

FIRE RISK ASSESSMENT

**The Graham Care Group
Hawkhurst House
Hurricane Way
Hawkinge
CT18 7SS**

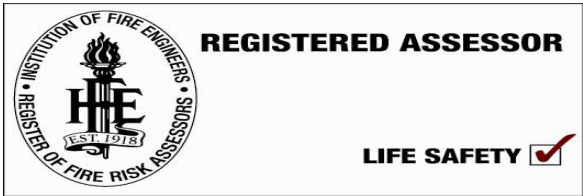
Date; 27th June 2022



Prepared by:



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Date: 27th June 2022

Management of Fire Safety	
Responsible Person (e.g. employer) or person having control of the premises	The Graham Care Group
Person(s) Consulted	Maintenance team leader
Safety Assistance: The competent person(s) appointed under Article 18 of the Fire Safety Order to assist the Responsible Person in undertaking the preventive and protective measures (i.e. relevant general fire precautions) is:	House Manager
Fire safety at the premises is managed by/in multi-occupied premises by:	The Graham Care Group
	Simon Oakley DipFD, GIFireE, and registered as Fire Risk Assessor (Life Safety Stream) with the Institution of Fire Engineers.
Date of Fire Risk Assessment	27 th June 2022
Date of Previous Fire Risk Assessment	7 th May 2021
Suggested Date for Review	One year from the date of inspection.
This report is intended to assist you in compliance with Article 9 of the Regulatory Reform (Fire Safety) Order 2005 (the 'Fire Safety Order'), which requires that a risk assessment be carried out.	
	Date: 06/07/2022

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FIRE RISK ASSESSMENT ESTIMATOR

The following simple risk level estimator is based on a more general health and safety risk level estimator contained in BS 8800:

Fire hazard ▼	Fire Risk ►	Slight harm	Moderate harm	Extreme harm
Low		Trivial risk	Tolerable risk	Moderate risk
Medium		Tolerable risk	Moderate risk	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 (probability of fire) within the assessed areas of this building 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 assessed areas of this building and the occupants, as well as the fire protection and procedural arrangements observed at the time of this risk assessment, it is considered that the consequences for life safety in the event of fire would be:

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

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Accordingly, it is considered that the risk to life from fire within the assessed areas of this building is:

Moderate Harm

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 by BS 8800 for general health and safety risks:

Risk Level Action and Timescale

Trivial No action required, and no 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 It is essential that efforts are made to reduce the 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 might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.

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

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Action Plan			
FOLLOWING A THOROUGH INSPECTION OF THE BUILDING AND ITS CONTENTS THE FOLLOWING OBSERVATIONS HAVE BEEN MADE. IT IS THEREFORE REQUESTED THAT THESE ITEMS ARE REVIEWED AND ADDRESSED IN LINE WITH THE RECOMMENDED TIME SCALES AS NOTED			
Observations	Remedial Action	Allocated to	Date Completed
Medium Risk: Action within 90 Days			
<p>1) External escape route should provide an easy passage away from the building to a place of safety.</p> <p>The escape route from the rear garden to the top car park is on a slope and is not paved from the gate to the car park.</p>	<p>All exit routes away from the building should be provided with hard standing to enable wheelchairs to be used if required.</p>		
<p>2) Corridors and routes which are intended to provide safe passage, together with rooms that present significant hazards, either due to the presence of ignition sources or because they contain a high fire load are enclosed in fire resisting construction.</p> <p>Electrical cables have been passed between cupboards and ceilings without being sealed in numerous areas.</p>	<p>A competent contractor should be employed to inspect all cupboards and to seal any unprotected service out of the electrical cupboards with appropriate fire resisting material.</p>		
<p>3) It was noted that there are locations in which fire doors are missing part or all of the Intumescent Strip or Smoke Seals, are not correctly rated to FD30S, or Fire doors have been removed from the frame. This provides an insufficient barrier to smoke and transfer of Fire Products, which may assist in the growth of developing fires.</p> <p>There were mix and match intumescent strips and smoke seals in many fire doors.</p>	<p>It is recommended that all fire doors are checked by a competent contractor who should ensure that all of them reach the level of fire separation outlined by the current British Standard 476: Part 22. They should be installed in accordance with the recommendations contained within the current version of British Standard 8214 and they should close properly and fully under their own power. Where necessary, they should be upgraded with intumescent strips incorporating smoke seals and provided with a third hinge. Any defects in the doors should be rectified and any obstructions preventing their closing should be removed. Doors and associated partitions that cannot be repaired or up-graded should be replaced.</p>		
<p>4) Some existing fire doors might not meet the current standard. Some doors might not be able to be upgraded to have intumescent strips and cold smoke seals, three hinges or door closers fitted.</p> <p>Many fire door hinges are visibly weeping oil, this indicated that they are reaching their end of life cycle and need replacing.</p>	<p>It is recommended that all fire doors are checked by a competent contractor who should ensure that all of them reach the level of fire separation outlined by the current British Standard 476: Part 22. They should be installed in accordance with the recommendations contained within the current version of British Standard 8214 and they should close properly and fully under their own power. Where necessary, they should be upgraded with intumescent strips incorporating smoke seals and provided with a third hinge. Any defects in the doors should be rectified and any obstructions preventing their closing</p>		

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	should be removed. Doors and associated partitions that cannot be repaired or up-graded should be replaced.		
<p>5) It was noted that the fire resisting construction between compartments in the roof void has been breached and that this would allow the passage of smoke and hot gasses between floors thereby compromising the means of escape on different floors.</p> <p>The roof void contains a lot of air movement equipment and ducting for the building. It has not been fitted with sprinklers but carries the pipework for the second floor areas.</p> <p>The roof void is provided with smoke/fire barriers and fire doors to stop the travel of fire and smoke in the roof space. The installation is in good condition but has been breached in some areas by the installation of cables.</p>	<p>To reduce the likelihood of fire and smoke spread throughout the building and to maintain the necessary compartmentation in the building, it is recommended that a full audit of all the areas where cables, ducting or other services that have been taken through the fire and smoke barrier is made and any gaps are suitably filled with fire resistant materials. It should be confirmed that the ventilation ducting that serves the building has been provided with the necessary fire dampers and that they are serviced as recommended by the manufacturer. All work to rectify any unsatisfactory compartmentation should be undertaken as soon as possible.</p>		
<p>6) There are areas where the provision, number or location of emergency escape lights may be insufficient for the task.</p> <p>There is very little local authority lighting in the area around the building.</p> <p>The previous report did indicate that there was adequate external emergency lighting but in view of the information contained in BS 5266 with regard to Emergency Safety Lighting it is recommended that the following works are carried out:</p> <p>The assembly point in the car park is not provided with emergency lighting and there is generally a lack of external emergency lighting for safe movement around the external areas of the building at night.</p>	<p>It is recommended that a survey is made by a skilled person (electrically) on all parts of the premises in order to ascertain how much light would be available in the event of a failure of the power supplies. Where it is apparent that the lack of lighting would endanger persons attempting to leave the premises in the event of a fire then emergency lighting should be installed which will conform to the requirements of the current British Standard 5266: Part 1.</p>		
<p>7) No Fire Risk Management Strategy in line with BS 9997 Fire risk management systems has been produced for the premises.</p> <p>The Graham Care Group currently run 7 homes and are currently constructing two more homes.</p> <p>At the time of inspection there did not appear to be a company fire risk management strategy in place.</p>	<p>A fire risk strategy should include the following items:</p> <p>Maintenance & testing Article 17</p> <p>Communication Articles 8 & 11</p> <p>Emergency Planning Article 15</p> <p>Fire risk assessment Article 9</p> <p>Resources & authority Articles 8 & 11</p> <p>Fire Safety Training Article 21</p> <p>Control of work onsite Article 8 & 9</p>		

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<p>8) The Covid Crisis affected the training of staff in the home and it was confirmed that some fire safety training had taken place but no recognised fire warden training, which provided a certificate, had taken place since 2018.</p> <p>It was indicated that training was being arranged by head office which would include refresher training for all evacuation equipment in the building.</p>	<p>All persons at work should be instructed and trained to ensure that they understand the fire emergency plan and fire precautions in the premises and the action to be taken in the event of fire.</p> <p>Instruction should be given (and recorded) by a competent person at such intervals as to ensure that everyone at work is instructed. It is particularly important that management ensure that all newly appointed or temporary staff are made aware of the means of escape and fire procedures at the commencement of their employment.</p>		
Low Risk: Action within 120 Days			
<p>9) It was identified at the time of inspection that the building did have external wooden cladding.</p>	<p>External cladding was identified and a review and report utilising PAS 9980: 2022 should be conducted.</p>		
<p>The premises is provided with the following fixed installations:</p> <p>Domestic sprinkler system throughout the building supplied via the towns mains. The shut off valve and mains feed is located in the basement plant room.</p> <p>It is believed to be a BS 9251:2014 Category 3 Sprinkler system. This includes larger residential care homes / nursing homes (with more than 10 residents) and also hostels. This category of residential sprinklers generally requires larger tank sizes of between 6m³ to 9m³ with storage for up to 30 minutes water supply. Calculations are based on 4 sprinklers heads operating and an average flow of 168-200 litres/minute.</p> <p>There was no information available at the time of inspection to confirm its exact specification.</p> <p>The pressure gauge indicated a pressure of 5.5 bar operating pressure.</p> <p>The system is serviced by Triangle.</p>	<p>Information with regard to the sprinkler installation should held onsite.</p>		

REPORT PREPARATION

Risk Safety Services have carried out this Fire Risk Assessment and prepared the report based upon the information gained on site and during the tour of the premises.

Although Risk Safety Services consultants are experienced and trained to the highest professional standards, they have no powers under any statutory order to demand entry and the production of documents or information. The advice in the report is therefore given in good faith based upon the evidence seen at the time of the visit. No guarantee can be given that during any subsequent visit by inspectors with statutory powers that other non-compliant situations may not be found.

It is not the purpose of a Fire Risk Assessment to confirm the suitability of a Building for a specific purpose, or compliance with Building Regulations past or present, therefore this report is based upon a visual inspection of readily visible areas, and not a detailed study of the construction of the property, under the assumption that the premises is fit for the purpose to which it is being used.

Whilst every care is taken to interpret the Acts, Regulations and Approved Codes of Practice, these can only be authorised or interpreted by Courts of Law. The format of this report has been formulated in accordance with the requirements of PAS 79-Part 1 2020 Fire Risk Assessments: Premises other than Housing-Code of Practice

At no time is the fire risk consultant responsible for instigating any works required to resolve any failings highlighted in this report. The report is produced for the responsible person's information and action as they see fit.

FIRE RISK ASSESSMENT

SUMMARY

(Carried out in accordance with The Regulatory Reform (Fire Safety) Order 2005 referencing The Residential Care Premises Guide)

OCCUPANTS

This risk assessment is specifically concerned with the whole of the premises, used by The Graham Care Group. It is recommended that a copy of the significant findings of this assessment is provided to each occupier affected by your premises, the House Manager and any competent contractor who may carry out any remedial works.

The area assessed comprises of purpose built care home with a small PAU on the first floor.

The assessed premises are not inhabited by the public, although it is reasonably expected that persons not familiar to the premises, such as visitors, couriers and suchlike may be in attendance.

The assessed premises do contain occupants who reside or sleep within the premises.

When Persons who are expected to have difficulty in evacuating unaided are present within the premises, a system whereby they are provided with assistance is to be in place, and care must be taken to ensure that assistance is available, and take into account holidays and illness. Consideration should be given to the location of the worker with difficulty, and discussions with them as to how best meet their needs should be ongoing.

The Building is designated as Non Smoking and signage is in place to make persons aware of this fact.

Approximate maximum number of employees on site at any one time: At the time of inspection there was 35 members of staff in the main building and 8 in the PAU. At night there is usually 4-6 staff on duty.

Approximate maximum number of other occupants on site at any one time: There are 93 bedrooms in the building and at the time of inspection 50 were occupied in the general area and 12 in the PAU.

Total number of people present in the building; At the time of inspection 105 person were in the building.

Operating Hours 24/7.

BUILDING AND SITE DETAILS

Site Dimensions and construction The building was occupied in 2017 and is an L shape, approximately 50m x 25m in each leg.

No of Levels Lower Ground Floor, ground floor, first floor and second floor.

Any floors providing car parking No

Approximate floor area per floor 2500m² per floor

Approximate floor area gross: 10000m²

Approximate floor area ground floor: 2500m²

Fire Loss Details: None to date.

LIFTS

Lift 1 serves the Lower Ground, Ground, 1st, and 2nd floors. Lift one was out of commission at the time of inspection.

Lift 2 serves the Lower Ground, Ground, 1st, and 2nd floors.

Lift 3 serves the Lower Ground, Ground, 1st, and 2nd floors.

ESCAPE STAIRS

Staircase 1 is a Single Staircase serving the lower ground floor at its lowest level and the second floor at its highest level; it is a fully enclosed stairwell. Escape exits to the open air are available.

Staircase 2 is a Single Staircase serving the lower ground floor at its lowest level and the second floor at its highest level; it is a fully enclosed stairwell. Escape exits to the open air are available.

Staircase 3 is a Single Staircase serving the lower ground floor at its lowest level and the second floor at its highest level; it is a fully enclosed stairwell. Escape exits to the open air are available.

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NUMBERS OF OCCUPANTS ESPECIALLY AT RISK FROM FIRE

Sleeping Occupants: Up to 93 if fully occupied.

Disabled Employees: None know at the time of inspection.

Other Disabled occupants: There is ordinary care on the ground floor, the PAU occupies the first floor along with staff accommodation and residents with mental health issues are located the second floor.

Occupants in remote areas and lone workers: None

Young persons employed: None at the time of inspection.

Others: Now covid restrictions have been lifted visitor numbers have increased.

RELEVANT FIRE SAFETY LEGISLATION AND OTHER RELEVANT INFORMATION

The following fire safety legislation applies to these premises	
The Fire Safety Order 2005.	
The above legislation is enforced by:	
The Local Fire Authority	
Other legislation that makes significant requirements for the fire precautions in these premises (other than the Building Regulations 2010 and any relevant Local Act.)	
None	
The other legislation referred to above is enforced by:	
N/A	
Is there an alterations notice?	No
Relevant information and deficiencies observed:	
<p>There is currently staff sleeping accommodation on the first floor as the premises are not fully occupied by residents and access to the site is difficult without a car.</p> <p>The whole building, other than the roof space, is sprinklered.</p> <p>Hawkhurst House provides accommodation in studio suites for residents who are in need of care and support. The scheme is divided into social groups for physical frailty and various types of dementia. Full 24 hour nursing care is available in-house so that most residents can have a home for life within the scheme. Residents' spouses can also be accommodated, to allow couples to stay together even when one develops the need for on-going care.</p> <p>Half of the first floor is occupied by a PAU which is run by The Graham Care Group for the NHS. The PAU shares two of the staircases with the rest of the occupiers.</p> <p>There is a day centre on the lower ground floor which is used by local community groups during the week.</p> <p>Evacuation strategy: The Guide indicates the following strategies as acceptable for Care Homes:</p> <p><i>In residential care premises, typical evacuation strategies are likely to involve one or more of the following arrangements:</i></p> <ul style="list-style-type: none"> • Single stage evacuation • Progressive horizontal evacuation • Delayed evacuation <p>Single stage evacuation</p> <p><i>This strategy is appropriate for residents and others who fall predominantly into the 'independent' category, where it may reasonably be expected that all people in the building are able to (and will) evacuate immediately from the premises to a place of total safety without assistance.</i></p> <p>Progressive horizontal evacuation</p> <p><i>This strategy is likely to be necessary where the residents are dependent on staff to assist with their escape. It works on the principle of moving residents from an area affected by fire, through a fire resisting barrier to an adjoining fire protected area on the same level, where they can wait in a place of safety whilst the fire is dealt with, or await further evacuation down a protected route to total safety.</i></p>	

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Delayed evacuation

Exceptionally, in some situations it may not be desirable or practical to evacuate some residents immediately (e.g. because of medical conditions or treatments). In these circumstances it may be appropriate to allow them to remain in their rooms whilst the fire is dealt with and the danger has passed, or to allow for the additional time necessary to prepare them for evacuation. In such circumstances, it will be necessary to provide enhanced levels of structural fire protection to the individual bedroom. However, where this strategy has been adopted, a suitable evacuation plan will still be required.

You should not depend upon the fire and rescue service to evacuate people; your escape strategy must be dependant only on the factors that are within your own control. However, you should consult with your enforcing authority when determining and planning an appropriate and effective evacuation strategy for your premises. Whichever system of evacuation you use must be supported by suitable management arrangements.

The areas included in this assessment accommodates all types of disabilities, from wheelchair users to palliative care and operates a progressive horizontal evacuation policy.

Evacuation time

The guide indicates the following for establishing an acceptable escape time:

For single stage evacuation strategies, where it would be expected that all the occupants would evacuate immediately, either to a place of reasonable safety within the building e.g a protected stairway, or to a place of total safety outside the building, it is the time required to reach these points which is measured.

However, where progressive horizontal evacuation is adopted, the escape time is related to how long it takes to move residents from the area involved in fire, to a place of reasonable safety in the adjoining protected area on the same level.

As the building is sprinklered the evacuation time from compartment to compartment is extended from 2.5 minutes to 5-8 minutes.

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FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

Significant changes in measures to prevent fire since the time of the previous fire risk assessment

The Fire Safety Act 2021

Before the act, there was ambiguity as to whether the external walls and flat entrance doors of a multi-occupied residential building should be included in the fire risk assessment for the building required under the Regulatory Reform (Fire Safety) Order 2005 (the 'Fire Safety Order' (FSO)).

The Fire Safety Act clarifies that the FSO applies to the structure, external walls (including balconies, doors and windows) and flat entrance doors in multi-occupied residential buildings with two or more sets of domestic premises.

The act will require Responsible Persons of multi-occupied residential buildings with two or more sets of domestic premises to update their fire risk assessment to include an assessment of the building's structure, external walls, and flat entrance doors. In some cases, a Responsible Person will be able to update the fire risk assessment themselves, however where the update requires an assessment of materials which make up a building's external wall system the Responsible Person may need to contract a suitably competent fire risk assessor to undertake that assessment for them.

PAS 79-1/2: 2020.

This fire risk assessment is based on the information contained in PAS 79 1/2: 2020. The document provides guidance and a template for use in the production of a fire risk assessment. Section 5 below outlines what a fire risk assessment does not include or should not be used for:

Section 5 Principles and scope of fire risk assessments

The FRA is a systematic and structured assessment of the fire risk in the premises for the purpose of expressing its current level, determining the adequacy of existing fire precautions and determining the need for, and nature of, any additional fire precautions. Any such additional fire precautions required are set out in the action plan, which forms part of the documented FRA). The objective of the action plan is to set out measures that will ensure that the fire risk is reduced to, or maintained at, a tolerable level..

The FRA is not any of the following:

- a) a full audit of areas of the building that are not readily accessible or visually obvious (e.g. ceiling and roof voids and service risers), though a sample inspection of such areas is normally appropriate;
A degree of sampling is particularly important if the evacuation strategy is predicated on a high standard of compartmentation (e.g. in the case of progressive horizontal evacuation in a care home).*
- b) a means for verifying compliance with current building regulations;*
- c) a disabled access audit;*
- d) a means for identifying latent defects in construction or compartmentation;*
- e) a means for verifying that the fire resistance of structural elements of the building is adequate;*
- f) an examination of the potential for structural collapse of the building in the event of fire;*
- g) a fire strategy report;*
- h) a pre-occupation fire safety assessment;*
- i) a means for snagging of new construction;*
- j) a guide to legislation for the responsible person; or*
- k) a fire risk appraisal and assessment of external wall construction and cladding.*

This fire risk assessment will identify if the building is constructed using external wall construction and cladding. A separate document, PAS 9980:2022 - Assessing the external wall fire risk in multi-occupied residential buildings, provides a methodology for the fire risk appraisal of external wall construction and cladding of existing multistorey and multi occupied residential buildings.

A separate risk assessment by a suitably qualified persons using PAS 9980:2022 will have to be carried out if there is external wall construction and cladding on the building. This is not in the remit of this fire risk assessor.

The impact of waiting for the outcome of the PAS 9980:2022 review and report may affect the contents of the fire risk assessment which will have to take into account the unknown nature of any external wall construction or cladding.

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RISK ASSESSMENT

Means of Escape			
Scope of Inspection	Risk	Details	Findings
Means of Escape Routes and Corridors		The design of the means of escape is considered adequate. The premises were built to meet the requirements of the then current Building Regulations document.	Satisfactory
		There are a sufficient number of staircases and exit capacity to provided for the anticipated numbers of persons resorting to the building	Satisfactory
		The number of final fire exit doors is adequate for the numbers of occupants who may need to exit the building in an emergency. There are numerous exits around the perimeter of the building and some ground floor rooms and bedrooms have French Doors out to open air.	Satisfactory
		Travel distances appeared generally to be in accordance with those recommended in the Guide 'Fire Safety Risk Assessment: The Residential Care Home Guide' published by The Department for Communities and Local Government.	Satisfactory
		The escape routes and corridors should be free from storage, obstructions and potential trip hazards.	Satisfactory at the time of inspection.
		The flooring and carpeting should be maintained in good condition, flat and well fitted.	Satisfactory at the time of inspection.
		The use of display material in escape routes is being kept to a minimum or flame retardant materials are being used.	Satisfactory at the time of inspection.
		All fire exit doors open in the direction of escape where necessary.	Satisfactory
		All final exits can be quickly opened without the use of a key or code. Exit doors in stairwells or staff areas are fitted with panic bars or thumb turn locks. In public areas they are fitted with magnetic locks which release on the actuation of the fire alarm or green override button.	Satisfactory
		Sliding or revolving doors are not relied on for means of escape from the premises. The main entrance is fitted with sliding doors but this not a main escape route from the building. The doors slide to open on the actuation of the fire alarm or a power failure.	Satisfactory

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External Escape routes	M	<p>External escape route should provide an easy passage away from the building to a place of safety.</p> <p>The escape route from the rear garden to the top car park is on a slope and is not paved from the gate to the car park.</p> <p>See pictures 1 & 2.</p>	All exit routes away from the building should be provided with hard standing to enable wheelchairs to be used if required.
		<p>It was confirmed that external staircases/balconies/gangways are subject to periodic checks by a competent person.</p> <p>There is one metal staircase up from the lower ground floor.</p> <p>Appropriate records were located.</p> <p>See picture 3.</p>	Satisfactory
Disabled Evacuation		<p>Proper provision has been made for disabled persons and members of staff to evacuate the building.</p> <p>Following the previous report all residents have now been provided with a PEEP which are located in the emergency bag under the fire alarm panel.</p> <p>Staff are instructed in the requirements of residents in the areas they work in and the residents' requirements for evacuation. There are evac chairs and evacuation sledges in the stairwells and many mattresses on beds are provided with handles to enable them to be used for evacuation purposes.</p> <p>See picture 4.</p>	Satisfactory
Fire Resisting construction	M	<p>Corridors and routes which are intended to provide safe passage, together with rooms that present significant hazards, either due to the presence of ignition sources or because they contain a high fire load are enclosed in fire resisting construction.</p> <p>Electrical cables have been passed between cupboards and ceilings without being sealed in numerous areas.</p> <p>See picture 5.</p>	A competent contractor should be employed to inspect all cupboards and to seal any unprotected service out of the electrical cupboards with appropriate fire resisting material.
Fire Doors.	M	<p>It was noted that there are locations in which fire doors are missing part or all of the Intumescent Strip or Smoke Seals, are not correctly rated to FD30S, or Fire doors have been removed from the frame. This provides an insufficient barrier to smoke and transfer of Fire Products, which may assist in the growth of developing fires.</p> <p>There were mix and match intumescent strips and smoke seals in many fire doors.</p> <p>See Picture 6.</p>	It is recommended that all fire doors are checked by a competent contractor who should ensure that all of them reach the level of fire separation outlined by the current British Standard 476: Part 22. They should be installed in accordance with the recommendations contained within the current version of British Standard 8214 and they should close properly and fully under their own power. Where necessary, they should be upgraded with intumescent strips incorporating smoke seals and provided with a third hinge. Any defects in the doors should be rectified and any obstructions preventing their closing should be removed. Doors and associated

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			partitions that cannot be repaired or up-graded should be replaced.
Fire Doors	M	<p>Some existing fire doors might not meet the current standard. Some doors might not be able to be upgraded to have intumescent strips and cold smoke seals, three hinges or door closers fitted.</p> <p>Many fire door hinges are visibly weeping oil, this indicated that they are reaching their end of life cycle and need replacing.</p> <p>See picture 7.</p>	<p>It is recommended that all fire doors are checked by a competent contractor who should ensure that all of them reach the level of fire separation outlined by the current British Standard 476: Part 22. They should be installed in accordance with the recommendations contained within the current version of British Standard 8214 and they should close properly and fully under their own power. Where necessary, they should be upgraded with intumescent strips incorporating smoke seals and provided with a third hinge. Any defects in the doors should be rectified and any obstructions preventing their closing should be removed. Doors and associated partitions that cannot be repaired or up-graded should be replaced.</p>
		All self closing devices fitted to doors are working satisfactorily; all doors are closed without evidence of being wedged open.	Satisfactory
Bedroom Fire Doors.		<p>All bedroom doors are fitted with self closing devices that actuate on the actuation of the fire alarm to close the door.</p> <p>Some bedroom doors were tested and they all self closing devices operated correctly and closed the doors.</p>	Satisfactory

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RISK ASSESSMENT

Measures to Limit Fire Spread and Development			
Scope of Inspection	Risk	Details	Findings
Compartmentation in the roof void.	M	<p>It was noted that the fire resisting construction between compartments in the roof void has been breached and that this would allow the passage of smoke and hot gasses between floors thereby compromising the means of escape on different floors.</p> <p>The roof void contains a lot of air movement equipment and ducting for the building. It has not been fitted with sprinklers but carries the pipework for the second floor areas.</p> <p>The roof void is provided with smoke/fire barriers and fire doors to stop the travel of fire and smoke in the roof space. The installation is in good condition but has been breached in some areas by the installation of cables.</p> <p>See pictures 8-11.</p>	<p>To reduce the likelihood of fire and smoke spread throughout the building and to maintain the necessary compartmentation in the building, it is recommended that a full audit of all the areas where cables, ducting or other services that have been taken through the fire and smoke barrier is made and any gaps are suitably filled with fire resistant materials. It should be confirmed that the ventilation ducting that serves the building has been provided with the necessary fire dampers and that they are serviced as recommended by the manufacturer. All work to rectify any unsatisfactory compartmentation should be undertaken as soon as possible.</p>
Limitations of Linings		Is it considered that there is reasonable limitation of linings that might promote fire spread?	Satisfactory
External Cladding	L	<p>It was identified at the time of inspection that the building did have external wooden cladding.</p> <p>See picture 12.</p>	External cladding was identified and a review and report utilising PAS 9980: 2022 should be conducted.

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Means of Giving Warning in Case of Fire			
Scope of Inspection	Risk	Details	Findings
Fire Alarm System		There is an Addressable Fire Alarm System installed to comply with British Standard 5839 part 1: Type M/L1	Satisfactory
Means of giving warning		The control panel provides a simultaneous evacuation system within the premises, utilising electric sounders as the audible means of alarm	Satisfactory
Means of Summoning the Fire Rescue Service		There are two methods of contacting the Fire and Rescue Service one is via the onsite personal and the fire alarm panel is connected to an RMC who can also call the Fire Service.	Satisfactory
Call Points		There is a Call Point adjacent to each escape route exit to the premises.	Satisfactory
System Zoning		The Control Panel indicates by use of red LED's the zone of origin of the activation.	Satisfactory
		There is an indication of the zoning arrangement within the building on or adjacent to the control panel.	Satisfactory
System Maintenance		Records indicated that the fire alarm system is maintained and serviced by Fire Action Ltd. The most recent maintenance visit was in 2022.	Satisfactory
System Testing		It was confirmed that the fire alarm is tested on a weekly basis by management	Satisfactory
Ancillary Equipment		Evidence was available confirming that the ancillary equipment linked to the installed fire alarm system is tested and maintained in accordance with BS 7273 -Part 4 and Part 6. The ancillary equipment is hold open devices for fire doors and magnetic locks for exit doors and possible shut off for the Ventilation system.	Satisfactory
Fire Alarm system false alarm reduction		There is a false alarm reduction policy in place as per the guidance contained in the appropriate guide for these premises	Satisfactory

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Emergency Escape Lighting			
Scope of Inspection	Risk	Details	Findings
Emergency Lighting		There is an emergency lighting system be provided in common areas and roof space to illuminate the escape routes and ensure that safety signage, fire safety equipment and hazards are visible.	Satisfactory
	M	<p>There are areas where the provision, number or location of emergency escape lights may be insufficient for the task.</p> <p>There is very little local authority lighting in the area around the building.</p> <p>The previous report did indicate that there was adequate external emergency lighting but in view of the information contained in BS 5266 with regard to Emergency Safety Lighting it is recommended that the following works are carried out:</p> <p>The assembly point in the car park is not provided with emergency lighting and there is generally a lack of external emergency lighting for safe movement around the external areas of the building at night.</p>	It is recommended that a survey is made by a skilled person (electrically) on all parts of the premises in order to ascertain how much light would be available in the event of a failure of the power supplies. Where it is apparent that the lack of lighting would endanger persons attempting to leave the premises in the event of a fire then emergency lighting should be installed which will conform to the requirements of the current British Standard 5266: Part 1.
System Maintenance		A maintenance contract is in place.	Satisfactory
System Testing		Records indicate that the emergency lighting system is tested by management each month in accordance with the recommendations of the current British Standard 5266: Part 8.	Satisfactory

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Manual Fire Extinguishing Appliances/Fixed Fire Fighting Systems			
Scope of Inspection	Risk	Details	Findings
Portable Fire Extinguishers		In order to allow staff to provide "first aid" fire fighting, Portable fire extinguishers and fire blankets have been provided in good condition and in sufficient quantities to satisfy the recommendations of BS5306.	Satisfactory
		Extinguishers are serviced in accordance with the current British Standard BS 5306: Part 3. The FFE was last serviced by Fire Action in November 2021.	Satisfactory
Relevant Automatic Fire Extinguishing Systems	L	<p>The premises is provided with the following fixed installations:</p> <p>Domestic sprinkler system throughout the building supplied via the towns mains. The shut off valve and mains feed is located in the basement plant room.</p> <p>It is believed to be a BS 9251:2014 Category 3 Sprinkler system. This includes larger residential care homes / nursing homes (with more than 10 residents) and also hostels. This category of residential sprinklers generally requires larger tank sizes of between 6m³ to 9m³ with storage for up to 30 minutes water supply. Calculations are based on 4 sprinklers heads operating and an average flow of 168-200 litres/minute.</p> <p>There was no information available at the time of inspection to confirm its exact specification.</p> <p>The pressure gauge indicated a pressure of 5.5 bar operating pressure.</p> <p>The system is serviced by Triangle.</p> <p>See picture 13.</p>	Information with regard to the sprinkler installation should held onsite.

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Fire Safety Signs and Notices			
Scope of Inspection	Risk	Details	Findings
Safety Signage Doors	.	All doors which are fire resisting are to have a "Fire Door Keep Closed" Sign on both sides of the door	Satisfactory
		All doors which are to be kept restricted from general access are to have a "Fire Door Keep Locked" Sign on the outer (Public) side of the door.	Satisfactory
		All doors which provide a final exit from the premises into public areas have a "Fire Exit Keep Clear" sign on the outer (Public) side of the door.	Satisfactory
Escape Routes and Corridors	.	Directional signage should be installed throughout the circulation routes, in order that a path to the open air is indicated, in a clear and unambiguous manner	Satisfactory
Fire Action Notices		All Call Points have Fire Action Signs adjacent to them, clearly indicating the correct action to take in case of a fire, including details on summoning the Emergency Services and assembly points.	Satisfactory

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Fire Hazards and Their Elimination or Control			
Scope of Inspection	Risk	Details	Findings
Electrical Distribution		The Electrical Intake is located on the lower ground floor new the plantroom.	Satisfactory
		It was confirmed that electrical circuits and installations are tested at appropriate intervals. Certificates and records were provided which indicate that this was carried out in January 2022 by Norman Wildblood & Co Ltd. See picture 14.	Satisfactory
		Distribution Boards are located throughout the building	Satisfactory
PAT Testing		Portable appliance tests are conducted at appropriate intervals. The last test was conducted by Atman in March 2022.	Satisfactory
Extension Leads		A number of extension leads were noted in use. However, they were being used in a safe and acceptable manner	Satisfactory
Is there managerial control of personal electrical items?		It was confirmed by that a suitable managerial policy is in place	Satisfactory
Lighting Protection		Lighting protection is provided for this building. See picture 15.	The lightning protection should be examined and tested at appropriate intervals by a competent person in accordance with the recommendations of British Standard 62305:2006.

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Cooking			
Scope of Inspection	Risk	Details	Findings
Kitchen		The Kitchen is located on the lower ground floor.	Satisfactory
		The kitchen is equipped with gas powered ovens, hobs and deep fat fryers together with ancillary electrical items. It is equipped with high performance* extraction hoods, filters and extract ducting.	Satisfactory
		Emergency cut off switches, valves or cocks are provided and are located	Satisfactory
Extract Cleaning		Satisfactory records of the cleaning regime were available for review.	Satisfactory
Staff Catering and resident catering		Small catering facilities are located on all floors for staff to provide light refreshments to residents. They consist solely of drinks making and food warming facilities, which are considered to be part of the electrical risk.	Satisfactory

Portable Heaters and Heating and Ventilation Installations			
Scope of Inspection	Risk	Details	Findings
Gas Intake		The Gas Intake is located outside the building.	Satisfactory
		A Gas shutoff valve is fitted in the kitchen and laundry.	Satisfactory
Heating		Heating and hot water is provided from gas powered boilers.	Satisfactory
Air Conditioning		Cooling is provided by air conditioning systems that use either internal air recirculation or external heat transfer units. This was being serviced at the time of inspection.	Satisfactory
Portable Heaters		No portable heating appliances were identified during the inspection.	Satisfactory
Testing		Fixed heating installations, gas appliances and boilers are subject to regular maintenance and servicing by a Gas Safe registered engineer. Records were available to provide evidence that Cube attended site to service the equipment.	Satisfactory

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Storage of Materials, Housing Keeping and Arson			
Scope of Inspection	Risk	Details	Findings
Sources of Ignition		There are no Hot surfaces, Incinerators or Naked Flames, which are liable to cause ignition.	Satisfactory at the time of inspection.
Storage of Combustibles		The storage of combustible products is in keeping with the type of premises assessed; no combustible products are needlessly stored.	Satisfactory at the time of inspection.
Storage of Dangerous Substances		Dangerous substances are primarily explosive, highly flammable, flammable and oxidizing agents. These items are stored in a satisfactory manner on site	Satisfactory at the time of inspection.
House Keeping		At the time of the Fire Risk Assessment survey the general housekeeping arrangements with regard to storage appeared satisfactory.	Satisfactory at the time of inspection.
Arson Prevention/ Security		The basic security for the building against arson was considered reasonable at the time of inspection. There is CCTV and external lighting around the site. The premises are staffed 24/7 and access doors are locked at night.	Satisfactory
		No storage of combustible materials were adjacent or within close proximity to the building at the time of inspection	Satisfactory
		All waste is regularly removed and stored in designated areas for collection. There is effective control of waste management	Satisfactory

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Management of Fire Safety: Procedure and Arrangements			
Scope of Inspection	Risk	Details	Findings
Fire Risk Management Strategy	M	<p>No Fire Risk Management Strategy in line with BS 9997 Fire risk management systems has been produced for the premises.</p> <p>The Graham Care Group currently run 7 homes and are currently constructing two more homes.</p> <p>At the time of inspection there did not appear to be a company fire risk management strategy in place.</p>	<p>A fire risk strategy should include the following items:</p> <p>Maintenance & testing Article 17</p> <p>Communication Articles 8 & 11</p> <p>Emergency Planning Article 15</p> <p>Fire risk assessment Article 9</p> <p>Resources & authority Articles 8 & 11</p> <p>Fire Safety Training Article 21</p> <p>Control of work onsite Article 8 & 9</p>
Documentation		Documentation on site was found to be satisfactory with a common location for all building related matters including a Fire Logbook, Fire Safety Policy, Actions to be taken in the event of a fire and arrangements for meeting the fire service.	Satisfactory
Fire Evacuation Plan		Following the previous report, a comprehensive, written, fire routine and emergency plan is in place.	Satisfactory
New Staff Training		All new members of staff are provided with fire instruction as part of their induction process. This also includes temporary agency personnel. Records of this were made available for inspection at the time of the assessment.	Satisfactory

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Staff Training	M	<p>The Covid Crisis affected the training of staff in the home and it was confirmed that some fire safety training had taken place but no recognised fire warden training, which provided a certificate, had taken place since 2018.</p> <p>It was indicated that training was being arranged by head office which would include refresher training for all evacuation equipment in the building.</p>	<p>All persons at work should be instructed and trained to ensure that they understand the fire emergency plan and fire precautions in the premises and the action to be taken in the event of fire.</p> <p>Instruction should be given (and recorded) by a competent person at such intervals as to ensure that everyone at work is instructed. It is particularly important that management ensure that all newly appointed or temporary staff are made aware of the means of escape and fire procedures at the commencement of their employment.</p>
Fire Drills		Fire evacuation drills are carried out. The latest drill was conducted on recently due to numerous actuation by the toasters in the community rooms.	Satisfactory
Log Book		A dedicated fire log book is available in which all appropriate fire related records are maintained.	Satisfactory
Visitors/Contractors		<p>It is recommended that the safe management of visitors/contractors to the premises is considered and included in the fire emergency plan and training.</p> <p>All visitors have to sign in via a paper sign in book. This is located at the front of the building and available for a roll call is required.</p> <p>A new cloud based system is in the process of being installed.</p>	
Facilities for Fire Fighters		<p>The installed facilities for fire fighters are being properly maintained This includes the following installations:</p> <p>Sprinkler Installation</p>	Satisfactory

RISK ASSESSMENT

Hazards introduced by Outside Contractors and Building Works			
Scope of Inspection	Risk	Details	Findings
Contractors Policy		It was confirmed that there is a formal policy or procedures in place concerning contractors working in the premises	Satisfactory

Rectification completion periods

It is not possible to give an exact time scale to all items as availability of contractors and available funds may make complete rectification impossible within laid down timescales. It is therefore requested that you act as soon as possible but not exceeding the indication of the timescales expected. It is noted that these times scales may not be acceptable to Fire Inspectors and that they are therefore purely advisory. If you do not intend to complete the issues raised within this report within this fiscal year, then it is suggested that an action plan is developed indicating your time plan for the completion of the outstanding issues and that this plan is made available to the fire authorities on request.

Documentation section (Page 8, 9 and possibly 10 of this Assessment)

These requirements are for maintenance procedures and are subject to quotation and contractor procurement. A 90 day completion date is therefore suggested.

Escape Routes and Corridors

(H) High Risk. Blocked escape routes and Locked escape doors should be completed within **48 Hours**

(M) Medium Risk. Recommendations for repairs to Fire doors, and associated door controls **90 days**
Recommendations for additional signage **30 days**

(L) Low Risk. Monitor during risk Assessment review

Arson risk

(H) High Risk. Arson requirements should be completed within **14 days**

(M) Medium Risk. Arson requirements should be completed within **90 days**

(L) Low Risk. Monitor during risk Assessment review

Fire System, including Detection, Call Points, Sounders, Zone Details

(H) High Risk. System failures should be completed within **14 days** (if parts are not available, then temporary measures should be in place)

(M) Medium Risk. Recommendations for additional equipment **120 days**
Recommendations for full systems may require full capital expenditure and therefore included within a future business plan budget. Therefore within 1 year would be deemed practical, However it is suggested that additional procedures might need to be implemented including battery smoke detection in order to provide temporary protection.

(L) Low Risk. Monitor during risk Assessment review

Emergency Lighting

(H) High Risk. System failures should be completed within **14 days**

(M) Medium Risk. Recommendations for additional equipment **120 days**
Recommendations for full systems may require full capital expenditure and therefore included within a future business plan budget. Therefore within 1 year would be deemed practical, However it is suggested that additional procedures might need to be implemented including battery operated torches in order to provide temporary emergency lighting protection.

(L) Low Risk. Monitor during risk Assessment review

Portable Extinguishers

(H) High Risk. Device failures or damage should be completed within **14 days**

(M) Medium Risk. Recommendations for additional equipment and signage **120 days**

(L) Low Risk. Monitor during risk Assessment review

Compartmentation

(H) High Risk. Compartmentation requirements should be completed within **30 days**

(M) Medium Risk. Compartmentation requirements should be completed within **90 days**

(L) Low Risk. Monitor during risk Assessment review

Safety Signage

(M) Medium Risk. Recommendations for additional signage **30 days**

(L) Low Risk. Monitor during risk assessment review

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RISK ASSESSMENT – PHOTOGRAPHIC EVIDENCE

Picture 01



Picture 02



Picture 03



Picture 04



Picture 05



Picture 06



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RISK ASSESSMENT – PHOTOGRAPHIC EVIDENCE

Picture 07



Picture 08



Picture 09



Picture 10



Picture 11



Picture 12



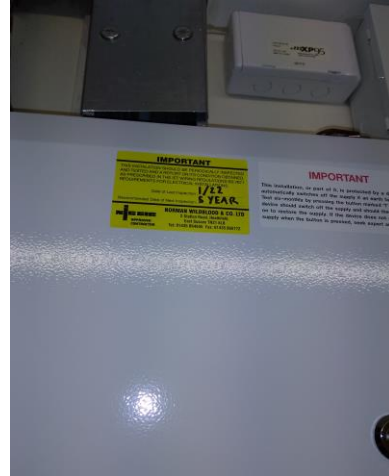
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RISK ASSESSMENT – PHOTOGRAPHIC EVIDENCE

Picture 13



Picture 14



Picture 15

