

Fire Risk Assessment

Completed by Stuart Mair , 12th February 2024

Hazelwood School



Hazelwood School

Wolfs Hill
Limpsfield
Oxted
Surrey
RH8 0QU

Fire Risk Assessment

Fire Safety Order 2005

Date of Risk Assessment: 12th February 2024

Site Type: Educational Premises

Client: Hazelwood School

Site Address: Hazelwood School
Wolfs Hill
Limpsfield
Oxted
RH8 0QU

Unique reference: FH146671707728400

Assessor: Stuart Mair (TAFRAR Tier 2, TIFSM,
NVQ Lv 3 Auditor)

Validator: Matthew Spivey (BEng (Hons) Tier-3
GIFireE MIFSM)

Suggested Date for Review: 12th February 2025

The Responsible Person is detailed in section 1.1

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 of property or business continuity from fire.

User Guide

This Fire Risk Assessment is written and produced in compliance with BAFE SP205 and assessed as being based on the Risk Rating set out in PAS 79 1 2020 Fire Risk Assessment Code of Practice.

This guide is to assist the reader in understanding how to use this document.

A fire risk assessment should be seen as the start of a process; the significant findings should form the basis for an action plan which will help to rectify any deficiencies found in this assessment.

The action plan should be reviewed to ensure items are dealt with within the timescales provided in the significant findings.

Once the items on the action plan have all been completed this document must then be reviewed annually by a competent person to ensure that it's contents are still correct and relevant to the site in question.

The fire risk assessment is broken down into the following parts:

1. General Information

Comments on the overall risk rating for the site and the findings, including the conclusions of the fire risk assessor have been reached by applying the guidance contained in PAS 79 1 2020 Fire Risk Assessment Code of Practice guidance and methodology together with various fire related British Standards, National Guidance and the LGA Guidance for Fire Safety in Purpose Built Blocks of Flats where applicable.

2. Fire Protection Measures

Provides information regarding the site, it's activity, people and the "human risks" present during the survey.

3. Management of Fire Safety

Comments on the physical fire protection that the building is provided with.

4. Fire Risk Assessment Summary

Comments on the management policies and practises in place and their suitability.

5. Significant Findings and Action Plan

Details the issues found that need to be resolved and provides a timetable for each item. This should form the basis of your action plan.

Appendix A (Limitations)

This sets out the limitations of the report.

Appendix B (Certification)

BAFE SP205 Life Safety Risk Assessment Certificate of Conformity

Fire Risk Assessment Summary

Likelihood of Fire Starting

The definition of this is defined as follows:

- LOW** Unusually low likelihood of a fire as a result of negligible potential sources of ignition.
- MEDIUM** Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls.
- HIGH** Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in the likelihood of fire.

Taking into account the fire prevention measures observed at the time of the Risk Assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

HIGH

Consequences For Life Safety In The Event Of A Fire

The definition of this is defined as follows:

- LOW** Outbreak of fire unlikely to result in serious injury or death.
- MEDIUM** Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
- HIGH** Significant potential for serious injury or death of one or more occupants.

Taking into account the nature of the premises and the occupants, as well as the fire protection and procedural arrangements observed at the time of the Fire Risk Assessment it is considered that the consequences for life safety in the event of a fire would be:

LOW

Accordingly it is considered that the risk to life from fire at these premises is:

MODERATE RISK

The risk rating of Moderate Risk has been reached as whilst, in the event of a fire, there is automatic detection to give early warning to all occupants and numerous exits available, there are not adequate controls in relation to potential ignition sources and management of readily combustible materials and there are escape route, compartmentation and fire door issues to be resolved. See the significant findings section of this assessment for further details.

Likelihood of Fire Starting	Consequences For Life Safety In The Event Of A Fire		
	LOW	MEDIUM	HIGH
LOW	TRIVIAL RISK	TOLERABLE RISK	MODERATE RISK
MEDIUM	TOLERABLE RISK	MODERATE RISK	SUBSTANTIAL RISK
HIGH	MODERATE RISK	SUBSTANTIAL RISK	INTOLERABLE RISK

Any defects, deficiencies or significant issues identified in this report should be actioned as soon as possible and within the recommended time frames. It is the client's responsibility to ensure that effective and permanent remedial actions are completed, and the fire risk assessor will not be required to follow up to ensure that they are completed unless specifically requested and agreed in writing with the client

General Information

1. Description of Building

1.1 Responsible Person / Duty Holder / Appropriate Person

Hazelwood School.

1.2 Details of Previous Fire Risk Assessment

✓ YES

The fire risk assessment was completed on 19th December 2022 by Churches Fire

1.3 General description of building

Hazelwood School is an independent, coeducational preparatory school for pupils aged 5 to 13 years of age. The school was originally operated from a purpose-built Victorian property ('Main Building') but has expanded incrementally over the intervening years such that it now comprises eleven key buildings which are the subject of this fire risk assessment.

Main Building: A detached, three-storey (+ basement) Victorian-era property constructed in 1890. The property provides both classrooms and administrative and staff/pupil welfare facilities along with three residential flats located at its western extent on the first and second storeys. Two-way travel escape routes are provided from most areas of the building via three internal staircases which directly or indirectly lead to one of five ground-floor final exit doors. Two of the staircases lie respectively at the eastern and western extent of two central access corridors adjoining which are various classrooms, offices, staff rooms, storage areas and staff welfare facilities. Alternate escape routes are also provided from the three staff flats via attic routes and an exit discharging onto the eastern staircase.

Baily Building (Approximate total internal area = 1000m²): A three-storey building located on a sloped site and constructed in 2016 to modern standards. The building provides 16 classrooms, a library, a double-height 450-seat auditorium and ancillary areas including WCs, plant and store rooms. Two-way travel escape routes are provided from all areas with two internal staircases and an external staircase incorporating a refuge point. Classrooms on the lower ground floor each incorporate final exit doors which discharge onto the western side of the building. The internal entrance to the auditorium is supplemented by two double-width final exits. The ground floor main entrance is supplemented by three additional exits leading respectively from the library and classroom link corridor. The staircase at the southern extent of the property connects all three storeys and incorporates a final exit door at the lower ground level. A passenger lift is provided, linking all three storeys.

Dining Hall (Approximate total internal area = 600m²): A two-storey property, originally constructed in the early 1970s and incorporating a steel frame with timber and tile-clad elevations under a flat roof structure. The property provides a large communal dining hall with a full commercial kitchen, kitchen office and a smaller 'Hazelwood' room at ground level. Three classrooms are provided on the first floor with an alternate route of egress from this storey provided in the form of an external wooden staircase. The main dining hall provides two, double-width and two single-width final exits with alternative routes of egress also provided respectively from the kitchen and 'Hazelwood Room'.

Centenary Music School, Theatre and Chapel (Approximate total internal area = 900m²): A two-storey property commissioned in 1990. The building lies on a sloped site and provides a theatre with tiered seating currently up to 100 persons due to door width restrictions. A light room and plant room lie behind the seating area with a two-storey props store adjoining the stage. The double-width internal exit leading from the theatre into the reception lobby is supplemented by two, single-width doors. The lower ground storey is largely utilised as a chapel with four music practice rooms and a plant room also provided on this storey. The floors are interlinked by two staircases providing two-way travel escape routes.

The theatre would typically accommodate up to 100 adults and 60 pupils during performances. The chapel may hold up to 140 pupils and 20 staff during school assemblies, not at the same time as the theatre.

Chestnut Building (Approximate total internal area = 600m²): The property provides six classrooms, an open assembly hall with a staff kitchen/rest room and WC facilities. A two-way travel escape is provided with each of the classrooms incorporating final exit doors and three additional double-width exits provided from the assembly hall (x2) and classroom link corridor.

Willow Building & Sports Hall (Approximate total internal area = 600 [Willow] and 500 [Sports Hall]). The two-storey Willow Building was opened in November 1999 with the adjoining sports hall incorporating a viewing gallery and lower ground changing rooms added as an extension in October 2004. The Willow Building provides classrooms, science labs and an ICT suite over two stories with these adjoining at both sides of a central corridor leading to staircases at each of its extents. The IT support department and the school's servers are located on the first floor of this building. A single-passenger lift is provided although this was not in use at the time of the assessment. The sports hall provides alternate routes of egress in the form of two, double-width exits discharging directly to open air at its northern side. Two further double-width exits lead to the relative safety of each of the staircase lobbies from where occupants can reach additional final exit doors. The viewing gallery provides two routes of egress via doors which respectively discharge into each staircase. Male and female changing rooms are provided at lower ground level with these laid out on either side of a corridor linking the internal staircase to a final exit door at the western side of the property. Additional changing rooms on the ground floor of this property incorporate final exit doors which discharge onto its southern side.

Acorn Building: A two-storey, residential building with an adjoining, single-storey dance studio and changing room facilities. The residential parts of this property provide a single flat on each storey with both of these accessed via a communal staircase which provides the sole route of egress from each. No access was provided to the flats in this property but based on information from last year's fire risk assessment, a rollout ladder is understood to be provided from the first-floor dwelling. The dance studio has independent access via a door to the rear which leads into a lobby, adjoining which are a storage room, changing rooms and WC facilities. A double-width final exit door is provided from the dance studio.

Oak Cottage: A two-storey residential building. The property provides three residential flats, two of which are accessed by a communal, ground floor corridor. The third flat has independent access via a door which discharges directly to open air. One of the flats occupies the entire first-floor area and the staircase accordingly, lies within this dwelling. At the time of the assessment, there were 3 occupants in the first-floor flat and 2 in each of the ground-floor dwellings.

Swimming Pool: A single-storey structure. The building provides an open pool area with adjoining changing rooms and an access lobby to the rear. A small, boiler and plant room lies to the rear with independent access to this area provided. The sliding glazed panels around the pool provide multiple egress routes from this area.

Groundsman's Workshop: A single-storey, steel-clad building approximately 15m x 5m with a single internal office area. The workshop is used to store and service various power tools and vehicles and is provided with a secondary exit to the rear.

The Naismith Pavilion: A single-storey timber structure providing an open plan room with a kitchenette and a cleaners cupboard. There are 4 externally accessed toilets and an equipment shed. The pavilion is accessed via a single door which provides the sole route of egress.

1.4 Number of Floors

Single-storey buildings are Chestnut, swimming pool, pavilion and groundsman shed.

2-storey Oak, Willow, and Acorns, theatre, and dining hall.

3-storey Bailey and Main building.

1.5 Number of Flats

8 staff flats.

1.6 Brief detail of construction

The Main Building has brick elevations under a pitched, tiled roof with both suspended timber and concrete floors. Key internal partition walls are largely block construction.

The Baily Building incorporates a concrete frame with a steel framed, barrel roof. External elevations are a mix of timber cladding with rendered block and glazed panels. Internal walls and floors are mainly concrete.

The dining hall building is a steel frame with timber and tile-clad elevations under a flat roof structure.

Centenary Music School, Theatre, and the Chapel building is a steel frame with both brick and profiled steel panelled elevations under a pitched tiled roof.

Chestnut Building is comprised of brick elevations under a pitched, tiled roof with internal walls of stud wall plasterboard construction.

The Willow building and Sports hall are traditionally constructed and incorporate brick elevations under a pitched, tiled roof with key internal walls of block construction.

The Acorn building incorporates brick and part-tiled elevations under a pitched, tiled roof with internal walls of both block and plasterboard construction.

Oak Cottage building incorporates brick and part-tiled elevations under a pitched, tiled roof with internal walls appearing to be primarily block construction.

The Swimming Pool is largely an aluminium frame with clear polycarbonate sheet roofing and UPVC glazed elevations.

Groundsman's Workshop is a single-story, steel-clad building.

The Naismith Pavilion is a timber building with composite cladding elevations. The internal walls are plasterboard.

1.7 Brief description of external facade

The exterior of the properties appears to be comprised of brick and various types of cladding. Assessment of the fire risks of external walls and any cladding are excluded from the scope of this current fire risk assessment as this is outside our expertise. Accordingly, it is strongly recommended that you obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, of this building. This exclusion is consistent with advice provided by The Fire Industry Association and is discussed in their guidance note to fire risk assessors on this matter.

See Appendix A 9

1.8 Fire safety guidance relating to this type of property

- Fire Safety Risk Assessment Educational Premises (DCLG)

1.9 Contemporaneous Notes

The assessor confirms that they have gained access to all areas of the premises under the scope of this risk assessment.

The assessor is unable to access the chemical store in the Science 1 classroom, the head and deputy head's offices, the attic and the archive room in the maintenance area of the main school.

The assessor only inspected the communal areas and dance studio in Acorns and the communal areas in the Oak building as the flats were inaccessible on the day.

The assessor gained access to one flat and was told that the other flats all have the correct detection linked to the main school alarm.

2. The Occupants

2.1 Total maximum number

535

2.2 Approximate number of employees at any one time

89

2.3 Maximum number of members of the public at any one time

440 children.

Occasional contractor, professional, parents, usually no more the 6 at any one time.

The school lets out the Bailey building, Theatre and Chapel, Dining Hall, Sports Hall, Chestnut, Acorns Dance Studio, and Swimming Pool most evenings and weekends.

All hirers are given policies and procedures documentation including the fire precautions for each building with contact numbers for the site manager or facilities manager who both have a flat on site.

2.4 Associated time/hours of occupation

07.00 to 22.00 Monday to Friday.

08.00 to 18.00 on Saturday and Sunday.

2.5 Occupancy lower than that prescribed in relevant guidance

Yes.

3. Occupants Especially at Risk from Fire

3.1 Sleeping occupants

19 made up of staff and dependants.

3.2 Disabled occupants

0

3.3 Other disabled occupants

0

3.4 Occupants in lone areas and lone workers

Yes. Lone workers policy in place.

3.5 Young persons employed

0

3.6 Others

0

3.7 Occupancy profile

- Members of staff who are awake and aware of the premises layout.
- Members of public who are awake but may be unaware of the premises layout.
- Members of staff who may be asleep but aware of the premises layout.
- Children who are asleep and are aware of the premises layout.
- Residents who may be asleep but are long term individual occupants.

4. Fire Hazards From Work Process That Warrant Consideration and May Have An Impact On The General Fire Precautions

4.1 Are there any fire hazards from work processes that warrant consideration and may have an impact on the general fire precautions?

N/A

There are no hazards above and beyond those expected for this type of property.

5. Fire Loss Experience

5.1 Fire loss experience

No recent fires were highlighted to the assessor.

5.2 Other relevant information

N/A

5.3 References

N/A

6. Relevant Fire Safety Legislation

6.1 The following fire safety legislation applies to these premises:

- Fire Safety Order 2005

6.2 The above legislation is enforced by:

Surrey Fire & Rescue Authority.

6.3 Other legislation that makes significant requirements for fire precautions in these premises (other than the Building Regulations 2010 and any relevant Local Act):

- Health & Safety at Work Act 1974
- The Housing Act 2004

6.4 The other legislation referred to above is enforced by:

- Health & Safety at Work Act 1974 is enforced by the Local Authority & the Health and Safety Executive
- The Housing Act 2004 is enforced by the Local Authority

6.5 There are no alteration notices in force?

✓ YES

6.6 Relevant information and deficiencies observed:

Alterations notices were not highlighted to the assessor.

7. Electrical Sources of Ignition

7.1 Is the fixed electrical wiring test in date?

✓ YES

The sticker on the CCU for the EICR check is dated 27/07/2021 which is within the last 5 years.

7.2 Is there good management of trailing leads and extension points and are square plug adaptors not in use?

✓ YES

There is good management of trailing leads and extension points, there are no trailing leads that could be caught or trapped, extension leads are all plugged directly into a wall socket and not plugged into one another leading to overloading, and no square plug adaptors are being used.

7.3 Is there a testing and inspection regime for portable electrical appliances?

✓ YES

PAT testing is carried out on all portable electrical appliances and was last carried out in August 2023.

7.4 Are there suitable control measures in place for tumble dryers?

✓ YES

A process is in place to clean lint filters after every use.

7.5 Is a Solar Energy System installed and if so is it maintained?

N/A

No Solar Energy System is installed.

8. Smoking

8.1 Are there reasonable measures taken to prevent fires as a result of smoking?

✓ YES

Smoking is prohibited within the premises. The policy appears to be observed at the time of the inspection.

9. Arson

9.1 Does basic security against arson by outsiders appear reasonable?

✓ YES

The site has reasonable security around the perimeter to deter arsonists. This includes CCTV installed internally and externally.

See Appendix A 2

9.2 Is there an absence of unnecessary fire load near the premises or available for ignition by outsiders?

✓ YES

There are no readily combustible materials stored close to the building and refuse bins are kept away from the exterior.

10. Portable Heater and Heating Installations

10.1 Is the use of portable heaters avoided as far as practicable?

✓ YES

The site is heated via mainly gas central heating and the boilers are located in plant rooms throughout the site.

There are also some air conditioning units.

Baily building has an electric air convection heating system installed.

10.2 Where wall-mounted electrical heaters are in use, are they subject to their own maintenance regime? ✘ NO

Wall-mounted electrical heaters are installed but are not subject to their own maintenance regime.

! **Significant Findings** 3-6 MONTHS 1

10.3 Where radiant bar fires or lpg appliances cannot be avoided, are suitable measures taken to minimise the hazard of ignition of combustible materials? N/A

These portable heaters are not in use.

10.4 Are fixed heating installations subject to regular maintenance? ✔ YES

The heating system is subject to maintenance in line with the manufacturer's requirements and gas appliances are subject to a Gas Safe inspection which was last carried out on 14/02/2023, 14/08/2023, 18/10/2023, 19/10/2023, 27/11/2023, & 05/01/2024.
The air conditioning system is subject to regular maintenance in line with the manufacturer's requirements, this was last carried out on 09/01/2024.

11. Cooking

11.1 Are there staff tea points? ✔ YES

There are staff tea points which are predominantly used for reheating food and making hot drinks.

11.2 Are reasonable measures taken to prevent fire as a result of cooking? ✔ YES

The site has a commercial kitchen with extraction hoods, the kitchen is located in the main dining hall building. The extraction system is subject to regular maintenance by an external contractor and the staff clean the filters regularly.

11.3 Where extraction ductwork passes through a compartment wall, is the ductwork protected on the non-kitchen side? ✔ YES

The kitchen extract ductwork leaves the kitchen via the ceiling and is protected until it exits the building.

11.4 Are suitable extinguishing appliances available?

✗ NO

There are wet chemical extinguishers for the deep fat fryers and CO2 extinguishers for the electrical risk within the kitchen. There is an inadequate provision of fire extinguishers within the staff room to allow staff to extinguish any fire that may start.

! Significant Findings 0-3 MONTHS 1

12. Lightning

12.1 Do the premises have a lightning protection system?

✓ YES

The premises are fitted with a lightning protection system.

12.2 Is the lightning protection system inspected by a competent person?

✓ YES

The lightning protection system is inspected by a competent person on an 11-month cycle this was last carried out on the 06/04/2023.

13. Housekeeping and Storage of Combustible Materials

13.1 Do combustible materials appear to be separated from ignition sources?

✗ NO

There is a lack of adequate management in relation to the separation of readily combustible materials.

! Significant Findings 0-3 MONTHS 3

13.2 Has the unnecessary accumulation of combustible materials or waste been avoided?

✗ NO

There are areas where combustible materials are stored in an inappropriate place, ground floor riser Bailey Building was not conceived as a storage area and provides a hazard due to fire load.

! Significant Findings 0-3 MONTHS 2

13.3 Appropriate storage of hazardous materials in line with COSHH (Control of Substances Hazardous to Health Regulations 2002)

✓ YES

All materials that fall under COSHH Regulations as highly flammable or oxidising appear to have adequate control measures in place. These materials are stored in cupboards throughout the site.

See Appendix A 10

13.4 Does the building structure include insulated sandwich panels and are these in a good state of repair?	N/A
N/A	

See Appendix A 10

13.5 Overall, are general fire precautions adequate to address the hazards associated with the types of combustible material stored in the premises?	✔ YES
<p>Whilst there are some issues, overall the general fire precautions are adequate to address the hazards associated with the types of combustible material stored on the premises.</p>	

14. Hazard Introduced by Outside Contractors and Building Works

14.1 Are fire safety conditions imposed on outside contractors?	✔ YES
<p>Fire safety conditions are imposed on outside contractors, this is communicated via the office.</p>	

14.2 Is there satisfactory control over works carried out on the premises by outside contractors (including 'hot work' permits)?	N/A
<p>It is unlikely that 'Hot Works' would be carried out on an ad hoc basis due to the nature of the business, any major works would be part of a managed construction process.</p>	

14.3 If there are in-house maintenance personnel, are suitable precautions taken during 'hot work' including the use of 'hot work' permits?	N/A
<p>Members of staff do not carry out 'hot works'.</p>	

Fire Protection Measures

1. Means of Escape from Fire

1.1 Is the design of the means of escape considered adequate?

✘ NO

The escape routes are adequately designed, there are 5 escape routes from the main building, 11 from the Baily building, 7 from the dining hall, 2 from the theatre and chapel building, 9 from the Chestnut building, 6 from Willow and Sports Hall building, 3 from the Acorn building, 2 from Oak Cottage, 2 from the swimming pool, 2 from the groundsman workshop and 3 from the Naismith Pavilion which all lead out to an area of total safety.

The main building's first floor is served by 3 stairwells and the second floor by 2 stairwells. The Bailey building's upper floor is served by 2 internal stairwells plus an external stairwell. The dining hall's upper floor is served by 1 internal and 1 external stairwell. The Willow and Sports Hall building has 2 stairwells serving the upper floor. There is a single stairwell serving the upper floor in the Acorn and Oak Cottage buildings.

The single-width exit door leading from the theatre to the staircase and the final exit door thereafter was 800mm wide limiting the exit capacity to 140 persons (assuming double-width doors leading to the main reception lobby are compromised). The school ensure no more than 140 occupants at any one time.

[SOURCE: DCLG Fire Safety Risk Assessment: Educational Premises <https://www.gov.uk/government/publications/fire-safety-risk-assessment-educational-premises>] However, there were issues found.

1.2 Reasonable distances of travel:

✔ YES

Travel distances and the direction of travel were checked during this inspection and found not to be excessive or incorrect in accordance with the guidance.

See Appendix A 12

1.3 Is there adequate provision of exits?

✔ YES

There are 50 exits from the property these are in line with the maximum number of occupants currently allowed on the property.

See Appendix A 12

1.4 Do staircase and exit capacities appear to be adequate for the number of occupants?

✔ YES

Staircase and exit capacities are adequate for the number of occupants

See Appendix A 12

1.5 Are any external escape stairs in a good state of repair and inspected in line with BS8210 - 2020? ✘ NO

External escape stairs appeared to be in a good state of repair, however, there was no evidence to show that these have been inspected in the last 5 years.

! Significant Findings 3-6 MONTHS 1

1.6 Are the premises provided with reasonable arrangements for means of escape for disabled people? N/A

There are currently no disabled occupants, and any visitors would not visit any upper floors.

See Appendix A 12

1.7 Do all fire exits open easily, immediately and in the direction of escape where necessary? ✘ NO

Repair/replace final exit doors from the dance studio so they open easily in an emergency.

! Significant Findings 0-3 MONTHS 1

See Appendix A 12

1.8 Is there an avoidance of sliding or revolving doors as fire exits where necessary? ✔ YES

All fire exits are free swing opening doors.

See Appendix A 12

1.9 Is there satisfactory means for securing exit where there is a single direction of travel? ✔ YES

There is a single direction of travel from the premises. This is from the 2 externally accessed plant rooms, externally accessed groundsman store room and Oak and Acorn buildings.

See Appendix A 12

1.10 Is there satisfactory means for securing exits where there are alternative means of escape? ✔ YES

There are alternate directions of travel from the premises this is via the exits.

See Appendix A 12

1.11 Is there suitable fire precautions for all inner rooms?	N/A
N/A	

See Appendix A 12

1.12 Are escape routes unobstructed?	✘ NO
<p>The escape routes from the first floor of the main building to the headteachers' flat and the escape route rear of the Sports Hall are not free of unnecessary materials and obstructions.</p>	
<p> ! Significant Findings 0-3 MONTHS 1 </p>	

See Appendix A 12

1.13 Is the fire-resisting construction which protects escape routes in good condition?	✘ NO
<p>Fire-resisting construction is provided via brick or plasterboard walls and appears to provide 30 minutes of fire protection. This was in an overall good state of repair, however, issues were found.</p>	
<p> ! Significant Findings 3-6 MONTHS 1 </p>	

See Appendix A 13

1.14 Are dead-end corridors afforded appropriate protection?	✔ YES
<p>Dead-end corridors are protected via smoke detection installed within the rooms leading onto the escape.</p>	

See Appendix A 13

<h2>2. Measures to Limit Fire Spread and Development</h2>	
2.1 Are fire doors installed and, if so, what type of fire doors are installed?	✘ NO
<p>Fire doors on this site have no manufacturer's identification, but present as solid 44mm doors with 3 hinges, adequate door stops, intumescent strips and cold smoke seals and can be considered notional 30-minute fire doors. Not all doors present as notional fire doors and are not acceptable for the risk.</p>	
<p> ! Significant Findings 6-12 MONTHS 1 </p>	

2.2 Do fire doors close correctly into their rebates and latches?

✗ NO

Not all doors closed correctly into their latch.

! Significant Findings 0-3 MONTHS 1

2.3 Are fire doors in a reasonable state of repair?

✗ NO

In the main, fire doors are in a reasonable state of repair. Some fire doors are in a poor state of repair and require attention.

! Significant Findings 0-3 MONTHS 8

2.4 Do fire doors have edge gaps of 4mm or less?

✓ YES

Of the fire doors that were inspected, the doors have edge gaps of 4mm or less.

2.5 Where fire doors are wedged open, are automatic closers installed?

✗ NO

Some fire doors have been wedged open.

! Significant Findings 0-3 MONTHS 1

2.6 Is compartmentation of a reasonable standard?

✓ YES

Compartmentation is provided via brick or plasterboard and appears to provide 30 minutes of fire protection. A sample of voids and compartmentation walls was inspected and, where services penetrate these walls, they are adequately fire-stopped in line with the regulations of the time. Where new penetrations have been made, these have been fire-stopped by using up-to-date and modern methods.

See Appendix A 13

2.7 Is there reasonable limitation of linings that might promote fire spread?

✓ YES

The wall linings appear to be non-combustible. Where there are combustible materials, such as notice boards and displays, these constitute less than 25% of the surface area and are not on escape routes where there is a single direction of travel.

2.8 As far as can reasonably be ascertained, fire dampers are provided as necessary to protect critical means of escape against the passage of fire, smoke and combustion products in the early stages of a fire?	N/A
N/A	

See Appendix A 4

2.9 Are fire protected service risers, ducts and cupboards in a good state of repair and will they restrict the spread of fire and smoke?	✘ NO
All service risers, ducts and cupboards were inspected and the fire resistance was damaged or missing and requires fire stopping.	
<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"> ! Significant Findings </div> <div style="display: flex; gap: 10px;"> <div style="background-color: #ffc107; padding: 2px 5px; border-radius: 5px;">3-6 MONTHS</div> 10 <div style="background-color: #ffc107; padding: 2px 5px; border-radius: 5px;">0-3 MONTHS</div> 2 </div> </div>	

See Appendix A 4

<h3>3. Emergency Escape Lighting</h3>	
3.1 Is a reasonable standard of emergency escape lighting provided?	✔ YES
Emergency lighting is provided adequately via non-maintained and maintained bulkhead integral fittings LEDs and twin spots located; above the fire exits, on all escape routes, at intersections in corridors, near emergency exit signs, and near to the fire alarm panel.	

See Appendix A 5

<h3>4. Fire Safety Signs and Notices</h3>	
4.1 Is there a reasonable standard of no smoking signs?	✔ YES
'No Smoking' signs are installed at all entrances and in communal areas.	

4.2 Is there a reasonable standard of directional fire safety signs?	✘ NO
Emergency Exit' signs are clear and unambiguous. There are directional arrows in the correct locations or where the exit is not obvious. All signs are the same type and uniformly mounted. There are insufficient directional signs installed.	
<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"> ! Significant Findings </div> <div style="display: flex; gap: 10px;"> <div style="background-color: #ffc107; padding: 2px 5px; border-radius: 5px;">0-3 MONTHS</div> 1 </div> </div>	

4.3 Is there a reasonable standard of fire safety notices?

✓ YES

Fire action notices are legible, unobstructed, and installed at all exits and level changes.

5. Means of Giving Warning in Case of Fire

5.1 Automatic detection/alarm system details

✓ YES

The fire alarm system is broadly compliant with BS5839 Pt 1 L3 with additions in some buildings. The premises are fitted with an automatic fire alarm and detection system giving local alarm provision, this is installed to the wall in the entrance areas of each building and the office of the main building other than the groundsman shed, pavilion, and swimming pool buildings where there are no fire alarm systems. A zone plan is installed next to each panel and panels are linked. Automatic detection is installed throughout each building escape routes and rooms off. Manual call points are installed at all exits and changes of level. The systems are linked to a remote monitoring system. The flats have smoke detection in bedrooms, communal areas, kitchens, living rooms, and a call point by the flat door all linked to the school alarm.

See Appendix A 6

5.2 Is automatic fire protection provided and is the extent of automatic fire detection generally appropriate for the occupancy and fire risk?

✗ NO

Automatic detection is not installed within the following risk or remote rooms.

! **Significant Findings** 3-6 MONTHS 1

5.3 Are there connections to secondary shut down or automated systems?

N/A

N/A

5.4 Are there connections to fire shutters or curtains?

N/A

N/A

5.5 Is the evacuation policy suitable for the premises?

✓ YES

The property has a simultaneous evacuation policy which is suitable for this type of property.

6. Manual Fire Extinguishing Appliances and Facilities for Fire and Rescue Services

6.1 Are there reasonable provisions of portable fire extinguishers?

✓ YES

Portable firefighting equipment is provided throughout the property with Class A, B & electrical which are adequately spaced (minimum class A of 13A per 200M2 & 30-metre travel distance) and adequately provided for the risk.

6.2 Are all fire extinguishing appliances readily accessible?

✓ YES

Portable firefighting equipment is adequately mounted and easily accessible.

6.3 Are hose reels provided?

N/A

Hose reels are not installed or required.

6.4 Are all dry/wet risers installed?

N/A

Dry or wet risers are not installed or required on these premises.

6.5 Are fire hydrants installed within the boundary of the site?

N/A

Fire hydrants are not installed or required on these premises.

6.6 Are there relevant automatic fire extinguishing systems?

N/A

Automatic fire extinguishing systems are not installed.

Management of Fire Safety

1. Procedures and Arrangements

1.1 Fire safety at the premises is managed by:

Lindie Lowe manages the property and Steve Smith provided the information during the assessment.

See Appendix A 7

1.2 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:

Lindie Lowe manages the property.

1.3 Have all relevant actions from the previous fire risk assessment been completed?

✘ NO

There are actions outstanding. The actions have been added to the significant findings section of this report.

🚨 Significant Findings 3-6 MONTHS 1

1.4 Are routine in-house inspections of fire precautions undertaken (e.g. in the course of health and safety inspections)?

✔ YES

Inspections of general fire precautions are included within the site's regularly documented health & safety inspections.

1.5 Are there suitable records of the fire safety arrangements?

✔ YES

The organisation's policy sets out in writing; the person who holds responsibility for fire safety at the board level, who the responsible person for the premises is, fire wardens nominated for particular tasks in the event of a fire, the proactive arrangements for maintaining and testing life safety systems, and the proactive arrangements to monitor and check that individuals responsible for fire safety are meeting the requirements.

1.6 Are appropriate fire procedures in place?

✘ NO

There is no emergency plan relating to the actions to take in the event of a fire.

🚨 Significant Findings 3-6 MONTHS 1

See Appendix A 14

1.7 Are the procedures in the event of a fire appropriate and properly documented? ✘ NO

The emergency plan is not appropriate to the premises.

! Significant Findings 3-6 MONTHS 1

1.8 If the premises are in multiple occupation, are there adequate arrangements for cooperation between holders to ensure coordination of the fire safety arrangements? N/A

N/A

1.9 Are there suitable arrangements for summoning the fire and rescue service? ✔ YES

The emergency plan includes details of how the fire and rescue service, and any other necessary services, will be called and who will be responsible for doing this.

1.10 Are there suitable arrangements to meet the fire and rescue service on arrival? ✔ YES

The emergency plan includes procedures for meeting the fire and rescue service on their arrival.

1.11 Are there suitable arrangements for ensuring the premises have been evacuated? ✘ NO

The emergency plan does not include specific details on how the building will be evacuated.

! Significant Findings 3-6 MONTHS 1

1.12 Is there a suitable fire assembly point? ✔ YES

The designated assembly point is located in the middle tennis courts and chestnut playgrounds for years 1 & 2 which are deemed as an area of total safety.

There is a procedure in place to ensure all occupants are accounted for. (Walkie Talkies)

1.13 Are there adequate procedures for the evacuation of any disabled people who are likely to be present? ✘ NO

The emergency plan does not include how the business will deal with either a member of disabled staff or members of the public who may require assistance in evacuating the premises.

! **Significant Findings** 0-3 MONTHS 2

1.14 Is someone nominated and trained to use fire extinguisher appliances? ✔ YES

Fire wardens/marshals are provided with additional training in the use of firefighting equipment, including an understanding of the purpose of all portable and fixed firefighting equipment. This training is carried out as required by individual staff members and is repeated every year.

1.15 Is someone nominated and trained to assist with evacuation? (including EVAC chair training if required) ✔ YES

Fire wardens are provided with additional training in the role of the fire warden which includes; helping those in the premises to leave, checking the premises to ensure everyone has left, liaising with the fire and rescue service on arrival, shutting down vital or dangerous equipment and performing a supervisory role. This training is carried out as required by individual staff members and is repeated every year.

1.16 If there has been liaison with the local fire and rescue services, have details from enforcement notices been resolved? N/A

There have been no visits by the fire and rescue services.

2. Training and Drills

2.1 Are all staff given adequate refresher training at suitable intervals? ✔ YES

All members of staff have a periodic review which includes a review of the emergency plan and a tour of the building which includes the locations of escape routes and exits, use of the fire alarm system and the location of portable firefighting equipment.

2.2 Does all staff training provide information, instruction or training on the following: fire risk in the premises, fire safety measures on the premises, action in the event of a fire, action on hearing the fire alarm signals, method of operation of manual call points, location and use of extinguishers, means of summoning fire and rescue services, the identity of persons nominated to assist with evacuation, and identity of persons nominated to use fire extinguishing appliances? N/A

The content of staff training courses was not available to view during this assessment.

See Appendix A 15

2.3 Are fire drills carried out at appropriate intervals?

✔ YES

Fire drills are carried out every term and the last documented fire drill was carried out on 16/01/2024.

It is recommended that a fire drill is practised with a full dining hall to ensure the evacuation is smooth and quick from this risk building.

2.4 When the employees of another employer work in the premises is their employer given appropriate information on fire risks and general fire precautions, and have they ensured that the employees are provided with adequate instruction and information?

N/A

There are no employees of another employer working on this site.

3. Testing and Maintenance

3.1 Is there adequate maintenance of the workplace?

✔ YES

The workplace is maintained and in a good state of repair.

3.2 Is there periodic servicing of the smoke detection system/fire detection and the alarm system?

✔ YES

The smoke detection system/fire detection and alarm system are serviced in line with the recommendations set out in BS5839. The last recorded service was on 23/10/2023.

3.3 Is annual discharge testing of emergency escape lighting undertaken?

✔ YES

The emergency lighting is discharge tested annually for 180 minutes in line with the recommendations set out in BS5266. The last recorded service was on 23/10/2023.

3.4 Are fire extinguishing appliances tested annually?

✔ YES

The portable fire extinguishers are serviced annually in line with the recommendations set out in BS5306. The last recorded service was in February 2023.

3.5 Are six-monthly inspections and annual testing of rising mains undertaken?

N/A

Dry/wet risers are not installed within these premises.

3.6 Is the periodic maintenance of the disabled refuge system undertaken?

✘ NO

There are no records provided to show that the disabled refuge system in the Bailey Building is maintained in line with the recommendations set out in BS5839-9.

! Significant Findings

3-6 MONTHS

1

3.7 Is the periodic maintenance of smoke vents and smoke ventilation systems undertaken?

N/A

Smoke vents or smoke ventilation systems are not installed within these premises.

3.8 Are periodic checks of final exit doors, security fastenings, and inspection of external escape staircases and gangways recorded?

✔ YES

The escape routes, exits, fastenings and gangways are inspected at least daily by staff.

3.9 Are suitable systems in place for reporting and subsequent restoration of safety measures that have fallen below standard?

✔ YES

The manager of the site has the authority to effect any repairs required to life safety systems.

3.10 Are relevant automatic fire extinguishing systems adequately maintained?

N/A

N/A

4. Records

4.1 Are appropriate client records kept of weekly testing for fire detection/alarm systems?

✔ YES

There are records of regular testing of the smoke detection system.

4.2 Are appropriate client records kept of monthly emergency escape lighting tests?

✔ YES

There are records of regular testing of emergency escape lighting systems.

4.3 Are appropriate client periodic tests and records kept of other life safety systems?

N/A

There are no fire sprinkler systems installed.

4.4 Are appropriate client records kept of fire training?

✓ YES

There are records of fire safety training for staff and fire wardens.

4.5 Are appropriate client records kept of fire drills?

✓ YES

There are records of periodic fire drills.

Significant Findings Action Plan

Portable Heater and Heating Installations

! Portable Heater and Heating Installations

3-6 MONTHS

Where wall-mounted electrical heaters are in use, are they subject to their own maintenance regime?



Proposed Action

Wall-mounted electrical heaters are not covered by either PAT or a fixed wiring system and should be subject to additional maintenance in line with the manufacturer's requirements.

Finding resolved

Cooking

! Cooking

0-3 MONTHS

Are suitable extinguishing appliances available?

Proposed Action

Fire extinguishers should be available for staff to carry out first aid firefighting this should include a CO2 extinguisher in the staff room.

Finding resolved

Housekeeping and Storage of Combustible Materials

! Housekeeping and Storage of Combustible Materials

0-3 MONTHS

Do combustible materials appear to be separated from ignition sources?



Proposed Action

There should be better management of the separation of combustible materials from potential ignition sources in all cleaner's cupboards in the Bailey building.

Finding resolved

Housekeeping and Storage of Combustible Materials

! Housekeeping and Storage of Combustible Materials

0-3 MONTHS

Do combustible materials appear to be separated from ignition sources?



Proposed Action

Remove combustible materials from the lift motor room in Willow.

Finding resolved

Housekeeping and Storage of Combustible Materials

! Housekeeping and Storage of Combustible Materials

0-3 MONTHS

Do combustible materials appear to be separated from ignition sources?



Proposed Action

There should be better management of the separation of combustible materials from potential ignition sources in the Naismith Pavilion electrical cupboard.

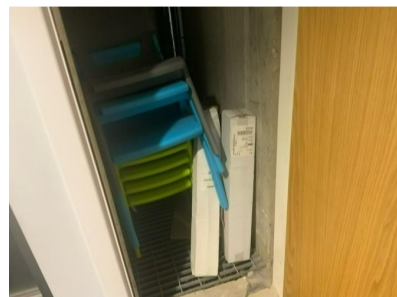
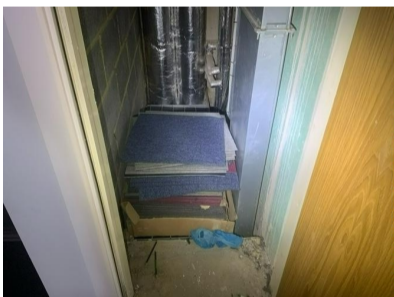
Finding resolved

Housekeeping and Storage of Combustible Materials

! Housekeeping and Storage of Combustible Materials

0-3 MONTHS

Has the unnecessary accumulation of combustible materials or waste been avoided?



Proposed Action

There are areas where combustible materials are stored in an inappropriate place, the ground floor and lower ground risers of Bailey Building were not conceived as a storage area and provide a hazard due to fire load.

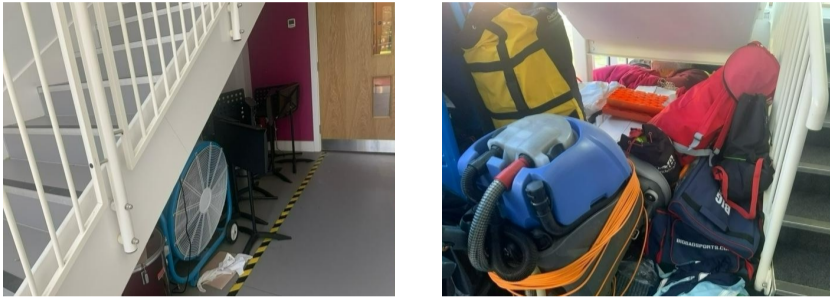
Finding resolved

Housekeeping and Storage of Combustible Materials

! Housekeeping and Storage of Combustible Materials

0-3 MONTHS

Has the unnecessary accumulation of combustible materials or waste been avoided?



Proposed Action

The fire loading (readily combustible materials) should be removed from under the rear stairwell in the Bailey Building and rear Sports Hall stairwell and areas kept clear at all times.

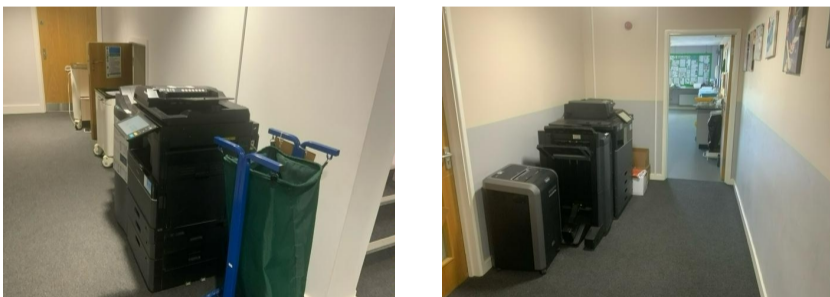
Finding resolved

Means of Escape from Fire

! Means of Escape from Fire

0-3 MONTHS

Is the design of the means of escape considered adequate?



Proposed Action

The photocopiers and iPad charging units which are a potential ignition source should be relocated off the escape route corridor in the Bailey Building and Willow science area.

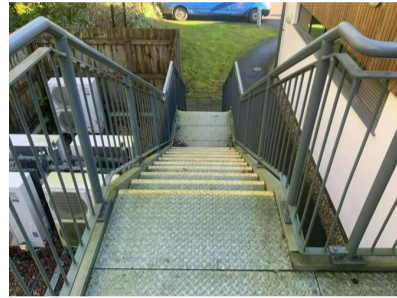
Finding resolved

Means of Escape from Fire

! Means of Escape from Fire

3-6 MONTHS

Are any external escape stairs in a good state of repair and inspected in line with BS8210 - 2020?



Proposed Action

External escape stairs should be inspected every 5 years in line with BS 8210 - 2010 British Standard Guide to Building Maintenance Management.

Finding resolved

Means of Escape from Fire

! Means of Escape from Fire

0-3 MONTHS

Do all fire exits open easily, immediately and in the direction of escape where necessary?



Proposed Action

Repair/replace final exit doors from the dance studio so they open easily in an emergency.

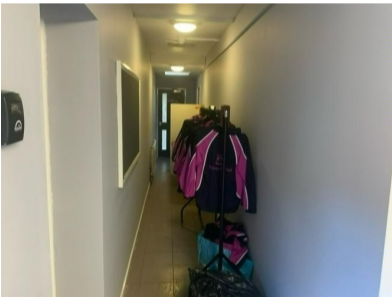
Finding resolved

Means of Escape from Fire

! Means of Escape from Fire

0-3 MONTHS

Are escape routes unobstructed?



Proposed Action

The escape routes from the first floor of the main building to the headteacher's flat, the escape route rear of the Sports Hall, Acorns corridor dance studio to the flat entrance and the top floor Acorns by flat door are not free of unnecessary materials and obstructions. The escape routes should be kept clear at all times to maintain the exits.

Finding resolved

Measures to Limit Fire Spread and Development

! Measures to Limit Fire Spread and Development

6-12 MONTHS

Are fire doors installed and, if so, what type of fire doors are installed?



Proposed Action

The following doors should be replaced with FD30 (s) fire door Staff room door. Laundry room door.

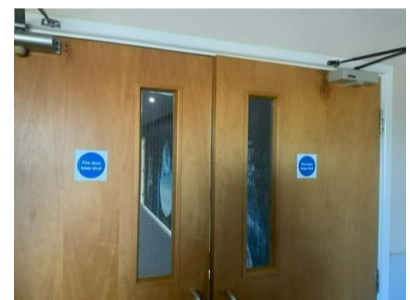
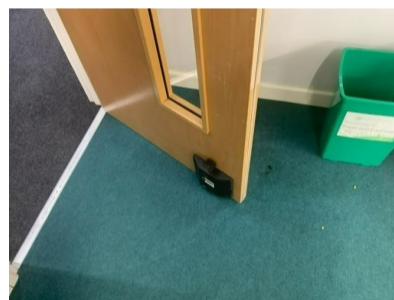
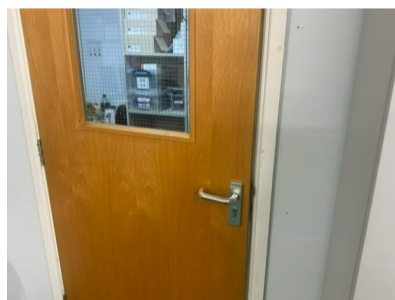
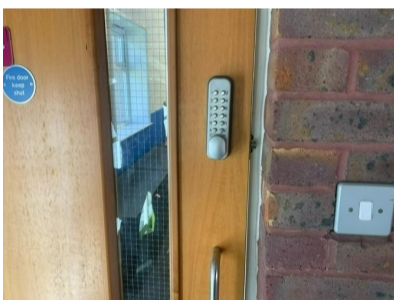
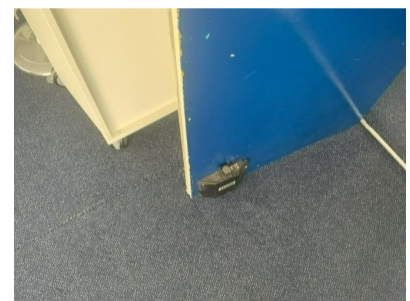
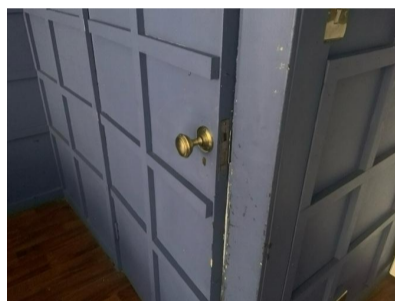
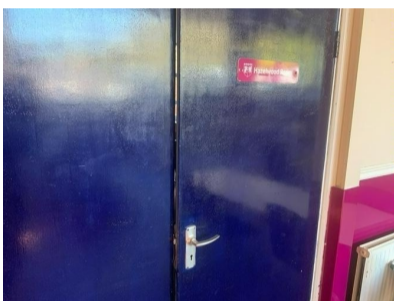
Finding resolved

Measures to Limit Fire Spread and Development

! Measures to Limit Fire Spread and Development

0-3 MONTHS

Do fire doors close correctly into their rebates and latches?



Proposed Action

The following doors should be eased and adjusted to ensure they close correctly into their latch: Parcel room door main building, Corridor door maintenance area, Lamda room 1, Lamda room 2, Hazelwood room in dining hall x 2, Catering office dining hall, Graphics studio dining hall, Rear Cardio suite door Sports hall, Outer Door to the server room, Door to ICT manager office, Corridor door in willow to stairs to side fire exit.

Finding resolved

Measures to Limit Fire Spread and Development

! Measures to Limit Fire Spread and Development

0-3 MONTHS

Are fire doors in a reasonable state of repair?



Proposed Action

Fit a lock to the electrical cupboard door in the music store in the Bailey Building.

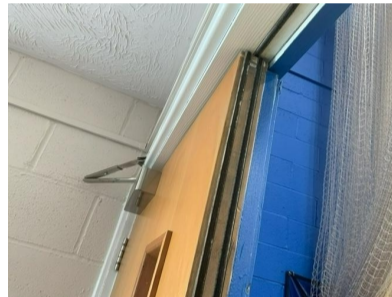
Finding resolved

Measures to Limit Fire Spread and Development

! Measures to Limit Fire Spread and Development

0-3 MONTHS

Are fire doors in a reasonable state of repair?



Proposed Action

Replace damaged or missing intumescent strips and seal the following doors: R/s door main school, Music room main school, The old school hall main building, 3m Bailey building, Theatre props room in the theatre, Entrance corridor in Sports hall, Rear Sports hall door, The box top edge of the door.

Finding resolved

Measures to Limit Fire Spread and Development

! Measures to Limit Fire Spread and Development

0-3 MONTHS

Are fire doors in a reasonable state of repair?



Proposed Action

Install a self-closing device in the lightbox room in the theatre. Repair the damaged self-closer corridor door to the changing rooms in the Sports hall.

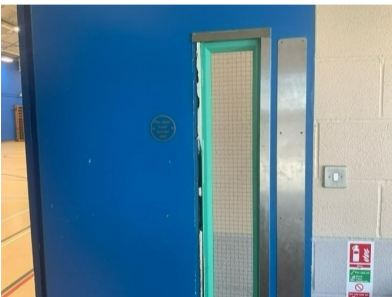
Finding resolved

Measures to Limit Fire Spread and Development

! Measures to Limit Fire Spread and Development

0-3 MONTHS

Are fire doors in a reasonable state of repair?



Proposed Action

The following fire door should be repaired due to damage to the glazing: Rear Sports hall door beading around the vision panel.

Finding resolved

Measures to Limit Fire Spread and Development

! Measures to Limit Fire Spread and Development

0-3 MONTHS

Are fire doors in a reasonable state of repair?



Proposed Action

Repair the damaged fire door to the lightbox room in the theatre.

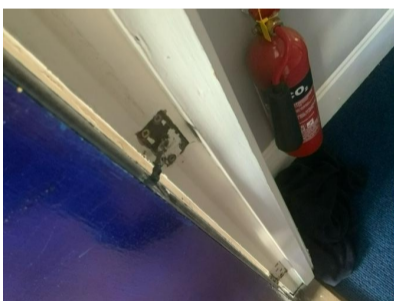
Finding resolved

Measures to Limit Fire Spread and Development

! Measures to Limit Fire Spread and Development

0-3 MONTHS

Are fire doors in a reasonable state of repair?



Proposed Action

Replace the worn Perko closer to the MFL 1 door.

Finding resolved

Measures to Limit Fire Spread and Development

! Measures to Limit Fire Spread and Development

0-3 MONTHS

Are fire doors in a reasonable state of repair?



Proposed Action

Remove the lock from the music room door and main building so the door can be used from both ways if required.

Finding resolved

Measures to Limit Fire Spread and Development

! Measures to Limit Fire Spread and Development

0-3 MONTHS

Are fire doors in a reasonable state of repair?



Proposed Action

The following fire door should be repaired due to damage to the frame and lock: SMT1 door.

Finding resolved

Measures to Limit Fire Spread and Development

! Measures to Limit Fire Spread and Development

0-3 MONTHS

Where fire doors are wedged open, are automatic closers installed?



Proposed Action

The following fire doors should not be wedged open. They should either be kept closed into the latch at all times or an automatic door closer installed: Parcel room door, MFL2 door, Outer doors at the foot of the stairs to the chapel in the theatre, Corridor to the changing rooms in the Sports hall.

Finding resolved

Fire Safety Signs and Notices

! Fire Safety Signs and Notices

0-3 MONTHS

Is there a reasonable standard of directional fire safety signs?



Proposed Action

Additional directional signs should be installed above the exit door from the locker room in the main building.

Finding resolved

Means of Giving Warning in Case of Fire

! Means of Giving Warning in Case of Fire

3-6 MONTHS

Is automatic fire protection provided and is the extent of automatic fire detection generally appropriate for the occupancy and fire risk?

Proposed Action

Automatic detection is not installed within the HPA storeroom in the main school, catering storeroom and catering office in the dining hall and Sports hall office, science prep room in Mr TR room, & lift motor room in Willow. It should be provided to give early warning in case of fire in these remote areas.

Finding resolved

Procedures and Arrangements

! Procedures and Arrangements

3-6 MONTHS

Are appropriate fire procedures in place?

Proposed Action

The emergency plan should include; how people will be warned if there is a fire, what staff should do if they discover a fire, how the evacuation of the premises should be carried out, where people should assemble after they have left the premises and procedures for checking whether the premises have been evacuated. The key escape routes should be identified along with how people can gain access to them and escape from them to a place of total safety. The plan should also detail; arrangements for fighting the fire, the duties and identity of staff who have specific responsibilities if there is a fire, arrangements for the safe evacuation of people identified as being especially at risk, how the fire and rescue service and any other necessary services will be called and who will be responsible for doing this along with procedures for meeting the fire and rescue service on their arrival and notifying them.

Finding resolved

Procedures and Arrangements

! Procedures and Arrangements

3-6 MONTHS

Are the procedures in the event of a fire appropriate and properly documented?

Proposed Action

The emergency plan should be specific to the premises and include the actions of all staff in the event of a fire.

Finding resolved

Procedures and Arrangements

! Procedures and Arrangements

3-6 MONTHS

Are there suitable arrangements for ensuring the premises have been evacuated?

Proposed Action

The emergency plan should include arrangements for the safe evacuation of all people.

Finding resolved

Procedures and Arrangements

! Procedures and Arrangements

0-3 MONTHS

Are there adequate procedures for the evacuation of any disabled people who are likely to be present?

Proposed Action

The emergency plan should include a PEEPS (personal emergency evacuation plans) detailing how the business will deal with any disabled members of staff to ensure they have adequate assistance in evacuating the premises.

Finding resolved

Procedures and Arrangements

! Procedures and Arrangements

0-3 MONTHS

Are there adequate procedures for the evacuation of any disabled people who are likely to be present?

Proposed Action

The emergency plan should include a GEEP (general emergency evacuation plan) detailing how the business will deal with visiting disabled members of the public to ensure they have adequate assistance in evacuating the premises.

Finding resolved

Testing and Maintenance

! Testing and Maintenance

3-6 MONTHS

Is the periodic maintenance of the disabled refuge system undertaken?

Proposed Action

The disabled refuge system should be serviced in line with the recommendations set out in BS5839-9. This should be carried out by a competent provider with either third-party accreditation or can prove competence in this field.

Finding resolved

Procedures and Arrangements

! Procedures and Arrangements

3-6 MONTHS

Have all relevant actions from the previous fire risk assessment been completed?

Proposed Action

There are actions outstanding. The actions have been added to the significant findings section of this report.

Finding resolved

Measures to Limit Fire Spread and Development

! Measures to Limit Fire Spread and Development

0-3 MONTHS

Are fire protected service risers, ducts and cupboards in a good state of repair and will they restrict the spread of fire and smoke?



Proposed Action

Fire-stop the service penetration holes in the main boiler room of Bailey building.

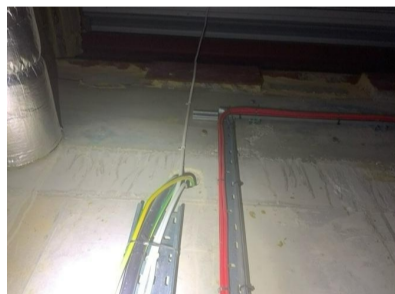
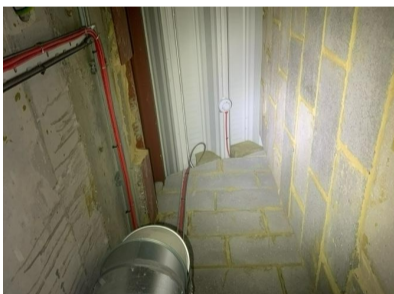
Finding resolved

Measures to Limit Fire Spread and Development

! Measures to Limit Fire Spread and Development

3-6 MONTHS

Are fire protected service risers, ducts and cupboards in a good state of repair and will they restrict the spread of fire and smoke?



Proposed Action

Fire-stop the holes/gaps on top of the riser in the Bailey building on the first floor by the lift.

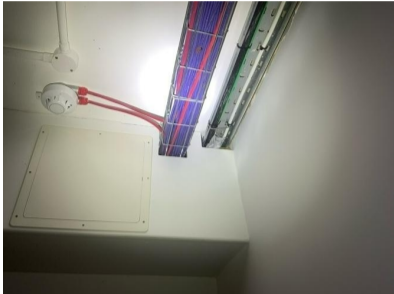
Finding resolved

Measures to Limit Fire Spread and Development

! Measures to Limit Fire Spread and Development

3-6 MONTHS

Are fire protected service risers, ducts and cupboards in a good state of repair and will they restrict the spread of fire and smoke?



Proposed Action

Fire-stop the service penetration holes in the server room of the Bailey Building.

Finding resolved

Measures to Limit Fire Spread and Development

! Measures to Limit Fire Spread and Development

3-6 MONTHS

Are fire protected service risers, ducts and cupboards in a good state of repair and will they restrict the spread of fire and smoke?



Proposed Action

Fire-stop the service penetration hole from the electrical cupboard in the music store room in the Bailey Building.

Finding resolved

Measures to Limit Fire Spread and Development

! Measures to Limit Fire Spread and Development

3-6 MONTHS

Are fire protected service risers, ducts and cupboards in a good state of repair and will they restrict the spread of fire and smoke?



Proposed Action

Fire-stop holes in the cleaning cupboard in the main school by the staff room.

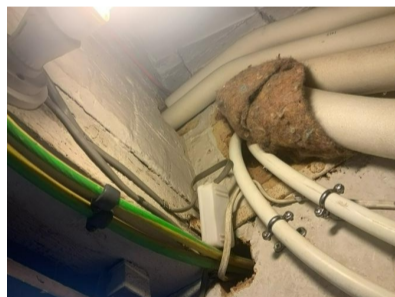
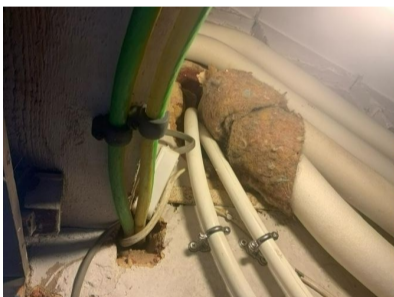
Finding resolved

Measures to Limit Fire Spread and Development

! Measures to Limit Fire Spread and Development

3-6 MONTHS

Are fire protected service risers, ducts and cupboards in a good state of repair and will they restrict the spread of fire and smoke?



Proposed Action

Fire-stop the service penetration holes above the door in the basement.

Finding resolved

Measures to Limit Fire Spread and Development

! Measures to Limit Fire Spread and Development

3-6 MONTHS

Are fire protected service risers, ducts and cupboards in a good state of repair and will they restrict the spread of fire and smoke?



Proposed Action

Fire-stop the service penetration holes in the stationery cupboard in the main school.

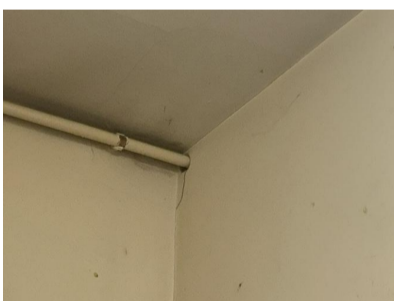
Finding resolved

Measures to Limit Fire Spread and Development

! Measures to Limit Fire Spread and Development

3-6 MONTHS

Are fire protected service risers, ducts and cupboards in a good state of repair and will they restrict the spread of fire and smoke?



Proposed Action

Fire-stop the service penetration in the maintenance cupboard in the main school.

Finding resolved

Measures to Limit Fire Spread and Development

! Measures to Limit Fire Spread and Development

3-6 MONTHS

Are fire protected service risers, ducts and cupboards in a good state of repair and will they restrict the spread of fire and smoke?



Proposed Action

Fire-stop the service penetration holes in the gas boiler room in the maintenance area in the main school.

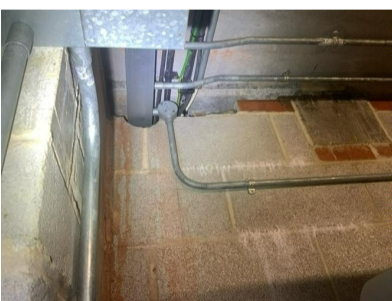
Finding resolved

Measures to Limit Fire Spread and Development

! Measures to Limit Fire Spread and Development

3-6 MONTHS

Are fire protected service risers, ducts and cupboards in a good state of repair and will they restrict the spread of fire and smoke?



Proposed Action

Fire-stop holes in the boiler room in the changing rooms in the Sports hall.

Finding resolved

Measures to Limit Fire Spread and Development

! Measures to Limit Fire Spread and Development

0-3 MONTHS

Are fire protected service risers, ducts and cupboards in a good state of repair and will they restrict the spread of fire and smoke?



Proposed Action

Fire-stop holes in the ceiling of the electrical cupboard in the Acorns building.

Finding resolved

Measures to Limit Fire Spread and Development

! Measures to Limit Fire Spread and Development

3-6 MONTHS

Are fire protected service risers, ducts and cupboards in a good state of repair and will they restrict the spread of fire and smoke?



Proposed Action

Fire-stop the service penetration holes in the Naismith Pavilion.

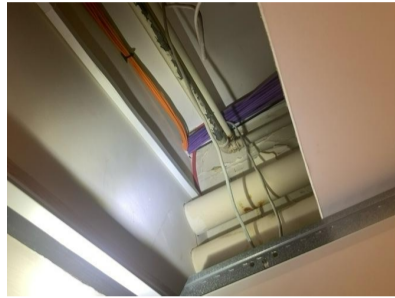
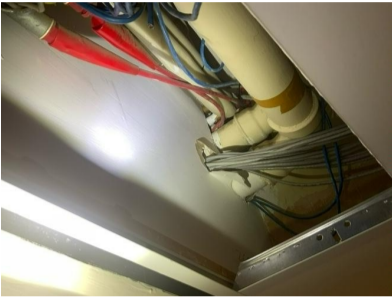
Finding resolved

Means of Escape from Fire

! Means of Escape from Fire

3-6 MONTHS

Is the fire-resisting construction which protects escape routes in good condition?



Proposed Action

Fire-stop the service penetrations above corridor door finance to staff room and finance to stairwell. Fire-stop the service penetrations above corridor doors from 1. finance to staff room, 2. finance to stairwell, 3. finance to maintenance. Repair the hole in the ceiling of the IT room in Willow.

Finding resolved

Appendix A (Limitations)

- 1 The Fire Risk Assessment should be reviewed by a competent person by the date indicated above or at an earlier date if there is a reason to suspect that it is no longer valid, or if there has been significant change in the matters to which it relates, or if a fire occurs.
- 2 Reasonable only in the context of this Fire Risk Assessment. If specific advice on security (including security against arson) is required, the advice of a security specialist should be obtained.
- 3 Based on a visual inspection of readily accessible areas with a degree of sampling where appropriate.
- 4 A full investigation of the design of the HVAC systems is outside the scope of this Fire Risk Assessment.
- 5 Based on visual inspection, but no test of illuminance levels or verification of full compliance with relevant British Standards carried out.
- 6 The fire alarm category stated is based on visual observation only, this is not full compliance with the relevant British Standard. Also, no audibility tests or verification of full compliance with relevant British Standards carried out.
- 7 This is not intended to represent a legal interpretation of responsibility, but merely reflects the managerial arrangement in place at the time of the Fire Risk Assessment.
- 8 Relevant to life safety and this risk assessment (as opposed to property protection).
- 9 Assessment of the fire risks of external walls and any cladding are excluded from the scope of this current fire risk assessment as this is outside our expertise. Accordingly, it is strongly recommended that you obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, of this building. This exclusion is consistent with advice provided by The Fire Industry Association and is discussed in their guidance note to fire risk assessors on this matter (<https://www.fia.uk.com/news/guidance-on-the-issue-of-cladding-and-external-wallconstruction-in-fire-riskassessments-for-multi-occupied-residential-premises.html>).
- 10 For the purpose of this risk assessment, the Fire Safety Order 2005 and Fire (Scotland) Act 2005 & Fire Safety (Scotland) Regulations 2006, dangerous substances are primarily; explosive, highly flammable or flammable substances and oxidising agents. Small quantities with negligible impact on the appropriate fire precautions need not be taken into account.
- 11 The management of other DSEAR areas is managed under the Health and Safety at Work Act 1974 and this assessment does not constitute compliance.

- 12 Based on current occupancy information provided. Detailed calculations (e.g., using floor space factors to predict maximum occupancy) not carried out.
- 13 This fire risk assessment will not necessarily identify all minor fire stopping issues that might exist within the building. If you become aware of other fire stopping issues or are concerned about the adequacy of fire stopping, you may wish to consider arranging for an invasive survey by a competent specialist.
- 14 Based on a brief review of procedures at the time of this fire risk assessment. In-depth review of documentation is outside the scope of this fire risk assessment unless otherwise stated.
- 15 Based on brief consideration of the scope of such training. An in-depth evaluation is outside the scope of this fire risk assessment.