



FIRE RISK ASSESSMENT REVIEW FOR:
Mr A Anonymous

23 Seaside Terrace, Greendale, East Sussex

Original Assessment Date: 8th August 2007
Completed By: Jamie Ballan TIFireE
Company: Pyrotec Fire Detection Ltd

Review Date: 1st January 2009
Completed By: Jamie Ballan TIFireE

Next Suggested Review Date: July 2010

Overall Risk Rating: **MEDIUM**
(at the time of assessment)

Achievable Risk Rating: **LOW**
(with actions completed)



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Section One Introduction



Pyrotec Fire Protection Ltd - Declaration

The information set out in the following document is correct at the time of assessment, based upon a general 'walk-through' inspection of the premises, discussions with responsible management and details recorded in the fire risk assessment report.

The contents of this document are a true and unbiased representation of the fire safety status of the premises, to the best of the Assessors knowledge. This document meets the employer's responsibilities in carrying out a Fire Risk Assessment Review under the requirements of the Regulatory Reform (Fire Safety) Order 2005.

Introduction to a Fire Risk Assessment Review

The purpose of a Fire Risk Assessment Review is to re-evaluate identified potential fire hazards which could cause harm to all those who work in, visit or try to escape from the property in the event of fire.

This Review will assist the Responsible Person (RP) in the decision making process, having highlighted existing fire safety issues which may be in need of improvement in the interest of meeting current fire legislation.

This Fire Risk Assessment Review has been carried out by a qualified professional working to current regulations set out by the Regulatory Reform (Fire Safety) Order 2005.

The observations and recommendations laid out in this Fire Risk Assessment Review are based on the unbiased evaluation of the property witnessed on the day of the inspection. It is essential that regular monitoring and reviews of the property are carried out to keep up to date with current fire safety precautions. In the event of alterations or material changes taking place within the property, it is recommended that a further Fire Risk Assessment should be carried out.

While the Fire Risk Assessor has taken care to ensure accuracy of the information offered, Pyrotec Fire Protection Limited cannot accept legal liability for any loss (including loss of anticipated profits, expected future business or damage to goodwill) or claims for damages in connection with this report.

Fire Risk Assessor

Name:	Jamie Ballan TIFireE	Position:	Fire Risk Assessor
Company :	Pyrotec Fire Detection Ltd		
Assessment Date:	1st January 2009		
Signature:		Date:	

This document should be kept in a safe place along with your Fire Safety Log Book.



Section Two Key Information

Pyrotec Fire Risk Assessment Review - Key Information Mr A Anonymous

Responsible Person:

The Building

Number of floors:	5 Floors
Approximate floor area:	Under 500m2 (common parts)
Brief details of construction:	Brick, timber and concrete construction
Occupancy:	Residential

The occupants

Approximate maximum number:

Approximate maximum number at any one time:

Maximum number of members of public/visitors:

Occupants at special risk

Sleeping occupants:

Disabled occupants:

Occupants in remote areas:

Others:

Other information/Fire loss history

NO REPORTED FIRE LOSS HISTORY

Relevant fire safety legislation and literature

The Regulatory Reform (Fire Safety) Order 2005
The Building Regulations 2000 - Fire Safety - Approved Document B (B1)
HM Government Guide to Fire Safety Risk Assessment - Sleeping Accommodation



Section Three Reviewed Action Plan



Action Plan Review

High	1
Medium	2
Low	3

Step 5 - Review

	Action To Be Taken	Risk Rating	Person Responsible	Revised Completion Target Date	Comments
General Comments					
1	To reduce the risk of arson all waste materials to be regularly cleared from common areas of the property (internal & external).	2		Ongoing	Vast improvement, since last visit. To be regularly monitored.
2	Recommend enforcing complete NO SMOKING policy in all common areas. Simple notices to this effect to be displayed on management information boards. All residents to be notified.	3		Ongoing	
3	Recommend implementing HOT WORKS permits for any hot works on site (i.e. plumbing, roofing, decorating (blow torches) welding etc).	1		Immediate	Roofing contractors due in Feb 2009. Require permits before work commences.
4	To all common areas implement a programme of portable appliance testing for all electrical items in use i.e. TV booster/door entry equipment, immediately remove or repair any defective items. Maintain a register of appliances and make provision for reinspection in accordance with current legislation.	3		Ongoing	Annual inspection arranged.
5	To all common areas implement a programme of periodic inspection of the fixed electrical installations (landlords mains) in accordance with the recommendations of BS7671 wiring regulations. Immediately repair any defective wiring or fixed appliances/accessories and implement recommended improvements as practicable. Maintain records of the inspections and make provision for re-inspection in accordance with the recommendations of BS7671 and the inspection body.	3		Ongoing	Tested October 2007, next test due 2012
6	Recommend fitting anti-arson mailbox to the rear of the front entrance door. All junk mail to be regularly cleared to avoid accumulation within the common ways.	3		Completed	New letterbox fitted

	Action To Be Taken	Risk Rating	Person Responsible	Revised Completion Target Date	Comments
7	All flat entrance doors (inc door furniture) to be checked/improved to have 30min fire resistance complete with combined intumescent cold smoke seals and self closing devices (FD30S).	2		Ongoing	Replacement program in place. To be completed April 2009.
8	All mains lighting to be maintained in good order. Any faults to be repaired immediately.	3		Ongoing	
9	The existing fire alarm system to be maintained quarterly by a competent person in accordance with BS5839.	3		Ongoing	
10	The fire alarm system to be tested weekly at a pre-determined time using a different call point for each successive test to check that the sounders operate satisfactorily.	3		Ongoing	
11	The emergency lighting system to be maintained 6 monthly by competent person in accordance with BS5266.	3		Ongoing	
12	Fire emergency plan to be written and be implemented in association with the findings of this report. A copy of which to be given to each resident of the property.	1		Immediate	Recommend implimenting ASAP
13	At the time of assessment there was an accumulation of storage within the ground floor and 1st floor common ways 9 (including paint and decorators materials). All common areas should be completely clear at all times.	3		Completed	All storage now cleared
14	At the time of assessment, readily flammable materials were being stored within the under stair storage cupboard. Recommend either clearing the cupboard of all storage, alternatively the cupboard should be improved to provide 30min fire separation to the stairs above and common way. The door to the cupboard needs to be KEPT LOCKED SHUT.	1		Immediate	Outstanding Issue!
15	At the time of assessment the gas meter room was found housing an abundance of readily and highly flammable materials. Recommend that all unnecessary materials be cleared and house keeping be improved in the area (see photo). Any highly flammable items (paint, chemicals etc) should be kept locked shut in a suitable fire resisting cabinet.	3		Completed	All storage now cleared
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Action To Be Taken	Risk Rating	Person Responsible	Revised Completion Target Date	Comments
Overall Risk Rating		2.466667		
Most Common (MODE) Risk Rating		3		

This document must be kept under regular review