



**Diecast
51 Ducie Street
Manchester**

FIRE RISK MANAGEMENT STRATEGY

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EXECUTIVE SUMMARY

The purpose of this report is to provide a strategy that provides a safe approach to the use of the DIECAST as proposed by adopting risk assessed approach to manage the occupancy. The aim is to ensure compliance with the Regulatory Reform (Fire Safety) Order 2005 upon occupation for life safety. The features are reliant on the professional approach to management and training of staff working within the Venue. It is paramount that all operators of the venue are fully aware of this Fire Safety Strategy, and this must be considered in conjunction with Personal Evacuation Emergency Plans (PEEP) of any visitors with disabilities. The Fire Safety design criteria is based on BS9999:2017 and risk profile B2, the equivalent purpose group in Approved Document B Volume 2 is purpose group 4 – Shop and Commercial.

This strategy has been written; having considered the Fire Safety plans and specification provided referenced below:

Drawings
343 – 02G Pr Site Plan
343 - 410D Pr Ground Floor BRegs
343 - 411D Pr Mezz Floor BRegs

DIECAST will be developed as an enclosed venue offering a range of bar and restaurant services for the public. The occupancy capacity has been set at a safe limit of 6500 people which has been calculated using BS9999:2017 Fire Safety in the design, management and use of buildings – Code of Practice and where appropriate for outside areas guidance based on Fire Safety Risk Assessment – Open Air Events and Venues - published by the Department for Communities and Local Government.

On handover the responsibility for running the fire safety procedures on a day to day basis falls to the end user, Diecast Ltd., via a Fire Risk Assessment.

The Fire Safety Strategy presented within this report states:

- On activation of the general fire alarm the occupants of the venue should evacuate immediately; this will be managed and supervised by adequately trained staff.

Method of evacuation – Simultaneous evacuation

- There will be venue staff and also security staff on site and they will all have an awareness of the fire safety and evacuation procedures, specific members of staff will be trained on how to manage an emergency evacuation.
- The escape routes must be free from any potential ignition sources and no combustibles should be stored on the means of escape routes. There should be no storage of items which would obstruct the exit width of the routes.
- Final exit doors must be secured by a method not requiring the use of a key.
- The fire alarm procedure will be supported by staff vigilance and utilising the site portable radio communications system to guide occupants to a place of safety and if appropriate initiate the audible alarm.
- The fire alarm and evacuation procedure will be initiated by the detection system or site staff utilising manual call points, staff will assist with the evacuation and a designated manager will summon the Fire Service if required.
- The end user will provide robust management of fire safety processes and procedures and ensure that staff are regularly and appropriately trained.
- On occupation, the venue will be provided with a Fire Risk Assessment based upon this strategy.

Where there are difficulties in absolute adherence to the relevant guidance documents then a risk assessed, approach will be taken and management in accordance with that approach is paramount throughout the life of the venue.

1. INTRODUCTION

1.1 BRIEF

The clients, DIECAST Ltd., requested that a fire risk management strategy be created for the DIECAST venue to ensure smooth transition via the regulatory bodies and handover to the venue General Manager. The strategy ensures compliance with appropriate guidance and gives direction to ensure that all fire safety processes operate effectively to ensure that the premises, where the guidance within this strategy is followed, will be safe for the end-user.

1.2 OBJECTIVES

- The premises comply with statutory regulations.
- The premises are provided with adequate means of escape.
- The premises are provided with adequate protection to ensure the means of escape.
- The premises are provided with suitable warning and detection in case of fire.
- The premises are provided with an appropriate and suitable evacuation procedure.

2. COMPLIANCE METHODOLOGY

2.1 BUILDING REGULATIONS

The building will meet the functional requirements of the Building Regulations 2010 and this is considered against the occupancy. Where, because of the occupancy, compliance with building regulations alone will not achieve the clients brief, a risk assessed approach to achieve a safe environment will be identified.

2.2 LEGISLATIVE GUIDANCE

Upon occupation, Fire Safety legislation will be applied through the Regulatory Reform (Fire Safety) Order 2005 (FSO). The requirements of the Fire Safety Order require that those responsible, carry out a suitable and sufficient risk assessment and ensuring that certain fire provisions are incorporated and/or managed. It has been confirmed a fire risk assessment is to be carried out at occupation as required under the Regulatory Reform (Fire Safety) Order 2005 (FSO). Organisations selling or supplying alcohol in England and Wales must have a licence or other authorisation from a licensing authority and will be subject to the provisions under The Licensing Act 2003. The Act establishes a single integrated scheme for licensing premises in England and Wales (only) which are used for the sale or supply of alcohol, to provide regulated entertainment, or to provide late night refreshment. The fire authority may wish to review your risk assessment as part of the licensing approval process.

The most appropriate guidance to develop the fire risk management strategy for DIECAST is considered to be HM Government Fire Risk Assessment guide for Large Places of Assembly supported by guidance from BS9999:2017 Fire Safety in the design, management and use of buildings – Code of Practice.

The five critical areas are: -

- Management and risk assessment (staff training, testing and recording of provisions, completing a fire risk assessment).
- Means of escape (this includes corridors stairways and compartment walls floors, ceilings and doors).
- Emergency lighting and signage.
- Warning in case of fire (Fire Alarm).
- Firefighting equipment.

2.3 OCCUPANCY

The venue has an extensive footprint and as such has the capacity to safely accommodate large numbers of people. The premises can be considered as mixed use and therefore occupancy capacity has been calculated in accordance with Table 12 of BS 9999:2017, the escape widths from the building should be based on 3.3 mm/person for a B2 risk profile. It is acknowledged that the enhanced fire detection is not considered to offer a clear benefit for means of escape as the venue is essentially open so a clear view is available from most areas so enhanced detection will not significantly improve reaction times. However, it is accepted that the venue has high soffits so variances for ceiling height as per Table 14 of BS 9999 is suitable to apply to the areas where there is a large soffit (NB, Wash Up/Prep, Staff Room Kitchen, Green Rooms, WCs and room above WCs do not have a large soffit so the variance will not be applied for travel distances and exit widths). Taking into consideration the benefit of having ceiling height levels of between 9m and 10m. Further to the above, the door width of 3.3mm is suitable for all areas based on a soffit height of between 9m and 10m allowing a 27 % variance, limited to 3.3mm as per Table 16 of BS 9999 as the maximum variance. A safe limit of 4.1mm per person is applied to rooms which do not have a high ceiling as listed above.

The occupancy capacity is highlighted below and can be justified by the calculations in Appendix B.

Event Space (Beerehalle) = 2363 People

Event Space (Old Factory) = 2969 People

Event Space (LENO) = 1090 People

Outside Courtyard = 300 People

Total = 6722 People

Therefore, an occupancy capacity has been set at a safe limit of **6500 people**

Escape routes and strategies

Internal or external, escape routes need to be designed so that people can escape quickly enough to ensure that they are not placed in any danger from fire. The time available will depend on several factors, including the number of escape routes available, the nature of the occupants, the number of exits and the rate of fire spread.

The premises has been designated with a risk profile of B2 (BS9999:2017) this has been used to ensure a Fire Risk Management Strategy is created that has a distinct emphasis on creating the safest environment possible.

2.4 RISK PROFILE AND PLANNING OF EVENTS

The Risk Profile for all places of assembly where there is a combination of recreation activities and alcohol consumption is generally accepted as being higher than other assembly events. Therefore, planning of events at the venue is of fundamental importance to ensure that effective fire safety measures are in place. The planning issues for the event can be considered in a number of stages, the most important for 'DIECAST' will be venue design, construction of the retail outlets, safe delivery and installation of equipment and services which will be used at the venue and effective fire safety during the events.

3. MEANS OF ESCAPE

3.1 THE VENUE

DIECAST consists of an enclosed venue offering a range of bar, restaurant and recreational leisure facilities for the public. The building has a large footprint with indoor facilities with high ceilings, and it will therefore take time for the smoke layer to build up inside before it can affect the occupants. Most of the potential fire load is at the ground level, therefore in the event of a fire, smoke will take a relatively long time to fill the space above. Any subsequent downward radiated heat will be much lower intensity meaning conditions within the building remain tenable for longer and the risk of fire spreading throughout the building will be reduced and would occur more slowly. The outdoor facilities are open air and therefore the risk of smoke affecting escape is relatively low and with effective Fire Safety management in place a relatively safe environment regarding life safety.

3.2 ARRANGEMENTS FOR SAFE ESCAPE – FIRE EMERGENCY PLAN

A fire emergency plan will be developed which will form the foundation upon which the evacuation procedures for the venue should be based. This document will set out the strategic areas that should be considered and will form the backbone of the fire emergency plan itself. It is important that all relevant parties take ownership of the fire emergency plan and are involved in its development and review; the plan will typically be produced by the Responsible Person. The Emergency Evacuation routes and the indicative annotations of principles supporting the design of fire safety general provisions are shown in Appendix A.

The fire emergency plan will form an important factor of the training regime which is adopted for staff members and all staff and occupants should be aware of the significant parts of the plan. A full copy of the fire emergency plan should be kept in the fire safety log book for reference. A fire action notice should be developed from the fire emergency plan that can be displayed in staff occupied areas that provides concise details of what to do upon discovering a fire and the action to take on hearing the fire alarm.

3.3 EVACUATION PROCESSES

Method of evacuation - Simultaneous Evacuation – (Staff Managed)

DIECAST is provided with a fire alarm and detection system designed and installed in accordance with BS5839:1 2017 L2. It also incorporates manual call points and audible warning devices to cover the entire site so in the event of an outbreak of fire in DIECAST.

Typically, manual call points should be located by each of the venue exits and also located such that no one needs to travel more than 45m to reach the nearest manual call point. However, manual call points may need to be avoided in specific areas to reduce the risk of malicious activations. As the site is staffed by security and the venue is to be stewarded during opening times, consideration to locating manual call points in staff occupied areas i.e. security positions would be deemed reasonable.

Appropriate fire warning devices are provided to ensure the minimum sound pressure level to all areas of the site are sufficient to alert everyone taking into account background noise.

Consideration should be given to egress to a place of ultimate safety – in this case the most likely position for the Fire Assembly point will be at a suitable place outside the venue on Store Street and Ducie Street. Therefore, fire exits need to have safe means of moving from the exit points to the suitable positions identified.

A Public Address (PA) could be considered by the operator in the future, it would need to be operated from a position with a good view over as much of the venue as possible and effective communication links with all control points. Staff alarms allow staff to be aware of an incident in advance of the public and be prepared for an evacuation. You may wish to use code words to warn of an evacuation, or of some other actions required. It is important, however, that such communications should not result in a significant reduction in the time available for the public to escape. Guidance on voice alarm systems can be found in British Standard 5839 Part 8. Guidance on sound systems used for emergency purposes can be found in BS EN 60849.

3.4 TRAINING

Staff must receive training in the use of the site portable radio system and fire alarm system and in the evacuation processes. Specific Fire Marshal training will be required if there is an expectation for suitably trained staff to attempt to tackle a fire.

3.5 DISABLED PERSONS

Further to the above, the risk assessment on completion of the venue arrangement via personal emergency evacuation plans, will be required for visitors with mobility impairment. The venue will be designed to comply with Approved Document M Volume 2 Part M1. The design will ensure means of escape in the event of fire can be achieved from all accessible locations in the premises, whether or not it is intended that disabled people have regular or frequent access to those locations. It is acknowledged that it is not acceptable to exclude accessible areas on the basis that access will be restricted by means of management procedures. Where a building has phased/zoned evacuation systems, this can be of great benefit for the management of evacuation of disabled people.

The Exit widths will not less than 850 mm where unassisted wheelchair access is necessary and not less than 800 mm regardless of risk profile.

The safe evacuation of any disabled persons is the responsibility of the premises management. A management strategy will need to be developed so that in the event of an emergency, staff/security are aware to request advice as to the persons needs and help accordingly.

4. FIRE PROTECTION SYSTEMS

4.1 FIRE ALARM PROCEDURE

DIECAST is provided with a BS5839:1 2017 L2 fire alarm system designed and installed to ensure the alarm can be sounded across the entire site. Suitably trained staff will guide the occupants to the most appropriate emergency escape route dependent on the type and location of the incident.

Appropriate positioning of the alarm sounders should be provided to ensure the minimum sound pressure level to all areas of the site are sufficient to alert everyone taking into account background noise.

4.2 ESCAPE ROUTES

Gates and doors that are final exits, and any gates or doors leading to such exits, should be checked before the venue opens to ensure that they:

- are unlocked and, in those circumstances where security devices are provided, are provided with panic fastenings in accordance with BS EN 1125 and can be opened easily and immediately using a suitable means from within without the use of a key;
- are free from obstructions; and
- swing in direction of escape and are to be fitted with panic fastenings in accordance to BS EN 1125. Alternatively, the gates are to remain secured in the open position when the venue is occupied.

Enough competent and adequately trained stewards and Fire Marshals will need to be provided and distributed accordingly to cover an emergency situation. Their duties will include verbally assisting members of the public to evacuate the site on fire alarm actuation and ensure the alternative escape route and exits are readily available including making sure the fire safety provisions are in place and in working order.

4.3 EVACUATION OF DISABLED PERSONS

The safe evacuation of any people with mobility impairment is the responsibility of the premises management. A disabled persons refuge of 1400 x 900mm is required to each staircase above ground floor, this may be positioned in the protected stair or corridor, the refuge should provide temporary protection for the wheelchair user.

Personal emergency evacuation plans (PEEPs) will be in place for all people requiring assistance to leave the venue. Through the recording of PEEPs, the management team shall be made aware of the amount of staff support required for each evacuation.

There are three types of PEEP that need to be developed:

- Individual PEEP for disabled people who are regularly in the premises, for example staff and regular visitors:
- Following discussions with an individual, a plan can be developed for their specific needs, which should contain details of how they will evacuate the premises. By taking into account the individual needs of a person when preparing a PEEP, management will be able to make any reasonable adjustments to the premises or procedures that are necessary.
- PEEPs for visitors to the premises who will make themselves known to staff

Visitors who are likely to require assistance in the event of an evacuation shall be encouraged to make themselves known to staff on arrival. Management shall be encouraged to have staff available (especially at reception locations), who are trained in disability awareness. This will make this process more comfortable for disabled people and more effective for management:

PEEPs for visitors who make themselves known to staff should provide a wide range of guidance for differing disabilities. They need to include what the visitor should do in an evacuation, and what the management response will be. They should also reflect what specific fire safety provisions are provided for disabled persons on the premises. It is important that the generic PEEP is discussed with each visitor and his or her particular needs taken into account where possible.

PEEPs for visitors not previously identified to staff. The standard evacuation plan shall include measures to make evacuations suitable for all persons on the premises.

Information for disabled people shall be noted in fire action notices and in the fire management plan. It is vitally important that staff are trained so that they are aware of the facilities and their responsibility to evacuate disabled people.

A management strategy will need to be developed so that in the event of an emergency, staff/security are aware to request advice as to the persons needs and help accordingly.

4.4 EMERGENCY LIGHTING

A system of maintained emergency lighting designed and extended to the external escape routes as necessary in accordance with BS 5266-1:2016 and BS EN 1838:2013. with a minimum backup supply of three hours.

4.5 EMERGENCY SIGNAGE

Exit routes in common areas will be clearly marked with emergency signage which will be installed in accordance with BS 5499 Part 1.

Fire escape signs are to be provided to guide occupants from any point to a place of ultimate safety (outside the site). Exit and directional signage should be provided in accordance with the requirements of BS ISO 3864-1:2011 and BS 5499-4:2013.

A 'Fire Assembly Point' will be designated on Store Street and Ducie Street, however this is a public area and signage will not be a requirement.

In addition to fire exit and escape route signage, the responsible person should ensure any additional fire safety related signage is in place which could include but is not limited to:

- Fire action plans on staff notice boards or in staff occupied areas;
- Escape door hardware to be indicated by signage as appropriate (e.g. Push bar to open, push pad to open etc.);
- Any green emergency break glass points to be indicated by signs;
- Final exit doors not in everyday use (e.g. rear exit) should be conspicuously indicated on both faces with the words FIRE EXIT KEEP CLEAR;

- Fire extinguisher location signage only deemed necessary if equipment is obstructed or not conspicuous –
- otherwise additional signage not deemed necessary;
- Signage to identify emergency shut-off locations; and
- Fire assembly point should be identified with a suitable sign where necessary.

4.6 MANAGING POTENTIAL FIRE HAZARDS AND RISKS

There will inevitably be fire hazards present that will include sources of ignition, sources of fuel and sources of Oxygen that could place people in and around the venue at risk. The level of risk will depend on the hazards present, the likelihood of fire they pose, and the severity of harm they could cause. The hazards will need to be identified as part of the fire risk assessment to ensure action has been taken to either manage, reduce or remove the risk they pose.

Fuel and potential ignition sources will be present in various forms and the responsible person should consider:

- Housekeeping;
- Storage;
- Dangerous substances; storage, display and use;
- Equipment and machinery
- Electrical safety;
- Smoking;
- Managing construction, assembly and alterations;
- Restricting the spread of fire and smoke;
- Arson; and
- Vehicles.

All parts of the venue should be inspected before, during and after each opening and any accumulate of waste or litter should be removed without delay.

Cooking should not be permitted in unauthorised areas and the storage or use of other higher-fire risk and highly flammable items should not be permitted in any uncontrolled areas on site.

5. STRUCTURAL FIRE SAFETY

5.1 COMPARTMENTATION AND FIRE SEPARATION

The toilets and storage are appropriately located and separated so that if a fire were to develop it would be contained.

A minimum of 30 minutes fire resistance is to be provided between internal components and all walls and ceilings on the escape routes, and a minimum of 30 minutes fire resistance is provided between the corridors and the remainder of the building.

Table 28 of BS999:2017 states that the maximum floor area for a single storey building has no limit as this venue does have elevated floors /mezzanines the Fire Strategy has applied the value associated with highest floor level <18m and therefore a maximum compartment size of 8000m² is permitted, no compartments exceed this value.

It is vital that compartment walls are in good condition and that there are no openings, whether intentional or unintentional, that would permit the uncontrolled spread of fire and smoke. The potential for fire to spread through any service ducts and risers, ventilation ducts and refuse chutes, and by means of openings around gas, electricity, water, drainage and telecommunications services, should be considered. Pipes and services which pass through compartmentation should comply with the maximum sizes given in Table 10.1 of the Approved Document B Volume 2. and should be either provided with a proprietary seal or sealed with fire-stopping material.

Fire resistance of external walls should be in accordance with the requirements of Part B4 of the Building Regulations, which specifies limits on unprotected areas.

5.2 INTERNAL LININGS

Common escape routes should be internally finished to Class 0 (Euro B-s3, d2). All other rooms to be Class 3 (Euro D-s3, d2). Wallcoverings which conform to BS EN 15102, achieving at least class C-s3, d2 and bonded to a class A2-s3, d2 substrate, will also be acceptable.

6. FIRE PREVENTION

6.1 EXTERNAL FACTORS

Construction of the external walls and the separation between the buildings to prevent fire spread should be in compliance with building regulations. The risk of arson is reduced by external lighting, CCTV has also be utilised throughout the premises. Secure waste storage facility is incorporated into the design. Any additional waste areas should be sited clear of the building in a secure area, to ensure that any fire in a bin or skip cannot affect the building.

6.2 ELECTRICAL IGNITION SOURCES

Internal wiring should be installed to meet IEE Wiring Regulations and electrical staff equipment should be subject to ongoing PAT testing. Independent traders are permitted to use their own equipment and the Fire Risk Assessment should be used to manage the use of non-tested electrical items. The use of electrical trailing leads and adaptors should be restricted.

6.3 CONTRACTORS

A permit to work system is to be in place to manage fire risks from post-build contractors. During the construction phase, buildings are particularly vulnerable to fire. It is important therefore that the site is well-controlled. Specifically, smoking areas for workers must be clear of the building and skips etc. must be kept with a clear separation distance. It is good practice to have extinguishing media placed around the curtilage of the site to enable any fire that may initiate in the exposed membranes to be quickly dealt with. Reference should be made by site management to the Construction (Design and Management) Regulations 2015 specifically Part 4.

6.4 FLAMMABLE LIQUIDS AND DANGEROUS SUBSTANCES

No unauthorised flammable liquids or dangerous substances are to be permitted and stored on the site.

6.5 HOUSEKEEPING

Procedures are to be put in place to ensure that circulation areas are maintained free from obstruction and combustible materials at all times.

6.6 FIREFIGHTING EQUIPMENT AND FIRE SERVICE ACCESS

Firefighting Equipment:

Fire extinguishers provided should be by appropriate to the specific risks at the venue. Generally, the provision of one water-based extinguisher for approximately every 200m² of floor space (with a minimum of two extinguishers), will normally be adequate. Where it is determined that there are other classes of fire risk (e.g. electrical, cooking using deep-fat fryers etc), the appropriate type, number and size of extinguisher should be provided in accordance with BS 5306 Part 8.

Extinguishers provided for general cover should be positioned near exits. Where the particular fire risk is specifically located, e.g. electrical, the appropriate fire extinguisher should be near to the hazard, so located that they can be safely used. Ideally no one should have to travel more than 30m to reach a fire extinguisher. If there is a risk of malicious use you may need to use alternative, and more secure locations.

As part of the building provision the minimum requirement should be a Carbon Dioxide extinguisher in any service/plant room containing electrical services and a general-purpose extinguisher in any staff rooms. P50 extinguishers are suitable for general purpose use if required.

Fire Service Access

Fire service access to the site is to be gained initially via Store Street entrance, there is also potential access to the site via Ducie Street and a driveway around a large section of the perimeter.

7. FIRE RISK ASSESSMENT CONSIDERATIONS

Upon occupation, the responsible person, in this case the person(s) having control of the venue is required by law to undertake a suitable and sufficient fire risk assessment. The fire risk assessment is the means by which this strategy is implemented but more importantly, maintained, throughout the life of the venue. The fire risk assessment is the means by which this strategy is implemented but more importantly, maintained, throughout the life of the venue. The requirement is that the risk assessment is carried out by a competent person. Therefore, this may be done by themselves if they consider themselves competent, or by the engagement of a third party competent person. A person is to be regarded as competent for the purposes of this strategy where they have sufficient training and experience or knowledge and other qualities to enable them properly to assist in undertaking the preventive and protective measures.

7.1 MANAGEMENT PROCEDURES

It is critical that robust management procedures are put in place in order to manage fire safety within this venue.

Management procedures have a pivotal role to play in fire prevention, control and evacuation of occupants should a fire incident occur.

Inherent in both BS 9999 2017 and the approach adopted for this scheme is the assumption that there will be appropriate fire safety management of the premises when in use. It is the responsibility of the management to ensure that all fire safety systems are tested and maintained to ensure their continuous effectiveness. The landlords/ building management need to be aware of all fire safety features provided and their purpose.

It is important that management are aware of their responsibilities detailed in this document and agree that they are sufficiently capable of adequately performing them. Effective arrangements should be put in place to manage all aspects of fire safety in the premises and the details of those arrangements need to be recorded, e.g. within a fire safety management plan.

Any deviation from the principles or ethos of the fire safety strategy could have major impacts on the effectiveness of its implementation post construction and should be factored into an updated document accordingly. The final fire strategy may contain bespoke solutions independent from prescriptive guidance and should therefore be shared with building management and fire risk assessors, or any other relevant person.

7.2 FRA REVIEW

- The Fire Risk Assessment must be reviewed on an annual basis by a competent person and the day-to-day management is the responsibility of the Venue Manager.
- It should be reviewed annually and when any material changes occur, such as structural changes.
- It should be specifically reviewed whenever any aspect is under change, such as redecoration of an area restricting access.

7.3 TRAINING AND CHECKS

Responsible persons have a duty to ensure that all their employees are suitably trained. It is essential that they are fully conversant with all the aspects of the fire strategy for the premises, not only the evacuation procedure but day-to-day fire prevention and protection measures. The training should take account of the findings of the fire risk assessment and be easily understood by all those attending. It should include the role that those members of staff will be expected to carry out if a fire occurs.

As a minimum all staff should receive training in:

- the items listed in the emergency plan;
- basic fire-prevention measures;
- exit routes and the operation of exit devices, including physically walking these routes;

- location of designated fire assembly points and the importance of reporting to the area;
- general matters such as permitted smoking areas or restrictions on cooking other than in designated areas;
- assisting disabled persons where necessary and;
- consideration to the findings and recommendations of the Fire Risk Assessment.

Staff expected to undertake the role of fire marshals would require more comprehensive training.

Their role may include:

- helping those on the premises to leave;
- having knowledge of the occupancy capacities and available escape routes from specific rooms to distribute persons to the available exits;
- checking the premises to ensure everyone has left;
- using firefighting equipment if safe to do so;
- liaising with the Fire and Rescue Service on arrival;
- shutting down vital or dangerous equipment; and
- performing a supervisory/managing role in any fire situation.

All employee training will need to be recorded for inspection by the enforcing authorities where required.

All staff must be familiar and competent with the actions on discovering a fire and the fire alarm sounding on induction.

As part of the fire safety training all staff must take part in two fire drills per year, one of which should include a simulated evacuation drill.

Any young person working must receive specific fire training.

In carrying out or reviewing an assessment an employer, before employing a young person, must take particular account of the following in respect of harm caused by fire: –

- (a) the inexperience, lack of awareness of risks and immaturity of young persons;
- (b) the fitting-out and layout of the relevant premises;
- (c) the nature, degree and duration of exposure to physical and chemical agents;
- (d) the form, range, and use of work equipment, and the way in which it is handled;
- (e) the organisation of processes and activities;
- (f) the extent of the fire safety training provided or to be provided to young persons; and
- (g) risks from agents, processes and work listed in the Annex to Council Directive 94/33/EC(1) on the protection of young people at work.)

All training and checks should be recorded in the log book

A weekly check must be made on the effective fire exits

A weekly test must be carried out on the fire alarm system.

A weekly test should be carried out to ensure the working of the emergency lighting system.

Regular checks must be made to ensure exit routes are free from combustible materials and obstructions.

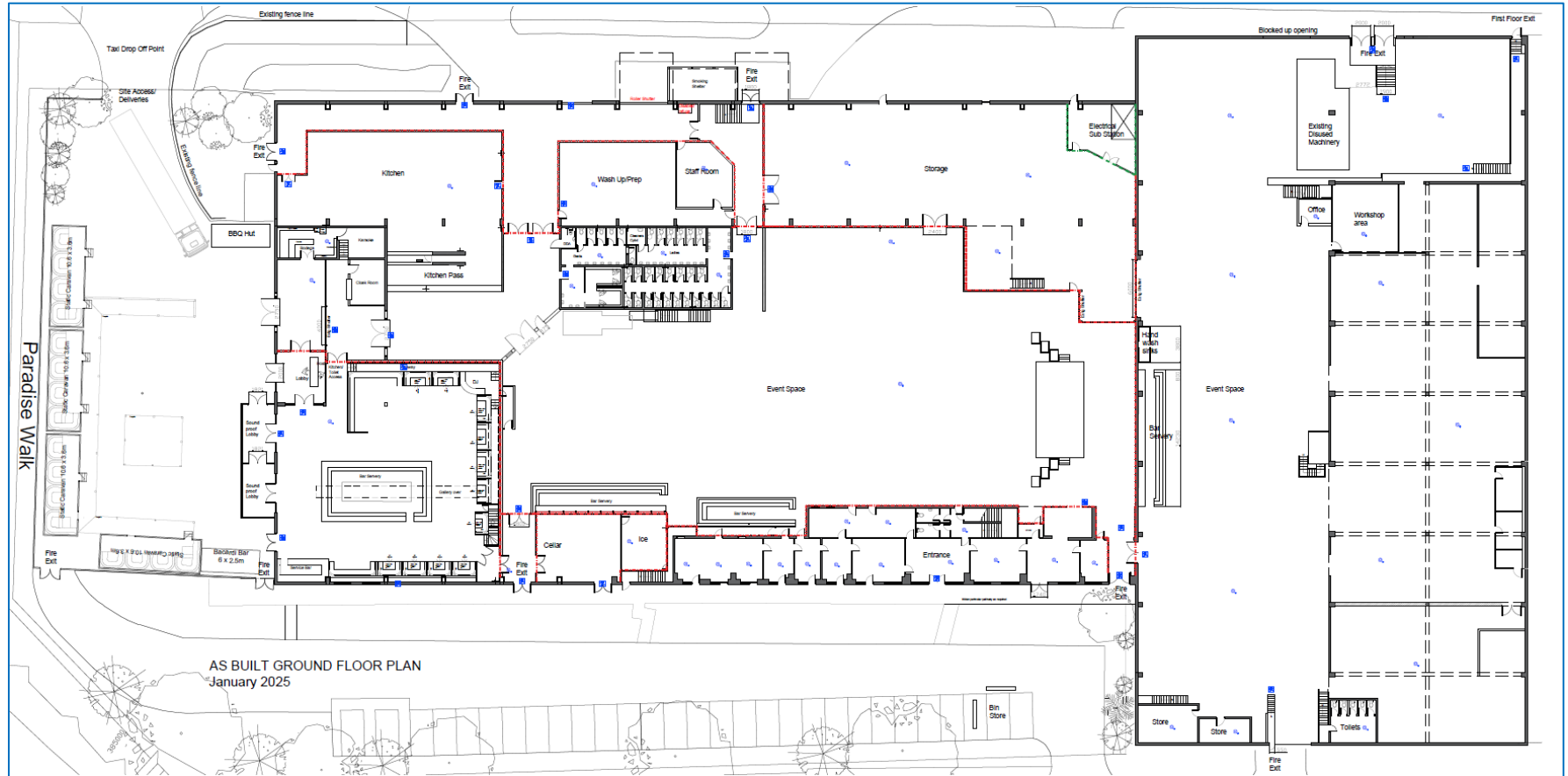
Regular visual inspections must be made of all electrical equipment.

8. HANDOVER

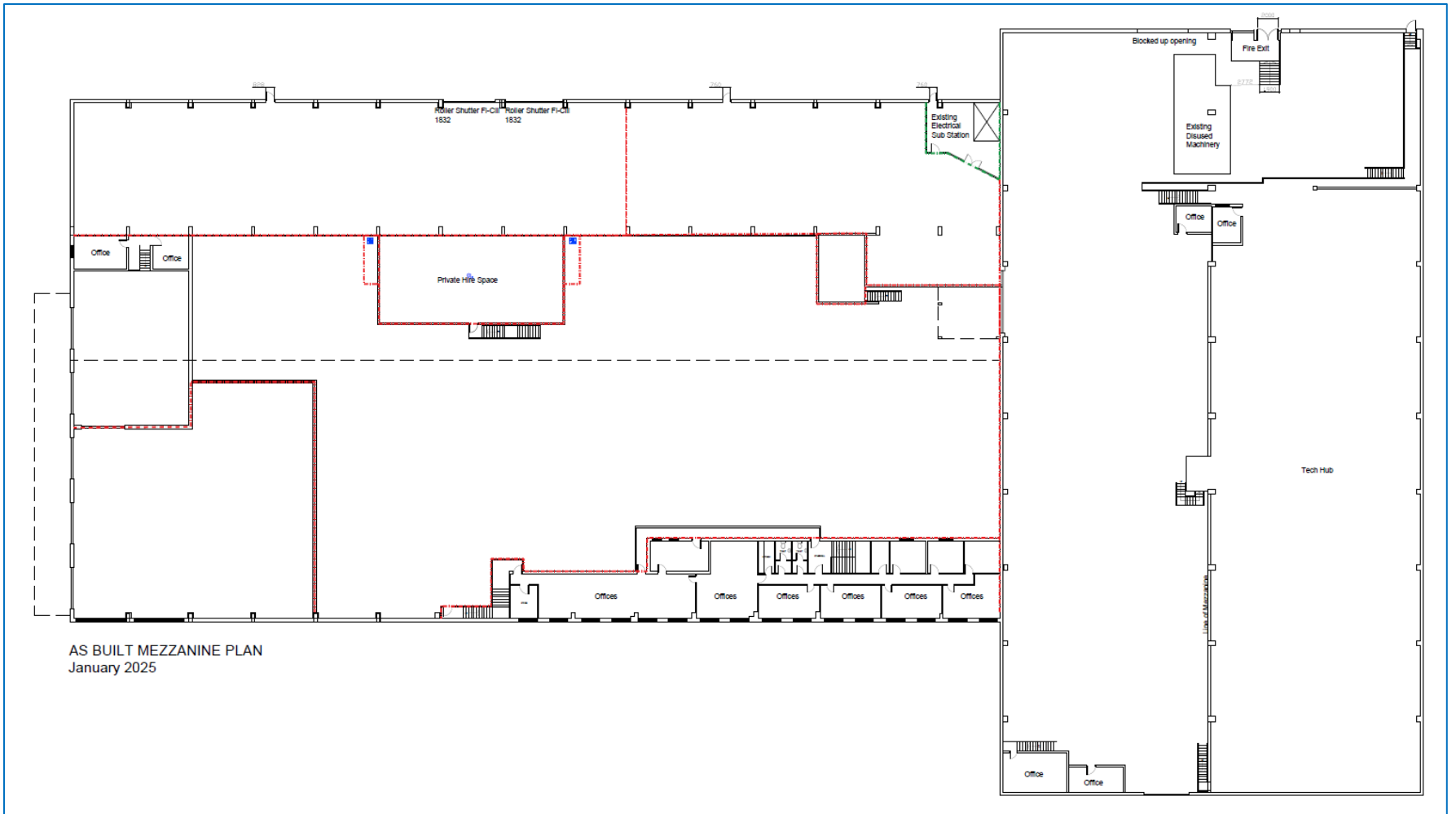
This document should be handed to the end user as part of the suite of handover documents. The Strategy must be read and clearly understood by persons who are to manage the venue. It should also be read and clearly understood by the person who is to carry out the fire risk assessment. Failure to ensure that the end user implements the strategy may affect the safe operation of the venue.

This strategy has been prepared on plans and information supplied at the time of engagement. Plans any other aspect change then this strategy would need to be reviewed and the changes reflected.

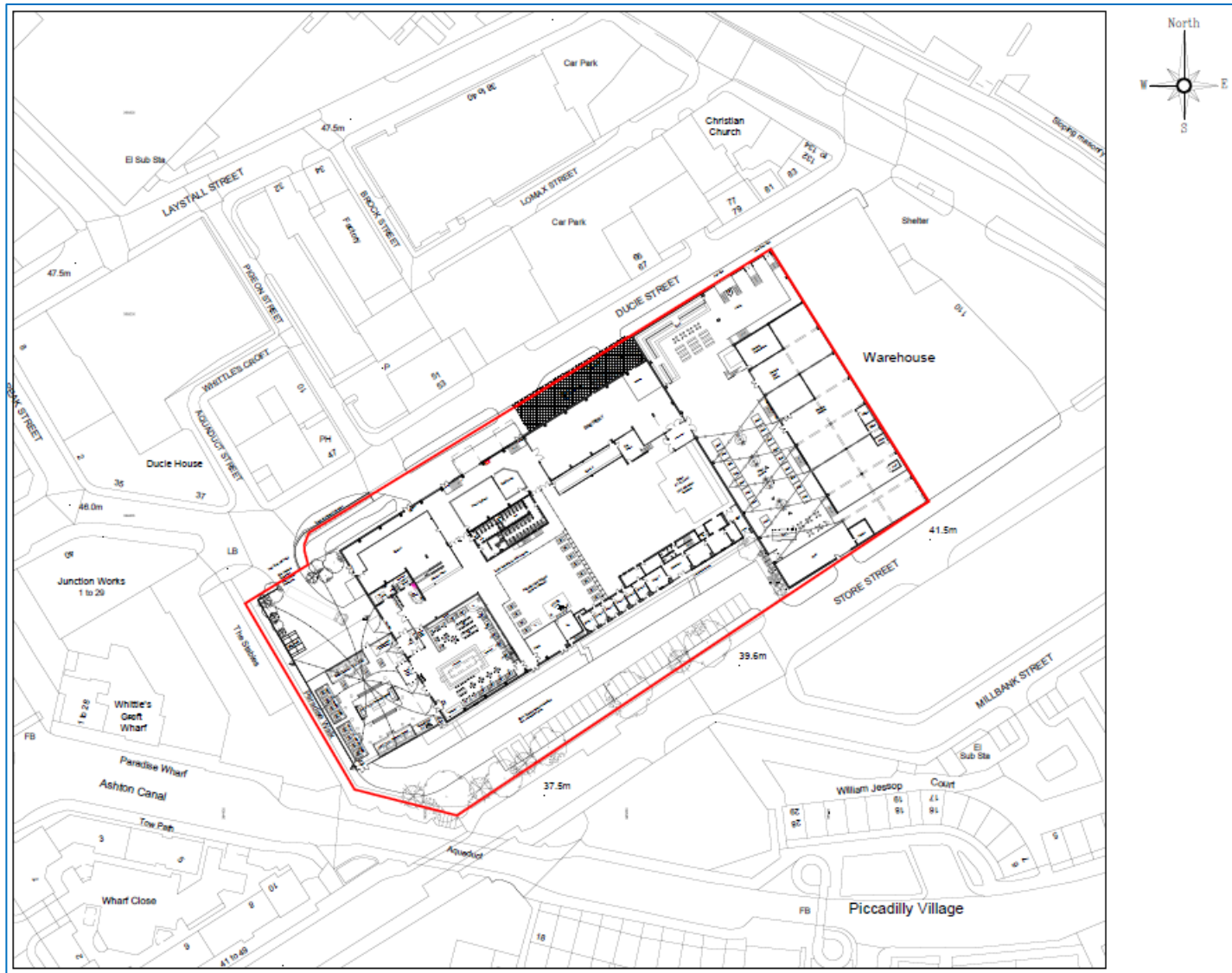
APPENDIX A - PLANS (PROPOSED)



Ground Floor



Mezzanine Floor



Site Layout

APPENDIX B – MINIMUM FIRE SAFETY PACKAGE AND OCCUPANCY CALCULATION

Minimum Fire Safety Package – BS9999 – 2017

Risk Profile - B2

Fire Safety Management System – Level 2

Fire Alarm – BS5839:2017 - Type L2

Emergency Escape Lighting – All Escape routes - BS5266:1

Number of final exits – 14

Travel Distance – Actual travel distance limit – two way travel - **50m** increased to **(63.5m)** and one way travel - **20m** increased to **(24m)** due to ceiling height.

(N.B. BS9999 does refer as a note that where premises contain provisions for the consumption of alcoholic beverages then a reduction in the travel distances of 25% might be advisable for those particular parts of the premises.)

*Therefore for those particular parts of the premises the allowable two-way travel is **47.5m** and one way travel **19m** to the nearest exit is considered as acceptable.*

Ceiling Height – 9 m and 10 m – 27% extra

Enhanced Fire Alarm and Detection – No clear benefit

Exit width – 4.1mm per person (- 27% = 2.99 mm per person) therefore **3.3 mm per person** max allowable variation.

Occupancy Calculation

Ground Floor

Event Space (Beerehalle)

Available Exit Widths = 11425mm discounting the largest (3625mm)

= 7800mm therefore at 3.3mm per person = **2363 people**

Therefore, the anticipated occupancy of **2363 people** inside is safely achievable.

Event Space (Old Factory)

Available Exit Widths = 15800mm discounting the largest (6000mm)

= 9800mm therefore at 3.3mm per person = **2969 people**

Therefore, the anticipated occupancy of **2969 people** inside is safely achievable.

Event Space (LENO)

Available Exit Widths = 5400mm discounting the largest (1800mm)

= 3600mm therefore at 3.3mm per person = **1090 people**

Therefore, the anticipated occupancy of **1090 people** inside is safely achievable.

Outside Courtyard

There is an Available Exit Widths = 3600mm which is available and based on 3.3mm per person will support evacuation for 1090 people however it is only anticipated to have a maximum of **300 people** hosted in the outside area of the venue.

Disclaimer

The strategy is dependent on the occupiers knowing and understanding the content and ethos of the management and training of this strategy alongside the incorporation of the fire risk assessment. It relies on the venue being constructed as indicated on the plans and trained staff being present and available during the event opening hours. If these circumstances change the strategy will need to be reviewed and the changes considered, the author cannot be responsible for the failure of the strategy if changes have not been considered.

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GLOSSARY

Term	Definition
Approved Document B	Guidance issued by Government in support of the fire safety aspects of the building regulations.
As low as reasonably practicable	Is a concept where risks should continue to be reduced until you reach a point where the cost and effort to reduce the risk further would be grossly disproportionate to the benefit achieved.
Automatic fire-detection system	A means of automatically detecting the products of a fire and sending a signal to a fire warning system. See 'Fire warning'.
Combustible material	A substance that can be burned.
Compartment wall and/or floor	A fire-resisting wall or floor that separates one fire compartment from another.
Competent person	A person with enough training and experience or knowledge and other qualities to enable them properly to assist in undertaking the preventive and protective measures.
Dangerous substance	1. A substance which because of its physical-chemical or chemical properties and the way it is used or is present at the workplace creates a risk. 2. A substance subject to the Dangerous Substance and Explosive Atmosphere Regulations 2002 (DSEAR).
Dead end	Area from which escape is possible in one direction only.
Delayed Evacuation	Occupants remain in their fire protected rooms until the danger has passed or until they can be taken to a place of ultimate safety.
Direct distance	The shortest distance from any point within the floor area to the nearest storey exit, or fire-resisting route, ignoring walls, partitions and fixings.
Emergency escape lighting	Lighting provided to illuminate escape routes that will function if the normal lighting fails.
Enforcing authority	The fire and rescue authority or any other authority specified in Article 25 of the Regulatory Reform (Fire Safety) Order 2005.1
Escape route	Route forming that part of the means of escape from any point in a building to a final exit.
False alarm	A fire signal, usually from a fire warning system, resulting from a cause other than fire.
Final exit	An exit from a building where people can continue to disperse in safety and where they are no longer at danger from fire and/or smoke.

Fire compartment	A building, or part of a building, constructed to prevent the spread of fire to or from another part of the same building or an adjoining building.
Fire door	A door or shutter, together with its frame and furniture, provided for the passage of people, air or goods which, when closed is intended to restrict the passage of fire and/or smoke to a predictable level of performance.
Fire resistance	The ability of a component or construction of a building to satisfy, for a stated period of time, some or all of the appropriate criteria of relevant standards. (Generally described as 30 minutes fire-resisting or 60 minutes fire-resisting.) See BS EN 1363-1, BS 476-732 and associated standards for further information.
Fire safety manager	A nominated person with responsibility for carrying out day-to-day management of fire safety. (This may or may not be the same as the 'responsible person'.)
Fire safety strategy	A number of planned and co-ordinated arrangements designed to reduce the risk of fire and to ensure the safety of people if there is a fire.
Fire stopping	A seal provided to close an imperfection of fit or design tolerance between elements or components, to restrict the passage of fire and smoke.
Fire-warning system	A means of alerting people to the existence of a fire. (See automatic fire detection system.)
Flammable material	Easily ignited and capable of burning rapidly.
Highly flammable	Generally liquids with a flashpoint of below 21°C. (The Chemicals Hazard Information and Packaging for Supply Regulations 2002/46 (CHIP) give more detailed guidance.)
Hazardous substance	1. See Dangerous substance. 2. A substance subject to the Control of Substances Hazardous to Health Regulations 2002 (COSHH).
Material change	An alteration to the premises, process or service which significantly affects the level of risk to people from fire in those premises.
Means of escape	Route(s) provided to ensure safe egress from the premises or other locations to a place of total safety.
Phased evacuation	A system of evacuation in which different parts of the premises are evacuated in a controlled sequence of phases, those parts of the premises expected to be at greatest risk being evacuated first.
Place of reasonable safety	A place within a building or structure where, for a limited period of time, people will have some protection from the effects of fire and smoke. This place, usually a corridor or stairway, will normally have a minimum of 30 minutes fire resistance and allow people to continue their escape to a place of total safety.

Place of total safety	A place, away from the building, in which people are at no immediate danger from the effects of a fire.
Premises	Any place, such as a building and the immediate land bounded by any enclosure of it, any tent, moveable or temporary structure or any installation or workplace.
Protected stairway	A stairway which is adequately protected from the rest of the building by fire-resisting construction.
Protected route	An escape route which is adequately protected from the rest of the building by fire-resisting construction.
Responsible person	The person ultimately responsible for fire safety as defined in the Regulatory Reform (Fire Safety) Order 2005.1
Relevant persons	Any person lawfully on the premises and any person in the immediate vicinity, but does not include firefighters carrying out firefighting duties.
Self-closing device	A device that is capable of closing the door from any angle and against any latch fitted to the door.
Significant finding	A feature of the premises, from which the fire hazards and persons at risk are identified. The actions you have taken or will take to remove or reduce the chance of a fire occurring or the spread of fire and smoke. The actions people need to take in case of fire. The necessary information, instruction and training needed and how it will be given.
Smoke alarm	Device containing within one housing all the components, except possibly the energy source, for detecting smoke and giving an audible alarm.
Staged fire alarm	A fire warning which can be given in two or more stages for different purposes within a given area (e.g. notifying staff, stand by to evacuate, full evacuation).
Storey exit	A final exit or a doorway giving direct access into a protected stairway, firefighting lobby or external escape route.
Travel distance	The actual distance to be travelled by a person from any point within the floor area to the nearest storey exit or final exit, having regard to the layout of walls, partitions and fixings.

REFERENCES

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