

# **Fire Risk Assessment**

## **The Regulatory Reform (Fire Safety) Order 2005**

Address of premises: The Plough at Bolnhurst, Kimbolton Road, MK44 2EX

Date of inspection: 7<sup>th</sup> September 2021

Undertaken by Nicholas Steiger

Responsible person on site: Jayne Lee

Date of previous Fire Risk assessment: 2018

Suggested date for review: September 2023 or if any changes made before then

The purpose of this report is to provide an assessment of the risk to life from fire in these premises, and, where appropriate, to make recommendations to ensure compliance with fire safety legislation. The report does not address the risk to property or business continuity from fire.

Signature of assessor:

### **The Premises**

- 1.1 Number of floors: 2
- 1.2 Approximate floor area: 180 square metres
- 1.3 Brief details of construction: Rendered brick with tiled roof
- 1.4 Use of premises: Restaurant

### **The Occupants**

- 2.1 Approximate number: 3 living in
- 2.2 Approximate number of employees at any one time: 12
- 2.3 Maximum number of members of the public at any one time: 60

### **Occupants at particular risk**

- 3.1 Disabled occupants: When visiting to dine
- 3.2 Remote or lone workers: N/A
- 3.3 Young persons: 3 or 4 employed as part-time staff
- 3.4 Others:

### **Fire Loss Experience**

4.1

Some	None

4.2 If some outline details:

### **Other relevant details**

5.1

### **Relevant Legislation**

6.1 The Regulatory Reform (Fire Safety) Order 2005

6.2 The relevant enforcing authority is:

Bedfordshire Fire and Rescue Service

6.3 Other legislation that makes significant requirements for fire safety in these premises (other than Building Regulations 2000): HASAW Act 1974 & EAWR 1989

### **Fire Hazards and their elimination or control**

#### **Electrical Sources of Ignition**

7.1 Reasonable measures taken to prevent fires of electrical origin?

Yes	No

7.2 More specifically:

Fixed installations periodically inspected and tested? Yes

PAT testing undertaken? Yes

Suitable policy regarding the use of portable appliances? Yes

Suitable limitation of trailing wires and adaptors? Yes

7.3 Comments and observations on the above.

PAT testing undertaken every year by a trained electrician. Grove Electrical, Thurleigh MK44 2EQ

### **Smoking**

8.1 Reasonable measures undertaken to prevent fires resulting from smoking?

Yes

8.2 Where is smoking permitted? Only outside the building.

### **Arson**

9.1 Have reasonable steps been taken to protect the premises from external arsonists? Yes

9.2 Are external sources of waste and combustible materials managed well?  
Yes

9.3 Comments: Waste removed regularly and bin area kept clean.

### **Portable Heaters and Appliances**

10.1 Is the use of portable heaters avoided afairp? Yes

10.2 If they are used then has the following been considered?

Is the use of the more hazardous type avoided (no radiant bar fires or LPG)?

Are suitable precautions taken with regards to combustible materials?

10.3 Are fixed installations regularly checked and maintained? Yes

10.4 Comments:

### **Cooking**

11.1 Is any cooking undertaken on the premises? Yes

11.2 If ventilation systems are in place are they cleaned regularly? Weekly by the staff and once a year by professional cleaners

11.3 If applicable is there a Type F Wet Chemical extinguisher in place? Yes x 2

### **Lightning**

12.1 Is there lightning protection system in place on the building? No

12.2 Comments: Not deemed necessary

### **Housekeeping**

13.1 Is the standard of housekeeping adequate? Yes

13.2 More specifically:

Combustible materials kept away from ignition sources? Yes

Avoidance of unnecessary accumulation of combustible materials and waste?  
Yes

Appropriate storage of hazardous substances? Yes

Avoidance of inappropriate storage of combustible materials? Yes

13.3 Comments:

### **Hazards from Outside Contractors**

14.1 Are fire safety conditions imposed on outside contractors? Yes

14.2 Is there satisfactory control over works carried out by outside contractors (including "hot works")? Yes

14.3 Is there in-house maintenance team, and if so do they have a safe system of work?

14.4 Comments: No in-house team, professional trades used for repairs and maintenance.

### **Dangerous Substances**

15.1 If there are dangerous substances on site or in use, has a suitable risk assessment been undertaken as outlined under the Dangerous Substances and Explosive Atmospheres Act 2002?

### **Other significant hazards that may impact on the RRO(FS)**

16.1 List any hazards observed:

### **Fire Protection Measures**

17.1 Are means of escape provided within the building deemed to be reasonable?  
Yes

17.2 More specifically:

Adequate design of escape routes? Yes

Adequate provision of escapes? Yes

Exits easily and immediately opened where necessary? Yes

Fire doors open in the direction of escape where necessary? Yes

Avoidance of sliding and revolving doors as fire exits? Yes

Satisfactory means of securing fire exits? Yes

17.3 Reasonable travel:

When there is a single direction of travel? Yes

When there is an alternative means of escape? Yes

Suitable protection of escape routes? Yes

Suitable protection of inner rooms? Yes

Escape routes unobstructed? Yes

17.4 Is it considered that there is reasonable travel for disabled people? Yes

17.5 Comments: Access for disabled people on one level.

### **Measures to Limit Fire Spread and Development**

18.1 Is it considered that there is reasonable compartmentalisation in the building?  
Yes

18.2 Is there reasonable limitation of linings that may promote fire spread?  
Yes

18.3 Are there sufficient fire dampers protecting critical escape routes? Yes

*(Based on visual inspection only)*

18.4 Comments:

### **Emergency Escape Lighting**

19.1 Is it considered that there is reasonable standard of emergency lighting in place? Yes

19.2 Comments:

### **Fire Safety Signage and Notices**

20.1 Is it considered that signage is suitable and sufficient? Yes

20.2 Comments:

### **Means of Giving Warning in case of Fire**

21.1 Reasonably manually operated electrical fire alarm system in place? Yes

*(Visual inspection only, no audibility test undertaken, nor confirmation of compliance with relevant BS carried out)*

21.2 Automatic Fire detection provided? Yes In whole building? Yes

21.3 Is provision deemed to be sufficient for activities in the building? Yes

21.4 Remote transmission of fire alarm to fire brigade? No

21.5 Comments:

### **Manual Fire Extinguishing Appliances**

22.1 Reasonable provision of fire extinguishers? Yes

22.2 Hose reels provided? No

22.3 All fire extinguishers located correctly and accessible? Yes

22.4 Comments:

### **Relevant Automatic Fire Extinguisher Systems**

23.1 Relevant automatic systems in place for life protection? N/A

23.2 Comments:

### **Other Relevant Fixed Systems or Equipment**

24.1 Type of fixed system?

24.2 Comments:

24.3 Suitable provision of fire-fighters switches for high voltage luminous tube signs etc.? N/A

24.4 Comments:

### **Management of Fire Safety**

25.1 Fire safety is managed by: Jayne Lee

25.2 Competent persons appointed to assist with the FRA: Nicholas Steiger

25.3 Is there a suitable record of fire safety arrangements? Yes

25.4 Appropriate records in place? Yes

More specifically:

Are procedures in place and properly documented? Yes

Are there suitable procedures for contacting the emergency services?

Yes

Are there suitable arrangements in place to meet with and liaise with the emergency services, especially in relation to hazards? Yes

Are there suitable arrangements in place to safely evacuate the building?

Yes

Are there suitable fire assembly points indicated? Yes

Are there suitable arrangements to aid disabled people? Yes

25.5 Persons nominated and trained to use fire extinguishers? Yes

25.6 Comments: Trained by JPR Fire Protection, Sandy, SG19 2JH

25.7 Persons nominated to assist with the evacuation of any disabled people?

Yes

25.8 Comments: The duty managers

25.9 Suitable arrangements to aid the fire authority during familiarisation visits?

Yes

25.10 Comments:

25.11 Routine in-house inspections of fire precautions undertaken? Yes

### **Training and Drills**

26.1 Are all staff given adequate fire safety instruction and training on induction?  
Yes

26.2 Comments:

26.3 Are all staff given periodic refresher training with regards to fire safety? Yes

26.4 Comments:

26.5 Does staff training cover the following topics?

Fire risks in the premises? Yes

The fire safety measures in the building? Yes

Action in the event of an emergency? Yes

Action on hearing a fire alarm? Yes

Method of operating a fire call point? Yes

Location and use of fire extinguishers? Yes

Means of summoning the emergency services? Yes

Identity of fire wardens? N/A

Identity of those who are able to use the extinguishers?

26.6 Comments:

26.7 Are Fire Wardens given specific training?

26.8 Are fire drills carried out at regular intervals? Yes

26.9 Are commercial visitors and contractors given specific advice with regards to fire safety? (*ie guests and diners do not need extra information*) Yes

### **Testing and Maintenance**

27.1 Adequate maintenance of the premises undertaken? Yes

27.2 Comments:

27.3 Weekly testing and periodic servicing of the fire detection and alarm system?  
Yes

27.4 Comments or deficiencies:

27.5 Monthly and annual testing regimes in place for emergency escape lighting?  
Yes

27.6 Comments or deficiencies:

Servicing undertaken by JPR Fire Protection, Sandy, SG19 2JH

27.7 Annual maintenance of the fire extinguishers? Yes

27.8 Comments or deficiencies:

27.9 Periodic inspection of the external escapes and gangways (if applicable)?

27.10 Comments or deficiencies:

27.11 Six monthly inspection of rising mains? N/A

27.12 Weekly, monthly, and bi-annual testing of fire-fighting lifts? N/A

27.13 Weekly testing of sprinkler systems? N/A

27.14 Routine testing of fire doors and /or security fastenings? Yes

27.15 Annual inspection of lightning protection system? N/A

27.16 Any other testing undertaken?

### **Records**

28.1 Are records in place for Fire drills? Yes

Training? Yes

Alarm tests? Yes

Emergency lighting tests and other protection systems? Yes

### **Fire Risk Assessment**

The following risk assessment matrix is a simplified version of that contained within BS8800:

Potential Consequences	Slight harm	Moderate harm	Extreme harm
Likelihood of fire			
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that likelihood of fire at these premises is:

High	Medium	Low

In this context, a definition of this term is as follows:

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

**Medium:** Normal fire hazards 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 might result in a significant increase in the likelihood of fire.

Taking into account the nature of the building and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

Slight harm	Moderate harm	Extreme harm

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

**Slight harm:** Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in the room where the fire originates).

**Moderate harm:** Outbreak of fire could foreseeably result in injury (including serious injury) of one or more of the occupants but is unlikely to result in multiple fatalities.

**Extreme harm:** Significant potential for serious injury or death of one or more of the occupants.

Accordingly, it is considered that the risk to life in these premises is:

Trivial	Tolerable	Moderate	Substantial	Intolerable

Comments:

A suitable risk-based control plan should involve effort and urgency that is proportionate to the risk. The following risk-based control plan is one based on advocated in BS 8800 for general health and safety risks.

Risk level	Action and timescale
<b>Trivial</b>	No action required and no records need be kept
<b>Tolerable</b>	No major additional controls required. However, there might be need for improvements that involve minor or limited cost.
<b>Moderate</b>	It is essential that action is taken to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment may be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
<b>Substantial</b>	Considerable resources may have to be allocated to reduce the risk. If the building is unoccupied then this should remain the case until improvements have been undertaken. If the building is occupied, urgent action must be taken.
<b>Intolerable</b>	Building or area must not be occupied until improvements have been made.

**NB:** Although the purpose of this section is to place the fire risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies highlighted in this report should be addressed by implementing all recommendations contained in the following action plan. The fire risk assessment should be reviewed regularly (usually annually, or if significant changes are made to the building).

Item	Issue	Action/Time scale
------	-------	-------------------

