

# Fire Risk Assessment



The Sir Richard Steele  
97 Haverstock Hill,  
London,  
NW3 4RL

Tel No: 020 7483 1261

Date of Assessment: 27<sup>th</sup> January 2016

Version 1

## Document Control & Notes

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<b>Company:</b>	ComplianceUK
<b>Date:</b>	27 <sup>th</sup> January 2016
<b>Issue:</b>	1
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### Risk Assessment Details

<b>Responsible Person:</b>	Jamie Henderson – General Manager
<b>Address of Property:</b>	97 Haverstock Hill, London NW3 4RL
<b>Person(s) Consulted:</b>	Steve Cox, Managing Director Faucet Inns, Alice Bailey, Duty Manager
<b>Date of Fire Risk Assessment:</b>	27 <sup>th</sup> January 2016
<b>Date of Previous Fire Risk Assessment:</b>	TBC
<b>Suggested Date for Review:</b>	January 2017 or before if there are any changes to the building, its use or management structure.

### Document History

Issue	Date	Amendment Details	Assessor
V1	27/01/16	Initial Issue for comment	AL

#### Notes:

This report is prepared for the exclusive use of the Sir Richard Steele premises on Haverstock Hill and a third party shall not rely upon the information that it contains. ComplianceUK (CUK) will not accept any responsibility for matters arising because of use by a third party. The recommendations at the end of the report should not be applied to any other building and may not be relevant if there are significant changes since the visit was carried out.

The submission of this assessment report constitutes neither a warranty of future results by CUK, nor an assurance against risk. The report represents only the best judgement of the consultant involved in its preparation, and is based, in part, on information provided by others. No liability whatsoever is accepted for the accuracy of such information.

The contents of this assessment report are confidential and privileged, and all parties are required to keep information received by them confidential and any "Report" (includes written or verbal, formal or informal) and its recommendations are without prejudice to all parties' obligations under the legal agreements existing between them.

## Executive Summary

ComplianceUK (CUK) has been instructed by Faucet Inns to carry out a fire risk assessment at its Sir Richard Steel premises located at 97 Haverstock Hill, London NW3 4RL in accordance with Article 9 of the Regulatory Reform (Fire Safety) Order 2005. The following report documents the process, observations and findings of the fire risk assessment.

The assessment was based on conditions at the time and using the risk rating methodology discussed in PAS 79 the overall risk ratings for this building have been considered by CUK to be characterised as:

Risk	Assessment
Life Safety ( <i>injury or death</i> )	Tolerable (see below)
Building Preservation ( <i>building damaged or destroyed</i> )	Moderate

**NB: The risk ratings above are for the general use of the ground floor and basement as a public house premises. The assessment for the first floor and above with regard to life safety would be currently deemed medium but with a substantial risk given the current means of escape arrangements. This has been fully detailed in the report and occupancy assessment.**

As part of this assessment process CUK have identified a series recommendations, which are summarised in the Priorities Action Plan (Table 1, Page 5) and this includes all high and medium risk issues found. Section 6 of this report includes further discussion of the building observations and findings including low risk issues and also provides context and reasoning to the recommendations given in the Action Plan.

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## 1. Prioritised Action Plan - Table 1

No:	Recommended Remedial Action	Risk Level	Priority Classification	Client Use		
				Current Status	Action By Whom	Date Completed
3	<ul style="list-style-type: none"> <li>A suitable lock should be provided on the door from the beer garden into the rear exit passageway from the kitchen to maintain controlled access. This lock should be a simple fastening from the kitchen side as forms part of the staff escape route (a push pad would be ideal as will give security from public side but simple access from staff side).</li> <li>A suitable lock should be provided on the kitchen door that leads into the external passageway to maintain controlled access. This lock should be a simple fastening from the kitchen side as forms part of the staff escape route (a push pad would be ideal as will give security from public side but simple access from staff side).</li> </ul>	Medium	A			
2	<ul style="list-style-type: none"> <li>A suitably competent person should provide annual certification for the electrical installation.</li> <li>All maintenance and servicing of the electrical installation should be managed and controlled moving forward and recorded in the premises fire safety logbook.</li> </ul>	Medium	A			
3	<ul style="list-style-type: none"> <li>A suitable Portable Appliance Testing (PAT) regime should be established moving forward on a risk assessment basis.</li> </ul>	Medium	A			
4	<ul style="list-style-type: none"> <li>The patio gas containers should be removed from the exit passageway from the kitchen to the beer garden and ideally removed from site with a one for one ordering system being put into place.</li> <li>If there is a need to store some patio gas on site it is recommended that it is relocated to the beer garden area and ideally at least 3m from the main building. Any spares should ideally be stored in a suitable cage to ensure they are adequately secure.</li> </ul>	Medium	A			

No:	Recommended Remedial Action	Risk Level	Priority Classification	Client Use		
				Current Status	Action By Whom	Date Completed
5	The cleaning regime for the grease filters and ductwork should be recorded in the premises fire safety logbook and be in line with the <b>TR19</b> guidance from the LFEPA. The regime should involve a weekly clean and 6 monthly deep clean. The deep clean will be based on the use of the system so this timeframe may vary based on the assessment of the risk by the specialist cleaning company but this is the recommendation at this stage.	Medium	A			
6	A hot works permit system should be put into place under the control of the manager. All contractors report to the manager and must have a risk assessment in place before works start. All hot works will be carried outside operating hours.	Medium	A			
7	Copies of certificates to show any new furniture and furnishings comply with the Furniture and Furnishings Fire Safety Regulations 1988 should be retained within the premises fire safety file.	Medium	A			
8	<ul style="list-style-type: none"> <li>A number of multi socket adaptors were in use and it is recommended that these are only to be used generally for temporary uses such as cleaning. Where there is a consistent need for additional sockets the appropriate number of hard wired sockets should be provided.</li> <li>The storage at the base of main exit stair from first floor should be removed and this area maintained sterile</li> <li>The small cupboard on the first floor lobby had paint in and some additional storage. This cupboard should be relocated to the adjacent storeroom to maintain the sterility of the lobby area and any paint removed or stored in an appropriate 30 minute rated paint cupboard.</li> <li>The storage to the first floor storeroom appeared to be becoming excessive and it is advised that this should be rationalized and only storage essential for the operation of the business stored in this location.</li> </ul>	Medium	A			

No:	Recommended Remedial Action	Risk Level	Priority Classification	Client Use		
				Current Status	Action By Whom	Date Completed
9	<ul style="list-style-type: none"> <li>Recommend that all the relevant substances that fall under COSHH (Control of Substances Hazardous to Health) control are contained appropriately in one area, ensuring that the door can close effectively into the frame and that COSHH data sheets are kept.</li> <li>Recommend that the storage of cylinders must be accompanied by the appropriate signage and should be displayed on access to areas where cylinders are stored.</li> <li>Also recommend that surplus cylinders are removed from the premises and are exchange on a regular basis as required by the premises usage.</li> <li>The cleaning materials should be stored in a 30-minute fire rated cupboard within the basement area.</li> </ul>	Medium				
10	<p>Recommend that all contractors are given basic introduction on;</p> <ul style="list-style-type: none"> <li>The emergency plan, and are shown the escape routes.</li> <li>Relevant information and appropriate instructions about how to prevent fires and what they should do if there is a fire.</li> <li>The evacuation procedures for premises.</li> </ul>	Medium	A			
11	<ul style="list-style-type: none"> <li>Both leaves of the exit doors at ground floor level will need to be maintained open and available for use at all times the premises are operating. Ideally the existing bolts can either be removed while open or suitably held back to ensure the doors are operable.</li> <li>The first floor function room should not be used due to the lack of a suitable protected exit route.</li> <li>An exit sign should be provided on the external door from the rear staff passageway/exit route into the beer garden area.</li> </ul>	High	A			

No:	Recommended Remedial Action	Risk Level	Priority Classification	Client Use		
				Current Status	Action By Whom	Date Completed
12	<ul style="list-style-type: none"> <li>A suitably qualified and competent person should provide annual testing certificates for the fire alarm and detection system and these should be stored in the premises fire safety logbook.</li> <li>Additional detection should be provided to the first floor office and storeroom to provide early warning of an incident at this level and provide enhanced protection for the single residential dwelling on the second floor.</li> </ul>	Medium	A			
13	<ul style="list-style-type: none"> <li>All extinguishers should be suitably inspected annually (at present this is overdue) and an ongoing annual inspection regime put in place.</li> <li>All extinguishers should be hung on hooks off the floor or in appropriate floor trays and provided with appropriate signage and easy access to the extinguishers should be maintained.</li> <li>The powder extinguisher located in the basement should be removed and it is recommended a foam extinguisher located in its place. Setting off a powder extinguisher in this location could present a suffocation risk to anyone in the basement area.</li> </ul> <p>All staff should receive appropriate fire extinguisher training.</p>	High	A			
14	<ul style="list-style-type: none"> <li>The gap in the kitchen door into the bar area was excessive and should be adjusted to ensure there is an adequate seal to the door to maintain the required 30 minute separation between the kitchen and bar.</li> <li>The self closer on the first floor office door should be adjusted to ensure it effectively closes the door in its frame as at present it is sitting ajar.</li> <li>It is recommended that a regular inspection of all fire doors takes place to ensure the integrity of the intumescent seals and smoke strips (in place where doors protect escape route) are maintained.</li> </ul>	Medium	A			



No:	Recommended Remedial Action	Risk Level	Priority Classification	Client Use		
				Current Status	Action By Whom	Date Completed
	<ul style="list-style-type: none"> <li>All fire doors should be fitted with “Fire Door Keep Shut” or “Fire Door Keep Locked Shut” signs as appropriate. Particular attention is drawn to the first floor rooms and door into the basement.</li> </ul>					
15	Additional primary and secondary lighting should be provided to the top of the small accommodation stair from ground floor to basement. It is understood this stair will not be used for public access but may be used by staff/contractors for maintenance issues.	Medium	A			
16	The ceiling penetration adjacent to the bar at first floor level should be suitably repaired to maintain integrity to the floor above.	Medium	A			
17	Recommend that the operator appoints a designated person, usually the general manager to co-ordinate all efforts to maintain fire safety in the premises and draft a fire safety policy that is available for inspection.	Medium	A			
18	<p>The actions of staff in the event of a fire are likely to be crucial to their safety and that of other people in the premises so the following should form part of the staff training regime as a minimum:</p> <ul style="list-style-type: none"> <li>All staff should receive basic fire safety induction training and attend refresher sessions at pre-determined intervals (ideally quarterly) and be tested by fire drills.</li> <li>All staff and contractors, including cleaners and any other ancillary staff should be told about the emergency plan and should be shown the escape routes.</li> <li>The training should take account of the findings in this Fire Risk Assessment and be easy enough to understand by all those who attend.</li> <li>It should also include the disabled evacuation procedures and specific roles that members of staff may be expected to carry out in the event of a fire.</li> <li>All staff are to be aware of the shut offs provided</li> </ul>	Medium	A			

No:	Recommended Remedial Action	Risk Level	Priority Classification	Client Use		
				Current Status	Action By Whom	Date Completed
	for the gas and electricity supply in the event of a fire. <ul style="list-style-type: none"> <li>All staff training should be recorded.</li> </ul>					
19	Fire drills should continue to be carried out at six monthly intervals and details recorded in the premises fire safety logbook.	Medium	A			
20	<ul style="list-style-type: none"> <li>A suitably qualified and competent person should provide annual test certification for the emergency lighting system and these should be stored in the premises fire safety logbook.</li> <li>The system maintenance as required by BS5266 and records of the testing regime should be available for inspection and it is recommended that daily pre opening checks are carried out and weekly formal tests of all fittings. This should be recorded in the premises fire safety logbook.</li> </ul>	Medium	A			
21	Weekly fire alarm tests should continue to take place and details should be recorded in the premises fire safety logbook	Medium	A			

**Notes:**

The 'action by whom' column should be filled in by the client to name the person who will ensure the works are carried out  
 The 'current status' is for the client to record where they are with getting the work done – it is suggested this is updated monthly

Table 2 – Descriptors for Priority Classifications

Risk Level	Commence Action	Complete By		
		A	B	C
<b>Extreme</b>	A due diligence memo will be issued outlining our specific concerns and recommended actions. These will also be outlined in our report			
<b>High</b>	Immediately	As soon as reasonably practicable and the risk is reduced to an acceptable level		Continuous
<b>Medium</b>	2 working days	4 weeks for a single item issue – e.g. repair a single door or addition of a detector head	6 months for a more major refit such as repair all doors or training all staff	Continuous
<b>Low</b>	1 week	6 months for minor issues	1 year for wider scope issues	Continuous

		such as change exit sign to current standard	such as introduce a system for updating secondary fire signage	
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'Reasonably practicable' – legal phrase used in UK health & safety law, to allow responsible persons to balance cost against risk benefits

when considering investment in risk mitigation.

Commence action – includes initiating the admin process to get the work done not necessarily commencing the actual work on site.

## 2. Overview

CUK has been instructed by Faucet Inns (hereafter referred to as the Client) to complete a fire risk assessment in accordance with Article 9 of the Regulatory Reform (Fire Safety) Order 2005 (FSO), on their Sire Richard Steele premises located at 97 Haverstock Hill, London NW3 4RL (hereafter referred to as the premises).

The fire risk assessment is an organised and methodical look at the premises, the activities within the premises, the potential for a fire to occur and the harm it could cause to the people in and around the premises. 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 existing fire safety measures are evaluated and reviewed to establish whether they are adequate or if more requires to be done. Its' purpose is to inform those responsible for fire safety within the building or area under consideration, of the relative risks that need to be managed or addressed, according to the assessment.

The assessment was carried out with the assistance of Alice Bailey, Duty Manager of the premises. Other staff members were very helpful where necessary.

## 3. Scope of the Assessment

The scope of this assessment relates to the Sir Richard Steele public house premises only, (basement, ground and first floors) at the given address. There is one further floor above the first, which contains a single residential dwelling that is occupied by the Manager. This is linked to the premises and falls under the control of the owner. However this area falls outside of the remit of this assessment and The Regulatory Reform (Fire Safety) Order 2005 as a residential property. Where necessary reference and recommendations will however be made to this portion of the building for information purposes but no other areas apart from the public house operation were assessed as part of this assessment. There are no other associated areas, which fall under the control of the Client.

The assessment is based on the activities and processes seen on the day. The assessment was non-invasive, and no building component, machinery or plant element was disassembled or uncovered.

## 4. Building Description – including comments

<b>Number of floors ground and above:</b>	3 (Ground, First and Second Floors).
<b>Number of floors below ground:</b>	1
<b>Approximate floor area per floor:</b>	Ground Floor - 200m <sup>2</sup> Basement - 130m <sup>2</sup> First Floor – 130m <sup>2</sup> Second Floor – 130m <sup>2</sup> (not assessed)
<b>Approximate total floor area:</b>	590m <sup>2</sup>
<b>Brief details of construction:</b>	The Sir Richard Steele public house is located on the basement, ground, first and second floors of a corner site, which appears to be Victorian in age and of traditional double leaf brick construction. There is no internal link to any other occupancy and all floors above ground are served by a single accommodation staircase delivering toward the centre of the ground floor bar. There is an additional accommodation staircase leading directly from the corner of the first floor function room to the ground floor bar accommodation also. The basement consists of cellarage and some ancillary back of house areas. The ground floor has a traditional round bar in the centre of the floor space with the remaining floor space laid to tables, chairs, banquette seating and open standing space. There is a kitchen to the rear of the ground floor and public sanitary facilities. To the side of the ground floor is a large external decked patio area. There are three separate means of escape routes located at ground floor level, two, which open in the direction of escape and one which opens

<b>Use of premises:</b>	inwards. The first floor is accessed by the central accommodation staircase and currently consists of an unused function room with a bar a, store room and office. There is an additional accommodation stair from the corner of the function room to the ground floor bar. The second floor, which is accessed via the main accommodation stair, contains a residential flat, which is occupied by the premises manager. This stair does not provide a protected route at ground floor level as delivers back to the ground floor bar but is separated at first floor level to provide what appears to be a 30 minute screen between the first floor and second floor levels.
	The premises is used as a pub at ground floor level with a separate function room at first floor that is deemed unsatisfactory for public use as detailed in this report due to the lack of a protected escape route from this floor. The basement is used for cellerage and ancillary back of house areas and the second floor for residential accommodation
	<b>Approximate maximum number of occupants:</b> 296 (as detailed in the occupancy assessment in section 16.0.
	<b>Approximate number of employees at any one time:</b> 10 (TBC)
<b>Maximum number of members of public at any one time:</b>	286 as prescribed in this report

<b>Sleeping occupants:</b>	1 - TBC (outside the remit of this assessment)
<b>Disabled occupants:</b>	0 – Staff at this time / occasional members of the public
<b>Lone workers:</b>	1 – Staff member occasionally
<b>Young persons:</b>	0 – no staff and only members of the public who will be accompanied by an adult.
<b>Others:</b>	0

<b>Fire detection and alarm system:</b>	Automatic mains powered linked smoke detectors with manual call points at all levels. Appears to be to an L3/4 standard (TBC)
<b>Evacuation regime:</b>	Simultaneous on any alarm.
<b>Emergency lighting:</b>	Situated throughout the building.
<b>Sprinklers</b>	N/A

<b>Previous fire losses / incidents:</b>	None reported for this building. TBC
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**Additional Notes:**

Both staff and customer access to the building is via the ground floor entrance/exits. Alternative escape is provided back via these routes.

The use of the floors above the ground floor, have been deemed to be unsatisfactory due to the lack of a protected exit route from these areas. This is detailed in the means of escape section (table 6.0) and in the occupancy assessment section (16.0)

The building and its current use is classified in the following Purpose Group as per Table 1 (Appendix D) of ADB:

Accommodation	Purpose Group
Assembly and Recreation	5
NB: Plant, store and switch rooms are considered ancillary to the main building use and the residential accommodation on the second floor has not been considered.	

## 5. Fire Risk Assessment Commentary and Methodology

The Fire Risk Assessment Methodology adopted for this assessment is based on the reference document; Publicly Available Specification 79 (PAS 79 2012) – Fire Risk Assessment Guidance and Methodology together with the generally available guides to the RRO applicable to the various areas of the building.

The detailed findings of the risk assessment are identified where appropriate in the following matrices and key issues are itemised together with a commentary on possible improvements to the fire safety provision at the premises.

Generally what was observed appeared in reasonably good order given the age of the premises and there is a fire detection and alarm system and emergency lighting provision in place. There are however a number of remedial works required to ensure the premises are compliant as detailed in this report.

### 5.1 Life Safety

The premises in question have been designed and been in use as a public house for many years (approximately 100). The lack of any protected exit route from the first floor function room means a fire at ground floor level could seriously compromise escape from this level.

While this would also be an issue for the residential accommodation at second floor level also as this is a single private dwelling the limited number in the residential unit and the fact this is occupied by the manager who will generally be on duty in the ground floor bar and be responsible for the overall management of the premises means the risk at this level is negated slightly. This is also the case for the use of the office and store at first floor level as these areas are only used sporadically and generally for very brief periods.

The size of the ground floor bar and the risk present also mean it could not be considered as a small premises and therefore it would be difficult to apply the small premises guidance standards. As the use of the first floor would be for licensed purposes, the mixture of alcohol and entertainment would in themselves present additional risks that would also need to be considered and the requirement in relevant guidance such as Approved Document Part B and The Technical Standards for Places of Entertainment for such spaces require a protected exit route be available. Given this it is recommended that at present the first floor function room remains unused until a protected route can be provided. Given the general layout of the ground floor bar providing such a protected route may be unfeasible. **Therefore the life safety risk at first floor level has been deemed as substantial at present. The second floor is deemed moderate but if the use of the residential accommodation changes this will need to be reconsidered also. This is covered fully in the Occupancy Assessment in section 16.0.**

With regard to the rest of the premises the provision of automatic fire detection and a simultaneous evacuation procedure enhances the overall fire safety strategy thereby reducing the overall risk to occupants.

Fire fighting equipment is provided (all needs to be inspected however as detailed in this report), which assists and if all the remedial works detailed in this report are carried out then this will again enhance the current fire safety standards.

It is for these reasons that a grading of **Tolerable** has been concluded for the ground floor and basement operation of this building at this time.

### 5.2 Building Preservation

There are some ignition hazards within the premises but given the levels of management and housekeeping the risk of a fire occurrence is not high although as detailed in this report a number of remedial works are required.

The automatic fire detection system fitted within this building will also provide an early indication of fires starting. Given the level fire loading present, any fire that is allowed to get established will cause damage to some parts of the building and impair sales and service activity.

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It is for these reasons that a grading of **Moderate** has been concluded for this building at this time.

## 6. Fire Risk Audit/Significant Findings

Table 3 – Sources of Ignition

Audit Item	Observation	Risk level	Recommended Remedial Action
<b>Deliberate</b>	The premises are secured by the walls on all sides and the access/egress doors, which will be locked outside of trading hours. For periods of trading staff will monitor activity within the premises and CCTV and a building alarm is also fitted as an additional security measure. There are some remedial works required to maintain controlled access to back of house areas.	<b>Medium</b>	<ul style="list-style-type: none"> <li>• A suitable lock should be provided on the door from the beer garden into the rear exit passageway from the kitchen to maintain controlled access. This lock should be a simple fastening from the kitchen side as forms part of the staff escape route (a push pad would be ideal as will give security from public side but simple access from staff side).</li> <li>• A suitable lock should be provided on the kitchen door that leads into the external passageway to maintain controlled access. This lock should be a simple fastening from the kitchen side as forms part of the staff escape route (a push pad would be ideal as will give security from public side but simple access from staff side).</li> </ul>
<b>Smoking</b>	Following the smoking in buildings legislation no smoking is allowed in the building. No evidence of smoking in the building was seen during the visit and there are no smoking signs as required and external smoking points.		None
<b>Electrical</b>	No copies of the electrical installation certificates were seen but it is understood these are in place.	<b>Medium</b>	<ul style="list-style-type: none"> <li>• A suitably competent person should provide annual certification for the electrical installation.</li> <li>• All maintenance and servicing of the electrical installation should be managed and controlled moving forward and recorded in the premises fire safety logbook.</li> </ul>
	A number of portable electrical items did not appear to have been tested.	<b>Medium</b>	<ul style="list-style-type: none"> <li>• A suitable Portable Appliance Testing (PAT) regime should be established moving forward on a risk assessment basis.</li> </ul>



Audit Item	Observation	Risk level	Recommended Remedial Action
<b>Gas</b>	<p>There is a gas boiler, which feeds the hot water supply and heating to a number of low-pressure radiators located throughout the venue. There is also a gas supply the kitchen on the ground floor. It is advised that suitable maintenance contracts are in place under management control.</p> <p>There is currently some patio gas (propane) being stored in the passageway/exit route from the kitchen to the beer garden area and some additional control measures should be put in place.</p>	<b>Medium</b>	<ul style="list-style-type: none"> <li>The patio gas containers should be removed from the exit passageway from the kitchen to the beer garden and ideally removed from site with a one for one ordering system being put into place.</li> <li>If there is a need to store some patio gas on site it is recommended that it is relocated to the beer garden area and ideally at least 3m from the main building. Any spares should ideally be stored in a suitable cage to ensure they are adequately secure.</li> </ul>
<b>Machinery</b>	There are no known processes or equipment proposed, which would produce a naked flame inside or outside the premises apart from the standard cooking facilities within the kitchen.		None
<b>Heating fixed</b>	As detailed above in the "Gas" section this is provided by low-pressure radiators fed from the boiler and it is also understood that some heating is delivered via the air conditioning system.		None
<b>Heating portable</b>	No portable heaters were in use.		None
<b>Cooking</b>	All cooking takes place in the ground floor kitchen and there are a range of cooking appliances both gas fed and electrical, all which appeared to be in good working order. No details of the grease filters cleaning arrangements were seen and these should be detailed in the fire safety logbook and as per the recommendation in remedial action box.	<b>Medium</b>	The cleaning regime for the grease filters and ductwork should be recorded in the premises fire safety logbook and be in line with the <b>TR19</b> guidance from the LFEPA. The regime should involve a weekly clean and 6 monthly deep clean. The deep clean will be based on the use of the system so this timeframe may vary based on the assessment of the risk by the specialist cleaning company but this is the recommendation at this stage.
<b>Hot works</b>	Details of the hot work permit system were not seen and a hot works regime should be put into place.	<b>Medium</b>	A hot works permit system should be put into place under the control of the manager. All contractors report to the manager and must have a risk assessment in place before works start. All hot works will be carried outside operating hours.
<b>Lightning</b>	No earthing points were observed around the premises.		None

Table 4 – Fire Loading

Audit item	Observation	Risk Level	Recommended Remedial Action
<b>Furniture</b>	Only normal bar furniture consisting mainly of wooden tables and chairs is proposed. There are some foam filled fabric covered chairs but these were being maintained at the time of inspection. All new furniture should comply with relevant regulations.	<b>Medium</b>	<ul style="list-style-type: none"> <li>• Copies of certificates to show any new furniture and furnishings comply with the Furniture and Furnishings Fire Safety Regulations 1988 should be retained within the premises fire safety file.</li> </ul>
<b>Housekeeping</b>	Housekeeping in all inspected areas was generally found to be of a good standard. However a number of areas needed some attention.	<b>Medium</b>	<ul style="list-style-type: none"> <li>• A number of multi socket adaptors were in use and it is recommended that these are only to be used generally for temporary uses such as cleaning. Where there is a consistent need for additional sockets the appropriate number of hard wired sockets should be provided.</li> <li>• The storage at the base of main exit stair from first floor should be removed and this area maintained sterile</li> <li>• The small cupboard on the first floor lobby had paint in and some additional storage. This cupboard should be relocated to the adjacent storeroom to maintain the sterility of the lobby area and any paint removed or stored in an appropriate 30 minute rated paint cupboard.</li> <li>• The storage to the first floor storeroom appeared to be becoming excessive and it is advised that this should be rationalized and only storage essential for the operation of the business stored in this location.</li> </ul>

Audit item	Observation	Risk Level	Recommended Remedial Action
<b>Waste Management</b>	Staff clear rubbish and waste prior to opening to the public each day. On-going waste collections will occur during operating hours. Waste is taken to a secure area and removed on a regular basis.		None
<b>Kitchen extract system</b>	A kitchen extract is in place and being maintained but see comments in "Cooking" section.		None
<b>Stores</b>	The storage areas were all in reasonable condition with generally only items stored that are critical for the day to day running of the premises. See comments in "Housekeeping" section also.		None
<b>Dangerous substances</b>	Few dangerous substances are stored onsite. There were some paints present on site as detailed in "Housekeeping" section and other substances are generally limited to cleaning materials, which are stored in the cellar.	<b>Medium</b>	<ul style="list-style-type: none"> <li>• Recommend that all the relevant substances that fall under COSHH (Control of Substances Hazardous to Health) control are contained appropriately in one area, ensuring that the door can close effectively into the frame and that COSHH data sheets are kept.</li> <li>• Recommend that the storage of cylinders must be accompanied by the appropriate signage and should be displayed on access to areas where cylinders are stored.</li> <li>• Also recommend that surplus cylinders are removed from the premises and are exchange on a regular basis as required by the premises usage.</li> <li>• The cleaning materials should ideally be stored in a 30-minute fire rated cupboard within the basement area.</li> </ul>
<b>Vehicles</b>	No vehicles are allowed on the site.		None
<b>Other significant hazards</b>	None		None

Table 5 – Persons at Risk (relevant persons)

Audit item	Observation	Risk level	Recommended Remedial Action
<b>Staff</b>	It was advised that all staff are trained in fire procedures however details of this were not seen at the time of inspection. There is a good automatic alarm system and reasonable means of escape from the ground floor. See “Staff Training and Log” section for details on staff training requirements.		See “Staff Training and Log” section for details on staff training requirements.
<b>Residents</b>	The residential use at second floor level falls outside the remit of this assessment. However see comments in the “Fire Alarm’ section regarding fire detection to this area, the comments in section 5.1 and further comments in the means of escape section.		None
<b>Customers</b>	The building layout is considered to be relatively simple at ground floor level so it is unlikely there will be any confusion. There is a fire alarm system with smoke detectors throughout and the exits are clearly signed. Staff will also monitor customer’s behaviour and take action appropriately as necessary to manage the risks and any evacuation.		None
<b>Young persons</b>	<p>There will be young members of the public from time to time but in line with the operator’s policy these will be accompanied by an adult at all times. No young persons are working on the site but this should be regularly monitored.</p> <p>As an informative the following definitions apply for a Child/Young Person:</p> <p>"<b>child</b>" means a person who is not over compulsory school age, construed in accordance with section 8 of the Education Act 1996;</p> <p><b>Interpretation:</b>  ‘Child’ – a person who is not older than the compulsory school leaving age (up to and including the last Friday in June in the academic year when the child attains the age of 16 years).</p> <p>"<b>young person</b>" means any person who has not attained the age of 18.</p> <p><b>Interpretation</b>  ‘Young Person’ – although a young person has not yet reached the age of 18, it should be noted that this definition also incorporates persons who are defined as ‘child’. Therefore article 9(4) applies to any person under the age of 18 whereas article 19(2) applies to persons under the age of 16</p>		None
<b>Lone workers</b>	Generally all staff members work as a team during the day. However occasionally staff may be on duty alone for short periods of time out of peak operating hours. Their priorities during an evacuation during this period are		None

Audit item	Observation	Risk level	Recommended Remedial Action
	clearly defined. They have a portable phone and this can be used to contact the manager and emergency services.		
<b>People with Disabilities</b>	<p>As customers are drawn from the general public a wide range of physical and cognitive abilities may be expected. There are two level access (apart from a small step) to the ground floor and both of these routes are in excess of 1200mm. Staff are aware of their responsibility for evacuating all occupants from the building without the assistance of the fire service.</p> <p>As the building is Victorian in design and there is no lift, the floors above and below ground level are accessed via existing unprotected stairs from within the ground floor. This is likely to mean from both an access and egress perspective all floors other than ground are not suitable for those in wheelchairs or with certain types of disability. See comments in "Fire Management Plan" section also.</p>		None
<b>Contractors</b>	All contractors are controlled by the manager and given basic introduction to the procedures in the event of a fire. The following procedures are recommended.	<b>Medium</b>	<p>Recommend that all contractors are given basic introduction on;</p> <ul style="list-style-type: none"> <li>• The emergency plan, and are shown the escape routes.</li> <li>• Relevant information and appropriate instructions about how to prevent fires and what they should do if there is a fire.</li> <li>• The evacuation procedures for premises.</li> </ul>
<b>Visitors</b>	All visitors invited to the building will be met by the manager and escorted around the premises and given basic instruction in the alarm and means of escape.		None
<b>Fire service</b>	The building will receive an initial attendance from a London based full time operational crew who should be familiar with this type of premises.		None

Table 6 – Fire Protection Measures

Audit item	Observation	Risk level	Remedial action required
<b>Means of escape</b>	A simultaneous evacuation regime is adopted for the premises on operation of the fire alarm. An automatic fire detection system is installed in the building, which would give an early warning of any fire situation. The building has historic escape arrangements for the floors above and below ground floor, which are not ideal by current standards. This is fully detailed in the Occupancy Assessment in section 16.0 and the remedial works detailed are drawn from this and from the general inspection on the day.	<b>High</b>	<ul style="list-style-type: none"> <li>Both leaves of the exit doors at ground floor level will need to be maintained open and available for use at all times the premises are operating. Ideally the existing bolts can either be removed while open or suitably held back to ensure the doors are operable.</li> <li>The first floor function room should not be used due to the lack of a suitable protected exit route.</li> <li>An exit sign should be provided on the external door from the rear staff passageway/exit route into the beer garden area.</li> </ul>
<b>Fire Alarm/Automatic Fire Detection (AFD) System</b>	An automatic fire detection system is installed and it appears to be an L3/4 standard with detection appearing to be present in the exit routes and main risk areas. A formal maintenance contract is understood to be in place and a weekly testing regime undertaken and recorded in the premises fire safety logbook. However details of this were not seen. Annual certificates should be provided for the certificate and it is recommended that some additional detection is provided.	<b>Medium</b>	<ul style="list-style-type: none"> <li>A suitably qualified and competent person should provide annual testing certificates for the fire alarm and detection system and these should be stored in the premises fire safety logbook.</li> <li>Additional detection should be provided to the first floor office and storeroom to provide early warning of an incident at this level and provide enhanced protection for the single residential dwelling on the second floor.</li> </ul>
<b>Fire Fighting Equipment</b>	Fire fighting equipment was in place and generally acceptable with regard to provision but the units had not been suitably inspected and there was a Powder extinguisher located in the basement, which should be removed.	<b>High</b>	<ul style="list-style-type: none"> <li>All extinguishers should be suitably inspected annually (at present this is overdue) and an ongoing annual inspection regime put in place.</li> <li>All extinguishers should be hung on hooks off the floor or in appropriate floor trays and provided with appropriate signage and easy access to the extinguishers should be maintained.</li> <li>The powder extinguisher located in the basement should be removed and it is</li> </ul>

Audit item	Observation	Risk level	Remedial action required
			<p>recommended a foam extinguisher located in its place. Setting off a powder extinguisher in this location could present a suffocation risk to anyone in the basement area.</p> <ul style="list-style-type: none"> <li>All staff should receive appropriate fire extinguisher training.</li> </ul>
<b>Fire/smoke doors</b>	In general all fire doors look to be well maintained but it some remedial works is required as detailed opposite.	<b>Medium</b>	<ul style="list-style-type: none"> <li>The gap in the kitchen door into the bar area was excessive and should be adjusted to ensure there is an adequate seal to the door to maintain the required 30 minute separation between the kitchen and bar.</li> <li>The self closer on the first floor office door should be adjusted to ensure it effectively closes the door in its frame as at present it is sitting ajar.</li> <li>It is recommended that a regular inspection of all fire doors takes place to ensure the integrity of the intumescent seals and smoke strips (in place where doors protect escape route) are maintained.</li> <li>All fire doors should be fitted with "Fire Door Keep Shut" or "Fire Door Keep Locked Shut" signs as appropriate. Particular attention is drawn to the first floor rooms and door into the basement.</li> </ul>
<b>Suppression</b>	None Proposed		None
<b>Smoke ventilation</b>	No automatic ventilation system in place.		None
<b>Lifts</b>	No lifts are present in the building.		None
<b>Emergency Signs</b>	Emergency exit lighting is in place but it appears the exit signage is not on a maintained system. Where the lighting levels will be reduced from time to time for atmospheric effect it is recommended that signage is maintained.	<b>Low</b>	It is recommended that consideration is given to placing the exit signage onto a maintained system.

Audit item	Observation	Risk level	Remedial action required
<b>Emergency Lighting</b>	An emergency lighting system is installed in all areas of the premises and is integrated into the emergency signs layout. Some remedial work is required.	<b>Medium</b>	Additional primary and secondary lighting should be provided to the top of the small accommodation stair from ground floor to basement. It is understood this stair will not be used for public access but may be used by staff/contractors for maintenance issues.
<b>Disabled facilities</b>	See comments in people with disabilities section.		See comments in people with disabilities section.
<b>Compartmentation and fire resistance</b>	The fire resistance to the wall finishes appears to be Class0/1 as appropriate for the buildings use. The compartmentation is provided by walls and doors and appears reasonable in most areas although some work is required at first floor level to protect the second floor single dwelling unit.	<b>Medium</b>	The ceiling penetration adjacent to the bar at first floor level should be suitably repaired to maintain integrity to the floor above.
<b>Fire and Rescue Service</b>	The vehicular access has remained unchanged and there is vehicular access to the front if required. Hose distances present appear to be within the 45m recommended distances in Approved Document B. Public fire hydrants also appear available within 90m of the premises entrance route.		None
<b>Other</b>	None		None



Table 7 - Fire Safety Management within the Premises

Audit item	Observation	Risk Level	Recommended Remedial Action
<b>Fire policy and responsibilities</b>	It is understood that the company has a formal fire safety policy in place for their operations but this was not viewed at the time of inspection.	<b>Medium</b>	Recommend that the operator appoints a designated person, usually the general manager to co-ordinate all efforts to maintain fire safety in the premises and draft a fire safety policy that is available for inspection.
<b>Competent advice</b>	Is sought when necessary as in the production of this fire risk assessment.		None
<b>Fire safety plan</b>	There is a simple evacuation plan implemented as discussed in the evacuation strategy below.		None
<b>Action in event of fire/ Evacuation strategy</b>	A full procedure outlining the duties and roles of staff including calling the Fire Brigade is communicated during the staff induction process. The building has a reasonable means of escape in case of fire and a simultaneous evacuation regime is adopted.		None
<b>Means for calling brigade</b>	The manager or designated key holder is responsible for calling the Fire Brigade via the internal telephone system or mobile phone.		None
<b>Contractor policy</b>	See comments in "Contractor" section.		See comments in "Contractor" section.

Audit item	Observation	Risk Level	Recommended Remedial Action
<b>Staff training and log</b>	<p>It was advised that staff receive induction training and further fire related training on an on-going basis as required (usually quarterly). Records of this were not seen and it is advised that the training covers as a minimum the items listed in the remedial works section.</p>	<p><b>Medium</b></p>	<p>The actions of staff in the event of a fire are likely to be crucial to their safety and that of other people in the premises so the following should form part of the staff training regime as a minimum:</p> <ul style="list-style-type: none"> <li>• All staff should receive basic fire safety induction training and attend refresher sessions at pre-determined intervals (ideally quarterly) and be tested by fire drills.</li> <li>• All staff and contractors, including cleaners and any other ancillary staff should be told about the emergency plan and should be shown the escape routes.</li> <li>• The training should take account of the findings in this Fire Risk Assessment and be easy enough to understand by all those who attend.</li> <li>• It should also include the disabled evacuation procedures and specific roles that members of staff may be expected to carry out in the event of a fire.</li> <li>• All staff are to be aware of the shut offs provided for the gas and electricity supply in the event of a fire.</li> <li>• All staff training should be recorded.</li> </ul>
<b>Fire drills and log</b>	<p>It was advised that fire drills take place at six monthly intervals but records were not available for inspection.</p>	<p><b>Medium</b></p>	<ul style="list-style-type: none"> <li>• Fire drills should continue to take place at six monthly intervals and details recorded in the premises fire safety logbook.</li> </ul>

Audit item	Observation	Risk Level	Recommended Remedial Action
<b>Passive Fire protection maintenance</b>	Full maintenance contracts are in place and are controlled by the manager.		
<b>Fire system activations and fire investigation</b>	The manager or key holder will initially manage and investigate any activations. All significant fire related events and investigations would be recorded. Copies of the logs and any remedial actions taken will be available on request.		None
<b>Fault reporting system and defects log</b>	The manager will record any defects.		None
<b>Fire manual</b>	The building fire manual forms part of the building health and safety file. The manager manages all contracted maintenance and testing works.		None
<b>Risk assessment</b>	Competent advice and this Risk Assessment document address the requirement of the RRO.		None
<b>Emergency lighting maintenance and log</b>	Emergency lighting maintenance is controlled by the manager and is carried out under maintenance contract. Records were not seen at the time of inspection.	<b>Medium</b>	<ul style="list-style-type: none"> <li>• A suitably qualified and competent person should provide annual test certification for the emergency lighting system and these should be stored in the premises fire safety logbook.</li> <li>• The system maintenance as required by BS5266 and records of the testing regime should be available for inspection and it is recommended that daily pre opening checks are carried out and weekly formal tests of all fittings. This should be recorded in the premises fire safety logbook.</li> </ul>
<b>Fire alarm tests and log</b>	Fire alarm maintenance is controlled by the manager and carried out under maintenance contract. It is understood weekly testing is carried out but no records were seen at the time of inspection.	<b>Medium</b>	Weekly fire alarm tests should continue to take place and details should be recorded in the premises fire safety logbook.
<b>Sprinkler tests and log</b>	N/A		None

Audit item	Observation	Risk Level	Recommended Remedial Action
<b>Extinguisher tests and log</b>	Fire extinguisher maintenance is controlled by the manager and is carried out under maintenance contract. See comments in "Fire Extinguisher" section.		See comments in "Fire Extinguisher" section.
<b>Check of external stair</b>	N/A		None
<b>Other</b>	None		None

## 7. Assessed Consequences of Fire

Using the consequence/harm terms detailed in PAS 79 2012, the consequence assessment for fires within the building would be:

### Life Safety – **Slight harm**

<i>Slight harm</i>	<i>Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a bedroom in which the fire occurs).</i>
<i>Moderate harm</i>	<i>Outbreak of fire could result in injury of one or more occupants, but it is unlikely to involve multiple fatalities.</i>
<i>Extreme harm</i>	<i>Significant potential for serious injury or death of one or more occupants.</i>

### Building Preservation – **Moderate harm**

<i>Slight harm</i>	<i>Fire damage will be limited to a small area within the compartment/room of origin.</i>
<i>Moderate harm</i>	<i>Fire damage will extend across all areas of the compartment/room of origin.</i>
<i>Extreme harm</i>	<i>Fire damage will extend throughout a significant part of the building involved, and viable repair of building will be unlikely.</i>

## 8. Likelihood of Fire

Following the process detailed in PAS 79 2012, a judgement on likelihood of fire needs to be established. Three descriptors for likelihood are recommended:

<i>Low</i>	<i>Minimal likelihood of fire (no ignition sources present, low fire load).</i>
<i>Medium</i>	<i>Normal likelihood of fire (controlled ignition sources present, no highly flammable fire load).</i>
<i>High</i>	<i>High likelihood of fire (numerous ignition sources, some uncontrolled, high fire loading and/or high hazard fire loading).</i>

Likelihood for this fire risk assessment – **Medium**

## 9. Fire Risk Assessment

Using the fire estimator table below, and assessment factors from sections 8 & 7 (likelihood and consequence), the fire risk assessment for life safety is:

### Tolerable

Table 8 – Risk level estimator table (from PAS 79 2012) Life Safety

Consequence → Fire Hazard ↓	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	<b>Tolerable risk</b>	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

Using the fire estimator table below, and assessment factors from sections 8 & 7 (likelihood and consequence), the fire risk assessment for building preservation is:

### Moderate risk

Table 9 – Risk level estimator table (from PAS 79 2012) Building Preservation

Consequence → Fire Hazard ↓	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	<b>Moderate risk</b>	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

Table 10 – Risk based control plan (from PAS 79 2012)

The following table is intended to provide an enhanced definition of the assessment designation used. CUK have no power of enforcement and findings of 'substantial' and 'intolerable' whilst clearing inferring that urgent action is required are an expression of the opinion of CUK and should be regarded as such by the client.

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

## 10. Regulatory Reform (Fire Safety) Order 2005 Articles 9-22

Table 11 - Cross Reference of Tables within this document and Articles 9-22 of the Fire Safety Order

Article	Location
9 - Risk Assessment.	All Tables
10 – Principles of Prevention.	All Tables
11 - Fire safety arrangements.	All Tables
12 - Elimination or reduction of risks from dangerous substances.	Table 4
13 – Fire Fighting and Detection.	Table 6
14 – Emergency routes and exits.	Table 6
15 - Procedures for serious and imminent danger and for danger areas.	Table 4,6
16 - Additional emergency measures in respect of dangerous substances and any incident that may arise from their presence.	Table 4,6
17 – Maintenance	Table 7
18 – Safety assistance	Table 7
19 – Provision of information to employees.	Table 7
20 – Provision of information to employers and the self employed from outside undertakings.	Table 7
21 – Training	Table 7
22 – Co-operation and co-ordination.	Table 7

## 11. PAS 79 2012 – Cross reference of ‘nine steps’

The guidance in PAS 79 2012 has generally been followed in the production of this risk assessment. That guidance indicates a 9 steps approach. The following table indicates how this report addresses each of the steps.

Table 12 - Cross reference of ‘nine steps’

Step	Location
1. Obtain relevant information about the premises, the processes carried out on the premises, and the occupants of the premises.	Interviews of management, site survey recorded in all Tables and initial commentary
2. Fire hazard identification and the determination of existing measures for the elimination or control of the identified fire hazards	Tables 3, 4 and Section 8
3. Make a (subjective) assessment of the likelihood of fire.	Section 8
4. Determine the physical fire protection measures relevant to protection of people in the event of fire.	Table 6
5. Determine relevant information about fire safety management	Interviews of management and Table 7
6. Make a (subjective) assessment of the likely consequences to occupants in the event of fire	Section 7, 8, 9
7. Make an assessment of the fire risk and to decide if the fire risk is tolerable	Section 7, 8, 9
8. Formulate an action plan	Section 1, Table 1
9. Periodic review of the fire risk assessment	Initial comments and Section 13

## 12. Photographs

No photographs included.

### 13. Review Date for Assessment and Records to be kept

- Annually
- Following any significant change to the structure or internal layout of the building
- Following any significant changes to the operation or working practices
- Any changes to management identified as having a significant role in the risk process
- For due diligence purposes, any review of the fire risk assessment must include notes on any review findings and actions taken, and these notes should be added to the original assessment as an amendment

#### ***Record Keeping***

- Details of any significant findings from the fire risk assessment and any action taken
- Testing and checking of escape routes, including final exit locking mechanisms, such as panic devices, emergency exit devices and any electromagnetic devices
- Testing of fire-warning systems, including weekly alarm tests and periodic maintenance by a competent person
- Recording of false alarms
- Testing and maintenance of emergency lighting systems
- Testing and maintenance of fire extinguishers, hose reels and fire blankets etc.
- If appropriate, testing and maintenance of other fire safety equipment such as fire-suppression systems and smoke control systems
- Recording and training of relevant people and fire evacuation drills; planning, organising, policy and implementation, monitoring, audit and review
- Maintenance and audit of any systems that are provided to help the fire and rescue service; the arrangements in a large multi-occupied building for a co-ordinated emergency plan or overall control of the actions you or your staff should take if there is a fire
- All alterations, tests, repairs and maintenance of fire safety systems, including passive systems such as fire doors

#### ***Other issues that you may wish to record include:***

- The competence, qualifications and status of the persons responsible for carrying out inspections and tests
- The results of periodic safety audits, reviews, inspections and tests, and any remedial action taken
- All incidents and circumstances which have the potential to cause accidents and monitor subsequent remedial actions
- A record of the building use, the fire prevention and protection measures in place and high-risk areas
- Investigations into any small fire occurrences



## 14. Competency of Assessor

Alan Lynagh BSc (Hons), MIOL, MEPS

### Memberships & Qualifications:

- BSc (Hons.) in Building Control Surveying – University of Westminster
- NEBOSH Certificate – Imperial College
- Introductory Diploma in Management

### Career Profile:

- Current: Owner, ComplianceUK
- 1998 - Present: Senior District Surveyor for Licensing – Westminster City Council

## 15. Relevant Legislation and Enforcing Authority

The enforcing authority for fire safety is the local fire brigade. The following guidance and legislation is relevant to this Fire Risk Assessment:

- The Regulatory Reform (Fire Safety) Order 2005 together with associated guides
- Approved Document B, Volume 2, 2007
- BS 9999:2008 Code of practice for fire safety in the design, management and use of buildings
- Management of Health and Safety at Work Regulations 1999
- Workplace (Health, Safety and Welfare) Regulations 1992
- Health and Safety (Safety Signs and Signals) Regulations 1996
- Disability and Equality Act 2012
- The Electricity at Work Regulations 1989
- Dangerous Substances and Explosive Atmospheres Regulations 2002
- The Furniture and Furnishings (Fire Safety) Regulations 1988

## 16.0 Occupancy Assessment

### Exit Routes

There are three exits available to the ground floor occupancy as detailed below:

- Exit A – Main double leaf entrance/exit from Haverstock Hill (inward opening door) 1400mm
- Exit B - Alternative double leaf exit adjacent to the toilet accommodation leading into the external patio area (outward opening) 1130mm
- Exit C - Alternative double leaf exit opposite the bar leading into the external patio area (outward opening) 1130mm
- Exits B and C share the final gated exit from the external patio area back onto Haverstock Hill (outward opening) 1140mm

These are all existing routes and understood to have been previously approved by building control and licensing. The first and second floors share the central accommodation staircase that delivers to the ground floor bar closest to Exit B. There is also a second accommodation stair delivering to the side of the bar at ground floor level closest to Exit A.

### Floor Space Factors

The premises operate as a bar and Approved Document B, (Table 1) and The Technical Standards for Places of Entertainment (Table 3) detail the relevant floor space factors applicable for this type of use at this premises and table 16.0 details these requirements and how they apply to the premises based on the current layout and plans provided.

These numbers calculate the maximum available floor space as an open area and comply with the relevant provisions of both ADB and the Technical Standards for Places of Entertainment. The premises operators will need to ensure that the layout that these maximum floor space factor capacities are based on are adhered to and suitable management controls to monitor this are put into place. Where additional fixed or loose fixtures/furniture is introduced the operator will need to reassess these calculations to ensure an appropriate revised maximum capacity based on available floor space and any furniture layout is in place.

**Table 16.0: Floor Space Factors**

Area	Overall available public area M <sup>2</sup> (approx.)	Capacity at 0.3M <sup>2</sup> per person (within 2m of bar or bars of Public House)	Capacity at 0.5M <sup>2</sup> per person (dancing/reception)	Max Operational Capacity
Ground Floor Bar	100	$100 \div 0.3 = 333$	N/A	<b>333</b>
First Floor Bar	50	$60 \div 0.3 = 200$	N/A	<b>200</b>

These figures are based purely on floor space and need to be cross-referenced with the available capacities based on means of escape.

### Exit Widths

The accommodation adopts a simultaneous evacuation therefore exit widths should be assessed on this basis. Table 16.1 and 16.2 detail the means of escape calculations for the ground and first floors based on the requirements of both Approved Document B (ADB) and the Technical Standards for Places of Entertainment (Tech Standards).

Exits B and C share a final exit but this exit is larger than Exit B and C and opens in the direction of escape so should not place any further restriction on the capacity. The first floor means of escape has not been considered as the overriding requirement for a protected route effectively negates whatever widths are available.

**Table 16.1: Means of Escape Calculations Ground Floor**

Exit Location	Available Exit Width	Recommended Maximum Capacity (ADB & Tech Standards)
Main Entrance (Exit A)	1400mm (inward opening)	60 due to inward opening nature of door
Alternative Exit (Exit B)	1130mm	226
Alternative Exit (Exit C)	1130mm	Discounted as largest
Ground Floor Total		<b>286</b>

**Table 16.2: Means of Escape Calculations First Floor**

Exit Location	Available Exit Width	Recommended Maximum Capacity (ADB & Tech Standards)
Main Accommodation Stair (Exit A)	720mm (door at base of stair into ground floor bar)	0 Due to lack of protected route and door width under the prescribed minimum of 750mm in ADB
Alternative accommodation stair exit (Exit B)	720mm (door at first floor onto accommodation stair)	0 Due to lack of protected route and door width under the prescribed minimum of 750mm in ADB
First Floor Total		<b>0</b>

Cross referencing the two figures for the ground floor the limitation is the existing means of escape, which limits the ground floor to **286** and it is advised that this should be the maximum capacity from a fire safety perspective.

### First Floor

As table 16.2 details the lack of a protected route from the first floor function room as is recommended in sections C3.01-C3.03 of the Tech Standards and section 4.36 of ADB means at present the use of this area is not viable from a fire safety perspective.

In addition the provision to use an accommodation staircase under certain circumstances as detailed in ADB for escape (sections 4.32 and 4.33) is not met also in this case as the numbers concerned would not be minimal, the floor area per storey is over 90 square metres as is the general recommendation to apply a small premises approach and the premises is a bar, which does not fall into the category to allow this approach. Even if this approach were considered the travel distances along the accommodation staircase are a worst case scenario of over 18m, which again is the minimum requirement in both ADB and Tech Standards.

Finally the door widths are 720mm, which is under the minimum ADB requirement of 750mm. Given all of these various restrictions the first floor has therefore been deemed unsuitable for public use at present.

### Second Floor and First Floor Staff Use

Given the use of the first floor store and office will be generally minimal and the store purely for access it is deemed the very limited number on this floor and the fact they will be part of the management team is acceptable and ADB section 4.32 could be considered.

The same applies for the second floor single residential private dwelling and the fact this is the Manager's accommodation also adds an additional measure of safety as generally the Manager will be on duty or well

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aware of the activities on the ground floor. Additionally the first floor not being used also reduces the risk further for the dwelling on the second floor, as does a number of the remedial works picked up in this report (such as additional detection at first floor level).

In line with the recommendations within the Technical Standards it is deemed acceptable for the maximum capacity figure of 286 to be exclusive of staff as staff figures are minimal and it would be expected that staff would be assisting in the evacuation process.