

## FIRE RISK ASSESSMENT MOD SOLE OCCUPATION

Site / Establishment:	Buckley Barracks
Building No. and Title or Address:	90 Buckley Barracks Hullavington Wilts
Building Occupant's TLB:	B Site QM Hangar
Person(s) in Control:	[REDACTED]
Assessor:	[REDACTED]
Date of Fire Risk Assessment:	4 <sup>th</sup> May 2011
Date for Next Fire Risk Assessment: <sup>1</sup>	3 <sup>rd</sup> May 2014

This form constitutes a record of the significant findings of a suitable and sufficient fire risk assessment of premises in sole occupation by the MOD, as required by Article 9 of the Regulatory Reform (Fire Safety) Order 2005.

The fire risk assessment includes, where appropriate, an Action Plan, which sets out the measures required for compliance with the Order.

<sup>1</sup> This fire risk assessment should be reviewed by the date specified above or at such earlier time as there is reason to suspect that it is no longer valid, or if significant change occurs to the premises, or if a fire occurs.

## IMPORTANT

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

This fire risk assessment has been carried out on behalf of the Secretary of State for Defence, who, as an employer, is the Responsible Person<sup>2</sup>, as defined in Article 3 of the Regulatory Reform (Fire Safety) Order 2005. It is intended to assist in compliance with Article 9 of the Fire Safety Order, which requires that a risk assessment be carried out.

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

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

This fire risk assessment is not the record of the fire safety arrangements to which the Fire Safety Order refers, although much of the information contained in this fire risk assessment will coincide with the information in that record. It must be ensured that there is a record of the fire safety arrangements, adequate to comply with Article 11(2) of the Fire Safety Order, and that it is kept up to date. This should take the form of a site fire manual. Consideration will have been given, in carrying out this fire risk assessment, to the adequacy of the site fire manual.

The Fire Safety Order also requires that the Responsible Person appoints one or more competent persons to assist in undertaking the general fire precautions required by the Order.

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

More generally, this fire risk assessment forms only a foundation for management of fire safety in the premises and compliance with the Fire Safety Order. It is essential that routine inspections are carried out periodically to ensure continued compliance with the Fire Safety Order, and to verify that fire precautions have not been compromised.

<sup>2</sup> The duties imposed on the RP are also imposed on any other person who has control of the premises (PHC). The PHC may comprise numerous organizations and individuals, upon whom legislation obligations fall in respect of those fire precautions under their control. These include Head of Establishments, managing agents / contractors and individuals who are contracted (including under a contract of employment) to take responsibility for maintenance or repair of premises or their fire precautions, or to take responsibility for the safety of premises. Obligations are also imposed on employees and on maintenance contractors.

**1 THE PREMISES**

- 1.1 Number of floors: **One**
- 1.2 Approximate floor area: **5000 m<sup>2</sup> gross.**
- 1.3 Brief details of construction: **Steel Framed Building With Concrete Roof Covered in Grass**
- 1.4 Major use(s): **Store**

**2 THE OCCUPANTS**

- 2.1 Approximate maximum number: **10**
- 2.2 Approximate maximum number of employees at any one time: **10**
- 2.3 Maximum number of members of the public at any one time: **Nil**

**3 OCCUPANTS ESPECIALLY AT RISK FROM FIRE**

- 3.1 Sleeping occupants: **Nil**
- 3.2 Disabled occupants: **Nil**
- 3.3 Occupants in remote areas and lone workers: **Nil**
- 3.4 Young persons: **Nil**
- 3.5 Others: **Nil**

**4 FIRE LOSS EXPERIENCE**

<u>Date</u>	<u>Brief Details</u>	<u>Cause</u>	<u>Action Taken (if any)</u>
<b>Nil</b>	<b>Nil</b>	<b>Nil</b>	<b>Nil</b>

**5 OTHER RELEVANT INFORMATION**

**None**

**6 RELEVANT FIRE SAFETY LEGISLATION**

- 6.1 The following fire safety legislation applies to these premises:  
**Regulatory Reform (Fire Safety) Order 2005.**
- 6.2 The above legislation is enforced by:  
**Defence Fire Risk Management Organisation (DFRMO)**
- 6.3 Other legislation that makes significant requirements for fire precautions in these premises (other than the Building Regulations 2000):  
**Dangerous Substances & Explosive Atmospheres Regulations 2002 (see Section 15).**
- 6.4 The other legislation referred to above is enforced by: **HSE**
- 6.5 Comments:

**You are reminded that material alterations involving means of escape, fire warning systems or structural fire precautions, and material change of use of the premises, require approval from the relevant building control body and the DFRMO Group Office.**

## **FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL**

### **7 ELECTRICAL SOURCES OF IGNITION**

7.1 Reasonable measures taken to prevent fires of electrical origin? **Yes**

7.2 More specifically:

Fixed installation periodically inspected and tested? **Yes**

Portable appliance testing carried out? **Yes**

Suitable policy regarding the use of personal electrical appliances? **Yes**

Suitable limitation of trailing leads and adapters? **Yes**

7.3 Comments and hazards observed:

**None.**

### **8 SMOKING**

8.1 Reasonable measures taken to prevent fires as a result of smoking? **Yes**

8.2 More specifically:

Smoking prohibited in the building? **Yes**

Smoking prohibited in appropriate areas? **Yes**

Suitable arrangements for those who wish to smoke? **Yes**

Smoking policy appeared to be observed at time of inspection? **Yes**

8.3 Comments and hazards observed:

**None.**

### **9 ARSON**

9.1 Does basic security against arson by outsiders appear reasonable? **Yes**  
(If specific advice on security (including security against arson) is required, the advice of a security specialist should be obtained).

9.2 Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders? **Yes**

9.3 Comments and hazards observed:

**None.**

### **10 PORTABLE HEATERS AND HEATING INSTALLATIONS**

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

10.2 If portable heaters are used:

Is the use of the more hazardous type (e.g. radiant bar fires or LPG appliances) avoided? **Yes**

Are suitable measures taken to minimize the hazard of ignition of combustible materials? **Yes**

10.3 Are fixed heating installations subject to regular maintenance? **Yes**

10.4 Comments and hazards observed:

**None.**

11 **COOKING**

11.1 Reasonable measures taken to prevent fires as a result of cooking? **N/A**

11.2 More specifically

Filters cleaned or changed and ductwork cleaned regularly? **N/A**

Suitable extinguishing appliances available? **N/A**

11.3 Comments and hazards observed:

**None.**

12 **LIGHTNING**

12.1 Does the building have a lightning protection system? **No**

12.2 Comments and deficiencies observed:

**None.**

13 **HOUSEKEEPING**

13.1 Is the standard of housekeeping adequate? **No**

13.2 More specifically:

Combustible materials appear to be separated from ignition sources? **Yes**

Avoidance of unnecessary accumulation of combustible materials or waste? **Yes**

Appropriate storage of hazardous materials? **Yes**

Avoidance of inappropriate storage of combustible materials? **Yes**

13.3 Comments and hazards observed:

**All call points in building need to clear of all items..**

14 **HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS**

14.1 Are fire safety conditions imposed on outside contractors? **Yes**

14.2 Is there satisfactory control over works carried out in the building by outside contractors (including 'hot work' permits)? **Yes**

(Suitable guidance is contained in *Standard Fire Precautions for Contractors Engaged on Crown Works*. The guidance contained in this publication must be incorporated in contracts with outside contractors.)

14.3 If there are in-house maintenance personnel, are suitable precautions taken during works carried out by them, including use of 'hot work' permits, where appropriate? **Yes**

14.4 Comments and hazards observed:

**None.**

## 15 DANGEROUS SUBSTANCES

15.1 If dangerous substances are, or could be, used, has a risk assessment been carried out, as required by the Dangerous Substances and Explosive Atmospheres Regulations 2002? **Yes**

15.2 Comments and hazards observed:

**None.**

## 16 OTHER SIGNIFICANT FIRE HAZARDS THAT WARRANT CONSIDERATION

16.1 Hazards:

**Building contains asbestos.**

16.2 Comments:

**Further information can be obtained from the Hullavington Asbestos register.**

## FIRE PROTECTION MEASURES

### 17 MEANS OF ESCAPE

17.1 It is considered that the premises are provided with reasonable means of escape in case of fire. **No**

17.2 More specifically

Adequate design of escape routes? **Yes**

Fire exits open in direction of escape where necessary? **Yes**

Avoidance of sliding or revolving doors as fire exits where necessary? **Yes**

Are arrangements for securing exits satisfactory? **Yes**

Reasonable distances of travel:

- where there is escape in a single direction? **Yes**

- where there are alternative means of escape? **Yes**

Suitable protection of escape routes? **Yes**

Adequate provision of exits? **Yes**

Exits easily and immediately openable where necessary? **No**

Suitable fire precautions for inner rooms? **N/A**

Escape routes unobstructed? **Yes**

17.3 It is considered that the premises are provided with reasonable arrangements for means of escape for disabled people? **Yes**

17.4 Comments and deficiencies observed:

**All Fire Doors on the site of Hullavington are currently under review with DFRMO Group offices Tidworth further information can be obtained from [REDACTED]**

**When building is occupied the hangar doors need to remain open.**

## 18 MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT

18.1 It is considered that there is:

Compartmentation of a reasonable standard. **Yes**  
(Based on visual inspection of readily accessible areas, with a degree of sampling where appropriate.)

Reasonable limitation of linings that may promote fire spread? **Yes**

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

(Based on visual inspection of readily accessible areas, with a degree of sampling where appropriate.)  
(A full investigation of the design of HVAC systems is outside the scope of this fire risk assessment.)

18.3 Comments and deficiencies observed:

**None.**

## 19 EMERGENCY ESCAPE LIGHTING

19.1 Reasonable standard of emergency escape lighting system provided? **Yes**  
(Based on visual inspection, but no test of illuminance levels or verification of full compliance with relevant British Standards carried out.)

19.2 Comments and deficiencies observed:

**None.**

## 20 FIRE SAFETY SIGNS AND NOTICES

20.1 Reasonable standard of fire safety signs and notices? **Yes**

20.2 Comments and deficiencies observed:

**None.**

## **FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL**

### 21 MEANS OF GIVING WARNING IN CASE OF FIRE

21.1 Reasonable manually operated electrical fire alarm system provided? **Yes**  
(Based on visual inspection, but no audibility tests or verification of full compliance with relevant British Standard carried out.)

21.2 Automatic fire detection provided? **No**

21.3 Extent of automatic fire detection generally appropriate? **Yes / No**  
(For the occupancy & fire risk)

21.4 Remote transmission of alarm signals? **No**

21.5 Comments and deficiencies observed:

**All Fire Alarm Systems on the site of Hullavington are currently under review with DFRMO Group offices Tisbury further information can be obtained from [REDACTED]**

**22 MANUAL FIRE EXTINGUISHING APPLIANCES**

22.1 Reasonable provision of portable fire extinguishers? **Yes**

22.2 Hose reels provided? **No**

22.3 Are all fire extinguishing appliances readily accessible? **Yes**

22.4 Comments and deficiencies observed:

**None.**

**23 RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS**

(Relevant to life safety and this fire risk assessment (as opposed to property protection)).

23.1 Type of fixed system:

**None.**

23.2 Comments and deficiencies observed:

**None.**

**24 OTHER RELEVANT FIXED SYSTEMS AND EQUIPMENT**

(Relevant to life safety and this fire risk assessment (as opposed to property protection.))

24.1 Type of fixed system:

**None.**

24.2 Comments and deficiencies observed:

**None.**

24.3 Suitable provision of firefighters switch(es) for high voltage luminous tube signs, etc? **Yes**

24.4 Comments and deficiencies observed:

**None.**

**MANAGEMENT OF FIRE SAFETY**

**25 PROCEDURES AND ARRANGEMENTS**

25.1 Fire safety at the premises is managed by: **SSO**

(This is not intended to represent a legal interpretation of responsibility, but merely reflects the managerial arrangement in place at the time of this risk assessment.)

25.2 Is there a suitable record of the fire safety arrangements? **No**



25.3 Comments and deficiencies observed:

**None.**

25.4 Appropriate fire procedures in place? **Yes**

25.5 More specifically:

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

Are there suitable arrangements for summoning the Fire and Rescue Service? **Yes**

Are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to fire-fighters? **Yes**

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

Is there a suitable fire assembly point(s)? **Yes**

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

25.6 Comments and deficiencies observed:

**None.**

25.7 Persons nominated to use fire extinguishing appliances? **Yes**

25.8 Comments and deficiencies observed:

**None.**

25.9 Persons nominated to assist with evacuation, including evacuation of disabled people? **Yes**

25.10 Comments and deficiencies observed:

**None.**

25.11 Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarization visits)? **Yes**

25.12 Comments and deficiencies observed:

**None.**

25.13 Routine in-house inspections of fire precautions (e.g. in the course of health and safety inspections)? **Yes**

25.14 Comments and deficiencies observed

**None.**

## **26 TRAINING AND DRILLS**

26.1 Are all staff & MOD contractors given adequate fire safety instruction and training? **Yes**

26.2 More specifically:

Are they trained on induction? **Yes**

Are they given periodic refresher training? **Yes**

Are they given additional training to cover any specific role and responsibilities? **Yes**

26.3 Comments and deficiencies observed:

**None.**

26.4 Does the above training and instruction provide information, instruction or training on the following:

Fire risks in the premises? **Yes**

The general fire precautions in the building? **Yes**

Action in the event of fire? **Yes**

Action on hearing the fire alarm signal? **Yes**

Method of operation of manual call points? **Yes**

Location and use of fire extinguishers? **Yes**

Meaning of fire safety signs? **Yes**

Means for summoning the fire and rescue service? **Yes**

Identity of persons nominated to assist with evacuation? **Yes**

Identity of persons nominated to use fire extinguishing appliances? **Yes**

26.5 Comments and deficiencies observed:

**None.**

26.6 Are fire drills carried out at appropriate intervals? **Yes**

26.7 Comments and deficiencies observed:

26.8 When the employees of another employer work in the premises:

Is their employer given appropriate information (e.g. on fire risks and fire safety measures)? **Yes**

Is it ensured that the employees are provided with adequate instructions and information? **Yes**

26.9 Comments and deficiencies observed:

**None.**

## 27 TESTING AND MAINTENANCE

27.1 Adequate maintenance of workplace? **No**

27.2 Comments and deficiencies observed:

**None.**

- 27.3 Weekly testing and periodic servicing of fire detection and alarm system? **Yes**
- 27.4 Comments and deficiencies observed:  
**None.**
- 27.5 Monthly and annual testing routines for emergency escape lighting? **Yes**
- 27.6 Comments and deficiencies observed:  
**None.**
- 27.7 Periodic inspection and annual maintenance of fire extinguishing appliances? **No**
- 27.8 Comments and deficiencies observed:  
**Fire extinguishers need to have an annual service and findings recorded..**
- 27.9 Periodic inspection of external escape staircases and gangways? **N/A**
- 27.10 Comments and deficiencies observed:  
**None.**
- 27.11 Six-monthly inspection and annual testing of rising mains? **N/A**
- 27.12 Comments and deficiencies observed  
**None.**
- 27.13 Weekly and monthly testing, six-monthly inspection and annual testing of fire-fighting lift(s)?  
**N/A**
- 27.14 Comments and deficiencies observed:  
**None.**
- 27.15 Weekly testing and periodic inspection of sprinkler installations? **N/A**
- 27.16 Comments and deficiencies observed:  
**None.**
- 27.17 Routine checks of final exit doors and/or security fastenings? **Yes**
- 27.18 Comments and deficiencies observed:  
**None.**
- 27.19 Annual inspection and testing of lightning protection system? **N/A**
- 27.20 Comments and deficiencies observed:  
**None.**
- 27.21 Other relevant inspections or tests:  
**None**
- 27.22 Comments and deficiencies observed:

None.

**28**    **RECORDS**

28.1    Appropriate records of:

    Fire drills? **No**

    Fire training? **No**

    Fire alarm tests? **Yes**

    Emergency escape lighting tests? **Yes**

    Maintenance and testing of other fire protection systems? **No**

28.2    Comments and deficiencies observed:

**No fire diary available at time of inspection this needs to be produced ASAP.**

## FIRE RISK ASSESSMENT

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

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

**Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood / probability of fire) at these premises is:**

**Medium**

In this context, a definition of the above terms is as follows:

**Low:** Unusually low likelihood of 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 (other than minor shortcomings).

**High:** Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

**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 this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:**

**Slight harm**

In this context, a definition of the above terms is as follows:

**Slight harm:** Outbreak of fire unlikely to result in serious injury or death of any occupant, or in sleeping accommodation, other than an occupant sleeping in a room in which a fire occurs.

**Moderate harm:** Outbreak of fire could result in injury (including serious injury) of one or more occupants, but is unlikely to result in multiple fatalities.

**Extreme harm:** Significant potential for serious injury or death of one or more occupants.

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

**Tolerable**

Comments:

None.

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

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

**(NOTE THAT, ALTHOUGH THE PURPOSE OF THIS SECTION IS TO PLACE THE FIRE RISK IN CONTEXT, THE ABOVE APPROACH TO RISK ASSESSMENT IS SUBJECTIVE AND FOR GUIDANCE ONLY. ALL HAZARDS AND DEFICIENCIES IDENTIFIED IN THIS REPORT SHOULD BE ADDRESSED BY IMPLEMENTING ALL RECOMMENDATIONS CONTAINED IN THE FOLLOWING ACTION PLAN. THE FIRE RISK ASSESSMENT SHOULD BE REPEATED REGULARLY.)**

## ACTION PLAN

It is considered that the following actions should be implemented in order to reduce fire risk to, or maintain it at, the following level:

### Tolerable

**† Priorities:**

1. Breach of legislation, having the potential for serious injury to relevant persons.
2. Breach of legislation, but not considered to constitute a serious threat to relevant persons.
3. Bad practice, but unlikely to constitute a serious threat to relevant persons.

**†† Suggested Timescale:**

Either a specific period or categorize as follows:

- A. Immediately or as soon as reasonably practicable. In the case of items that require capital work, steps should be taken as soon as reasonably practicable to progress the work.
- B. Short term. In the case of items that require capital expenditure, steps should be taken in the short term to progress the work.
- C. Medium term.

Serial	Requirement	†Priority	††Timescale
1	All Fire Doors on the site of Hullavington are currently under review with DFRMO Group offices Tidworth further information can be obtained from [REDACTED]		
2	All Fire Alarm Systems on the site of Hullavington are currently under review with DFRMO Group offices Tidworth further information can be obtained from [REDACTED]		
3	All call points in building need to clear of all items	1	A
4	When building is occupied the hangar doors need to remain open	1	A
5	No fire diary available at time of inspection this needs to be produced ASAP	1	A


Any and all control / interim measures must be fully detailed above.

**DFRMO USE ONLY**

Shortfalls Noted and Recorded:

Further Action by DFRMO<sup>1</sup> Yes

Action Taken (where appropriate): Yes

Signature: 

<sup>1</sup> Where enforcement action is required, the entire FRA2AEW must be sent to the DFRMO Group Manager

**Record of further actions:**

With regards to Fire Doors and Fire Alarms in buildings further action will be taken by DFRMO Group Office South West Region Tidworth