



FIRE RISK ASSESSMENT

**Boiler/Valve/Compressor Building
Market Hill
Scunthorpe
North Lincolnshire
DN15 6SL**

QUALITY ASSURANCE

Site Ref/Log Ref.	None	Doc No.	1
Title	Fire Risk Assessment		
Date of FRA	12 th September 2022	Date FRA issued	
Completed by	Neil Fritzsche QFSM. MBA. M.I.Fire.E	Signature (for file)	
Quality Checked by	Liz Anderson	Signature (for file)	
Remarks	Initial Assessment		

Responsibility for complying with the Fire Safety Order lies with the 'Responsible Person'. In a workplace, this is the employer if the workplace is under their control, and any other person who may have a controlling or directing influence of any part of the premises such as the occupier or owner including communal areas in shared residential premises. In all other premises those in control of the premises will be responsible.

The commission received by Fire Industry Specialists Ltd from/with Ongo Homes implicitly restricts the scope of works to the buildings fabric and make up regarding existing fire protection measures in place.

It excludes Fire Industry Specialists Ltd carrying out fire risk assessments whereby operational fire risks would be assessed, i.e. the identification of sources of ignition, fuel and oxygen from any 3rd party activities e.g. contractors "hot work" or any resident activities.

To the extent permitted by the Fire Safety Order, Fire Industry Specialists Ltd shall not be liable for direct, indirect or consequential loss or damage arising from fire for the operational aspect of carrying out fire risk assessments, this duty is imposed on the responsible person who must make a suitable and sufficient assessment of the risks to which relevant persons are exposed for the purpose of identifying the general fire precautions he needs to take to comply with the requirements and prohibitions imposed on him by or under the Fire Safety Order.

Fire Industry Specialists Ltd reports contains only factual representation to perceived and actual deficiencies in existing fire protection measures in occupied buildings, witnessed at the time of the survey, within the scope of the commission for Ongo Homes.

LOCATIONS AND AREAS NOT ACCESSED

Inaccessible areas must be presumed as being capable of contributing to fire spread, unless it can be demonstrated otherwise.

Description of inaccessible area/room.	Location e.g. basement/ground/first etc.	Access gained Yes / No	Comments e.g. area secured/denied access to plant room etc.
All Ares accessed			

CONTENTS

1	DETAILS OF PREMISE	4
2	GENERAL FIRE SAFETY MEASURES	8
3	FIRE RISK ASSESSMENT AND ACTION PLAN	17
4	REFERENCES AND GLOSSARY	22
5	REVIEW PAGE	23

1 DETAILS OF PREMISE

Name of Premises: Boiler/Valve/Compressor Building		Name of the Responsible Person: Steve Hepworth	
Address: Boiler /Valve/Compressor Building Market Hill Scunthorpe North Lincolnshire DN15 6SL		Telephone: Tanya Brooks 01724 298708 E-Mail: Tanya.Brooks@ongo.co.uk	
Date of Assessment: 12 th September 2022		Date FRA issued: 3 rd October 2022	Date of Last Assessment: 9 th September 2021
Relevant Legislation: Regulatory Reform (Fire Safety) Order 2005 The Electricity at Work Regulations 1989 Health and Safety (Safety Signs and Signals) Regulations 1996 Dangerous Substances and Explosives Atmospheres Regulations 2002 Management of Health and Safety at Work Regulations 1999 Workplace (Health Safety and Welfare) Regulations 1992		Any Other Legislative Controls:	
Date of Last Visit by Enforcing Authority: Not known.		Name(s) of Enforcing Authority: Humberside Fire and Rescue Service	
Any Outstanding Issues with Current Legislation e.g. alterations notices, enforcement notices, prohibition notices etc. None.			

Description of building/premises:	Brick walled, flat roofed building, which is single storey. The building recently went under a large refurbishment programme on the interior and its contents. The building comprises 4 separate rooms all only accessed from the outside of the building. The valve room is on the right of the building as you look at it with the towers in the background, it has many pipes and valves contained within, it is a large open space and at the time of audit very warm. The boiler house is located in the centre of the building and contains the three banks of three boilers in each that supply heating and hot water for the residents of the three towers, Sutton, Princess and Crosby. Infront of the boiler room to the left is the main gas supply, access to this room is only by arrangement through the gas board. To the right of the building is the compressor room.
Approximate size of building:	216m ²
Is the premises a workplace?	Yes
Use of premises/purpose group:	Boiler House (6) Industrial
Number of floors:	1
Number of persons employed:	3
Estimate of maximum number of persons in the building at any one time:	3
Identify location and persons who are at significant risk e.g.: a) People with disabilities. b) People are unable to react quickly to an emergency. c) People are in an isolated location. d) Relevant people (those who are not employees). e) Any other relevant persons – i.e. occasional visitors/contractors.	No No Yes Yes Yes

<p>Identify Any Combustibles:</p> <p>These can be divided into two main groups; combustible materials such as paper, wood, cardboard, etc.; and highly combustible substances such as thinners, solvents, polyurethane foam etc.</p>	<p>Comments/Remarks:</p> <p>The building is sterile of combustible materials other than the contents which are the boiler which is gas operated.</p>
<p>Identify Any Sources of Heat:</p> <p>All workplaces contain heat/ignition sources; some will be obvious such as open flames (heating or process). Others may be less obvious such as heat from chemical processes or electrical equipment.</p>	<p>Comments/Remarks:</p> <p>The boilers produce heat, but this is in a controlled environment.</p>
<p>Identify Any Unsafe Acts:</p> <p>People undertaking unsafe acts such as smoking next to combustible material etc.</p>	<p>Comments/Remarks:</p> <p>None.</p>
<p>Identify Any Unsafe Conditions:</p> <p>These are hazards that may assist a fire to spread in your workplace. Also, the means of escape in case of fire may be unsafe such as open stairs that can cause a fire to spread quickly, inadequate fire stopping, blocked gangways and other routes to exits, blocked exits themselves and fire doors held open inappropriately. Any or all of these types of unsafe conditions can assist the spread of smoke heat and fire.</p>	<p>Comments/Remarks:</p> <p>None.</p>
<p>Identify Any Dangerous Substances:</p>	<p>Comments/Remarks:</p> <p>None.</p>
<p>Fire and Rescue Access</p>	<p>Comments/Remarks:</p> <p>Good access right up to building and all around it.</p>

CONFORMANCE TO STANDARDS		YES	NO
a) Fire Extinguishers	To BS EN 3	✓	
b) Fire Alarm System ¹	To BS 5839	✓	
c) Emergency Lighting ²	To BS 5266	✓	
d) Fixed Installations	BS EN 12845 or equivalent	N/A	
e) Others e.g. Industry or International Standards.	N/A	N/A	

1 Based on visual inspection, but no audibility tests or verification of full compliance with relevant British Standard carried out.

2 Based on visual inspection, but no test of illuminance levels or verification of full compliance with relevant British Standards carried out.

2 GENERAL FIRE SAFETY MEASURES

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL			
1 ELECTRICAL SOURCES OF IGNITION	N/A	Yes	No
1.1 Reasonable measures taken to prevent fires of electrical origin?		✓	
1.2 More specifically:			
a. Fixed installation periodically inspected and tested?		✓	
b. Portable appliance testing carried out?		✓	
c. Suitable policy regarding the use of personal electrical appliances?		✓	
d. Suitable limitation of trailing leads and adapters?		✓	
1.3 Comments and Hazards Observed: The boiler house electrical circuit test certificate was issued on 22 nd February 2021. No portable equipment in the building at the time of audit.			

2 SMOKING	N/A	Yes	No
2.1 Reasonable measures taken to prevent fires as a result of smoking?		✓	
2.2 More specifically:			
a. Smoking prohibited in the building?		✓	
b. Smoking prohibited in appropriate areas?		✓	
c. Suitable arrangements for those who wish to smoke?		✓	
d. Absence of any evidence of breaches of policy?		✓	
2.3 Comments and Hazards Observed: No smoking or evidence of smoking at the time of audit.			

3 ARSON	N/A	Yes	No
3.1 Does basic security against arson by outsiders appear reasonable?		✓	
3.2 Is there an absence of unnecessary fire load in close proximity to the building or available for ignition by outsiders?		✓	
3.3 Comments and Hazards Observed: No storage against the building.			

4 PORTABLE HEATERS AND HEATING INSTALLATIONS			
	N/A	Yes	No
4.1 Is the use of portable heaters avoided as far as practicable?		✓	
4.2 If portable heaters are used?	✓		
a. Is the use of the more hazardous type (e.g. radiant bar fires or LPG appliances) avoided?	✓		
b. Are suitable measures taken to minimize the hazard of ignition of combustible materials?		✓	
4.3 Are fixed heating installations subject to regular maintenance?		✓	
4.4 Comments and Hazards Observed: Gas safety certificates issued on 6 th September 2022 for all nine boilers.			

5 COOKING			
	N/A	Yes	No
5.1 Are reasonable measures taken to prevent fires as a result of cooking?	✓		
5.2 More specifically:	✓		
a. Filters changed and ductwork cleaned regularly?	✓		
b. Suitable extinguishing appliances available?	✓		
5.3 Comments and Hazards Observed: No facilities provided at all.			

6 LIGHTNING			
	N/A	Yes	No
6.1 Does the building have a lightning protection system?			✓
6.2 Comments and Hazards Observed: None.			

7 OTHER SIGNIFICANT IGNITION SOURCES THAT WARRANT CONSIDERATION			
7.1 Ignition sources: None.			
7.2 Comments and hazards observed: None.			

8 HOUSEKEEPING	N/A	Yes	No
8.1 Is the standard of housekeeping adequate?		✓	
8.2 More specifically:			
a. Combustible materials appear to be separated from ignition sources?	✓		
b. Avoidance of unnecessary accumulation of combustible materials or waste?		✓	
c. Appropriate storage of hazardous materials?	✓		
d. Avoidance of inappropriate storage of combustible materials?		✓	
8.3 Comments and hazards observed: There was no storage taking place in any of the rooms at the time of audit, there may be a temptation to use some of the rooms as storage, but this should be resisted due to the hazards it would present to the complex.			

9 HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS	N/A	Yes	No
9.1 Is there satisfactory control over works carried out in the building by outside contractors (including "hot work" permits)?		✓	
9.2 Are fire safety conditions imposed on outside contractors?		✓	
9.3 If there are in-house maintenance personnel, are suitable precautions taken during "hot work", including use of hot work permits? Including damping down and frequent completion fire checks?		✓	
9.4 Comments and Hazards Observed: ONGO have a good contractor policy which is in force and used.			

10 MEANS OF ESCAPE FROM FIRE	N/A	Yes	No
10.1 It is considered that the building is provided with reasonable means of escape in case of fire.		✓	
10.2 More specifically:			
a. Adequate provision of exits?		✓	
b. Exits easily and immediately openable where necessary?		✓	
c. Fire exits open in direction of escape where necessary?		✓	
d. Avoidance of sliding or revolving doors as fire exits where necessary?		✓	
e. Satisfactory means for securing exits?		✓	
f. Reasonable distances of travel:			
▪ Where there is a single direction of travel?		✓	
▪ Where there are alternative means of escape?		✓	
g. Suitable protection of escape routes?	N/A		
h. Suitable fire precautions for all inner rooms?	N/A		
i. Escape routes unobstructed?		✓	
10.3 Are reasonable arrangements provided for means of escape for disabled occupants?	N/A		
10.4 Comments and deficiencies observed: Fire safety was good at the time of audit.			

11 MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	N/A	Yes	No
11.1 It is considered that there is:			
a. Compartmentation of a reasonable standard?		✓	
b. Reasonable limitation of linings that may promote fire spread?		✓	
c. Is there evidence of suitable materials used for service penetrations?		✓	
11.2 Comments and Hazards Observed: Compartmentation seemed reasonable at the time of audit.			

12 ESCAPE LIGHTING	N/A	Yes	No
12.1 Reasonable standard of escape lighting system provided?		✓	
12.2 Comments and hazards observed: Escape lighting to a reasonable standard.			

13 FIRE SAFETY SIGNS AND NOTICES	N/A	Yes	No
13.1 Reasonable standard of fire safety signs and notices? e.g. Safe Passage, Mandatory & Prohibition Signs		✓	
13.2 Comments and hazards observed: All notices in place and adequate.			

14 MEANS OF GIVING WARNING IN CASE OF FIRE	N/A	Yes	No
14.1 Reasonable manually operated electrical fire alarm system provided?		✓	
	Yes Throughout	Yes Partial	No
14.2 Automatic fire detection provided?		✓	
	N/A	Yes	No
14.3 Remote transmission of alarm signals?			✓
14.4 Comments and Hazards Observed: Fire alarm to a good standard on actuation it alerts the CCTV monitoring centre and also activates the alarm in Princess House.			

15 MANUAL FIRE EXTINGUISHING APPLIANCES	N/A	Yes	No
15.1 Reasonable provision of portable fire extinguishers?		✓	
15.2 Hose reels provided?			✓
15.3 Comments and deficiencies observed: The extinguishers in all rooms were in test.			

16 RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS	
16.1 Type of system: None.	
16.2 Comments: None.	

MANAGEMENT OF FIRE SAFETY

17 PROCEDURES AND ARRANGEMENTS

17.1 Person responsible for fire safety in the area:	Name: Steve Hepworth		
	N/A	Yes	No
17.2 Competent person(s) available to assist in implementation of fire safety legislation?		✓	
17.3 Comments: ONGO Health and Safety department and the compliance team.			
17.4 Appropriate fire procedures in place? (including summoning the fire and rescue service)		✓	
17.5 People nominated to respond to fire?		✓	
17.6 People nominated to assist with evacuation?		✓	
17.7 Appropriate liaison with fire brigade?		✓	
17.8 Routine in-house inspections of fire precautions (e.g. in the course of health and safety inspections)?		✓	
17.9 Comments: Good regime in place for testing servicing and inspection.			

18 TRAINING AND DRILLS

	N/A	Yes	No
18.1 Are all staff given instruction on induction?		✓	
18.2 Are all staff given periodic “refresher training” at suitable intervals?		✓	
18.3 Are staff with special responsibilities (e.g. fire wardens) given additional training?		✓	
18.4 Are fire drills carried out at appropriate intervals?		✓	
18.5 Comments:			
<ul style="list-style-type: none"> • Good training in place. Relevant staff were given High Rise Fire Safety Training by HFRS. • There is also a Fire Safety e-learning course all staff are required to complete, this is monitored by HR & H&S Teams. (This is also being built in for refresher training). The Building Compliance Manager holds the NEBOSH Certificate in Fire Safety and Risk Management. 			

19 TESTING AND MAINTENANCE	N/A	Yes	No
19.1 Adequate maintenance of workplace?		✓	
19.2 Weekly testing and periodic servicing of fire detection and alarm system?		✓	
19.3 Monthly, six-monthly and annual testing routines for emergency lighting?		✓	
19.4 Annual maintenance of fire extinguishing appliances?		✓	
19.5 Six-monthly inspection and annual testing of rising mains?	✓		
19.6 Weekly testing and periodic inspection of sprinkler installations?	✓		
19.7 Routine checks of final exit doors and/or security fastenings?		✓	
19.8 Annual inspection and test of lightning protection system?	✓		
19.9 Other relevant inspections or tests		✓	
19.10 Comments: Records of routine testing of the inherent fire safety systems were available for inspection and deemed to be in good order fire drills are taking place regularly.			

20 RECORDS	N/A	Yes	No
20.1 Appropriate records of:			
a. Fire drills?		✓	
b. Fire training?		✓	
c. Fire alarm tests?		✓	
d. Escape lighting tests?		✓	
e. Maintenance and testing of other fire protection systems?		✓	
20.2 Comments: Good records kept and maintained on the premises.			

3.0 RISK ASSESSMENT RECORD


FIRE RISK ASSESSMENT RISK ASSESSMENT RECORD AND ACTION PLAN				
Tick				
INITIAL ASSESSMENT:	✓	PREMISES:	Boiler /Valve/Compressor Building Market Hill Scunthorpe North Lincolnshire DN15 6SL	
PERIODIC REVIEW:				
CHANGE IN WORK PRACTICE:	No	ACTIVITIES AT PREMISE:		
DATE COMPLETED:	12 th September 2022	STAFF AT RISK		
DATE FRA ISSUED:		OCCUPANTS AT RISK:		
PREPARED BY:	Neil Fritzsche QFSM. MBA. M.I.Fire.E			
Severity Likelihood	Slight Harm	Harmful	Extremely Harmful	RISK ASSESSMENT
Unlikely	Low	Low	Medium	Likelihood Unlikely = Hazard does not usually occur Likely = Harm will occur frequently V. Likely= Near certain that harm will occur Severity S. Harm = Superficial injuries (minor cuts and bruises) Harmful= Minor fractures, ill health leading to minor disability Ext Harmful = Multiple injuries, major fractures, fatalities
Likely	Low	Medium	High	
Highly Likely	Medium	High	High	

Rec No.	Hazard Identified	Risk Rating L / M / H	Fire Safety Measure Required	Rec Timescale	Responsible Person	Legislation	Completion Date
			No actions required.				

4 REFERENCES / GLOSSARY

RRO	Regulatory Reform (Fire Safety) Order 2005
MHSWR	Management of Health and Safety at Work Regulations 1999
HASSSR	Health and Safety (Safety Signs and Signals) Regulations 1996
BS 9999	Code of practice for design, management and use of buildings
BS 5266	Design and maintenance of Emergency Lighting
BS 5266-1:2011	Code of practice for the emergency lighting of premises
BS 5266-2:1998	Code of practice for electrical low mounted way guidance systems for emergency use
BS 5266-4:1999	Code of practice for design, installation, maintenance and use of optical fibre systems
BS 5266-5:1999	Specification for component parts of optical fibre systems
BS 5266-6:1999	Code of practice for non-electrical low mounted way guidance systems for emergency use. Photoluminescent systems
BS 5306-0:2011	Guide for the selection of installed systems and other fire equipment
BS 5306-1:2006	Hose reels and foam inlets
BS 5306-2:1990	Specification for sprinkler systems
BS 5306-3:2009	Commissioning & maintenance of portable fire extinguishers
BS 5306-4:2001+A1: 2012	Specification for carbon dioxide systems
BS 5306-8:2012	Fire extinguishing installations and equipment on premises.
BS 5839-1:2013	Fire detection and fire alarm systems for buildings. Code of practice for design, installation, commissioning and maintenance of systems in non-domestic premises
BS 5839-3:1988	Specification for automatic release mechanisms for certain fire protection equipment
BS 5839-5:1988	Specification for optical beam smoke detectors
BS 5839-6:2013	Fire detection and fire alarm systems for buildings. Code of practice for the design, installation, commissioning and maintenance of fire detection and fire alarm systems in domestic premises
BS 5839-8:2013	Fire detection and fire alarm systems for buildings. Code of practice for the design, installation, commissioning and maintenance of voice alarm systems
BS 5839-9:2011	Code of practice for the design, installation, commissioning and maintenance of emergency voice communication systems
BS EN 12845	Fixed firefighting systems. Automatic sprinkler systems. Design, installation and maintenance
ADB	Approved Document B Building Regulations
EAWR	Electricity at Work Regulations 1989
GF	Ground Floor
FF	First Floor
SF	Second Floor
TF	Third Floor

5 REVIEW PAGE

ASSESSMENT COMPLETION			
WHAT IS THE OVERALL CATEGORY OF FIRE RISK:		LOW	MEDIUM
			✓
A REVIEW SHOULD BE CARRIED OUT			
LOW RISK	MEDIUM RISK	HIGH RISK	
EVERY 2 YEARS	EVERY YEAR	EVERY 6 MONTHS	
ASSESSMENT COMPLETION			
ASSESSORS NAME:	Neil Fritzsche QFSM. MBA. M.I.Fire.E	SIGNATURE:	
ASSESSMENT DATE:	12 th September 2022	NEXT REVIEW	September 2023
MANAGER RESPONSIBLE:		SIGNATURE:	
The "Responsible" person or designated person with overall responsibility for the workplace or area must consider any recommendations made, decide what action will be taken and take steps to implement the changes by the target date above.			
REVIEWS			
FIRST REVIEW			
ASSESSORS NAME:		SIGNATURE:	
DATE OF REVIEW:		NEXT REVIEW:	
MANAGER RESPONSIBLE:		SIGNATURE:	
SECOND REVIEW			
ASSESSORS NAME:		SIGNATURE:	
DATE OF REVIEW:		NEXT REVIEW:	
MANAGER RESPONSIBLE:		SIGNATURE:	
No further reviews can be carried out using this risk assessment form. A new fire risk assessment form is to be completed.			

