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| Fire risk assessment details | | | | | | |
| Name of building: |  | | | | | |
| Date of fire risk assessment: |  | | | | | |
| Latest date of next fire risk assessment review: |  | | | | | |
| Date of previous fire risk assessment: |  | | | | | |
| Responsible Person: |  | | | | | |
| Nominated person/s to assist with fire safety: |  | | | | | |
| Name and role of Assessor: |  | | | | | |
| Assessed level of fire risk: | | Trivial | Tolerable | Moderate | Substantial | Intolerable |

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| Contents |
| [Fire risk assessment details 1](#_Toc129260792)  [Building details 3](#_Toc129260793)  [Executive Summary 3](#_Toc129260794)  [Fire risk assessment review log: 3](#_Toc129260795)  [1. History of fires previously affecting the building: 3](#_Toc129260796)  [2. Identified sources of ignition: 3](#_Toc129260797)  [3. Identified work processes: 3](#_Toc129260798)  [4. Identified sources of fuel: 3](#_Toc129260799)  [5. Hazardous substances present: 3](#_Toc129260800)  [6. Additional sources of oxygen present: 3](#_Toc129260801)  [7. Structural fire hazards: 3](#_Toc129260802)  [8. Details of those at risk from fire: 3](#_Toc129260803)  [9. Means of escape: 3](#_Toc129260804)  [10. Means of detecting and giving warning of fire: 3](#_Toc129260805)  [11. Means of separating areas of higher fire risk and restricting fire spread: 3](#_Toc129260806)  [12. Means of fighting fire: 3](#_Toc129260807)  [13. Emergency plan: 3](#_Toc129260808)  [14. Fire safety policy: 3](#_Toc129260809)  [15. Fire safety training: 3](#_Toc129260810)  [16. Maintenance programme and record keeping for preventative and protective measures: 3](#_Toc129260811)  [Appendix A – Fire door schedule](#_Appendix_A_–)  Appendix B – |

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| Building details | |
| Building address: |  |
| Building number: |  |
| Building occupier / Department: |  |
| Building owner: |  |
| Property management agent: |  |
| Building use: |  |
| Maximum number of occupants: |  |
| Hours the building is occupied: |  |
| Construction: |  |
| Dimensions: |  |
| Number of storeys: |  |
| Adjoining buildings: |  |
| Details of other premises if multi-occupied: |  |

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| Executive Summary |
| [Name of building] is managed by [department] and provides [select from list **A**]. It is constructed mainly from [select from list **B**] and was built in or around [year of construction].  The building is occupied by approximately [number of people] on a day-to-day basis. This number could increase to [number of people] [enter details of any particular event if relevant. Otherwise delete this line]. Occupants consist of [select from list **C**].  Accommodation is spread across [enter number of floors] storeys, which includes [enter number] basement level[s] [delete if not applicable], and has [enter number of staircases] sets of stairs serving the upper [and basement] levels.  The ‘Responsible Person’ for the building is [enter Head if Department here], with the day-to-day management of fire safety being overseen by [enter name and job title here], who is considered to be the ‘Competent Person’.  [Enter details here if the building shares occupancy with non-University entities such as the NHS Trust, or retailers etc. Also include details of any void areas within the building. Delete if not applicable]  Higher risk areas and processes include [select two or three from lists **D1** and **D2**].  General fire precautions provided in the building include [select a maximum of five, beginning from the top of list **E**]. These are subject to in-house testing, as well as regular servicing by competent engineers, with a record kept. [If this isn’t the case in all instances, include a note here to say ‘with the exception of… which will require remedial action’]  There is adequate means of escape from the [Name of building] which has a suitable provision of fire exits in terms of number and location to safely accommodate the number of occupants expected to be using the building at any given time. Where necessary, escape routes are protected by fire resisting construction and fire doors, with escape routes maintained at all material times. [If this isn’t the case in all instances, include a note here to say ‘with the exception of… which will require remedial action’]  Staff have been provided with general fire safety training both as part of their induction training, and subsequently as a refresher. A number of staff members have also been nominated as Fire Wardens and have received additional training in this role which includes the practical use of fire extinguishers [Reword this if this isn’t the case, including a note to say that ‘a requirement for training has been identified, and will need to be provided’] Full evacuation drills are carried out on a termly basis, with a record kept. [If this isn’t the case, include a note here to say ‘this will need to be increased to a termly basis’]  [Other] Significant findings identified by this fire risk assessment include [enter top three hazards in need of remedial action].  It is considered that the current level of risk to occupants by fire sits at a [enter risk level here] level, however this can be reduced to a Tolerable, if not Trivial level of risk by undertaking the remedial works detailed in the following Action Plan. [Delete this last part if your findings are Trivial]. |

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| No. | Hazard | Existing control measures | Action required | Risk / Time frame |
|  |  |  |  | **Intolerable** |
|  |
| Remedial action undertaken | | | | Signed / Date |
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| No. | Hazard | Existing control measures | Action required | Risk / Time frame |
|  |  |  |  | **Substantial** |
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| Remedial action undertaken | | | | Signed / Date |
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| No. | Hazard | Existing control measures | Action required | Risk / Time frame |
|  |  |  |  | **Moderate** |
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| Remedial action undertaken | | | | Signed / Date |
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| No. | Hazard | Existing control measures | Action required | Risk / Time frame |
|  |  |  |  | **Tolerable** |
|  |
| Remedial action undertaken | | | | Signed / Date |
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| No. | Hazard | Existing control measures | Action required | Risk / Time frame |
|  |  |  |  | **Trivial** |
|  |
| Remedial action undertaken | | | | Signed / Date |
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| Fire risk assessment review log: | Significant findings: | Reviewed by: |
| Date of **first** fire risk assessment review: |  |  |
| Do the findings of this review indicate a full re-assessment of fire risk be undertaken? |  | |

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| Fire risk assessment review log: | Significant findings: | Reviewed by: |
| Date of **second** fire risk assessment review: |  |  |
| **It is recommended that the next review be a full re-assessment of the fire risks on the premises.** | | |

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| History of fires previously affecting the building: | | | | |
| Details: | | | | |
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| Identified sources of ignition: | | | | Notes: |
| Are hot work processes carried out only when absolutely necessary and with safe systems of work in place? | Yes | No | n/a |  |
| Are suitable measures in place to protect against arson? | Yes | No | n/a |  |
| Does the building have a maintained lightening protection system? | Yes | No | n/a |  |
| Is there a clear smoking policy in place? | Yes | No | n/a |  |
| If permitted, is smoking restricted to designated areas provided with adequate method of disposal of smoking materials? | Yes | No | n/a |  |
| Any breach of smoking policy observed? | Yes | No | n/a |  |

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| 2. Identified sources of ignition (continued): | | | | Notes: |
| Are there kitchen / cooking facilities within the building? | Yes | No | n/a |  |
| Are cooking appliances maintained? | Yes | No | n/a | . |
| If present, do extraction systems have an automatic shut-off facility upon activation of the fire alarm? | Yes | No | n/a |  |
| If candles / naked flames are in use can these be replaced with a safer alternative? | Yes | No | n/a |  |
| If no, are they used in a safe manner with suitable accessories? | Yes | No | n/a |  |
| Are electric vehicles (cars, vans, bikes, scooters, mobility scooters) charged in or near the building? | Yes | No | n/a |  |
| Is there evidence of unsafe use of extension leads, and/or use of cube plug adaptors? | Yes | No | n/a |  |
| Is there evidence of portable heaters in use? | Yes | No | n/a |  |
| Have any other potential sources of ignition identified? | Yes | No | n/a |  |

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| Identified work processes: | | | | | | | | | | | |
| Commercial cooking |  | Welding / hot plumbing work |  | Use of Lithium-ion batteries | | | |  | Other (please add details) | |  |
| Details: | | | | | | | | | | | |
|  | | | | | | | | | | Notes: | |
| Where possible, do procedures and processes avoid the use of combustible materials or processes that use heat? | | | | | Yes | No | n/a | | |  | |
| Are personnel fully trained and competent to carry out the potentially hazardous work process required and aware of the associated fire risk? | | | | | Yes | No | n/a | | |  | |
| Are all personnel aware of their own fire safety responsibilities towards maintaining a safe working environment for themselves and their colleagues? | | | | | Yes | No | n/a | | |  | |
| Is there a hot work permit system in place? | | | | | Yes | No | n/a | | |  | |
| Are there any further relevant control measures in place with regards work carried out by outside contractors? | | | | | Yes | No | n/a | | |  | |
| Are there any other known specific fire hazards arising from work processes, stored materials etc. from neighbouring buildings or businesses operating from the same building as the premises? | | | | | Yes | No | n/a | | |  | |
| If work involves the use of use of lithium-ion batteries, or these are used in large quantities, are additional control measures in place? | | | | | Yes | No | n/a | | |  | |

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| Identified sources of fuel: | | | | Notes: |
| Are wall / ceiling linings flame retardant or of a non-combustible material? | Yes | No | n/a |  |
| If deemed necessary, are controls in place regarding the amount of combustible material stored on the premises? | Yes | No | n/a |  |
| If yes, is the system for control of quantities operating effectively? | Yes | No | n/a |  |
| Is the furniture upholstery flame retardant / non-combustible and in good condition? | Yes | No | n/a |  |
| Is the standard of housekeeping adequate? | Yes | No | n/a |  |
| Are the premises free of rubbish and combustible waste? | Yes | No | n/a |  |
| Are combustible materials, flammable liquids and gases separated from potential sources of ignition? | Yes | No | n/a |  |
| Are combustible materials stored in an appropriate manner? | Yes | No | n/a |  |
| Is there any fire load in close proximity to the building exterior? | Yes | No | n/a |  |
| Are insulated sandwich (composite) panels used in the construction of the building? | Yes | No | n/a |  |

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| 4. Identified sources of fuel (continued): | | | | Notes: |
| Is the fabric of the building itself combustible? | Yes | No | n/a |  |
| Are large (commercial) quantities of alcohol and/or crisps stored on the premises? | Yes | No | n/a |  |
| Are large quantities of combustible video / audio tape stored on the premises? | Yes | No | n/a |  |
| Are combustible display materials present throughout the premises? | Yes | No | n/a |  |
| Are packaging materials stored on the premises in large quantities? | Yes | No | n/a |  |
| Are foam gym mats / play equipment stored on the premises? | Yes | No | n/a |  |
| Are combustible toners and ink cartridges stored on the premises? | Yes | No | n/a |  |
| Is gas equipment fitted with emergency cut-off devices? | Yes | No | n/a |  |
| Are kitchen extraction systems and ductwork subject to routine cleaning? | Yes | No | n/a |  |
| Have any other potential sources of fuel identified? | Yes | No | n/a |  |

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| Hazardous substances present: | | | | | | | | | | | |
| Cooking oil (commercial quantities) |  | Paints / thinners / aerosols |  | LPG | | | |  | Other (provide details) | |  |
| Details: | | | | | | | | | | | |
|  | | | | | | | | | | Notes: | |
| Are there any hazardous substances stored or used on the premises? | | | | | Yes | No | n/a | | |  | |
| Are the necessary data sheets held for each substance, with supplier’s guidelines for safe storage and fire safety adhered to? | | | | | Yes | No | n/a | | |  | |
| Does the use of flammable materials / substances pose any significant fire risk? | | | | | Yes | No | n/a | | |  | |
| Can highly flammable substances and materials be substituted with less flammable ones? | | | | | Yes | No | n/a | | |  | |
| If deemed necessary, are controls in place regarding the amount of flammable liquid and gas stored on the premises? | | | | | Yes | No | n/a | | |  | |
| If yes, is the system for control of quantities operating effectively? | | | | | Yes | No | n/a | | |  | |
| Are the arrangements for the safe storage of all flammable solids, liquids and gases satisfactory? | | | | | Yes | No | n/a | | |  | |
| Are the storage and supply arrangements for LPG satisfactory? | | | | | Yes | No | n/a | | |  | |

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| Additional sources of oxygen present: | | | | | | | |
| High rise conditions |  | Pressurised air lines |  | Air handling units |  | Medical oxygen (cylinders) |  |
| Details: | | | | | | | |

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| Structural fire hazards: | | | | Notes: |
| Are there suspected (or confirmed) hidden voids throughout the premises through which fire can spread? | Yes | No | n/a |  |
| Are there inner rooms within the premises? | Yes | No | n/a |  |
| Is the building of an historic nature subject to advice and consent by building control / English Heritage etc.? | Yes | No | n/a |  |
| If the premises is within an historic building, are combustible under-floor insulation, and underground ducts and voids likely to be present | Yes | No | n/a |  |
| Is the fabric of the building itself combustible? | Yes | No | n/a |  |
| Is there lath-and-plaster construction internally? | Yes | No | n/a |  |
| Are the fire doors in good condition and close fully into their frame? | Yes | No | n/a |  |
| Is the location of the premises worthy of consideration? | Yes | No | n/a |  |
| Are there any void (unoccupied) areas within the building? | Yes | No | n/a |  |
| Have any other potential fire hazards associated with the building identified? | Yes | No | n/a |  |

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| Details of those at risk from fire: | | | | | | | |
| Employees / occupants familiar with premises |  | Intoxicated occupants |  | Mobility-impaired |  | Young persons (under 18) |  |
| Visitors  (unfamiliar with premises) |  | Sleeping occupants |  | Language barrier |  | Children (Under 16) |  |
| Elderly / infirm occupants |  | Lone working |  | Hearing-impaired |  | Contractors |  |
| PTSD / mental health considerations |  | Buggies and pushchairs |  | Sight-impaired |  | Temporary staff |  |
| Students (undergraduate) |  | Students (post-graduate) |  | Heavily pregnant occupants |  | Other |  |
| Details: | | | | | | | |

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| Means of escape: | | | | Notes: |
| Are all final exit doors unobstructed, clearly identifiable, fitted with suitable fastenings and readily available for use? | Yes | No | n/a |  |
| Do all emergency routes and exits lead, directly as possible, outside the building to a place of ultimate safety? | Yes | No | n/a |  |
| Are the escape routes and final exits adequate given the size of the premises, its use, and the equipment and occupancy within the premises at any one time? | Yes | No | n/a |  |
| Are the travel distances of escape routes considered acceptable? | Yes | No | n/a |  |
| Are emergency escape routes adequately protected from the effects of fire? | Yes | No | n/a |  |
| Are necessary measures in place to provide safe escape from inner rooms? | Yes | No | n/a |  |
| Is there adequate means of escape for occupants with limited mobility? | Yes | No | n/a |  |
| Are levels of visibility in the escape routes adequate given the hours in which the premises are occupied? | Yes | No | n/a |  |

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| 9. Means of escape (continued): | | | | Notes: |
| Are escape routes both inside the premises and externally free from slip and trip hazards? | Yes | No | n/a |  |
| Is the direction of escape immediately apparent and clearly identifiable, with sufficient provision of emergency exit signage where required? | Yes | No | n/a |  |
| Is there satisfactory means of securing exits where means of escape are shared? | Yes | No | n/a |  |
| Have any other issues with the means of escape been identified? | Yes | No | n/a |  |

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| Means of detecting and giving warning of fire: | | | | | Notes: |
| Is there an adequate method of warning people in the event of fire? | | Yes | No | n/a |  |
| Details of system: |  | | | | |
| Can it be seen or heard by everyone on the premises? | | Yes | No | n/a |  |
| Does everyone on the premises know what it means? | | Yes | No | n/a |  |
| If operating a manual break glass call point system, is an adequate number of call points located appropriately throughout the premises? | | Yes | No | n/a |  |
| Are fire alarm call points clearly visible and unobstructed with the appropriate signage? | | Yes | No | n/a |  |
| If the alarm is raised by sounding a gong or horn for example, can it be raised without placing anyone at risk? | | Yes | No | n/a |  |
| If a fire were to start in an un-occupied room would it be detected prior to escape routes becoming untenable? | | Yes | No | n/a |  |
| Method of detection: |  | | | | |
| Upon activation, is the alarm signal transmitted to a reception and monitoring centre? | | Yes | No | n/a |  |

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| Means of separating areas of higher fire risk and restricting fire spread: | | | | Notes: |
| If hidden voids have been identified, have measures been taken to limit or counteract the potential spread (or effects) of fire? | Yes | No | n/a |  |
| Has the need for fire stopping around services been identified and measures taken to limit or counteract the potential spread (or effects) of fire? | Yes | No | n/a |  |
| Is adequate compartmentation in place between areas of the premises – in particular, between storeys and protecting escape routes? | Yes | No | n/a |  |
| Are fire doors installed in order to provide the necessary fire resistance where required? | Yes | No | n/a |  |
| Are fire doors fitted with the correct door furniture, signage, functioning self-closing device, and either intumescent strips and cold smoke seals, or 1-inch stops where required? | Yes | No | n/a |  |
| If a fire door does not close fully into its frame, is air current responsible for the lack of seal? | Yes | No | n/a |  |
| Is there evidence of fire doors being forcibly held open? | Yes | No | n/a |  |

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| 11. Means of separating areas of higher fire risk and restricting fire spread (continued): | | | | Notes: |
| Is there the potential for fire spread through the premises via an external route? | Yes | No | n/a |  |
| Is an automatic fixed fire-fighting system in place? | Yes | No | n/a |  |
| Is there a smoke ventilation system in place? | Yes | No | n/a |  |
| Are areas in which processes involving hazardous substance are undertaken adequately segregated from other parts of the premises? | Yes | No | n/a |  |
| Are areas in which hot work processes undertaken adequately segregated from other parts of the premises? | Yes | No | n/a |  |
| Are boiler rooms and other areas containing the main electrical and gas inlets provided with sufficient segregation from other parts of the premises? | Yes | No | n/a |  |
| Is separation between areas of sleeping accommodation and the rest of the premises sufficient? | Yes | No | n/a |  |
| Are smoke and fire dampers provided as necessary to protect the means of escape in the early stages of fire? | Yes | No | n/a |  |
| Have any other issues with the means of separating areas of higher fire risk and restricting fire spread been identified? | Yes | No | n/a |  |

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| Means of fighting fire: | | | | Notes: |
| Is there an adequate provision of portable firefighting equipment with regards to quantity, location and extinguishing media? | Yes | No | n/a |  |
| Are personnel expected to use fire extinguishers in an emergency? | Yes | No | n/a |  |
| Are portable extinguishers clearly visible with the necessary signage? | Yes | No | n/a |  |
| Are portable extinguishers suitably located and ready for immediate use? | Yes | No | n/a |  |
| Are portable extinguishers regularly serviced by a competent person? | Yes | No | n/a |  |
| Are hose reels provided? | Yes | No | n/a |  |
| Are fixed fire-fighting installations such as a sprinkler system regularly serviced by a competent person? | Yes | No | n/a |  |
| Are rising mains installed? | Yes | No | n/a |  |
| Have any other issues with the means of fighting fire been identified? | Yes | No | n/a |  |

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| Emergency plan: | | | | Notes: |
| Is there a pre-determined emergency plan in place? | Yes | No | n/a |  |
| Are all occupants aware of the procedure / is it clearly communicated to visitors? | Yes | No | n/a |  |
| Have plans been prepared and rehearsed to assist visitors and those with limited mobility to evacuate the premises? | Yes | No | n/a |  |
| Is there an adequate number of trained fire marshals to assist with evacuation | Yes | No | n/a |  |
| Are personnel aware of any responsibilities they may have in the event of an emergency, i.e. calling 999, taking a roll call, assisting those with limited mobility, liaising with the fire service? | Yes | No | n/a |  |
| Are ‘Fire Action’ notices displayed adjacent to each emergency call point and / or exit? | Yes | No | n/a |  |
| Do all ‘Fire Action’ notices provide coherent, non-conflicting advice and in additional languages if required? | Yes | No | n/a |  |
| Are assembly points a safe distance from the premises, signed where necessary and clearly communicated on the ‘Fire Action’ notices? | Yes | No | n/a |  |
| Is there a suitable method of ensuring all occupants have been evacuated, such as a visitors’ book from which to perform a roll call, or a system of sweeping the building? | Yes | No | n/a |  |
| Are there any other ways the emergency plan could be improved? | Yes | No | n/a |  |

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| Fire safety policy: | | | | Notes: |
| Is there a fire policy for the premises? | Yes | No | n/a |  |
| Is this successfully communicated to all occupants where necessary? | Yes | No | n/a |  |
| Is it regularly reviewed, updated and reissued? | Yes | No | n/a |  |
| Is it included in new employee induction packs? | Yes | No | n/a |  |
| Does the policy outline the basics of fire prevention and highlight the responsibilities of the employees (where applicable) with regards to fire safety? | Yes | No | n/a |  |
| Does the document cover the steps to be taken upon discovering a fire? | Yes | No | n/a |  |
| Are means of escape and location of exits discussed, as well as highlighting the importance of keeping emergency routes and exits unobstructed at all times? | Yes | No | n/a |  |
| Does the policy contain information and requirements with regards to staff training? | Yes | No | n/a |  |
| Is the policy issued to employees with the facility to provide proof of receipt, understanding and compliance? | Yes | No | n/a |  |
| Does (a version of) the policy contain information for outside contractors or visitors working on the premises? | Yes | No | n/a |  |
| Are there suitable arrangements in place for the management of unwanted fire signals? | Yes | No | n/a |  |
| Are there any other ways the fire safety policy could be improved? | Yes | No | n/a |  |

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| Fire safety training: | | | | | | | | | | | |
| Induction training |  | Basic fire safety |  | Use of extinguishers | | | |  | Training for the competent / key person | |  |
| Fire Warden training |  | Evacuation drills |  | Specific training | | | |  | Other | |  |
| Details: | | | | | | | | | | | |
|  | | | | | | | | | | Notes: | |
| Are new employees given an induction containing vital fire safety information? | | | | | Yes | No | n/a | | |  | |
| Do all employees receive basic fire safety training periodically? | | | | | Yes | No | n/a | | |  | |
| Are those members of staff with specific duties with regards to fire safety given the adequate training, i.e. fire marshals? | | | | | Yes | No | n/a | | |  | |
| Are those persons nominated as competent to assist in with fire safety adequately trained to do so? | | | | | Yes | No | n/a | | |  | |
| Are those personnel involved in hot work processes and/or work with hazardous substances adequately trained to do so safely? | | | | | Yes | No | n/a | | |  | |
| Are evacuation drills carried out termly? | | | | | Yes | No | n/a | | |  | |
| When did the last drill take place and was the outcome satisfactory? | | | | |  | | | | | | |

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| Maintenance programme and record keeping for preventative and protective measures: | | | | | | | | | | | |
| Daily checks |  | Alarm / AFD |  | Emergency lighting | | | |  | Portable extinguishers | |  |
| Sprinkler system |  | PAT testing |  | Heating system | | | |  | Fixed electrical installation | |  |
| Wet / dry risers |  | Smoke ventilation system |  | Fire doors | | | |  | Other | |  |
| Details: | | | | | | | | | | | |
|  | | | | | | | | | | Notes: | |
| General daily checks | | | | | Yes | No | n/a | | |  | |
| Fire alarm tests | | | | | Yes | No | n/a | | |  | |
| Emergency lighting tests | | | | | Yes | No | n/a | | |  | |
| Annual servicing of extinguishers | | | | | Yes | No | n/a | | |  | |
| Six-monthly servicing of automatic fire detection and alarm system | | | | | Yes | No | n/a | | |  | |
| Six-monthly check of fire doors | | | | | Yes | No | n/a | | |  | |

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| 16. Maintenance programme and record keeping for preventative and protective measures (continued): | | | | Notes: |
| Periodic servicing of emergency lighting | Yes | No | n/a |  |
| Maintenance of other fire safety equipment (suppression systems, rising mains etc.) | Yes | No | n/a |  |
| PAT testing | Yes | No | n/a |  |
| Weekly and monthly testing, 6-monthly inspection and annual testing of fire-fighting / evacuation lifts | Yes | No | n/a |  |
| Annual inspection and testing of lightening protection system | Yes | No | n/a |  |
| Periodical deep-clean of kitchen extraction and ducting | Yes | No | n/a |  |
| Inspection and testing of fixed electrical installation | Yes | No | n/a |  |
| Annual testing and servicing of gas and emergency devices | Yes | No | n/a |  |
| Evacuation drills | Yes | No | n/a |  |
| Staff training | Yes | No | n/a |  |

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|  | | | | |
| No. | Location | Issue | Action required | Complete? |
| A1 |  |  |  |  |
| A2 |  |  |  |  |
| A3 |  |  |  |  |