

Section 1 – General information and scope

Section 1a – general information

Name of fire risk assessor:	R Wattam
Date of fire risk assessment:	30 th March 2024

Section 1b – organisational and building information

Responsible person (e.g. employer or person in charge of the premises)	Richard Wattam
What is the building used for?	114No. Residential apartments over10 floors with a ground floor nursery and basement
Maximum occupancy	228No approximately
Hours of occupancy	24 hours 365 days
Number of floors	10 levels
Approximate floor area per floor	520 m2 per floor Including balconies
The construction and layout	Concrete frame with brick and glazed infills to each floor 80% brick with rainscreen cladding 10% render and 10% Glazing The building is covered under the client FRA The site works consist of welfare compound and storage to the car park area on ground floor and scaffold to East, West and south elevations of the building- covered in this FRA for Everlast Facades

Section 1c – building occupants

Are there any of the following occupants	Yes	No	Additional comments (only required for types of occupants likely to be present)
Sleeping occupant(s)	X		Client FRA
Person(s) with disabilities (workers and others)		X	No disabled workers on site or planned
Lone/isolated workers		X	No lone working on the construction site
Young person(s)		X	No young persons on site if this changes a review will be carried out
Other(s) – including visitors	X		8-20 No. Site operatives planned for the duration of the works

Section 2 – Fire safety audit

2a Fire Hazards

Electrical appliances and installations	Yes	No	Additional comments
Does regular inspection and testing take place for electrical equipment (portable and fixed)?	X		All welfare cabins are hired in and maintained by the hire company and certification checked during routine audits
Is there suitable management of trailing leads and adaptors?	X		Trailing cables to the site generator feeding both hoists- Cables are laid to perimeter of the compound fence line and secured to the scaffold tubes adjacent the hoists
Is there a suitable policy in place for use of personal electrical appliances (workers and visitors)?	X		Policy in place for PAT test of all equipment on a 3 monthly basis with weekly safety audits by site team along with monthly visiting HSQE audits
Is the area surrounding the main electrical intake clear of combustible materials?			N/a – Site generator to power hoists and self-contained generator to welfare unit

Smoking	Yes	No	Additional comments
Is smoking prohibited in the building?	X		This only applies to the site cabins, compound areas and all work areas The residents are also excluded from all balconies during the works.
Are there designated areas where smoking is permitted?	X		Designated smoking and vaping areas are away from all compounds and the building in general.
Are there suitable arrangements for the extinguishing and disposal of cigarettes?	X		Designated cigarette bins are provided

Arson	Yes	No	Additional comments
Are there basic security measures in place to protect against arson?	X		The site waste is removed daily via wait and load skips for all combustible construction materials removed from the facade. Welfare waste bins are securely locked away at night in the storage container# Residents bins are more than 6m from the building and fence lines prevent them been moved closer to the building.
Are there any potential fire load/combustibles near to the premises/boundary that are accessible to outsiders or other persons?		X	The compound is internal of the carpark.

Heating, ventilation, and lighting	Yes	No	Additional comments
Are there fixed heating and ventilation installations within the premises?	X		Site welfare cabin is a self-contained eco welfare unit with blow heaters
Are the fixed heating and ventilation installations regularly maintained?	X		Maintained by the hire supplier as part of the welfare unit.
Are there any portable heaters within the premises? If yes, are these adequately controlled?	X		Possibly but Everlast have no access to the apartments
Is there periodic inspection and testing in place for emergency lighting?	N/a		Cabins are not fitted with emergency lighting due to the size of the units

Cooking	Yes	No	Additional comments
Are there measures in place to prevent fires from cooking?	X		Only microwave and kettle available on the construction site
Are there suitable extinguishing appliances available? If yes, please list types in additional comments.	X		Fire blanket and fire extinguishers in the welfare cabin
Are filters cleaned and changed and ductwork cleaned regularly?	N/a		

Housekeeping	Yes	No	Additional comments
Are combustible materials separated from ignition sources?	X		All combustible materials removed from the building at the earliest possible time into wait and load skips. All penetrations and open edges to the existing combustible cladding shall be covered with Firecurb Membrane and Tyvek single sided tape. Cutting station within ground floor compound is to have no flammable materials stored within 6m Any stored waste combustible materials will be stored within the fenced compounds and covered with Tyvek Firecurb until removed to the skips.
Are hazardous materials stored appropriately?	X		All combustible materials removed from the building at the earliest possible time into the wait and load skips. All penetrations and open edges to the existing combustible cladding shall be covered with Firecurb Membrane and Tyvek single sided tape Any stored waste combustible materials will be stored within the fenced compounds and covered with Tyvek Firecurb until removed to the skips.
Are there appropriate processes in place for the safe storage and disposal of waste?	X		As above
Are there procedures in place to prevent accumulation or inappropriate storage of combustible materials or waste?	X		Wait and load skips are to be booked to suit the removal of cladding on a regular basis to suit site works.
Are procedures in place to keep escape routes clear?	X		Fire and emergency plan in place and briefed out to all inductees
Are routine fire safety inspections carried out?	X		Fire safety audit along with weekly safety audit are carried out.
Construction and maintenance work	Yes	No	Additional comments
Are all external contractors made aware of all fire safety controls?	X		All operatives undertake a full site induction.
Are there suitable controls in place for hazardous activities carried out by in-house workers and external contractors such as a permit-to-work system for 'hot work' involving cutting, welding, use of blowlamps, etc?	X		All site works are covered under the site specific risk assessment and method statement. Hot works permit are available on site – NOTE hot works are to only be carried out in the compound at ground level. If hot works are required on the building façade a full review and separate specific risk and method statement shall be produced and signed off by Everlast Management.

Flammable/explosive substances	Yes	No	Additional comments
Is there appropriate storage and transportation for these substances within the workplace e.g., flammable chemicals, liquids, solvents, and gases (including piped gas supply and in cylinders)? You must list in the additional comments box all relevant substances.	X		All existing flammable cladding is to be removed to wait and load skips at the earliest time. Any stored waste combustible materials will be stored within the fenced compounds and covered with Tyvek Firecurb until removed to the skips. Note all new materials are None flammable
Are there appropriate controls in place for the safe handling and use and removal/disposal of these substances in the workplace?	X		

Combustible materials that could act as a source of fuel	Yes	No	Additional comments
Are there suitable controls in place for the safe use, storage, transport (within the workplace), and disposal of fuel sources? Fuel sources include: • paper and cardboard • plastics and rubber • textiles and soft furnishings • waste • furniture • fixtures and fittings • electrical insulation; and • other combustible materials?	X		All waste removed regularly Paper files kept to a minimum – use electronic copies to complete site paper work where possible.

Sources of oxygen	Yes	No	Additional comments
Have all potential sources of oxygen been identified? If yes, please list in additional comments.		X	
Are there suitable controls in place for the safe use and storage of oxidising materials?		N/a	

2b Fire protection

Measures to prevent fire and smoke spread	Yes	No	Additional comments
Is compartmentation of a reasonable standard e.g. are any holes or gaps in walls, ceilings and floors from ventilation ducts, electrical cabling appropriately sealed?		X	The refurbishment works are to upgrade the external façade to be compliant, as the works progress the risk diminishes for site works Internal compartmentation works are ongoing to the building by others
As far as can be ascertained, are fire dampers provided to ensure effective compartmentation where ducting penetrates compartment walls and floors?		X.	The refurbishment works are design to ensure all ducts are upgraded to be compliant.
Are there any wall linings or coverings that would promote fire spread?	X		The existing insulation within the cladding and spandrels to penthouse glazing are combustible.

Emergency lighting	Yes	No	Additional comments
Is the building used during periods of darkness?		X	Site works are only 08.00 to 17.00
Is there enough emergency lighting to safely use escape routes?	X		All works are external and working hours are to suit daylight hours
Is there a backup power supply for emergency lighting?		X	

Means of escape	Yes	No	Additional comments
Is there an adequate provision of emergency exits?	X		Scaffold access points are designed to be a maximum of 25m apart
Are the escape routes suitable for the number and types of people that may need to use them (e.g., workers, visitors, members of the public, people with disabilities or those that are at greater risk)?	X		All existing escape routes are to be maintained in full for the duration of the refurbishment works All escape routes are indicated on the site emergency escape plan which includes the existing building escape routes
Can all occupants escape the building to a place of safety in a reasonable time?	X		This is covered in the client FRA and Everlast will not encroach on any existing escape routes
Is there provision for alternative escape routes or a refuge if an escape route is inaccessible?	X		Independent scaffolds all have minimum two means of escape with access to the building internal fire escapes form penthouse level.
Are escape routes and emergency exits always kept clear?	X		Daily safe start check completed by site manager
Do all emergency exit doors open in the direction of escape?	X		

Means of escape	Yes	No	Additional comments
Are all final exit doors able to be opened easily and immediately in the event of an emergency?	X		
Do any revolving or sliding doors have suitable bypass doors?	X		All existing escape routes are to be maintained in full for the duration of the refurbishment works All escape routes are indicated on the site emergency escape plan which includes the existing building escape routes All escape routes are signed in the direction of escape
Are all fire-resisting doors self-closing, kept shut or only held open by suitable, correctly functioning automatic door release mechanisms?	X		All covered by Client FRA and other contractors works
Are people who work in the building aware of the importance of maintaining the safety of escape routes?	X		Independent scaffolds all have minimum two means of escape with access to the building internal fire escapes.
Do escape routes have fire protection that is in a good condition?	X		Daily safe start check completed by site manager

Fire safety signs and notices	Yes	No	Additional comments
Are escape routes, exits and the location of firefighting equipment all indicated by appropriate signage?	X		Site signage to all scaffold lifts and compounds
Is all signage maintained so that it is correct, legible, and understood?	X		Site signage is checked as part of the daily checks

Fire detection and warning systems	Yes	No	Additional comments
Are there suitable fire warning systems in place e.g., manual, and automatic systems?	X		Site has wireless fire alarms with push button activation located at all access points
Are there fire/smoke detectors in place?	X		All site welfare has battery operated smoke detectors
Is there a zoning system in place?		X	
Can the alarm be heard and understood by everyone throughout the building?	X		Fire and Emergency Plan in place
Are there alternatives in place for people that cannot hear the alarm or for those in locations in the building where the alarm cannot be heard?	X		Wireless alarms are located across the entire scaffold

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Fire detection and warning systems	Yes	No	Additional comments
If the fire detection system is electrically powered, does it have an emergency power supply?		X	All wireless alarms have internal battery with low power warning.
Have there been any false alarm occurrences in the last 12 months?		X	

Portable fire extinguishing appliances	Yes	No	Additional comments
Are there enough extinguishers sited throughout the building? If yes, please confirm the number and types of extinguishers in additional comments.	X		2No fire extinguishers on each working scaffold lift- 1No Foam 1No water 2No fire extinguishers in hoist compound- 1No Foam 1No water 2No fire extinguishers to welfare compound- 1No Foam 1No Water 1No fire blanket to canteen in welfare
Are the extinguishers visible or does their position need indicating?	X		All extinguishers are visible
Are the correct types of extinguishers located close to any fire hazard and can users easily get to them?	X		
Are there controls in place to stop the misuse of extinguishers?	X		All extinguishers have anti tamper tags
Is there regular inspection and testing in place for the fire extinguishing equipment?	X		Fire Extinguisher register in place with locations and expiry dates Weekly checks as part of the safety audits
Are those that test and maintain the equipment competent to do so?	X		All extinguishers are supplied and maintained by Kelham Fire Services

Automatic fire extinguishing systems	Yes	No	Additional comments
Are there any automatic fire extinguishing systems in place? If yes, please give the types		X	
Has someone been assigned specific responsibility for the maintenance of the system i.e., arranging inspections?		X	
Are the systems regularly inspected and tested? Please give inspection and testing frequencies in the 'additional comments' box.		X	
Are there any known faults with the system(s)? If yes, please provide details of the fault(s) and actions to be taken to correct the fault(s)		X	

2c Procedures and arrangements

Emergency procedures / arrangements	Yes	No	Additional comments
Have roles and responsibilities in the event of a fire been assigned e.g., people trained to use extinguishing media, fire marshals, people to assist evacuation of disabled people etc? If yes, please detail these in the 'additional comments' box.	X		All roles defined in Emergency Plan All site management team are trained fire marshals
Is there an emergency plan in place and where necessary have all details been recorded?	X		
Is the plan available to the fire department on request?	X		Fire and Emergency plan is displayed in welfare cabin
Are there suitable arrangements for calling and liaising with the fire department?	X		Detailed in the fire and Emergency plan
Are there suitable arrangements for ensuring the building has been evacuated?	X		Construction site is controlled by site managers and site signing in sheet is used as roll call for all site operative and visitors
Are there adequate procedures in place for the evacuation of people at higher risk?		X	No higher risk operatives are on site a Personal Emergency Evacuation Plan must be completed prior to any high risk persons arriving on site
Are there suitable fire assembly points?	X		Muster point is on the corner of Duke Street and Cambell Street
Are the fire assembly points clearly signposted and communicated to workers and visitors?	X		All exit routes are signed with directional arrows and form part of the induction process

Are the premises shared with other organisations? If, yes, what arrangements are in place to ensure cooperation and coordination of fire arrangements?	X		Work site areas are in full control of Everlast Waterproofing but the building and surrounding area is control by the client and landlord. The Everlast Fire and Emergency plan is shared with the client PD and management company
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Training and drills	Yes	No	Additional comments
Have all workers received fire emergency training as part of their induction?	X		
Is there regular refresher training provided to all workers?		X	
Are any workers with additional responsibilities (e.g., fire wardens/marshals) given additional training?	X		All training carried for site managers on a three year cycle.
Is the content of training provided considered adequate?	X		3 rd party training provider carries out all training off site.
Are fire drills carried out at appropriate intervals?	X		Fire drills are minimum every 6 months on this project and recorded on form SF10C

Inspection, testing and maintenance	Yes	No	Additional comments
Is there regular testing and annual maintenance of the fire detection and alarm system?	X		Site manager carriers out weekly visual and activation test on wireless fire alarm
Is there regular testing of emergency escape lighting?	N/a		
Is there regular maintenance of fire extinguishing equipment?	X		Supplied and maintain by Kelham Fire services
Is there regular inspection of escape staircases and walkways?	X		This form part of the daily safe start check list
Is there inspection and testing of rising mains/fire hydrants	N/a		
Is there regular testing and annual inspection of sprinkler systems?	N/a		
Is there regular testing of firefighting lifts?	N/a		
Are there routine checks of fire exit doors?	N/a		

Recording and reporting	Yes	No	Additional comments
Are there adequate records made and held for training and tests such as: • Fire drills • Fire training • Fire alarm tests • Emergency escape lighting tests • Maintenance and testing of other fire protection systems and equipment?	X		Fire drill records kept in site file
Are all records available for inspection by the fire department if required?	X		Records are kept both electronically on Everlast server or in the on-site files

Additional information: *(This box is optional. It can be used for anything that has been found as part of your inspection that has not already been covered by the checklists)*

Section 3 – Summary and action plan

Significant issue identified	Current fire prevention and precaution measures	Additional actions/ controls required	Responsible person	Completion date(s)
All comments in this FRA need to be reviewed periodically to ensure compliance	See comments Boxes above Fire and emergency Plan Rev001 SF10F site fire audit checklist Is completed, and issues raised immediately.	Ensure any site changes are raised to Everlast senior management and address if the site activities or layout are changed	R Wattam	On Going

Significant issue identified	Current fire prevention and precaution measures	Additional actions/ controls required	Responsible person	Completion date(s)
Debris Netting to Scaffold	All debris netting to be Fire retardant	No debris netting to installed to ladder/ stair access on none working lifts	Richard Wattam	During Scaffold erection or adaption.

Section 4 - Review

When will the risk assessment be reviewed?	September 2024
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