

Regulatory Reform (Fire Safety) Order 2005

Lawton Hall, Lawton Hall Estate, Lawton Hall Drive,
Church Lawton, Cheshire, ST7 3ET.

Lawton Hall – Communal Entrance

Fire Risk Assessment

September 2020



Assessment visit(s) carried out on 13th August 2020 by:

Safety Assessment Solutions Ltd.

Date of Report: 10th September 2020

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Regulatory Reform (Fire Safety) Order 2005

Fire Risk Assessment Report

Lawton Hall
Lawton Hall Estate
Lawton Hall Drive
Church Lawton
Cheshire
ST7 3ET

Date(s) of Risk Assessment: 13th August 2020
Name of Responsible Person: Mr S Channon
Position of Responsible Person: Director, on behalf of Lawton Hall Management Limited.
Date of Report: 10th September 2020
Risk Assessment carried out by: Paul Longmore BSc, MIFireE, Tech IOSH
Safety Assessment Solutions Ltd.

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Section 1 - Introduction

The Regulatory Reform (Fire Safety) Order 2005 (RRO) came into force on 1st October 2006. This legislation consolidated the prevailing fire safety legislation into one set of regulations with the majority of the existing legislation repealed or replaced.

The RRO requires the identification of the 'Responsible Person' for all premises and introduced new duties on employers, occupiers and premises owners. These duties were based on the existing fire safety measures and no organisation should find the requirements particularly onerous if they have been complying with the previous legal duties to implement and manage fire safety.

The key duties imposed are:

- The nomination of a responsible person as defined by the RRO
- Appointment of a competent person
- To undertake a fire risk assessment of the premises and work procedures
- Implementation of fire precautions
- Ensuring employees are trained in fire safety matters
- Ensuring the maintenance of fire protection measures
- Development of an emergency plan
- Minimising fire hazards
- Implementation of control procedures
- Consideration of the specific measures required to ensure the safety of persons with specific needs and young people
- Co-operation with other responsible persons in shared premises

The most significant duty is to undertake a fire risk assessment of the premises or work procedures where there may be a risk to the safety of persons from fire. This risk assessment has been completed as required by the Regulatory Reform (Fire Safety) Order 2005.

It consists of a structured and systematic examination of the workplace to identify the hazards from fire and the control measures implemented to reduce the risks to life safety. Any recommendations that may be required to further reduce the risks associated with fire are detailed in Section 8, together with an action plan for their implementation.

This fire risk assessment was carried out by Safety Assessment Solutions Ltd., on behalf of the Lawton Hall Management Limited on 13th August 2020. A fire risk assessment is a dynamic process and fire safety matters must be considered in all day to day activities. This fire risk assessment must be reviewed when there is any significant change to the conditions or activities that take place in the area(s) assessed. This may include:

- If there is reason to suspect that the risk assessment is no longer valid.
- Alterations to the premises, including internal layout.
- Substantial changes to furniture and fixings.
- The introduction, change of use or increase in the storage of hazardous substances.

- A real fire occurrence or the failure of any fire precautions such as; fire detection and alarm systems, sprinkler systems or ventilation systems or fire compartmentation.
- Significant changes to the quantities, type or method of storage of goods or materials.
- The presence of people with some form of disability on the premises, where previously they have not been considered in the risk assessment.

The potential risk of any significant change should always be considered before it is introduced. The list above is not exhaustive; however, it can be utilised as a reasonable guide. For example, it would be more effective to minimise risk by ensuring adequate appropriate storage space is available before introducing new stock into the premises.

Amendments should not be made to the risk assessment for every trivial change, but if a change introduces new hazards, this must be considered and if the hazards are significant, appropriate control measures should be implemented to keep the risks under control. The risk assessment should be continually reviewed to ensure that the precautions remain effective.

Should a fire or 'near-miss' incident that could lead to a fire occur, this could indicate that the existing risk assessment may be inadequate and that a re-assessment of the risks should take place. It is good practice to identify the cause of any incident and if necessary, revise the fire risk assessment in light of any new information or findings.

Good management of fire safety will help to ensure that any fire safety matters are always effectively addressed. In smaller organisations this can often be achieved by the manager or owner, planning and maintaining fire safety in conjunction with general health and safety in the premises.

In larger premises it is good practice for a senior manager to have overall responsibility for fire safety. In smaller premises it may be appropriate for this responsibility to be placed with the manager designated with overall responsibility for health and safety.

This fire risk assessment has been carried out in order to establish the level of compliance or non-compliance with the Regulatory Reform (Fire Safety) Order 2005 (RRO). Where non-compliance has been identified, the Responsible Person is required to take the necessary actions to remove or reduce the fire risk to relevant persons on the premises. This report does not address the risk to property losses or business continuity from fire; it is only concerned with the risk to life from fire hazards.

The submission of this report constitutes neither a warranty of future results by Safety Assessment Solutions Ltd. nor an assurance against fire or fire 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, including employees and management representatives. No liability whatsoever is accepted for the accuracy of such information or any omissions of information that may have been available but not made available for inclusion or consideration. The Responsible Person, having control over the premises, remains liable for its use and the implementation of the necessary actions identified in this fire risk assessment, together with the ongoing management of all fire safety policies, procedures and equipment.

This fire risk assessment is prepared pursuant to my knowledge of the premises as disclosed to the risk assessor by the occupier, and following an inspection. The working of equipment not specifically checked by the risk assessor as it is outside of the risk assessor's knowledge and control. The risk assessment only identifies those areas of risk apparent at the date(s) of inspection in relation to the risks relating to fire and is based on visual observation only with no verification of full compliance with any relevant British or European Standard carried out.

No structural survey has been carried out as part of this fire risk assessment and fire compartmentation was based on visual inspection of readily accessible areas only, with a degree of sampling where appropriate.

This fire risk assessment is made without prejudice to any requirements made by Local Authority, Building Control or by the local Fire Authority.

Any sample policies or procedures drafted by Safety Assessment Solutions Ltd. are provided purely as goodwill information. Implementation of all fire safety and related policies and procedures remains the sole responsibility of the Responsible Person.

The completion of any actions identified in the fire risk assessment Significant Findings or Action Plan remains the sole responsibility of the Responsible Person.

The Responsible Person is responsible for the undertaking of all regular and periodic testing of fire safety control measures, training and evacuation drills.

Alterations Notices

Where an 'Alterations Notice' has been served, it should be checked to see if the enforcing authority requires notification of any changes which have been proposed as a result of this fire risk assessment. If the changes involve building work, a Building Control authority should be consulted.

Section 2 - Policy Statement

Mr S. Channon, Director, on behalf of Lawton Hall Management Limited, is deemed to be the Responsible Person for fire safety under the Regulatory Reform (Fire Safety) Order 2005 (RRO), and has, as part of that responsibility, reviewed the existing fire safety arrangements on the premises and will be implementing any necessary improvements and changes to comply with the RRO.

The premises will have documented records of the significant findings, emergency action plan and fire safety management policy together with the fire risk assessments. The plans and risk assessments must be communicated to all relevant persons* who enter the premises. The dissemination of information to contractors will be the responsibility of the premise's management.

The fire risk assessment shall be formally reviewed annually by a competent person and where necessary, amendments and improvements will be made and recommendations will be communicated to all relevant persons. Any relevant reports and guidance received from other parties such as specialist insurers or equipment specialists will be considered when evaluating the fire risk in the premises.

[* A relevant person is any person who is lawfully allowed to access the premises/site in question.]

Comments:

Contractors are managed by Lawton Hall Management Limited to ensure safe working practices are deployed. Appropriate policies are in place.

15. DANGEROUS SUBSTANCES

15.1 Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises? N/A Yes No

15.2 If dangerous substances are, or could be, used, has a risk assessment been carried out, as required by the Dangerous Substances and Explosive Atmospheres (DSEAR) Regulations 2002? N/A Yes No

Comments:

There are no dangerous substances in the areas of the premises covered by this fire risk assessment.

16. OTHER SIGNIFICANT FIRE HAZARDS THAT WARRANT CONSIDERATION INCLUDING PROCESS HAZARDS THAT IMPACT ON GENERAL FIRE PRECAUTIONS

16.1 Hazards:

None.

FIRE PROTECTION MEASURES

17. MEANS OF ESCAPE FROM FIRE

- 17.1 It is considered that the premises are provided with reasonable means of escape in case of fire. Yes No
- 17.2 More specifically:
- Adequate design of escape routes? Yes No
- Adequate provision of exits? Yes No
- Exits easily and immediately openable where necessary? Yes No
- Fire exits open in direction of escape where necessary? Yes No
- Avoidance of sliding or revolving doors as fire exits where necessary? N/A Yes No
- Satisfactory means for securing exits? Yes No
- Reasonable distances of travel:
- Where there is a single direction of travel? N/A Yes No
- Where there are alternative means of escape? N/A Yes No
- Suitable protection of escape routes? Yes No
- Suitable fire precautions for all inner rooms? N/A Yes No
- Escape routes unobstructed? Yes No
- 17.3 It is considered that the premises are provided with reasonable arrangements for means of escape for disabled people. N/A Yes No

Comments:

All fire resisting doors opening into the communal entrance area should be fitted with smoke stop seals in addition to the existing intumescent strips.

18. MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT

- 18.1 It is considered that there is:
- compartmentation of a reasonable standard³⁾ Yes No
- reasonable limitation of linings that might promote fire spread. Yes No
- 18.2 As far as can reasonably be ascertained, fire dampers are provided as necessary to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of a fire? ^{3), 4)} N/A Yes No

21.4 Remote transmission of alarm signals? N/A Yes No

Comments:

Smoke detection is provided in the communal entrance area and in each apartment. It is not clear whether the activation of any one smoke detector activates the sounders in all of the remaining detectors in the relevant apartments (4, 8 and 9).

If activation of any of the existing detectors does not raise the alarm in all relevant areas, consideration should be given to replacing all detectors in the communal entrance and apartments 4, 8 and 9 with Wi-Fi enabled detectors that 'communicate' with each other to sound a general alarm.

⁶⁾ Based on visual inspection, but no audibility tests or verification of full compliance with relevant British Standard carried out.

22. MANUAL FIRE EXTINGUISHING APPLIANCES

22.1 Reasonable provision of portable fire extinguishers? N/A Yes No

22.2 Hose reels provided? Yes No

22.3 Are all fire extinguishing appliances readily accessible? N/A Yes No

Comments:

There is no requirement to provide firefighting equipment in a domestic situation. However, if there is a desire to do so, consideration should be given to the provision of a 6lt foam extinguisher and a 2kg carbon dioxide extinguisher adjacent to the main door of the communal entrance.

23. RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS

23.1 Type of system:

None.

24. OTHER RELEVANT FIXED SYSTEMS AND EQUIPMENT

24.1 Type of fixed system:

Firefighting water supplies are available from the Fish Pond lake on the Estate, however, consideration should be given to the installation of a private fire hydrant on the site to serve all properties on the Lawton Hall Estate.

24.2 Suitable provision of fire-fighters' switch(es) for high voltage luminous tube signs, etc. | N/A Yes No

Comments:

N/A

MANAGEMENT OF FIRE SAFETY

25. PROCEDURES AND ARRANGEMENTS

25.1 Fire safety is managed by: ⁷⁾

Mr S. Channon monitors fire safety arrangements for the communal entrance area on behalf of Lawton Hall Management Limited.

25.2 Competent person(s) appointed to assist in undertaking the preventive and protective measures (i.e. relevant general fire precautions)? Yes No

Comments:

Paul Longmore BSc., MIFireE, Tech IOSH, has been appointed as the competent person for the purposes of this fire risk assessment only and to assist with any necessary relevant actions identified in the Action Plan.

25.3 Is there a suitable record of the fire safety arrangements? N/A Yes No

Comments:

There is no requirement to maintain records for domestic premises. However, it is recommended that records should be kept for the following inspections and tests:

- Weekly testing of the fire warning system
- Monthly testing of the emergency escape lights

25.4 Appropriate fire procedures in place? N/A Yes No

More specifically:

Are procedures in the event of fire appropriate and properly documented? N/A Yes No

Are there suitable arrangements for summoning the fire and rescue service? N/A Yes No

Are there suitable arrangements to meet the Fire and Rescue Service on arrival and provide relevant information relating to hazards to fire-fighters? N/A Yes No

Are there suitable arrangements for ensuring that the premises have been evacuated? N/A Yes No

Is there a suitable fire assembly point(s)? N/A Yes No

Are there adequate procedures for evacuation of any disabled people who are likely to be present? N/A Yes No

28. RECORDS

28.1 Appropriate records of:

Fire drills?	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Fire training?	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Fire alarm tests?	<input type="checkbox"/>	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Emergency escape lighting tests?	<input type="checkbox"/>	N/A	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Maintenance and testing of other fire protection systems?	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No

Comments:

Records of weekly tests for smoke detectors and monthly tests for emergency escape lighting should be kept.

Appendix 1 - Photographs of Assessed Areas



Photograph 1 - External view of Lawton Hall



Photograph 2 – Communal entrance and staircase

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Photograph 3 – Combustible materials in electric intake room



Photograph 4 – Metal ladder adjacent to electrical switch gear

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Photograph 5 – External lamp giving 'borrowed' light to communal entrance

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Appendix 2 - Glossary

Within this report, certain terms have specific meanings within the Regulatory Reform (Fire Safety) Order 2005. These terms are detailed below:

Term	Definition
Access room	A room through which the only escape from an inner room passes.
Alterations notice	If your premises are considered by the enforcing authority to be high risk, they may issue an Alterations Notice that requires you to inform them before making any material alterations to your premises.
Alternative escape route	Escape routes sufficiently separated by either direction and space, or by fire-resisting construction to ensure that one is still available irrespective of the location of a fire.
Automatic fire detection system	A means of automatically detecting the products of a fire and sending a signal to a fire warning system.
Combustible material	A substance that can be burned.
Compartment wall and/or floor	A fire-resisting wall or floor that separates one fire compartment from another.
Competent Person	A person with sufficient training and experience or knowledge and other qualities to enable him/her properly to assist in undertaking preventative and protective measures.
COSHH	Control of Substances Hazardous to Health Regulations 2002.
Dangerous substance	<ol style="list-style-type: none">1. A substance which because of its physical or chemical properties and the way it is used or is present at the workplace creates a risk.2. A substance subject to the Dangerous Substances and Explosive Atmosphere Regulations 2002 (DSEAR).
Dead end	Area from which escape is possible in one direction only.
DSEAR	Dangerous Substances and Explosive Atmospheres Regulations 2002.
Emergency escape lighting	Lighting provided to illuminate escape routes that will function if the normal lighting fails.
Enforcing authority	The fire and rescue authority or any other authority specified in Article 25 of the Regulatory Reform (Fire Safety) Order 2005.
Escape route	Route forming that part of the means of escape from any point in the premises to a final exit.
Evacuation lift	A lift that may be used for the evacuation of people with disabilities, or others, in a fire.
External escape stair	Stair providing an escape route, external to the building.

Term	Definition
Fail-safe	Locking an output device with the application of power and having the device unlock when the power is removed. Also known as fail unlock, reverse action or power locked.
False alarm	A fire signal, usually from a fire warning system, resulting from a cause other than fire.
Final exit	An exit from a building where people can continue to disperse in safety and where they are no longer at danger from fire and/or smoke.
Fire compartment	A building, or part of a building, constructed to prevent the spread of fire to or from another part of the same building or an adjoining building.
Fire door	A door or shutter, together with its frame and furniture, provided for the passage of people, air or goods which, when closed is intended to restrict the passage of fire and/or smoke to a predictable level of performance.
Firefighting lift	A lift, designed to have additional protection, with controls that enable it to be used under the direct control of the fire and rescue service when fighting a fire.
Firefighting shaft / stairway	A fire-resisting enclosure containing a firefighting stair, fire mains, firefighting lobbies and if provided, a firefighting lift.
Fire resistance	The ability of a component or construction of a building to satisfy, for a stated period of time, some or all of the appropriate criteria of relevant standards. (Generally described as 30 minutes fire resisting or 60 minutes fire-resisting.) See BS EN 1363-1, BS 476-7 and associated standards for further information.
Fire safety manager	A nominated person with the responsibility for carrying out day-to-day management of fire safety. (This may or may not be the same as the 'responsible person').
Fire safety strategy	A number of planned and co-ordinated arrangements designed to reduce the risk of fire and to ensure the safety of people if there is a fire.
Fire stopping	A seal provided to close an imperfection of fit or design tolerance between elements or components, to restrict the passage of fire and smoke.
Fire-warning system	A means of alerting people to the existence of a fire.
Flammable material	Easily ignited and capable of burning rapidly.
General fire precautions	Measures applied to premises in respect of: (a) Reduction of the risk of fire and fire spread (b) The means of escape (c) Securing that the means of escape can be safely and effectively used (d) The means for fighting fires (e) The means for detecting fire and giving warning in case of fire (f) The action to be taken in the event of fire, including instruction, training and mitigating the effects of fire.

Term	Definition
Highly flammable	Generally, liquids with a flashpoint of below 21°C. (The Chemicals Hazard Information and Packaging for Supply Regulations 2002 (CHIP) give more detailed guidance).
Hazardous substance	1. See Dangerous substance. 2. A substance subject to the Control of Substances Hazardous to Health Regulations 2002 (COSHH).
Inner room	A room from which escape is possible only by passing through another room (the access room).
Material change	An alteration to the premises, process or service which significantly affects the level of risk to people from fire in those premises.
Means of escape	Route(s) provided to ensure safe egress from the premises or other locations to a place of total safety.
Phased evacuation	A system of evacuation in which different parts of the premises are evacuated in a controlled sequence of phases, those parts of the premises expected to be at greatest risk being evacuated first.
Place of reasonable / relative safety	A place within a building or structure where, for a limited period of time, people will have some protection from the effects of fire and smoke. This place, usually a corridor or stairway, will normally have a minimum of 30 minutes fire resistance and allow people to continue their escape to a place of total safety.
Place of total / ultimate safety	A place, away from the premises, in which people are at no immediate danger from the effects of a fire.
Premises	Any place, such as a building and the immediate land bounded by any enclosure of it, any tent, moveable or temporary structure or any installation or workplace.
Protected lobby	A fire-resisting enclosure providing access to an escape stairway via two sets of fire doors and into which no room opens other than toilets and lifts.
Protected stairway	A stairway which is adequately protected from the rest of the building by fire-resisting construction.
Protected route	An escape route which is adequately protected from the rest of the building by a fire-resisting construction.
Refuge	A place of reasonable safety in which a disabled person and others who may need assistance may rest or wait for assistance before reaching a place of total safety. It should lead directly to a fire-resisting escape route.
Responsible person	The person ultimately responsible for fire safety as defined in the Regulatory Reform (Fire Safety) Order 2005, usually the employer but could be the occupier or owner where there is no employment taking place.

Term	Definition
Relevant persons	Any person lawfully on the premises and any person in the immediate vicinity, but does not include fire-fighters carrying out firefighting duties.
Risk	The risk to the safety of persons from fire.
Self-closing device	A device that is capable of closing the door from any angle and against any latch fitted to the door.
Significant change(s)	<p>Examples include:</p> <ul style="list-style-type: none"> • Changes to work activities or the way that they are organised, including the introduction of new equipment and staff • Alterations to the premises, including internal layout • Substantial changes to furniture and fixings • The introduction, change of use or increase in the storage of hazardous substances • A real fire occurrence or the failure of any fire precautions such as; fire detection and alarm systems, sprinkler systems or ventilation systems or fire compartmentation • Significant changes to the quantities, type or method of storage of goods or materials • A significant increase in the number of persons present at any time in the premise • The presence of people with some form of disability on the premises, where previously they have not been considered in the risk assessment.
Significant finding	<p>A feature of the premises, from which the fire hazards and persons at risk are identified.</p> <p>The actions you have taken or will take to remove or reduce the chance of a fire occurring or the spread of fire and smoke.</p> <p>The actions people need to take in case of fire.</p> <p>The necessary information, instruction and training needed and how it will be given.</p>
Smoke alarm	Device containing within one housing, all the components, except possibly the energy source, for detecting smoke and giving an audible alarm.
Staged fire alarms	A fire warning which can be given in two or more stages for different purposes within a given area (i.e. notifying staff, stand by to evacuate, full evacuation).
Storey exit	A final exit or a doorway giving direct access into a protected stairway, firefighting lobby, or external escape route.
Travel distance	The actual distance to be travelled by a person from any point within the floor area to the nearest storey exit or final exit, having regard to the layout of walls, partitions and fixings.
Vision panel	A transparent panel in a wall or door of an inner room enabling the occupant to become aware of a fire in the access area during the early stages.

Term

Way guidance

Definition

Low mounted luminous tracks positioned on escape routes in combination with exit indicators, exit marking and intermediate direction indicators along the route, provided for use when the supply to the normal lighting fails, which do not rely on an electrical supply for their luminous output.

Young person

(a) A person aged 16 years, from the date on which he attains that age until and including the 31st August which next follows that date.

(b) A person aged 16 years and over who is undertaking a course of full-time education at a school or college which is not advanced education.

(c) A person aged 16 years and over who is undertaking approved training that is not provided through a contract of employment.

For the purposes of paragraphs (b) and (c) above, the person:

(i) shall have commenced the course of full-time education or approved training before attaining the age of 19 years; and

(ii) shall not have attained the age of 20 years.

Appendix 3 - List of Articles & Schedules in the Regulatory Reform (Fire Safety) Order 2005

Below is the full list of Articles and Schedules contained within the Regulatory Reform (Fire Safety) Order 2005. The Articles and Schedules shown in **bold italic type** are those which cover the direct risk assessment responsibilities of the 'responsible Person' as defined within the Order.

PART 1 GENERAL

Article No.	Title
1	Citation, commencement and extent
2	Interpretation
3	Meaning of "responsible person"
4	Meaning of "general fire precautions"
5	Duties under this Order
6	Application to premises
7	Disapplication of certain premises

PART 2 FIRE SAFETY DUTIES

Article No.	Title
8	<i>Duty to take general fire precautions</i>
9	<i>Risk assessment</i>
10	<i>Principles of prevention to be applied</i>
11	<i>Fire safety arrangements</i>
12	<i>Elimination or reduction of risks from dangerous substances</i>
13	<i>Fire-fighting and fire detection</i>
14	<i>Emergency routes and exits</i>
15	<i>Procedures for serious and imminent danger and for danger areas</i>
16	<i>Additional emergency measures in respect of dangerous substances</i>
17	<i>Maintenance</i>
18	<i>Safety assistance</i>
19	<i>Provision of information to employees</i>
20	<i>Provision of information to employers and the self-employed from outside undertakings</i>
21	<i>Training</i>
22	<i>Co-operation and co-ordination</i>
23	<i>General duties of employees at work</i>
24	Power to make regulations about fire precautions

PART 3 ENFORCEMENT

Article No.	Title
25	Enforcing authorities
26	Enforcement of Order
27	Powers of inspectors
28	Exercise on behalf of fire inspectors etc. of their powers by officers of fire brigades
29	Alterations notices
30	Enforcement notices
31	Prohibition notices

PART 4 OFFENCES AND APPEALS

Article No.	Title
32	Offences
33	Defence
34	Onus of proving limits of what is practicable or reasonably practicable
35	Appeals
36	Determination of disputes by Secretary of State


PART 5 MISCELLANEOUS

Article No.	Title
37	<i>Fire-fighters' switches for luminous tube signs etc.</i>
38	<i>Maintenance of measures provided for protection of fire-fighters</i>
39	Civil liability for breach of statutory duty
40	Duty not to charge employees for things done or provided
41	Duty to consult employees
42	Special provisions in respect of licensed etc. premises
43	Suspension of terms and conditions of licences dealing with same matters as this Order
44	Suspension of by-laws dealing with same matters as this Order
45	Duty to consult enforcing authority before passing plans
46	Other consultation by authorities
47	Disapplication of the Health and Safety at Work etc. Act 1974 in relation to general fire precautions
48	Service of notices etc.
49	Application to the Crown and to the Houses of Parliament
50	Guidance
51	Application to visiting forces etc.
52	Subordinate provisions
53	Repeals, revocations, amendments and transitional provisions

SCHEDULES

Schedule 1	
Part 1	<i>Matters to be considered in risk assessment in respect of dangerous substances [Article 9(2)]</i>
Part 2	<i>Matters to be taken into particular account in risk assessment in respect of young persons [Article 9(5)]</i>
Part 3	<i>Principles of prevention [Article 10]</i>
Part 4	<i>Measures to be taken in respect of dangerous substances [Article 12]</i>
Schedule 2	Amendments of primary legislation
Schedule 3	Amendments of subordinate legislation
Schedule 4	Repeals

Appendix 4 - Receipt of Fire Risk Assessment

Premises	Lawton Hall, Lawton Hall Estate, Church Lawton, Cheshire, ST7 3ET.
Date Issued:	10 th September 2020
Name of Risk Assessor:	Paul Longmore
Signature of Risk Assessor:	

Name of Recipient:	Mr S. Channon
Position:	Director, on behalf of Lawton Hall Management Limited.
Signature:	
Company/Organisation Name:	Lawton Hall Management Limited

Please Note: In carrying out this Fire Risk Assessment the Assessor has identified the Significant Findings found at the time of the Assessment. Safety Assessment Solutions Ltd and/or the Assessor have had no managerial control over the premises at any time, and items identified in the Significant Findings section of this report remain the responsibility of the 'Responsible Person' of the premises.

Safety Assessment Solutions Ltd.'s Risk Assessors have used their professional expertise and judgement in carrying out this assessment and in preparation of the report. The recommendations made represent our assessment of the standard considered necessary for the safety of persons within the premises.

The assessor has utilised the methods and principles as described in the appropriate sector guide to the Regulatory Reform (Fire Safety) Order 2005. Any variations are for the purposes of the presentation of information to the responsible and relevant persons.

It should be borne in mind that a Fire Risk Assessment is open to interpretation and as such the Fire Authority (the Enforcing Body) may have a different view on certain aspects when they visit the building.

Information for the completion of the assessment was obtained by physical inspection of the work areas, inspection of records and drawings (where available) and discussions with staff. The assessment is limited to those areas to which access was possible at the time of inspection.

Fire Safety Regulation and Guidance

The following is a list of the reference documentation that may be considered as 'Benchmark Standards' and which have, where relevant, been referred to for the purposes of producing this report:

Department for Communities and Local Government (DCLG) guides:

- Fire Safety Risk Assessment (Offices and Shops)
- Fire Safety Risk Assessment (Factories and Warehouses)
- Fire Safety Risk Assessment (Sleeping Accommodation)
- Fire Safety Risk Assessment (Residential Care Premises)
- Fire Safety Risk Assessment (Educational Premises)
- Fire Safety Risk Assessment (Small and Medium Places of Assembly)
- Fire Safety Risk Assessment (Large Places of Assembly)
- Fire Safety Risk Assessment (Theatres, Cinemas and Similar Premises)
- Fire Safety Risk Assessment (Open Air Events and Venues)
- Fire Safety Risk Assessment (Healthcare Premises)
- Fire Safety Risk Assessment (Transport Premises and Facilities)
- Fire Safety Risk Assessment (Means of Escape for Disabled People)

National Fire Chiefs Council (NFCC) guide:

- Fire Safety in Specialised Housing

General Regulations and Standards:

- Building Regulations 2010 Approved Document B (2006 edition)
- British Standard 9999: 2017 Fire Safety in the Design, Management and Use of Buildings
- British Standard 5839 Part 1: 2017 Fire Detection and Fire Alarm Systems for Buildings Code of Practice for Design, Installation, Commissioning and Maintenance of Systems in Non-Domestic Premises)
- British Standard 5266: 2016 Emergency Lighting Systems
- British Standard EN3 and 5306: 2012 Fire Extinguishing Equipment
- British Standard 5378-1:1980 Safety Signs and Colours
- British Standard 4533-2 1990 Electric Luminaires
- British Standard 5499, Part 10: 2014 Fire Safety Signs
- British Standard 8214: 2016 Fire Door Assemblies
- British Standard 476: 2004 Fire Testing of Structural Elements
- The Health and Safety (Safety Signs and Signals) Regulations 1996
- BS 7176: 2007 + A1: 2011- Fire resistance of non-domestic furniture
- BS 7177: 2008 + A1: 2011 – Resistance to ignition for mattresses
- The Furniture and Furnishing (Fire) (Safety) Regulations 1988 (as amended 1993)
- The Dangerous Substances and Explosive Atmosphere (DSEAR) Regulations 2002
- BS EN 62305:2011 - Protection of Structures against Lightning
- The Equality Act 2010
- British Standard 25999:2006 Code of Practice for Business Continuity
- British Standard 7671: 2008 + A3: 2015 - 17th Edition IEE Wiring Regulations
- The Construction (Design and Management) Regulations 2015
- Fire and Rescue Services Act 2004

Main Legislation Applicable

- The Regulatory Reform (Fire Safety) Order 2005
- Health and Safety at Work etc Act 1974
- Management of Health and Safety at Work Regulations 1999
- Electricity at Work Regulations 1989
- The Smoke-Free (Premises and Enforcement) Regulations 2000