



HAMPSHIRE
**FIRE AND
RESCUE
SERVICE**

For the attention of [REDACTED]

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Date: 26 November 2012

Enquiries To: [REDACTED]

My Reference: F6/[REDACTED]/RF/10311317

Extension:

Your Reference:

Dear Sir

**Regulatory Reform (Fire Safety) Order 2005
Homeryde House, 50 High Street, Lee on the Solent, Hampshire**

Following the inspection of the above premises on 20 November 2012 the following matters are brought to your attention without prejudice to any further enforcement action which may be made against the responsible person/s for the premises.

For reference purposes each relevant Article of the Fire Safety Order 2005 (the Order) is given in each heading. It should also be noted that such deficiencies are likely to have contravened Article 8 of the Order which places a duty on each responsible person to provide general fire precautions ensuring the safety of employees and all other relevant persons who may be effected by fire.

Each remedy offers the necessary steps to be considered for each deficiency. These steps are not designed to provide definitive solutions but to offer guidance. Compliance with the Order is the responsibility of the responsible person/s.

It may be necessary to make a follow up inspection to ensure satisfactory improvements have been made. If the work has not been completed or is not considered satisfactory an Enforcement Notice may be issued providing a time period in which all work is to be completed.

In the absence of any such notice being issued, all work should be completed as soon as possible, and suitable control measures should be taken to provide an adequate level of safety. Failure to make improvements and/or provide reasonable control measures within a reasonable period of time may result in legal action.

Continued



My officer conducting this inspection will advise you on the enforcement options which may be considered.

If you are not the person responsible for fire safety, or you are not authorised to fully deal with the matter(s) itemised below, you should promptly pass this document to the person with responsibility, while not failing to deal with any part of the matter which comes within your own responsibility.

If further advice is required or if you wish to discuss specific issues in connection with these matters please contact the officer named above.

Alternatively the guides covering the standards required in the various classes of premises are available for download or purchase from the communities and local government website at <http://www.communities.gov.uk/fire/firesafety/firesafetylaw/>

General duties

Deficiency from Article 8(1)

There has been a failure to reduce the potential risk of fire spread in some parts of the building.

Remedy:

In order to safeguard the safety of relevant persons, provide fire resisting protection to all common/shared escape routes (walls, partitions, doors, ceilings etc.) throughout the building.

In this report all references to fire resisting means to a thirty minute standard in accordance with the relevant parts of British Standard 476 unless otherwise stated, or required as a result of the findings of your reviewed and updated fire safety risk assessment.

All references to fire doors, unless otherwise stated, means a thirty minute integrity when tested in accordance with British Standard 476: Parts 20 and 22. The doors should be able to resist the passage of smoke at ambient temperatures when tested in accordance with British Standard 476: Parts 20 and 22 and be fitted with intumescent strips and cold smoke seals. The doors should be positively self-closing. Further guidance can be obtained from British Standard 8214: 1990.

The glazed elements within the above should be to a fire resisting standard and installed in accordance with current British Standards and the relevant manufacturer's recommendations.

The residents lounge is open to the common/shared corridor serving the nearby ground floor flats and circulation space. In order to prevent or restrict fire and smoke spread the open archway should be infilled with a fire resisting screen and door or doors as necessary.

"Airflow" ventilation devices are installed between some flats and common corridors/circulation spaces. These require a specific assessment, they should not assist or create the flow of smoke/heat between the flats/corridor and vice versa.

Continued

Deficiency from Article 8(1)

The fire resisting door to the house managers office was not self closing and left open.

Remedy:

In order to safeguard the safety of relevant persons, ensure that all fire resisting doors are positively self closing, alternatively cupboard, store, machine room etc doors, kept locked shut when not in use.

Door Signs

Deficiency from Article 8(1)

The relevant safety signs have not been fully provided.

Remedy:

In order to safeguard the safety of relevant persons, carry out the following:

Provide a 'FIRE DOOR - KEEP SHUT' notice at about eye level on both sides of fire resisting self closing doors.

Flat entrance doors and fire doors within flats need not display these signs.

Provide a 'FIRE DOOR - KEEP LOCKED' notice on the doors to cupboards, stores, machine rooms etc.

Risk Assessment

Deficiency from Article 9 (1)

The Fire Safety Risk Assessment was not suitable and sufficient.

Remedy:

A suitable and sufficient fire safety risk assessment should be undertaken and should be made available on the premises. The assessment should cover all significant risks, which may affect any person who may be affected by fire, and should include the means of access and egress from the premises. The assessment should be reviewed at regular intervals, and when a significant change is made.

Deficiency from Article 9 (3)

The Fire Safety Risk Assessment has not been reviewed on a regular basis.

Continued

Remedy:

The risk assessment is to be reviewed regularly so as to keep it up to date and particularly if-

- a) there is a reason to suspect that it is no longer valid; or
- b) there has been a significant change in the matters to which it relates including when the premises, work processes, or organisation of the work undergoes significant changes, extensions, or conversions.

Where changes to the assessment are required as a result of such a review, the responsible person must make them.

Fire Safety Arrangements

Deficiency from Article 11 (1)

Effective arrangements have not been made for planning, organisation, control, monitoring and review of preventive and protective measures with regard to the nature of the activities and size of the undertaking.

Remedy:

The responsible person must give effect to making fire safety arrangements as are appropriate, having regard to the nature of his activities and the size of his undertaking, for effective planning, organisation, control, monitoring and review of the preventive and protective measures.

Fire Alarm

Deficiency from Article 13 (1)(a)

The existing fire alarm system may be inappropriate for the type and use of the building.

Remedy:

The fire alarm arrangements are to be improved to provide adequate warning in case of fire, taking regard of the dimensions, use of the premises, the number of persons and their mobility and special needs.

An assessment of the adequacy of the system is required and the type of fire alarm system confirmed by your appointed fire alarm engineers.

Deficiency from Article 13 (1)(a)

The fire warning system is inappropriate for a number of reasons for the type and use of the premises.

Continued

Remedy:

The fire detection arrangements are to be improved to provide adequate warning in case of fire, taking regard of the dimensions, use of the premises, the number of persons and their mobility and special needs.

Common parts of the building being covered by a fire alarm detection system in accordance with BS5839 Part 1 2002. Some potential hazard areas are not covered by automatic fire detection (smoke and / or heat as necessary). Some automatic detection equipment appears to be incorrectly sited e.g. ground floor refuse room. The type/location of automatic detection within the guest flat should be improved.

In order to provide adequate automatic fire detection arrangements for the individual flats whilst preventing potential false alarms, the existing automatic smoke detectors within individual flats should be replaced with heat detectors and then separate hard wired battery back up smoke detector alarms, in accordance with BS 5839 Part 6 2004 should also be installed within residents flats and also the guest flat.

Fire fighting equipment

Deficiency from Article 13(1)(a), (2)

The existing arrangements for the provision of fire-fighting equipment are inadequate.

Remedy:

The fire fighting equipment arrangements are to be improved to provide an adequate provision in case of fire, taking regard of the dimensions, use of the premises, the equipment contained on the premises, the physical and chemical properties of the substances likely to be present.

Deficiency from Article 13(3)(a)

It is considered that measures for fire fighting are inadequate.

Remedy:

A review of the necessary measures required for effective fire-fighting is to be conducted and where improvements are identified they are to be implemented.

Deficiency from Article 13(3)(b)

Inadequate number of competent persons have been nominated to implement fire fighting measures.

Remedy:

Sufficient numbers of competent persons are to be nominated to implement fire fighting measures.

Continued

Deficiency from Article 13 (3)(b)

Inadequate training provided to nominated competent persons to successfully implement fire-fighting measures.

Remedy:

Suitable and sufficient training is to be provided to the nominated persons to enable them to become competent in the performance of their duties and successfully implement fire-fighting measures.

Emergency Routes and Exits

Deficiency from Article 14 (2)(b)

Some persons, especially those in and around the ground floor residents lounge, were unable to evacuate the premises as quickly and as safely as possible.

Remedy:

Taking regard of the features, use and hazards or other circumstances of the premises, improvements are required to enable persons to evacuate the premises as quickly and as safely as possible.

Deficiency from Article 14 (2)(h)

The escape routes which require illumination in an emergency were either not provided with emergency lighting or where provided, was possibly inadequate, a detailed assessment is required.

Remedy:

Emergency routes and exits requiring illumination must be provided with emergency lighting of adequate intensity so they can be used safely. The operation of such emergency lighting should be subject to the failure of the local sub circuit supplying the normal lighting in the same area as the emergency lighting units.

The installation should be designed and installed in accordance with British Standards 5266: Part 1 2005 and Part 7: 1999. Equipment should be ICEL approved.

Procedures for Serious and Imminent Danger and for Danger Areas

Deficiency from Article 15 (1)(a)

Appropriate procedures and safety drills, which are to be followed in the event of serious and imminent danger to persons, are not established.

Continued

Remedy:

Suitable and sufficient procedures and safety drills are to be implemented and followed in the event of serious and imminent danger to persons.

Deficiency from Article 15 (1)(b)

Insufficient competent persons have been nominated to carry out evacuation procedures.

Remedy:

Suitable and sufficient number of competent persons to be nominated to implement the procedures for the evacuation of persons from the premises in the event of serious and imminent danger.

Maintenance

Deficiency from Article 17(1)

The emergency lighting is inadequately maintained.

Remedy:

The emergency lighting is to be suitably and sufficiently maintained in an efficient state, in efficient working order and good repair.

The emergency lighting should be tested in accordance with the current British Standard which should include a monthly function test and an annual full-duration discharge test and examination by a competent person. The results of all tests and maintenance should be capable of being inspected to determine whether the arrangements are appropriate. This can be achieved by keeping a log book in which tests and maintenance are recorded.

Training

Deficiency from Article 21(2)

Inadequate safety training is provided to employees.

Remedy:

The responsible person must ensure that the safety training provided -

- a) includes suitable and sufficient instruction and training on the appropriate precautions and actions to be taken by the employee in order to safeguard himself and other relevant persons on the premises,
- b) be repeated regularly,
- c) be adapted to take account of any new or changed risks to the safety of employees concerned,
- d) be provided in a manner appropriate to the risk identified by the risk assessment and
- e) take place during working hours.

Continued

Best Practice Advice

The following recommendations are considered to be best practice and do not form part of any current legal requirement of this Authority.

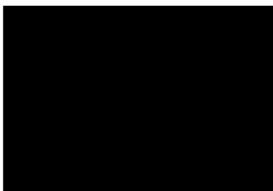
Hampshire Fire & Rescue Service (HFRS) would strongly recommend that consideration be given to include the installation of Automatic Water Suppression Systems (AWSS) as part of a total fire protection package to:-

Protect Life;
Protect Property, Heritage, the Environment and our Climate;
Help promote and sustain business continuity; and
Permit design freedoms and encourage innovative, inclusive and sustainable architecture.

The use of AWSS can add significant benefit to the structural protection of buildings from damage by fire.

HFRS are fully committed to promoting Fire Protection Systems for both business and domestic premises. Support is offered to assist all in achieving a reduction of loss of life and the impact of fire on the wider community.

Yours faithfully



for Chief Officer