

Track Brewing Company Limited

Fire Risk Assessment



March 2021

FIRE SAFETY RISK ASSESSMENT

DETAILS

Company Name:	Track Brewing Company Limited
Premises Name:	Track Brewing Company
Address:	Units 17 & 18, Piccadilly Trading Estate, Manchester, M1 2NP
Responsible Person:	Sam Dyson
Position:	Director, Track Brewing Company Limited
Date of Assessment:	March 2021
Carried out by:	Sam Dyson
Position:	Director, Track Brewing Company Limited
Use of the Premises:	Microbrewery and Taproom

OCCUPANCY

Times in Use:	Weekdays:	08:30 – 22:00	Weekends:	08:30 – 22:00
Total Numbers of Staff:	Weekdays:	8	Weekends:	4
Total of all Persons Present:	Weekdays:	Max: 80	Weekends:	Max: 80

SIZE

Total Size of Premises (M ²):	1,021
Number of Storeys:	2
Number of Basements:	N/A

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GENERAL STATEMENT OF POLICY

Statement	It is the policy of Track Brewing Company Limited to protect all persons including employees (paid & voluntary), customers, contractors and members of the public from potential injury and damage to their health which might arise within the brewery The company will provide and maintain safe working conditions, equipment and systems of work for all permanent and temporary employees/volunteers, and to provide such information, training and supervision as they need for this purpose. The company will comply with all statutory requirements. Print Name: Sam Dyson Date: 08/03/2021
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Management Systems	Commentary: Organisation – All staff are briefed of the fire escape action plan as well as a walk-through of the venue to identify potential hazards, alarm systems/procedure, fire-fighting equipment as well as assembly points and escape routes as part of their induction & following any significant changes to the premises that cause a change in circumstances. Alarm – Monitored Fire Alarm system in place for both Units 17 & 18. CTEC CFP Series CFP708-4 8 Zone alarm. Safety Features – Gas supply has solenoid valve electrically wired to the fire alarm that automatically shuts the gas supply at incoming supply (Unit 18). Unit 17 gas supply is disconnected. Control – Management and staff are responsible for communication of the risks and fire action plans and that fire safety equipment / signage is in place and kept up to date. Fire Escape Routes and Lighting are tested on a weekly basis by building manager.
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General Premises Description	The premises are comprised of two interconnected industrial units, used as a microbrewery and taproom, on an industrial estate. Piccadilly Trading Estate is an established trading location, situated on the north-east boundary of Manchester City Centre. Gidding Road, the main estate road is accessed directly off the inner-city ring road, Great Ancoats Street (A665) The property comprises a single storey end terraced warehouse / industrial unit of steel portal frame construction with blockwork elevations under a pitched roof incorporating 10% roof lights. Units 17 & 18 are on two floors. Plans are attached. Max ceiling height of 6.0m. The total floor area is approx. 2850ft². An internal storage unit is to the rear of the building.
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	Entrance is via two dedicated main doors also there are two 3.5m x 3.5m roller shutter doors off Giddings Road, these can be used as fire exits. There are also two dedicated fire escapes to the rear of the building which connects to a large yard demised to the brewery leading onto Gidding Road. In addition Unit 18 has three 3.5 x 3.5m roller shutter doors which can again be used as fire exits.
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FIRE SAFETY WITHIN THE PREMISES

System in Place	Fire Warning System: Monitored Fire Alarm system in place for both Units 17 & 18. CTEC CFP Series CFP708-4 8 Zone alarm. Automatic fire detection and alarm system to L3 standard in accordance with the BS 5839-1:2013 with smoke detection into the main brewery space and in the office area. Verbal and visual warning system also in place. Emergency Lighting: Emergency Lighting is situated at both ends of the brewery and is in good working order - checked weekly in accordance with BS 5266-1:2016. Illuminated escape signage at the public entrance and at the rear of the brewery in accordance with BS 5499- 4:2013. Gas Supply: The gas supply to the building has been fitted with a solenoid valve connected to the fire alarm. In case of fire the solenoid activates and shuts down the incoming gas supply.
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IDENTIFY FIRE HAZARDS

Sources of Ignition	Electrical Fire from brewery or office equipment. Mains Gas used in production of beer.
Sources of Fuel	The brewery is made from stainless steel Electrical fire potential from control panels Gas from mains supply Cold storage room of metal construction with fire retardant insulation Timber pallets Cardboard boxes Contents of recycle bins (card, paper, office waste).
Work Processes	All brewery equipment constantly monitored when in use. Gas supply only active when brewery is in use. Shut down outside of these hours. All Brewery equipment powered down when brewery not in use. No mechanical machinery in use overnight. Only glycol cooled chillers left running over night. Office equipment powered off when not in use / overnight. Electrical installations undertaken by qualified electricians Waste (cardboard / pallets) removed daily to external bins and brewery kept tidy

Structural Features	The nature of the building being in a brick and metal industrial unit, clad with metal lining will reduce the risk of fire spreading through the structural makeup of the building / structure. The main combustible features of the brewery are the cardboard packaging and timber pallets stored internally.
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FIRE SAFETY RISK ASSESSMENT

MEANS OF ESCAPE

Horizontal Evacuation	We have taken appropriate action to ensure safe access and egress within the building. The main entrance to brewery is left open during operational hours and has two main points of exit. In addition there are seven alternative exits (five of these over 3.5m wide and high), two of these are dedicated fire exits to the rear of the units. Emergency access is kept clear and well signposted. The internal layout is open (no internal walls) so communication, line of sight and ease of movement is straight forward. Staff numbers are low and risks are therefore reduced as a result. When guests are on site, they are made aware of fire safety information. To escape the building should take no longer than 45 seconds even if the unit is at max capacity and you are to exit from the middle of the building. There are no steps immediately in front of fire escapes. Both exits are at grade with the existing floor (at ground level). Details of the Assembly Points form part of weekly briefing. In response to the potential increased risk associated with access by the public during events or the brewery tap, a series of improvements have been made. These form part of the induction and monthly weekly staff safety briefing. Specific measures include: - Roller shutter and door to remain open during all public events; - Staff made aware of increased responsibility and familiar with procedures for safe egress; - Max capacity limited to 80 people and max escape distance limited to 18m at any time
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FIRE SAFETY RISK ASSESSMENT

FIRE SAFETY AWARENESS

Signs and Notices	At the main access leading to Gidding Road there are current illuminated pictogram signage to highlight the exit with a "FIRE EXIT" sign above the door The accesses to Gidding Road street are open at all times when the building is in use There are no internal Fire Doors as the unit is essentially one open space The fire alarm zonal plan is located adjacent to the fire alarm at the Gidding Road entrance to the building in Unit 18.
Fire Warning System	Monitored Fire Alarm system in place for both Units 17 & 18. CTEC CFP Series CFP708-4 8 Zone alarm. Automatic fire detection and alarm system to L3 standard in accordance with the BS 5839-1:2013 with smoke detection into the main brewery space and in the office area. Verbal and visual warning system also in place.
Emergency Lighting	The brewery has emergency lighting on a separate ring at both ends of the brewery. The lighting is checked weekly and in good working order to provide sufficient light to make a safe exit in case of emergency.
Fire Fighting Equipment	5 Fire Extinguishers are located around strategic points in the brewery. Clearly located central to the brew house, office and cold storage room. There is also a fire blanket located on the store room in the middle of the unit. Routine maintenance via a third party fire safety company throughout the year

Identify Fire Hazards (Sources of Ignition)

Type	Location	Are existing control measures suitable?		
Naked Flames	No naked flames within the brewery	YES	NO	
Portable Heaters and Heating Equipment	Electric heaters in the offices	YES	NO	
Electrical Equipment	There are numerous pieces of equipment that are powered electrically. All are installed by qualified certified electricians and tested to manufacturers standard.	YES	NO	
Gas Equipment	Unical gas powered steam generator to be located in the yard. This has an automatic off feature in case of gas flow interruption. We have installed a solenoid valve on the incoming gas supply wired to the fire alarm. This shuts down the gas supply to the building in case of fire.	YES	NO	
Cooking Equipment	Microwave in the office	YES	NO	
Work Process Risk(s)	Limited fire hazard in day to day process	YES	NO	
Arson	Site is alarmed and security cameras installed throughout	YES	NO	
Smoking Materials	No smoking policy internally and smoking area provided exterior to site	YES	NO	
Other Sources (including Contractors)	All contractors advised of Fire Action Plan (separate document) on arrival	YES	NO	



If you have answered NO to any question above complete the details below: -

What needs to be done to make each situation safe?	Action required by whom	Date due	Date complete
✓			
✓			

✓			
✓			
✓			

Identify Fire Hazards (Sources of Fuel and Oxygen)

Type	Location	Are existing control measures suitable?	
Wood / Paper /Cardboard	All wood, paper and cardboard stored in secure area and in low risk area of fire	YES	NO
Plastics / Rubber / Foam	No items on site	YES	NO
Retail Stock	Retail stock is canned & kegged beer and low risk	YES	NO
Furniture and Fixings (curtains, blinds etc)	N/A	YES	NO
Flammable Material (gases / liquids / paints / thinners / glues)	All gases shut down when no one present on site.	YES	NO
Display Materials or Decorations	N/A	YES	NO
Waste Materials (refuse, packaging)	Refuse kept externally when no one on site in refuse containers supplied by Veolia.	YES	NO
Building Structure	Building is metal clad brick and low risk	YES	NO
Oxygen Supplies (air conditioning units / bottles / piped supply)	Bottled Oxygen stored securely and turned off when not in use	YES	NO

If you have answered NO to any question above complete the details below: -

What needs to be done to make each situation safe?	Action required by whom	Date due	Date complete
✓			

✓			
✓			
✓			
✓			

Evaluate, Remove, Reduce and Protect From Risk

Are ignition sources controlled to reduce the chances of fire?	YES	NO
Are combustible materials kept away from ignition sources?	YES	NO
Are all windows and openings closed last thing at night?	YES	NO
Is your fire alarm system adequate for your premises?	YES	NO
Will everybody be warned if the fire alarm operates?	YES	NO
Can everyone escape without assistance?	YES	NO
Is escape from fire available in more than one direction?	YES	NO
Are all fire exits easily identified by the correct signs?	YES	NO
Are escape routes free from obstruction and storage?	YES	NO
Are all doors on escape routes easily opened without a key?	YES	NO
Do all doors on escape routes open in the direction of escape?	YES	NO
Can everyone escape in a reasonable time?	YES	NO
Do you have emergency lighting?	YES	NO
Is the lighting adequate to illuminate circulation routes?	YES	NO
Do you have fire fighting equipment?	YES	NO
Is the fire fighting equipment adequate for the risks present?	YES	NO
Are housekeeping and general waste management adequate?	YES	NO
Are security arrangements sufficient to prevent access?	YES	NO
Are measures adequate to prevent the incidents of arson?	YES	NO
Are there any large open roof spaces or concealed ceiling voids?	YES	NO
Could a fire in your premise spread to another?	YES	NO
Can the fire service easily get to your premises?	YES	NO

If you have answered NO to any question above complete the details below: -

What needs to be done to make each situation safe?	Action required by whom	Date due	Date complete
✓			

✓			
✓			
✓			
✓			

Record, Plan, Inform, Instruct and Train

Have you made an emergency plan?

YES

NO

Have you provided fire instruction and staff training?

YES

NO

Are there records of fire drills to test your training and emergency plan?

YES

NO

Are there records of maintenance on all fire safety measures?

YES

NO

Have you recorded the significant findings of this assessment

YES

NO

If you have answered NO to any question above complete the details below: -

<i>What needs to be done to make each situation safe?</i>	<i>Action required by whom</i>	<i>Date due</i>	<i>Date complete</i>
✓			
✓			
✓			
✓			
✓			

Review

Date of next review

It is recommended that you review your fire safety risk assessment regularly (recommended every 12 months) **OR** if you make changes to the layout of your premises, any changes to work processes, significantly increase the amount of combustible materials stored or displayed or sources of ignition, change your opening hours (e.g. to include night time opening etc) or any failures in your fire safety precautions then you should review your fire safety risk assessment.

01 / Mar / 21

LEVEL OF FIRE RISK

In premises where there is a likelihood of a fire starting and spreading quickly, or a fire could start and grow undetected, and affecting the escape routes before people can use them, then the level of risk should normally be regarded as 'higher'. Such premises might include those where significant quantities of flammable materials are used or stored; ready sources of ignition are present, e.g. heat producing machinery and processes; premises where significant numbers of the people are present and might move slowly or be unable to move without assistance; and premises where the construction provides hidden voids or flues through which a fire could quickly spread.

In premises where there is a low occupancy level and all the occupants are able bodied and capable of using the means of escape without assistance; very little chance of a fire starting; few if any highly combustible or flammable materials or other fuels for a fire; fire is unlikely to spread quickly; and will be quickly detected so that all people will quickly know that a fire has occurred and can make their escape, then the risk can usually be regarded as 'lower'.

In most cases however, the risk will usually be 'normal'.

Taking into account both the active and passive fire prevention measures and general fire precautions observed at the time of this fire safety risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

Low



Normal



High



In this context, a definition of the above terms is as follows: -

- Low:** Unusually low likelihood of fire as a result of negligible potential sources of ignition.
- Normal:** 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.