficient illumination (visual observation only, a physical test was not completed).
4.23	Emergency lighting is visually inspected on a weekly basis.	See Comment	Once the property is in use, the emergency lighting should be visually inspected on a weekly basis, any faults should be reported and remediated ASAP.

4.24	Emergency lighting is tested and maintained at suitable intervals.	See Comment	Once the property is in use, the emergency lighting should be tested on a monthly basis, any faults should be reported and remediated ASAP.
4.25	All escape routes have adequately signage.	YES	
4.26	Sufficient 'Fire Action' signs are displayed.	SIGNIFICANT FINDING	The installed fire action notices located throughout the property indicate a simultaneous evacuation should take place on the discovery of a fire- see significant findings.
4.27	Are the accommodation lifts and or stairways positioned so that they do not impact on the escape routes from upper floors	YES	The position of accommodation lifts and or stairways is such that they do not prejudice the escape from upper floors.
4.28	Has the façade been covered in cladding	N/A	The façade does not have cladding fitted.

Section 5: Fire Alarm and Detection

5	Hazards / Control Measures	Satisfactory	Observations
5.1	A fire alarm zone plan is posted adjacent the fire alarm panel	YES	A zone plan for the building is fixed adjacent the fire alarm panel
5.2	Suitable arrangements are in place for detecting a fire and giving warning if a fire were to develop.	SIGNIFICANT FINDING	A BS5839-1 L5/M fire alarm system has been installed within the property. Currently against guidance given within the fire strategy, manual call points have been installed- this contradicts the buildings stay-put policy. Ceiling voids within the accommodation block have not been provided with BS5839-6 fire detection- inline with the fire strategy.
5.3	Automatic fire detection is in place to protect people who sleep on the premises.	SIGNIFICANT FINDING	As 5.2
5.4	Automatic fire detection is installed in areas where a fire may develop unnoticed.	SIGNIFICANT FINDING	As 5.2
5.5	Where necessary automatic detection is routed to a central alarm receiving station.	YES	A monitoring device has been fitted to the BS5839-1 fire alarm system, this is linked to an ARC which calls North Lincolnshire Council's management company.
5.6	The automatic detection system is linked to the automatic opening vents.	YES	The BS5839-1 L5 System has been installed to be interfaced with the buildings smoke control system.

5.7	Electronic door locks are linked to the automatic detection system / double pole isolation.	See Comment	Green break glass units are provided for use in an emergency.
5.8	The control and indicating equipment are checked daily to ensure there are no fault conditions.	See Comment	Once the building is occupied the fire alarm panel should be checked daily to ensure no faults are present.
5.9	Weekly tests of fire alarms are carried out and recorded.	See Comment	Once the building is occupied and in use the fire alarm should be tested weekly, and all tests and results kept with the sites fire safety logbook.
5.10	The system is tested and maintained by a competent person.	YES	edSb Ltd have recently installed and commissioned the fire alarm system. Note- Bi-annual maintenance should take place to ensure the system will function as intended.
5.11	Records are kept of all tests, maintenance and false alarms.	See Comment	Once the building is occupied and in use, a record of all tests, maintenance and false alarm should be kept on-site within a site fire safety logbook.
5.12	Suitable procedures are in place to alert persons with aural/visual disabilities of a fire alarm.	See Comment	As the property was un-occupied at the time of the assessment, no person with any aural or visual impairments were present.

Section 6: Fire Fighting Equipment & Fixed Fire-Fighting Installations

6	Hazards / Control Measures	Satisfactory	Observations
6.1	Suitable first aid fire-fighting equipment is provided?	SIGNIFICANT FINDING	The site does not currently contain any portable fire fighting extinguishers, it is recommended that areas of high fire risk are covered with a provision of fire extinguishers. - see significant findings.
6.2	Fire-fighting equipment is correctly sited / visible / clearly signed and suitably maintained?	N/A	No portable fire fighting equipment has been provided.
6.3	Sufficient employees are trained and competent in the use of fire-fighting equipment?	N/A	No staff will be onsite
6.4	Fire Blankets are installed in the kitchen	See Comment	No fire blankets have been provided within the kitchen areas, whilst this is not a legal requirement, the provision of fire blankets within a kitchen is deemed as good practice
6.5	The sprinkler system is tested in line with insurer's requirements?	N/A	
6.6	Sprinkler heads are free from obstruction?	N/A	

6.7	Dry risers are inspected, tested and maintained	See Comment	The property has been equipped with a dry riser, this has recent been installed and commissioned- the dry riser should be subject to 6 monthly visual inspection and a annual pressure test.
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Section 7: Management of Fire Safety

7	Hazards / Control Measures	Satisfactory	Observations
7.1	There is a comprehensive fire emergency plan that is reviewed regularly.	See Comment	A fire alarm strategy has recently been completed by OFR – 16/03/2023, this document has been used in the design and build of the property.
7.2	There are proper arrangements for calling the Fire Brigade.	YES	<p>A monitoring device has been fitted to the BS5839-1 fire alarm system, this is linked to an ARC which calls North Lincolnshire Council's management company.</p> <p>Alternatively, those occupants of the fire origin (bedroom) must evacuate the premises and summon the Fire Service.</p> <p>The remainder of the building's occupants are safe to remain in their flats, unless directed to leave by the Fire Service.</p>
7.3	The person(s) delegated to liaise with the fire brigade is able to inform them that the premises have been fully evacuated or the number of persons and the likely location of those that have not been accounted for.	N/A	
7.4	Information is available on special fire or rescue risks and the hazards that the emergency services are likely to face.	N/A	There are no significant risks within this building to which the fire service will need to be given any special instruction
7.5	Contingency plans have been made and are practiced to minimise the effect should fire threaten hazardous/dangerous substances plant or processes.	N/A	

7.6	All staff receive induction training in fire prevention and fire safety procedures.	See Comment	Induction training should be given to any staff that work on these premises this includes cleaning staff. The induction should include the following: emergency procedures, the action to take on discovering a fire and the actions to be taken in the event of the fire alarm operating. This is not an exhaustive list.
7.7	Staff are nominated to assist with evacuation.	N/A	
7.8	Staff with special responsibilities (e.g. fire wardens) are given additional training.	N/A	
7.9	Refresher training is carried out on a regular basis.	N/A	
7.10	Fire evacuation drills are carried out at appropriate intervals.	N/A	
7.11	There is an established assembly point that is located in a safe position.	N/A	A stay put policy has been adopted.
7.12	Are adequate measures in place to control risk of fire due to arson	YES	Adequate arson control measures are in place. Access to the building is limited to the occupiers. However, contractors can enter the premises to carryout repairs if permission has been granted by the building manager/owner.

Appendix A - Explanation of Terms Used in the Report

Hazard

Something with the potential to cause harm.

Risk

The likelihood of potential harm from that hazard being realised. The extent of the harm will depend on:

- The likelihood of harm occurring.
- The potential severity of the harm, i.e. of any resultant injury or adverse health affect.
- The number of people that might be exposed.

Residual Risk

This is the risk that remains when the current control measures are taken into account. As you implement the additional controls that are recommended in the report, the level of risk will be reduced.

Reasonably Practicable

Reasonably Practicable is a term widely used in health and safety law and is a balance of risk versus the cost of control measures.

The greater the risk, the greater the need to commit resources be they financial, human or procedural to eliminate, reduce or control the risk.

In law, the burden of proof is placed on the employer to demonstrate that reasonably practicable precautions were taken. In practical terms, you will normally have fulfilled your duty if you adopt current best practice.

However, if you consider that the cost of eliminating or reducing a serious risk is too expensive, it is vital that you carry out investigations to establish the true cost and make a cost benefit analysis. Evidence that you have done this may be required at a later date and therefore, your information that you used to make your decision should be kept on file and reviewed periodically to take account of technical and industry best practice developments.

Appendix B - Articles from the Regulatory Reform (Fire Safety) Order 2005

Article 8 – Duty to take general fire precautions

8. — (1) the responsible person must—

- (a) take such general fire precautions as will ensure, so far as is reasonably practicable, the safety of any of his employees; and
- (b) In relation to relevant persons who are not his employees, take such general fire precautions as may reasonably be required in the circumstances of the case to ensure that the premises are safe.

Article 9 – Risk assessment

9. —(1) The responsible person must make a suitable and sufficient assessment of the risks to which relevant persons are exposed for the purpose of identifying the general fire precautions he needs to take to comply with the requirements and prohibitions imposed on him by or under this Order.

(2) Where a dangerous substance is or is liable to be present in or on the premises, the risk assessment must include consideration of the matters set out in Part 1 of Schedule 1.

(3) Any such assessment must be reviewed by the responsible person regularly so as to keep it up to date and particularly if—

- (a) There is reason to suspect that it is no longer valid; or
- (b) there has been a significant change in the matters to which it relates including when the premises, special, technical and organisational measures, or organisation of the work undergo significant changes, extensions, or conversions, and where changes to an assessment are required as a result of any such review, the responsible person must make them.

(4) The responsible person must not employ a young person unless he has, in relation to risks to young persons, made or reviewed an assessment in accordance with paragraphs (1) and (5).

(5) In making or reviewing the assessment, the responsible person who employs or is to employ a young person must take particular account of the matters set out in Part 2 of Schedule 1.

(6) As soon as practicable after the assessment is made or reviewed, the responsible person must record the information prescribed by paragraph (7) where—

- (a) He employs five or more employees;
- (b) A licence under an enactment is in force in relation to the premises; or
- (c) An alterations notice requiring this is in force in relation to the premises.

(7) The prescribed information is—

(a) The significant findings of the assessment, including the measures which have been or will be taken by the responsible person pursuant to this Order; and

(b) Any group of persons identified by the assessment as being especially at risk.

(8) No new work activity involving a dangerous substance may commence unless—

- (a) The risk assessment has been made; and
- (b) The measures required by or under this Order have been implemented.

Article 10 – Principles of prevention to be applied

10. Where the responsible person implements any preventive and protective measures he must do so on the basis of the principles specified in Part 3 of Schedule 1.

Article 11 – Fire safety arrangements

11. —(1) The responsible person must make and give effect to such arrangements as are appropriate, having regard to the size of his undertaking and the nature of its activities, for the effective planning, organisation, control, monitoring and review of the preventive and protective measures.

(2) The responsible person must record the arrangements referred to in paragraph (1) where—

- (a) He employs five or more employees;
- (b) A licence under an enactment is in force in relation to the premises; or
- (c) An alterations notice requiring a record to be made of those arrangements is in force in relation to the premises.

Article 12 – Elimination or reduction of risks from dangerous substances

12. —(1) Where a dangerous substance is present in or on the premises, the responsible person must ensure that risk to relevant persons related to the presence of the substance is either eliminated or reduced so far as is reasonably practicable.

(2) In complying with his duty under paragraph (1), the responsible person must, so far as is reasonably practicable, replace a dangerous substance, or the use of a dangerous substance, with a substance or process which either eliminates or reduces the risk to relevant persons.

(3) Where it is not reasonably practicable to eliminate risk pursuant to paragraphs (1) and (2), the responsible person must, so far as is reasonably practicable, apply measures consistent with the risk assessment and appropriate to the nature of the activity or operation, including the measures specified in Part 4 of Schedule 1 to this Order to—

- (a) Control the risk, and
- (b) mitigate the detrimental effects of a fire.

(4) The responsible person must—

- (a) Arrange for the safe handling, storage and transport of dangerous substances and waste containing dangerous substances; and
- (b) ensure that any conditions necessary pursuant to this Order for ensuring the elimination or reduction of risk are maintained.

Article 13 – Firefighting and fire detection

13. —(1) Where necessary (whether due to the features of the premises, the activity carried on there, any hazard present or any other relevant circumstances) in order to safeguard the safety of relevant persons, the responsible person must ensure that—

- (a) the premises are, to the extent that it is appropriate, equipped with appropriate fire-fighting equipment and with fire detectors and alarms; and
- (b) any non-automatic fire-fighting equipment so provided is easily accessible, simple to use and indicated by signs.

(2) For the purposes of paragraph (1) what is appropriate is to be determined having regard to the dimensions and use of the premises, the equipment contained on the premises, the physical and chemical properties of the substances likely to be present and the maximum number of persons who may be present at any one time.

(3) The responsible person must, where necessary—

- (a) Take measures for fire fighting in the premises, adapted to the nature of the activities carried on there and the size of the undertaking and of the premises concerned;
- (b) nominate competent persons to implement those measures and ensure that the number of such persons, their training and the equipment available to them are adequate, taking into account the size of, and the specific hazards involved in, the premises concerned; and
- (c) arrange any necessary contacts with external emergency services, particularly as regards fire-fighting, rescue work, first-aid and emergency medical care.

(4) A person is to be regarded as competent for the purposes of paragraph (3) (b) where he has sufficient training and experience or knowledge and other qualities to enable him properly to implement the measures referred to in that paragraph.

Article 14 – Emergency routes and exits

14. — (1) Where necessary in order to safeguard the safety of relevant persons, the responsible person must ensure that routes to emergency exits from premises and the exits themselves are kept clear at all times.

(2) The following requirements must be complied with in respect of premises where necessary (whether due to the features of the premises, the activity carried on there, any hazard present or any other relevant circumstances) in order to safeguard the safety of relevant persons—

(a) emergency routes and exits must lead as directly as possible to a place of safety;

(b) in the event of danger, it must be possible for persons to evacuate the premises as quickly and as safely as possible;

(c) the number, distribution and dimensions of emergency routes and exits must be adequate having regard to the use, equipment and dimensions of the premises and the maximum number of persons who may be present there at any one time;

(d) emergency doors must open in the direction of escape;

(e) sliding or revolving doors must not be used for exits specifically intended as emergency exits;

(f) emergency doors must not be so locked or fastened that they cannot be easily and immediately opened by any person who may require to use them in an emergency;

(g) emergency routes and exits must be indicated by signs; and

(h) emergency routes and exits requiring illumination must be provided with emergency lighting of adequate intensity in the case of failure of their normal lighting.

Article 15 – Procedures for serious and imminent danger and for danger areas

15. — (1) The responsible person must—

(a) establish and, where necessary, give effect to appropriate procedures, including safety drills, to be followed in the event of serious and imminent danger to relevant persons;

(b) nominate a sufficient number of competent persons to implement those procedures in so far as they relate to the evacuation of relevant persons from the premises; and

(c) ensure that no relevant person has access to any area to which it is necessary to restrict access on grounds of safety, unless the person concerned has received adequate safety instruction.

(2) Without prejudice to the generality of paragraph (1)(a), the procedures referred to in that subparagraph must—

(a) so far as is practicable, require any relevant persons who are exposed to serious and imminent danger to be informed of the nature of the hazard and of the steps taken or to be taken to protect them from it;

(b) enable the persons concerned (if necessary by taking appropriate steps in the absence of guidance or instruction and in the light of their knowledge and the technical means at their disposal) to stop work and immediately proceed to a place of safety in the event of their being exposed to serious, imminent and unavoidable danger; and

(c) save in exceptional cases for reasons duly substantiated (which cases and reasons must be specified in those procedures), require the persons concerned to be prevented from resuming work in any situation where there is still a serious and imminent danger.

(3) A person is to be regarded as competent for the purposes of paragraph (1) where he has sufficient training and experience or knowledge and other qualities to enable him properly to implement the evacuation procedures referred to in that paragraph.

Article 16 – Additional emergency measures in respect of dangerous substances

16. —(1) Subject to paragraph (4), in order to safeguard the safety of relevant persons arising from an accident, incident or emergency related to the presence of a dangerous substance in or on the premises, the responsible person must ensure that—

(a) Information on emergency arrangements is available, including—

(i) Details of relevant work hazards and hazard identification arrangements; and

(ii) specific hazards likely to arise at the time of an accident, incident or emergency;

(b) suitable warning and other communication systems are established to enable an appropriate response, including remedial actions and rescue operations, to be made immediately when such an event occurs;

(c) where necessary, before any explosion conditions are reached, visual or audible warnings are given and relevant persons withdrawn; and

(d) where the risk assessment indicates it is necessary, escape facilities are provided and maintained to ensure that, in the event of danger, relevant persons can leave endangered places promptly and safely.

(2) Subject to paragraph (4), the responsible person must ensure that the information required by article 15(1)(a) and paragraph (1)(a) of this article, together with information on the matters referred to in paragraph (1)(b) and (d) is—

(a) made available to relevant accident and emergency services to enable those services, whether internal or external to the premises, to prepare their own response procedures and precautionary measures; and

(b) displayed at the premises, unless the results of the risk assessment make this unnecessary.

(3) Subject to paragraph (4), in the event of a fire arising from an accident, incident or emergency related to the presence of a dangerous substance in or on the premises, the responsible person must ensure that—

(a) Immediate steps are taken to—

(i) mitigate the effects of the fire;

(ii) restore the situation to normal; and

(iii) inform those relevant persons who may be affected; and

(b) Only those persons who are essential for the carrying out of repairs and other necessary work are permitted in the affected area and they are provided with—

(i) appropriate personal protective equipment and protective clothing; and

(ii) any necessary specialised safety equipment and plant, which must be used until the situation is restored to normal.

(4) Paragraphs (1) to (3) do not apply where—

(a) The results of the risk assessment show that, because of the quantity of each dangerous substance in or on the premises, there is only a slight risk to relevant persons; and

(b) the measures taken by the responsible person to comply with his duty under article 12 are sufficient to control that risk.

Article 17 – Maintenance

17. —(1) Where necessary in order to safeguard the safety of relevant persons the responsible person must ensure that the premises and any facilities, equipment and devices provided in respect of the premises under this Order or, subject to paragraph (6), under any other enactment, including any enactment repealed or revoked by this Order, are subject to a suitable system of maintenance and are maintained in an efficient state, in efficient working order and in good repair.

(2) Where the premises form part of a building, the responsible person may make arrangements with the occupier of any other premises forming part of the building for the purpose of ensuring that the requirements of paragraph (1) are met.

(3) Paragraph (2) applies even if the other premises are not premises to which this Order applies.

(4) The occupier of the other premises must co-operate with the responsible person for the purposes of paragraph (2).

(5) Where the occupier of the other premises is not also the owner of those premises, the references to the occupier in paragraphs (2) and (4) are to be taken to be references to both the occupier and the owner.

(6) Paragraph (1) only applies to facilities, equipment and devices provided under other enactments where they are provided in connection with general fire precautions.

Article 18 – Safety assistance

18. —(1) The responsible person must, subject to paragraphs (6) and (7), appoint one or more competent persons to assist him in undertaking the preventive and protective measures.

(2) Where the responsible person appoints persons in accordance with paragraph (1), he must make arrangements for ensuring adequate co-operation between them.

(3) The responsible person must ensure that the number of persons appointed under paragraph (1), the time available for them to fulfil their functions and the means at their disposal are adequate having regard to the size of the premises, the risks to which relevant persons are exposed and the distribution of those risks throughout the premises.

(4) The responsible person must ensure that—

(a) Any person appointed by him in accordance with paragraph (1) who is not in his employment—

(i) Is informed of the factors known by him to affect, or suspected by him of affecting, the safety of any other person who may be affected by the conduct of his undertaking; and

(ii) has access to the information referred to in article 19(3); and

(b) any person appointed by him in accordance with paragraph (1) is given such information about any person working in his undertaking who is—

(i) employed by him under a fixed-term contract of employment, or

(ii) employed in an employment business, as is necessary to enable that person properly to carry out the function specified in that paragraph.

(5) A person is to be regarded as competent for the purposes of this article where he has sufficient training and experience or knowledge and other qualities to enable him properly to assist in undertaking the preventive and protective measures.

(6) Paragraph (1) does not apply to a self-employed employer who is not in partnership with any other person, where he has sufficient training and experience or knowledge and other qualities properly to assist in undertaking the preventive and protective measures.

(7) Paragraph (1) does not apply to individuals who are employers and who are together carrying on business in partnership, where at least one of the individuals concerned has sufficient training and experience or knowledge and other qualities—

(a) Properly to undertake the preventive and protective measures; and

(b) properly to assist his fellow partners in undertaking those measures.

(8) Where there is a competent person in the responsible person's employment, that person must be appointed for the purposes of paragraph (1) in preference to a competent person not in his employment.

Article 19 – Provision of information to employees

19. —(1) The responsible person must provide his employees with comprehensible and relevant information on—

- (a) the risks to them identified by the risk assessment;
- (b) the preventive and protective measures;
- (c) the procedures and the measures referred to in article 15(1)(a);
- (d) the identities of those persons nominated by him in accordance with article 13(3)(b) or appointed in accordance with article 15(1)(b) ; and
- (e) the risks notified to him in accordance with article 22(1)(c).

(2) The responsible person must, before employing a child, provide a parent of the child with comprehensible and relevant information on—

- (a) the risks to that child identified by the risk assessment;
- (b) the preventive and protective measures; and
- (c) the risks notified to him in accordance with article 22(1)(c), and for the purposes of this paragraph, "parent of the child" includes a person who has parental responsibility, within the meaning of section 3 of the Children Act 1989^[19], for the child.

(3) Where a dangerous substance is present in or on the premises, the responsible person must, in addition to the information provided under paragraph (1) provide his employees with —

- (a) the details of any such substance including—
 - (i) the name of the substance and the risk which it presents;
 - (ii) access to any relevant safety data sheet; and
 - (iii) legislative provisions (concerning the hazardous properties of any such substance) which apply to the substance; and
- (b) The significant findings of the risk assessment.

(4) The information required by paragraph (3) must be—

- (a) adapted to take account of significant changes in the activity carried out or methods or work used by the responsible person; and
- (b) provided in a manner appropriate to the risk identified by the risk assessment.

Article 20 – Provision of information to employers and the self-employed from outside undertakings

20. —(1) The responsible person must ensure that the employer of any employees from an outside undertaking who are working in or on the premises is provided with comprehensible and relevant information on—

- (a) The risks to those employees; and
 - (b) the preventive and protective measures taken by the responsible person.
- (2) The responsible person must ensure that any person working in his undertaking who is not his employee is provided with appropriate instructions and comprehensible and relevant information regarding any risks to that person.
- (3) The responsible person must—
- (a) ensure that the employer of any employees from an outside undertaking who are working in or on the premises is provided with sufficient information to enable that employer to identify any person nominated by the responsible person in accordance with article 15 (1)(b) to implement evacuation procedures as far as those employees are concerned; and
 - (b) take all reasonable steps to ensure that any person from an outside undertaking who is working in or on the premises receives sufficient information to enable that person to identify any person nominated by the responsible person in accordance with article 15 (1)(b) to implement evacuation procedures as far as they are concerned

Article 21 – Training

21. —(1) The responsible person must ensure that his employees are provided with adequate safety training—

- (a) At the time when they are first employed; and
 - (b) on their being exposed to new or increased risks because of—
 - (i) their being transferred or given a change of responsibilities within the responsible person's undertaking;
 - (ii) the introduction of new work equipment into, or a change respecting work equipment already in use within, the responsible person's undertaking;
 - (iii) the introduction of new technology into the responsible person's undertaking; or
 - (iv) the introduction of a new system of work into, or a change respecting a system of work already in use within, the responsible person's undertaking.
- (2) The training referred to in paragraph (1) must—
- (a) include suitable and sufficient instruction and training on the appropriate precautions and actions to be taken by the employee in order to safeguard himself and other relevant persons on the premises;
 - (b) be repeated periodically where appropriate;
 - (c) be adapted to take account of any new or changed risks to the safety of the employees concerned;
 - (d) be provided in a manner appropriate to the risk identified by the risk assessment; and
 - (e) take place during working hours.

Article 22 – Co-operation and co-ordination

22. — (1) where two or more responsible persons share, or have duties in respect of, premises (whether on a temporary or a permanent basis) each such person must—

- (a) co-operate with the other responsible person concerned so far as is necessary to enable them to comply with the requirements and prohibitions imposed on them by or under this Order;
- (b) (taking into account the nature of his activities) take all reasonable steps to co-ordinate the measures he takes to comply with the requirements and prohibitions imposed on him by or under this Order with the measures the other responsible persons are taking to comply with the requirements and prohibitions imposed on them by or under this Order; and
- (c) take all reasonable steps to inform the other responsible persons concerned of the risks to relevant persons arising out of or in connection with the conduct by him of his undertaking.

(2) Where two or more responsible persons share premises (whether on a temporary or a permanent basis) where an explosive atmosphere may occur, the responsible person who has overall responsibility for the premises must co-ordinate the implementation of all the measures required by this Part to be taken to protect relevant persons from any risk from the explosive atmosphere.

Article 23 – General duties of employees at work

23. — (1) every employee must, while at work—

- (a) take reasonable care for the safety of himself and of other relevant persons who may be affected by his acts or omissions at work;
- (b) as regards any duty or requirement imposed on his employer by or under any provision of this Order, co-operate with him so far as is necessary to enable that duty or requirement to be performed or complied with; and
- (c) inform his employer or any other employee with specific responsibility for the safety of his fellow employees—
 - (i) of any work situation which a person with the first-mentioned employee's training and instruction would reasonably consider represented a serious and immediate danger to safety; and
 - (ii) of any matter which a person with the first-mentioned employee's training and instruction would reasonably consider represented a shortcoming in the employer's protection arrangements for safety, in so far as that situation or matter either affects the safety of that first-mentioned employee or arises out of or in connection with his own activities at work, and has not previously been reported to his employer or to any other employee of that employer in accordance with this subparagraph.

Article 37 – Fire-fighters' switches for luminous tube signs etc

37. — (1) Subject to paragraph (11), this article applies to apparatus consisting of luminous tube signs designed to work at a voltage normally exceeding the prescribed voltage, or other equipment so designed, and references in this article to a cut-off switch are, in a case where a transformer is provided to raise the voltage to operate the apparatus, references to a cut-off switch on the low-voltage side of the transformer.

(2) In paragraph (1) the "prescribed voltage" means—

- (a) 1000 volts AC or 1500 volts DC if measured between any two conductors; or
- (b) 600 volts AC or 900 volts DC if measured between a conductor and earth.

(3) No apparatus to which this article applies is to be installed unless it is provided with a cut-off switch.

(4) Subject to paragraph (5), the cut-off switch must be so placed, and coloured or marked as to satisfy such reasonable requirements as the fire and rescue authority may impose to secure that it must be readily recognisable by and accessible to fire-fighters.

(5) If a cut-off switch complies in position, colour and marking with the current regulations of the Institution of Electrical Engineers for a fire-fighter's emergency switch, the fire and rescue authority

may not impose any further requirements pursuant to paragraph (4).

(6) Not less than 42 days before work is begun to install apparatus to which this article applies, the responsible person must give notice to the fire and rescue authority showing where the cut-off switch is to be placed and how it is to be coloured or marked.

(7) Where notice has been given to the fire and rescue authority as required by paragraph (6), the proposed position, colouring or marking of the switch is deemed to satisfy the requirements of the fire authority unless, within 21 days from the date of the service of the notice, the fire and rescue authority has served on the responsible person a counter-notice stating that their requirements are not satisfied.

(8) Where apparatus to which this article applies has been installed in or on premises before the day on which this article comes into force, the responsible person must, not more than 21 days after that day, give notice to the fire and rescue authority stating whether the apparatus is already provided with a cut-off switch and, if so, where the switch is placed and how it is coloured or marked.

(9) Subject to paragraph (10), where apparatus to which this article applies has been installed in or on premises before the day on which this article comes into force, the fire and rescue authority may serve on the responsible person a notice—

(a) in the case of apparatus already provided with a cut-off switch, stating that they are not satisfied with the position, colouring or marking of the switch and requiring the responsible person, within such period as may be specified in the notice, to take such steps as will secure that the switch will be so placed or coloured or marked as to be readily recognisable by, and accessible to, fire-fighters in accordance with the reasonable requirements of the fire and rescue authority; or

(b) in the case of apparatus not already provided with a cut-off switch, requiring him, within such period as may be specified in the notice, to provide such a cut-off switch in such a position and so coloured or marked as to be readily recognisable by, and accessible to, fire-fighters in accordance with the reasonable requirements of the fire and rescue authority.

(10) If a cut-off switch complies in position, colour and marking with the current regulations of the Institution of Electrical Engineers for a fire-fighter's emergency switch, the fire and rescue authority may not serve a notice in respect of it under paragraph (9).

(11) This article does not apply to—

(a) apparatus installed or proposed to be installed in or on premises in respect of which a premises licence under the Licensing Act 2003 has effect authorising the use of premises for the exhibition of a film, within the meaning of paragraph 15 of Schedule 1 to that Act; or

(b) apparatus installed in or on premises before the day on which this article comes into force where, immediately before that date—

(i) the apparatus complied with section 10(2) and (3) (requirement to provide cut-off switch) of the Local Government (Miscellaneous Provisions) Act 1982 and

(ii) the owner or occupier of the premises, as the case may be, had complied with either subsection (5) or subsection (7) (notice of location and type of switch) of section 10 of that Act.

Article 38 – Maintenance of measures provided for protection of fire-fighters

38. —(1) Where necessary in order to safeguard the safety of fire-fighters in the event of a fire, the responsible person must ensure that the premises and any facilities, equipment and devices provided in respect of the premises for the use by or protection of fire-fighters under this Order or under any other enactment, including any enactment repealed or revoked by this Order, are subject to a suitable system of maintenance and are maintained in an efficient state, in efficient working order and in good repair.

(2) Where the premises form part of a building, the responsible person may make arrangements with the occupier of any premises forming part of the building for the purpose of ensuring that the requirements of paragraph (1) are met.

(3) Paragraph (2) applies even if the other premises are not premises to which this Order applies.

(4) The occupier of the other premises must co-operate with the responsible person for the purposes of paragraph (2).

(5) Where the occupier of the other premises is not also the owner of those premises, the reference to the occupier in paragraphs (2) and (4) are to be taken to be references to both the occupier and the owner.

Appendix C - References

Fire Detection and Fire Alarm Systems

BS 5839-1: 2017. Fire detection and fire alarm systems for buildings - Code of practice for system design, installation, commissioning and maintenance.

BS 5839-6: 2019. Fire detection and fire alarm systems for buildings - Code of practice for system design, installation, commissioning and maintenance.

BS 5839-8: 2013. Fire detection and alarm systems for buildings - Code of practice for the design, installation and servicing of voice alarm systems.

BS 5839-9: 2021. Fire detection and fire alarm systems for buildings - Code of practice for the design, installation, commissioning and maintenance of emergency voice communication systems.

Fire Extinguishing Appliances

BS 5306-0:2020 - Guide for the selection of installed systems and other fire equipment

BS 5306-1: 2006. Code of practice for fire extinguishing installations and equipment on premises - hose reels and foam inlets.

BS 5306-2:1990 - Specification for sprinkler systems

BS 5306-3: 2017. Fire extinguishing installations and equipment on premises - Code of practice for the inspection and maintenance of portable fire extinguishers.

BS 5306-8: 2012. Fire extinguishing installations and equipment on premises - Selection and installation of portable fire extinguishers - Code of practice.

Emergency Escape Lighting

BS 5266-1: 2016. Emergency lighting - Code of practice for the emergency lighting of premises.

BS 5266-7: 1999 (BS EN 1838: 1999). Lighting applications - Emergency lighting.

BS 5266-8: 2004 (BS EN 50172: 2004). Emergency escape lighting systems.

Fire Safety Signs

BS 5499-1: 2002. Graphical symbols and signs - Safety signs, including fire safety signs. Specification for geometric shapes, colours and layout.

BS 5499-4: 2013. Safety signs, including fire safety signs. Code of practice for escape route signing.

BS 5499-5: 2002. Graphical symbols and signs - Safety signs, including fire safety signs. Signs with specific safety meanings.

BS 5499-10: 2023. Safety signs, including fire safety signs. Code of practice for the use of safety signs, including fire safety signs.