



FIRE RISK ASSESSMENT

MGR FIRE AND FACILITIES CONSULTANTS LTD
GERALDINE MARY HARMSWORTH - PARK RANGERS OFFICE
DECEMBER 3 2020

Prepared By
Martin Ryan
BA (Hons); CIWFM; MIFireE; Tech IOSH

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

FIRE RISK ASSESSMENT



GERALDINE MARY HARMSWORTH - PARK RANGERS OFFICE

THURSDAY DECEMBER 3 2020

Address of Premises:

St Georges Road



Risk Rating

Tolerable

Person(s) Consulted: Dom

Responsible Person: Southwark Council

Assessor: Martin Ryan

Date of Previous Assessment: November 2019

Suggested Date for Review: November 2021

The purpose of this report is to provide an assessment of the risk to life from fire, 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.

The submission of this report constitutes neither a warranty of future results nor an assurance against risk. The report represents only the best judgement of the consultant involved in its preparation, and is based, in part, on information provided by others. No liability whatsoever is accepted for the accuracy of such information.

Martin Ryan BA (Hons); CIWFM; MIFireE; Tech IOSH

MGR FIRE AND FACILITIES CONSULTANTS LTD

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REGULATORY REFORM (FIRE SAFETY) REV: 2020

IMPORTANT INTRODUCTION

Regulatory Reform (Fire Safety) Order 2005 (the 'Fire Safety Order')

This fire risk assessment has been carried out on behalf of the Responsible Person, as defined in Article 3 of the **Regulatory Reform (Fire Safety) Order 2005** (e.g. as an employer), and/or being the person having control, to any extent, of the premises (as occupier or otherwise). It is intended to assist you in compliance with **Article 9 of the Fire Safety Order**, which requires that a risk assessment be carried out.

Within the requirements of the Regulatory Reform (Fire Safety) Order 2005 (RRO) the provision of 'Responsible Person' is deemed to be the ultimate head of an organisation (within England and Wales). The Responsible person could also be assisted by 'Competent person(s)' appointed under Article 18 of the (RRO) to assist in relevant general fire precautions.

It is important that you study this fire risk assessment and understand its contents. The fire risk assessment includes an Action Plan, which sets out the measures it is considered necessary for you to take to satisfy the requirements of the Fire Safety Order and to protect relevant persons (as defined in the Order) from fire. Relevant persons are primarily everyone who is, or may be, lawfully in the building, but include certain persons near the building. It is particularly important that you study the Action Plan. If any recommendation in the Action Plan is unclear you should request further advice.

The Fire Safety Order requires that you give effect to arrangements for the effective planning, organization, control, monitoring and review of the preventive and protective measures. These are the measures that have been identified in consequence of a risk assessment as the general fire precautions you need to take to comply with the Fire Safety Order.

You must record the above arrangements if:

- (a) You employ five or more employees in your undertaking (regardless of where they are employed);
- (b) A licence or registration under other legislation is in force; or
- (c) An alterations notice is in force requiring a record to be kept.

This fire risk assessment is not the record of the fire safety arrangements to which the Fire Safety Order refers, although much of the information contained in this fire risk assessment will coincide with the information in that record. You should, however, ensure that there is a record of the fire safety arrangements, adequate to comply with Article 11(2) of the Fire Safety Order, and that it is kept up to date. Consideration will have been given, in carrying out this fire risk assessment, to the records that exist in this respect.

The Fire Safety Order also requires that you appoint one or more competent persons to assist you in undertaking the general fire precautions described above. Where there is a competent person in your employment, you must, under Article 18(8) of the Fire Safety Order, appoint that person in preference to a competent person not in your employment.

This fire risk assessment has considered dangerous substances that are used or stored in your premises, only to the extent necessary to determine the adequacy of the general fire precautions (as defined in Article 4 of the Fire Safety Order) and to advise you accordingly. If dangerous substances are used or stored in your premises, you should ensure that a risk assessment of the relevant work activities has been carried out to enable you to comply with the Dangerous Substances and Explosive Atmospheres Regulations 2002. This fire risk assessment does not consider special, technical or organizational measures that are required to be taken or observed in connection with the use or storage of any dangerous substance.

More generally, this fire risk assessment forms only a foundation for management of fire safety in your premises and compliance with the Fire Safety Order. It is strongly recommended that you obtain a copy of the Fire Safety Order if you do not already have ready access to a copy. It may be obtained from the Stationery Office, but can be freely downloaded from the Internet at:

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EXECUTIVE SUMMARY

MGR fire and facilities consultants ("the consultant"), were engaged by Eddie Martin of Trinity Fire and Security ("the client"), to conduct a fire risk assessment on behalf of Southwark Council, relating to the threat to life from fire, to PAS79 standards to the buildings noted below. MGR are 3rd party accredited under the BAFE SP205 (life safety fire risk assessment) scheme through SSAIB.

Park rangers building is a small site comprising of an entrance lobby, toilet, office, kitchen, and a cleaners and electrical cupboards. The building is used by gardeners and some occasional staff when using the office provisions provided. There are number of storage containers in a locked compound to the side of the building along with an external store and disabled w/c (gas boiler located).

The building was refurbished in 2017 to a reasonable standard, and there are only minor issue throughout. The fire resisting doors are to reasonable standards with only minor remedial actions required (see report for details).

The building benefits from a combined manual and automatic detection system to *M/L1 standards (as defined in BS5839-1:2017), this provides cover for all areas of the building. Paperwork for the servicing of this system was unavailable on the day of inspection, it is important that current evidence is retained on site (see report for detail).

The current site risk rating is: TOLERABLE, this has been decided taking into account the sites active & passive fire protection measures and can be maintained, by the completion of all recommended actions as noted in the action log at the end of the report.

Key areas of note from the report:

Fire resisting door minor remedial actions
Additional fire training
Fire alarm testing documentation to be brought up to date

*Manual relates to manual call points (MCP's) and Automatic fire detection relates to - smoke / heat detectors installed in various areas throughout the building

*M relates to manual / L - denotes life safety, with 1 noting that automatic detection is installed to all escape routes, rooms exiting onto escape routes, high risk rooms, boiler house, loft spaces etc.

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GENERAL INFORMATION

THE PREMISES

Q#	QUESTION	RESPONSE
1.	Approximate height of building	N/A
2.	Number of floors	1
3.	Approximate floor area	80m2
4.	Brief details of construction	Built to traditional methods of stone & breeze block walls with a flat roof.
5.	Brief details of external cladding, windows and balconies	N/A

THE OCCUPANTS

Q#	QUESTION	RESPONSE
6.	Approximate maximum number	5
7.	Approximate maximum number of employees at any one time	5
8.	Maximum number of members of the public at any one time	

OCCUPANTS ESPECIALLY AT RISK FROM FIRE

Q#	QUESTION	RESPONSE
9.	Sleeping occupants	N/A
10.	Disabled occupants	None noted
11.	Occupants in remote areas and lone workers	N/A
12.	Young persons	N/A
13.	Vulnerable occupants	N/A
14.	FIRE LOSS	None noted.

OTHER RELEVANT INFORMATION

Q#	QUESTION	RESPONSE
15.	Building Occupancy	Monday to Friday 06.00 - 17.00

16. Risk Assessment

This risk assessment is conducted under the Regulatory Reform (Fire Safety) Order 2005 and relates to the following areas:

- Precautions required to protect landlord's employees from fire.
- Fire precautions within the common parts and other areas controlled by the landlord.
- Fire protection systems that are the landlord's responsibility.
- Common parts comprise of staircases, lobbies, laundry and cupboards in common parts.

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17. Other matters

18. REFERENCES

The full titles of British Standards and other references quoted in the report can be found at:
www.bsigroup.co.uk

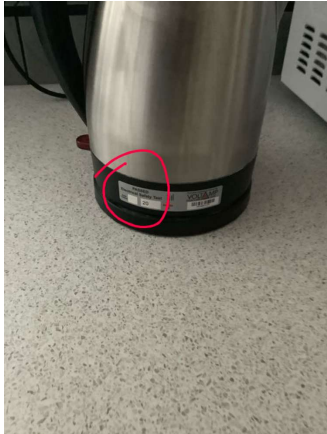
RELEVANT FIRE SAFETY LEGISLATION

Q#	QUESTION	RESPONSE
19.	Legislation / standards referenced and consulted to complete the site inspection report The regulatory reform (fire safety) order 2005	
20.	The above legislation is enforced by	The London Fire Brigade
21.	Is there an alteration's notice in force?	N

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

ELECTRICAL SOURCES OF IGNITION

Q#	QUESTION	RESPONSE
22.	Reasonable measures taken to prevent fires of electrical origin?	YES
23.	Fixed installation periodically inspected and tested? Inspection carried out in August 2017 with a SATISFACTORY report noted.	YES
24.	Portable appliance testing carried out?	YES



03/12/2020 15:42:44

Last test (asset labels), noted as November 2020.



03/12/2020 15:42:49

25. Suitable policy regarding the use of personal electrical appliances?

N/A

26. Suitable limitation of trailing leads and adapters?

YES

27. Comments and hazards observed

SMOKING

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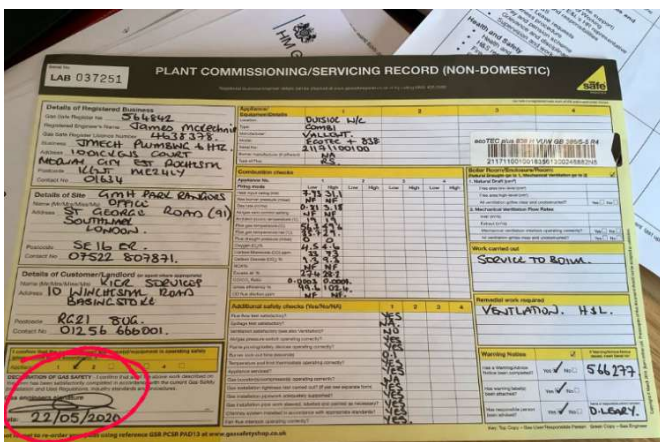
Q#	QUESTION	RESPONSE
28.	Reasonable measures taken to prevent fires due to smoking	YES
29.	Smoking prohibited in the building?	YES
30.	Smoking prohibited in appropriate areas?	YES
31.	Suitable arrangements for those who wish to smoke?	YES
32.	Smoking policy appeared to be observed at time of inspection?	YES
33.	Comments and hazards observed	No smoking site with no evidence of smoking observed on the day of inspection.

ARSON

Q#	QUESTION	RESPONSE
34.	Does basic security against arson by outsiders appear reasonable?	YES
35.	Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders?	YES
36.	Comments and hazards observed	All external areas were free from material build up on the day of inspection.

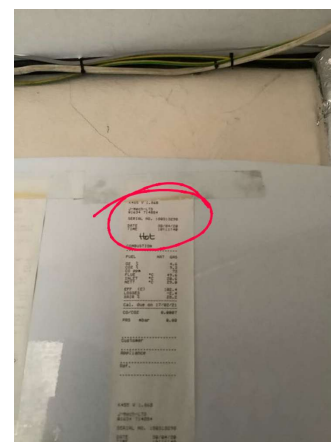
PORTABLE HEATERS AND HEATING AND

Q#	QUESTION	RESPONSE
37.	Is the use of portable heaters avoided as far as practicable?	YES
38.	If portable heaters are used is the use of the more hazardous type (e.g. radiant barfires or LPG appliances) avoided?	N/A
39.	If portable heaters are used are suitable measures taken to minimize the hazard of ignition of combustible materials?	N/A
40.	Are fixed heating and ventilation installations subject to regular maintenance?	YES



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Last service noted as May 2020.



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41. Comments and hazards observed

COOKING

Q#	QUESTION	RESPONSE
42.	Reasonable measures taken to prevent fires because of cooking?	N/A
43.	Filters cleaned or changed, and ductwork cleaned regularly?	N/A
44.	Suitable extinguishing appliances available?	N/A
45.	Comments and hazards observed	No cooking facilities provided, only basic provision to warm food via microwave.

LIGHTNING

Q#	QUESTION	RESPONSE
46.	Does the building have a lightning protection system?	N/A
47.	Comments and deficiencies observed: Not required	

HOUSEKEEPING

Q#	QUESTION	RESPONSE
48.	Is the standard of housekeeping adequate?	YES
49.	Combustible materials appear to be separated from ignition sources?	YES
50.	Avoidance of unnecessary accumulation of combustible materials or waste?	YES
51.	Appropriate storage of hazardous materials?	N/A
52.	Avoidance of inappropriate storage of combustible materials?	YES
53.	Comments and hazards observed	

HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS

Q#	QUESTION	RESPONSE
54.	Are fire safety conditions imposed on outside contractors?	YES
	<i>All contractors are managed by Council with maintenance and servicing etc. provided through FM provider. All required information is provided to contractors as a part of the conditions of the contract.</i>	
55.	Is there satisfactory control over works carried out in the building by outside contractors (including 'hot work' permits)?	YES
	<p>Suitable guidance is contained in the following publications:</p> <ul style="list-style-type: none"> - Standard Fire Precautions for Contractors – Crown Works, Department of Environment - HMSO. - Fire Prevention on Construction Sites – Fire Protection Association - Fire Safety in Construction Work – HSE <p>It is recommended that the guidance contained in these references be incorporated in contracts with outside contractors.</p>	

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All contractors are managed by Council with maintenance and servicing etc. provided through FM provider. All required information is provided to contractors as a part of the conditions of the contract.

56.	If there are in-house maintenance personnel, are suitable precautions taken during works carried out by them, including use of 'hot work' permits, where appropriate?	N/A
57.	Comments	No in-house maintenance personnel employed.

DANGEROUS SUBSTANCES

Q#	QUESTION	RESPONSE
58.	Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises.	N/A

OTHER SIGNIFICANT FIRE HAZARDS THAT WARRANT CONSIDERATION

Q#	QUESTION	RESPONSE
59.	Hazards	None noted.
60.	Comments	

FIRE PROTECTION MEASURES

MEANS OF ESCAPE

Q#	QUESTION	RESPONSE
61.	It is considered that the premises are provided with reasonable means of escape in case of fire.	YES
62.	Adequate design of escape routes?	YES
63.	Fire exits open in direction of escape where necessary?	YES
64.	Avoidance of sliding or revolving doors as fire exits where necessary?	YES
65.	Are arrangements for securing exits satisfactory?	YES
66.	Reasonable distances of travel where there is escape in a single direction?	YES
67.	Reasonable distances of travel where there are alternative means of escape?	YES
68.	Suitable protection of escape routes?	YES
69.	Adequate provision of exits?	YES
70.	Exits easily and immediately openable where necessary?	YES
71.	Suitable fire precautions for inner rooms?	N/A
72.	Escape routes unobstructed?	YES
73.	It is considered that the premises are provided with reasonable arrangements for means of escape for disabled people.	N/A

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74. Comments and deficiencies observed

MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT (Internal)

Q#	QUESTION	RESPONSE
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75.	It is considered that there is compartmentation of a reasonable standard	YES
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76.	It is considered that fire resisting doors are of a reasonable standard	NO
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Action: It is important that these doors are maintained to the standards set out within BS 476-22:2016 (Gaps should be a maximum of 4mm and a minimum of 2mm).

The following doors require remedial attention noted:

Kitchen - gap to leading edge

Office - gap to leading edge

Electrical cupboard - gap to leading edge

77.	It is considered that there is reasonable limitation of linings that may promote fire spread.	YES
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78.	As far as can reasonably be ascertained, fire dampers are provided as necessary to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of a fire?	N/A
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EMERGENCY ESCAPE LIGHTING

Q#	QUESTION	RESPONSE
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79.	Reasonable standard of emergency escape lighting system provided[Based on visual inspection, but no test of illuminance levels or verification of full compliance with relevant British Standards carried out.]?	YES
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FIRE SAFETY SIGNS AND NOTICES

Q#	QUESTION	RESPONSE
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80.	Reasonable standard of fire safety signs and notices?	YES
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81. Comments and deficiencies observed

MEANS OF GIVING WARNING IN CASE OF FIRE

Q#	QUESTION	RESPONSE
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82.	Reasonable manually operated electrical fire alarm system provided Based on visual inspection, but no audibility tests or verification of full compliance with relevant British Standard carried out.?	YES
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83.	Automatic fire detection provided?	YES
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84.	Extent of automatic fire detection generally appropriate for the occupancy and fire risk?	YES
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85.	Remote transmission of alarm signals?	N/A
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MANUAL FIRE EXTINGUISHING APPLIANCES

Q#	QUESTION	RESPONSE
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86.	Reasonable provision of manual fire extinguishing appliances?	YES
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87. These comprise

Portable fire extinguishers

Fire blankets

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88. Are all fire extinguishing appliances readily accessible? **YES**

RELEVANT Relevant to life safety and this risk assessment

Q#	QUESTION	RESPONSE
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89.	Type of fixed system	None installed.
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90. Comments

OTHER RELEVANT FIXED SYSTEMS AND EQUIPMENT

Q#	QUESTION	RESPONSE
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91.	Type of fixed system	None installed.
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92. Comments

93.	Suitable provision of fire-fighters switch(es) for high voltage luminous tube signs, etc?	N/A
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Measures to limit fire spread & development (external)

Q#	QUESTION	RESPONSE
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94.	As far as can be reasonably ascertained, balconies are constructed to non-combustible materials	N/A
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95.	Avoidance of unnecessary accumulation of combustible materials or waste on balconies?	N/A
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MANAGEMENT OF FIRE SAFETY

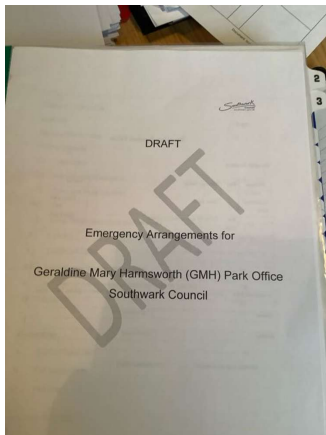
PROCEDURES AND ARRANGEMENTS

Q#	QUESTION	RESPONSE
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96.	Safety Assistance The competent person(s) appointed under Article 18 of the Fire Safety Order to assist the Responsible Person in undertaking the preventive and protective measures (i.e. relevant general fire precautions) is	Dom - manager
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97.	Fire safety at the premises is managed by	Dom - manager
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98. Is there a suitable record of the fire safety arrangements? **YES**



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99. Appropriate fire procedures in place? **YES**

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100.	Are procedures in the event of fire appropriate and properly documented?	YES
101.	Are there suitable arrangements for summoning the fire and rescue service?	YES
102.	Are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to fire-fighters?	YES
103.	Are there suitable arrangements for ensuring that the premises have been evacuated?	YES
104.	Is there a suitable fire assembly point(s)?	YES
105.	Are there adequate procedures for evacuation of any disabled people who are likely to be present?	N/A
106.	Persons nominated to use fire extinguishing appliances?	NO
	<p>Action: Currently there is no specific hands on fire equipment training.</p> <p>It is recommended that a consistent approach to fire safety training is implemented and that fire equipment training is provided to all fire marshal's.</p>	
107.	Persons nominated to assist with evacuation, including evacuation of disabled people?	YES
108.	Appropriate liaison with fire and rescue service (i.e. by fire and rescue service crews visiting for familiarization visits)?	N/A
109.	Routine in-house inspections of fire precautions (e.g. in the course of health and safety inspections)?	YES

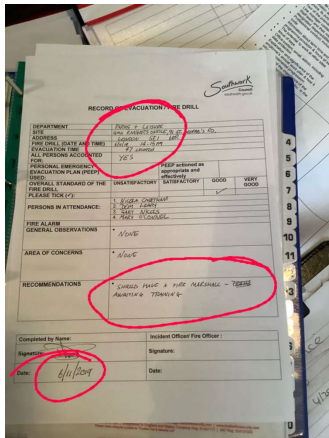
TRAINING AND DRILLS

Q#	QUESTION	RESPONSE
110.	Are all staff given adequate fire safety instruction and training? Staff fire awareness/ marshal training is provided via an e-learning platform with additional training provided for marshals (confirmed verbally, no evidence observed). This training is provided at induction and at regular refresher intervals.	YES
111.	Are they trained on induction?	YES
112.	Are they given periodic refresher training?	YES
113.	Are they given additional training to cover any specific role and responsibilities?	YES
114.	Does the above training and instruction provide information, instruction or training on the following? Fire risks in the premises?	YES
115.	Does the above training and instruction provide information, instruction or training on the following? The general fire precautions in the building?	YES
116.	Does the above training and instruction provide information, instruction or training on the following? Action in the event of fire?	YES
117.	Does the above training and instruction provide information, instruction or training on the following? Action on hearing the fire alarm signal?	YES
118.	Does the above training and instruction provide information, instruction or training on the following? Method of operation of manual call points?	YES

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119.	Does the above training and instruction provide information, instruction or training on the following? Location and use of fire extinguishers? <i>Action: Currently there is no specific hands on fire equipment training.</i> <i>It is recommended that a consistent approach to fire safety training is implemented and that fire equipment training is provided to all fire marshal's.</i>	NO
120.	Does the above training and instruction provide information, instruction or training on the following? Meaning of fire safety signs?	YES
121.	Does the above training and instruction provide information, instruction or training on the following? Means for summoning the fire and rescue service?	YES
122.	Does the above training and instruction provide information, instruction or training on the following? Identity of persons nominated to assist with evacuation?	YES
123.	Does the above training and instruction provide information, instruction or training on the following? Identity of persons nominated to use fire extinguishing appliances? <i>Action: Currently there is no specific hands on fire equipment training.</i> <i>It is recommended that a consistent approach to fire safety training is implemented and that fire equipment training is provided to all fire marshal's.</i>	NO
124.	Comments	

125. Are fire drills carried out at appropriate intervals? YES



03/12/2020 16:09:17

Last drill conducted 06.11.2020, this is all recorded with actions noted.

126. When the employees of another employer work in the premises Is their employer given appropriate information (e.g. on fire risks and fire safety measures)? YES
All contractors are managed by Council with maintenance and servicing etc. provided through FM provider. All required information is provided to contractors as a part of the conditions of the contract.

127. When the employees of another employer work in the premises Is it ensured that the employees are provided with adequate instructions and information? YES
All contractors are managed by Council with maintenance and servicing etc. provided through FM provider. All required information is provided to contractors as a part of the conditions of the contract.

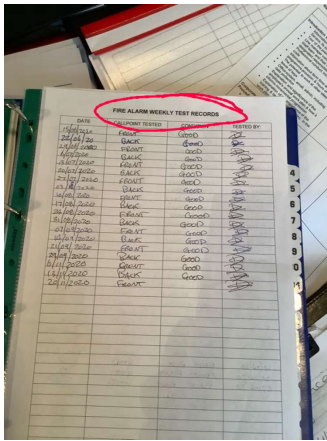
TESTING AND MAINTENANCE

Q#	QUESTION	RESPONSE
128.	Adequate maintenance of workplace?	YES

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129. Weekly testing and periodic servicing of fire detection and alarm system?

NO



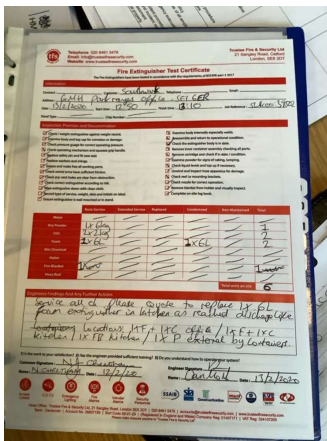
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Action: Although weekly in-house testing is conducted, fire panel should be serviced at least twice yearly. However the last confirmation sheet is notes as December 2019.

It is recommended that servicing evidence is kept in the fire file as proof of required servicing schedule.

130. Monthly and annual testing routines for emergency escape lighting?

YES



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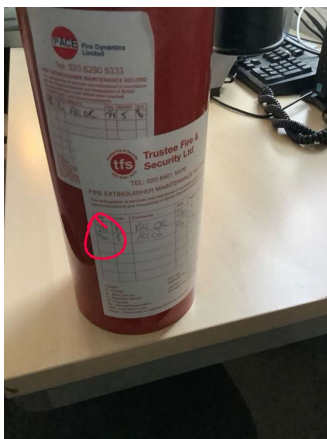
All emergency escape lighting tests and checks are performed by Interserve on a monthly and annual basis.

131. Quarterly & anual servicing of fire resisting doors

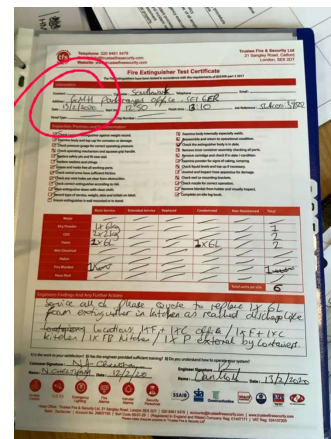
N/A

132. Annual maintenance of fire extinguishing appliances?

YES



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03/12/2020 16:13:24

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Last service noted as February 2020.

133. Periodic inspection of external escape staircases and gangways?	N/A
134. Six-monthly inspection and annual testing of rising mains? Comments and deficiencies observed	N/A
135. Weekly and monthly testing, six-monthly inspection and annual testing of fire-fighting lift(s)?	N/A
136. Weekly testing and periodic inspection of sprinkler installations?	N/A
137. Routine checks of final exit doors and/or security fastenings?	N/A
138. Annual inspection and testing of lightning protection system?	N/A
139. Other relevant inspections or tests	

RECORDS

Q#	QUESTION	RESPONSE
140.	Appropriate records of Fire drills?	YES
141.	Appropriate records of Fire training?	YES
142.	Appropriate records of Fire alarm tests? <i>Action: See notes relating to fire alarm servicing.</i>	NO
143.	Appropriate records of Emergency escape lighting tests?	YES
144.	Appropriate records of fire resisting door servicing?	N/A
145.	Appropriate records of Maintenance and testing of other fire protection systems?	N/A
146.	Appropriate records of any vulnerable residents?	N/A
147.	Appropriate records of any PEEP or PCRA?	N/A

FIRE RISK ASSESSMENT

Q#	QUESTION	RESPONSE
148.	Considering the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is	MEDIUM

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A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one advocated in PAS 79:

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

149. Considering the nature of the premises 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

A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one advocated in PAS 79:

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

150. Accordingly, it is considered that the risk to life from fire at these premises is

TOLERABLE

The following simple risk level estimator is based on a fire risk level estimator contained in PAS 79:

Risk Level	Action and timescale
Trivial	No action is required, and no detailed records need be kept.
Tolerable	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made 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 might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Intolerable	Building (or relevant area) should not be occupied until the risk is reduced.

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Assessor
(Martin Ryan)

Responsible Person
(Southwark Council)

Person(s) Consulted
(Dom)

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COMMENTS & ACTION PLAN

FIRE PROTECTION MEASURES

MG13217 . (MG13217) It is considered that fire resisting doors are of a reasonable standard

PRIORITY Low
DUE DATE 01-Jun-21
ASSIGNEE Martin Ryan

FINDINGS 'No'

It is important that these doors are maintained to the standards set out within BS 476-22:2016 (Gaps should be a maximum of 4mm and a minimum of 2mm).

ACTION REQUIRED The following doors require remedial attention noted:

Kitchen - gap to leading edge
Office - gap to leading edge
Electrical cupboard - gap to leading edge

MANAGEMENT OF FIRE SAFETY

MG13218 . (MG13218) Persons nominated to use fire extinguishing appliances?

PRIORITY Low
DUE DATE 01-Jun-21
ASSIGNEE Martin Ryan

FINDINGS 'No'

Currently there is no specific hands on fire equipment training.

ACTION REQUIRED It is recommended that a consistent approach to fire safety training is implemented and that fire equipment training is provided to all fire marshal's.

MG13219 . (MG13219) Does the above training and instruction provide information, instruction or training on the following?
Location and use of fire extinguishers?

PRIORITY Low
DUE DATE 01-Jun-21
ASSIGNEE Martin Ryan

FINDINGS 'No'

Currently there is no specific hands on fire equipment training.

ACTION REQUIRED It is recommended that a consistent approach to fire safety training is implemented and that fire equipment training is provided to all fire marshal's.

MG13220 . (MG13220) Does the above training and instruction provide information, instruction or training on the following?
Identity of persons nominated to use fire extinguishing appliances?

PRIORITY Low
DUE DATE 01-Jun-21
ASSIGNEE Martin Ryan

FINDINGS 'No'

Currently there is no specific hands on fire equipment training.

ACTION REQUIRED It is recommended that a consistent approach to fire safety training is implemented and that fire equipment training is provided to all fire marshal's.

REGULATORY REFORM (FIRE SAFETY) REV: 2020

MG13221 . (MG13221) Weekly testing and periodic servicing of fire detection and alarm system?

FINDINGS 'No'

ACTION REQUIRED

Although weekly in-house testing is conducted, fire panel should be serviced at least twice yearly. However the last confirmation sheet is notes as December 2019.

It is recommended that servicing evidence is kept in the fire file as proof of required servicing schedule.

PRIORITY Medium
DUE DATE 03-Mar-21
ASSIGNEE Martin Ryan

MG13222 . (MG13222) Appropriate records of Fire alarm tests?

FINDINGS 'No'

ACTION REQUIRED See notes relating to fire alarm servicing.

PRIORITY Medium
DUE DATE 03-Mar-21
ASSIGNEE Martin Ryan