



## **Fire Risk Assessment**

**Tobacco Warehouse Block B  
Commercial Road  
Liverpool L5 9XB**

**Date: 5th November 2019**

**Mr. D. Perrin**

**randr Safety Systems Ltd.**

Registered in England under Company Number 8966522.

Registered address: Parkland Business Centre, Broad Lane, Knowsley, Liverpool, L32 6QG

Tel. 0151 427 1678 – [www.randrsafetysystem.com](http://www.randrsafetysystem.com)

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## **FIRE RISK ASSESSMENT CONTENTS PAGE**

**PAGES 4-10 FIRE RISK ASSESSMENT REVIEW WRITTEN REPORT**

**PAGE 11 FIRE RISK ASSESSMENT RECOMMENDATIONS**

**PAGE 12-13 SUMMARY OF THE WRITTEN REPORT**

**PAGE 14-15 EMERGENCY PLAN FOR TOBACCO WAREHOUSE**

**PAGES 16-20 FIRE RISK ASSESSMENT INSPECTION FORMS**

**APPENDIX 1. FIRE RISK ASSESSMENT ACTION LIST**

**APPENDIX 2. SUPPORTING PICTURES**



Mr. Adam Corcoran  
Operational Support  
Rebloom Ltd  
Courthill House  
60 Water Lane  
Wilmslow  
Cheshire SK9 5AJ

5<sup>th</sup> November 2019

Dear Mr. Corcoran,

**RE: FIRE RISK ASSESSMENT**

Tobacco Warehouse, Block B,  
Commercial Road,  
Kirkdale, Liverpool L5 9XB

On Wednesday 5th November 2019, at your request, randr Safety Systems Limited carried out a fire risk assessment (FRA) on the property, Tobacco Warehouse, Block B, Commercial Road, Liverpool.

The fire risk assessment was undertaken in accordance with The Regulatory Reform (Fire Safety) Order 2005 relating to Sleeping Accommodation. This written FRA will meet your company's responsibilities as the management company under that Order. Contained within the written fire risk assessment review is the inspection form used.

For clarity, we will use the same reference numbers as on the inspection forms.

**BUILDING DESCRIPTION:**

The Tobacco Warehouse was originally a warehouse and commercial premises, brick built with concrete slab floors, built in approximately 1890 on the banks of the Leeds and Liverpool Canal. There are two blocks, Block B, the subject of this assessment, was converted in 2004 to provide 89 self-contained apartments over 5 storeys. The lower ground floor houses several plant rooms and intakes, plus apartments. There are two main access doors from the ground floor and a further access from the underground car park. In addition to the underground car park there is a large open car park area and several external bin store areas.

At the time of assessment an Automatic Fire Detection system was being installed throughout the communal areas, plus each apartment has smoke and heat detection systems. There is emergency lighting throughout, and an automatic air vent system. The building has two separate staircases which provide alternative means of escape, and two lifts. The basement store area is currently not in use.

**OCCUPANCY:**

The building is usually fully occupied. In addition to the residents, contractors and visitors have also been taken into consideration within this written fire risk assessment.

Regards  
D.Perrin  
randr Safety Systems Ltd.

## **THE FIRE RISK ASSESSMENT**

### **STAGE 1 IDENTIFYING THE FIRE HAZARDS**

**1. SYSTEMS FOR CONTROLLING FLAMMABLE LIQUIDS/COMBUSTIBLE MATERIALS AND GASES.**

Not applicable.

No Gas supply to premises and No flammable liquids stored on premises.

**2. SYSTEM OPERATING EFFECTIVELY.**

Not applicable.

**3. COMBUSTIBLE MATERIALS/FLAMMABLE LIQUIDS/GASES STORED SAFELY.**

Not applicable.

**4. HEATERS FITTED WITH GUARDS AND FIXED**

Not applicable.

**5. PORTABLE ELECTRICAL**

Satisfactory.

PAT carried out in house; records held centrally. No appliances in communal areas.

**6. ELECTRICAL WIRING INSPECTED PERIODICALLY**

Satisfactory.

Last inspection 09/03/2018 (to be confirmed)

**7. USE OF EXTENSION LEADS AND ADAPTORS KEPT TO A MINIMUM**

Satisfactory.

There were no leads in communal areas

**8. FLEXES RUN IN A SAFE PLACE TO AVOID DAMAGE**

Satisfactory.

There were no leads in communal areas

**9. FURNITURE UPHOLSTERY**

Not applicable.

No furniture in communal areas.

## **10. WORKPLACE FREE OF RUBBISH AND COMBUSTIBLE MATERIALS**

**Unsatisfactory.**

Housekeeping generally to a good standard throughout communal areas and dedicated external bin stores, however there is a quantity of waste and surplus items in basement store which should be removed, a quantity of timber, furniture and waste around the bin stores should be removed and a quantity of waste outside Flat 76 should be removed.

## **11. SMOKING**

**Satisfactory.**

No Smoking throughout building in communal areas.

## **12. SUITABLE MEASURES TAKEN TO AVOID ARSON**

**Unsatisfactory.**

Key fob access system to buildings and main entrance, however main vehicle gates to premises were open allowing direct access to the premises. The electric gate system is not working and should be repaired to assist security.

CCTV in place and secure access to building

## **13. REDUCING FLAME SPREAD**

**Unsatisfactory.**

- Ceiling panel outside Flat 113 to be replaced.
- Basement store, quantity of waste materials to be removed.
- Numerous void spaces and ducts throughout basement plant rooms, missing brickwork to be replaced, gaps at ceiling level to be fire stopped, walls and ceilings requires repair and fire stopping where cables pass through walls and ceiling.
- Electrical intake riser cupboards, all compartments to be effectively fire stopped, ceilings require repair and stopping throughout.
- Door from underground car park to be upgraded to Fire Resistant door.
- Lower ground floor, excessive travel distance, corridor should be provided with Fire Doors along its length to reduce risk of fire spread.

### **STAGE 2 IDENTIFYING THE PEOPLE AT RISK**

## **14. SUFFICIENT EXITS**

**Unsatisfactory.**

Two main exits, one at each end of building, plus exit from lower ground floor to car park. However, basement corridor exceeds safe travel distance and should be divided by fire doors.

## **15. EXITS LEAD TO A PLACE OF SAFETY.**

**Satisfactory.**

Two main exit routes, both lead onto hard standing in front of building, third exit via car park.

**16. ESCAPE ROUTES FREE FROM OBSTRUCTIONS**

Satisfactory.

All clear at time of assessment.

**17. ESCAPE ROUTES FREE FROM TRIPPING AND SLIPPING HAZARDS**

Unsatisfactory.

Door mat outside Flat 70 is a tripping hazard and should be removed.  
Access grid outside Flat 31, carpet is a tripping hazard and requires re-fixing to cover.  
North staircase, ground floor to basement, missing tread on Step 5 to be replaced

**18. STEPS AND STAIRS IN GOOD REPAIR**

Unsatisfactory.

North staircase, ground floor to basement, missing tread on Step 5 to be replaced  
All stairs and handrails in good condition throughout.

**19. FINAL EXITS ALWAYS UNLOCKED WHEN PREMISES IN USE**

Satisfactory.

**20. FINAL EXITS SECURING DEVICES OPEN EASILY**

Satisfactory.

**21. INTERNAL FIRE DOORS LABELLED AND KEPT CLOSED**

Unsatisfactory.

Some fire door signs are missing and should be replaced (Door outside Flat 52)

**22. SELF CLOSING DEVICES WORKING CORRECTLY.**

Unsatisfactory.

Fire Door opposite Flat 29, although closing effectively, is slow to close and should be adjusted

There was no access to individual flats.

The doors to each flat appeared to be in good order. It should be confirmed that they are to the required standard. They must be fitted with a self - closing device, inspections should be carried out to ensure that the self - closing devices are working correctly and that smoke seals and intumescent strips are in good order.

A regular inspection programme should be implemented to ensure the correct operation and condition of all fire doors.

**23. DOORS OPEN IN THE DIRECTION OF TRAVEL**

Satisfactory.

**24. ESCAPE ROUTES CLEARLY SIGNED**

**Unsatisfactory.**

**Additional signs required throughout to indicate direction of travel. Sign in basement area to carpark should be changed, it points to the right and should indicate straight ahead. Sign from basement area near storeroom should point upwards in the direction of the stairs.**

**25. ESCAPE ROUTES ADEQUATELY LIT**

Satisfactory.

Emergency lighting fitted throughout.

**26. PLANS TO ASSIST DISABLED CUSTOMERS/STAFF FROM THE BUILDINGS IN CASE OF FIRE.**

Satisfactory.

**STAGE 3 ELIMINATE, CONTROL OR AVOID THE FIRE HAZARDS**

**27. PROCESSES THAT USE HEAT**

**Unsatisfactory.**

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**28. ARSON**

**Unsatisfactory, see 12 above**

**29. STAFF TRAINING**

Not applicable.

**30. INSURERS' ADVICE**

Satisfactory.

The building's fire insurers should be informed that a fire risk assessment was carried out on the property on 5th November 2019.

**STAGE 4 CONSIDER IF EXISTING FIRE SAFETY PROVISIONS ARE ADEQUATE**

**31. EMERGENCY LIGHTING**

Satisfactory.

Tested monthly, records held centrally.

**32. FIRE ALARM SYSTEM WORKING**

**Unsatisfactory.**

**A new AFD/AFA system is currently being fitted. A Fire Zone Plan should be provided near AFA main panel upon completion.**



**33. FIRE ALARM TESTED WEEKLY**

Unsatisfactory.

See 32 above. A weekly test should be implemented upon completion.

**34. FIRE ALARM RAISED EASILY**

Satisfactory.

**35. FIRE ALARM CALL POINTS CLEARLY VISIBLE**

Not applicable

No call points in premises at moment, see 32 above

**36. ADEQUATE NUMBER OF FIRE EXTINGUISHERS PROVIDED**

Not applicable, no extinguishers in premises

**37. FIRE EXTINGUISHERS AND FIRE BLANKETS LOCATED AND READY FOR USE.**

Not applicable, no extinguishers in premises

**38. FIRE EXTINGUISHERS SERVICED ANNUALLY**

Not applicable, no extinguishers in premises

**39. AUTOMATIC FIRE DETECTION SYSTEM IN WORKING ORDER**

Unsatisfactory.

See item 32 above. AFD system is currently being installed, it should be extended to provide protection for the underground car park area.

**STAGE 5 RECORD THE FINDINGS**

**40. FIRE RISK ASSESSMENT RECORDED**

Satisfactory.

**41. STAFF INFORMED**

Satisfactory.

All the Company employees will be informed of the contents of the fire risk assessment.

**42. FORMAL WRITTEN REPORT**

Satisfactory

**43. SHARED WORKPLACE**

Not applicable

**44. LANDLORD INFORMED**

Landlord /owner will be made aware of assessment and report.

## **STAGE 6 PREPARE AN EMERGENCY PLAN**

### **45. FIRE ACTION NOTICES DISPLAYED PROMINENTLY**

Unsatisfactory.

Additional notices required at each landing and exit area and should detail assembly point.

### **46. EMERGENCY PLAN**

Satisfactory.

A fire emergency plan and the evacuation procedure have been prepared and available throughout the premises.

### **47. COPY OF EMERGENCY PLAN**

Satisfactory

A copy of the emergency plan, fire evacuation procedure and the fire risk assessment will be kept by randr Safety Systems Limited at their office at randr Safety Systems Ltd. Parkland Business Centre, Broad Lane, Knowsley, Liverpool, L32 6QG.

## **STAGE 7 CARRY OUT A PERIODIC REVIEW**

### **48. FIRE RISK ASSESSMENT REVIEW.**

Satisfactory

This fire risk assessment must be reviewed no later than one year from the date of this inspection. If any structural alterations are made, then the fire risk assessment must be reviewed when all the work has been completed.

## **FIRE RISK ASSESSMENT RECOMMENDATIONS**

1. Remove all waste and surplus items from basement stores and bin stores
2. Provide effective fire stopping to all ducts and risers throughout
3. Confirm adequate fire stopping to all service ducts and voids
4. Repair ceiling and walls to basement electrical intake rooms and provide fire stopping throughout
5. Upgrade door to car park from basement
6. Confirm all Flat fire doors and seals are in good order, implement regular inspection procedure to check all fire doors throughout.
7. Provide additional Fire Exit signs throughout and ensure correction direction is indicated
8. Confirm correct operation of Automatic Air Vent system
9. Provide Fire Door separation to basement corridor
10. Remove door mat outside Flat 70
11. Repair step tread North Staircase, stairs to basement, step 5
12. Switch Room 1, light fitting support chain should be shortened so light is not in contact with timber
13. Repair access cover outside Flat 31
14. Confirm completion of AFA system
15. Implement weekly AFA test
16. Provide Fire Zone plan near AFA panel
17. Provide additional Fire Notice signs and indicate assembly point
18. Designate Fire Assembly point and provide "Assembly Point" sign
19. Repair vehicle access gates
20. Introduce Full Evacuation Procedure for premises.

## **SUMMARY OF THE FIRE RISK ASSESSMENT**

The risk assessment carried out was in accordance with a Type 1 Fire Risk Assessment, Common Parts Only (non-destructive), there was no access to any individual flats.

The Tobacco Warehouse comprises two blocks of converted apartments, owned and managed by The Tobacco Warehouse Management Company Limited.

Block B comprises five floors of apartments, Lower Ground (Basement), Ground floor and then three upper floors providing 89 apartments in total.

Re-Bloom act as agents on behalf of the owners and hold all test records centrally, it was confirmed that records are maintained and current for all safety systems including Emergency lighting, Portable Appliance Testing (PAT), and Electrical safety certificates.

An AFD system is currently being installed, confirmation is required upon completion that the system has been fully tested and commissioned. The system should provide coverage of the garage area. A fire zone plan should be provided near to the main AFA panel.

A weekly test programme of the AFA should be implemented and all test results recorded.

Emergency lighting is fitted throughout the communal areas, there is a smoke vent system and each flat also has AFD. Confirmation is required for the correct operation of the smoke vent system; a contractor is due to service the vent system in the next few days (Nov 2019).

There are two main exit routes and two staircases, plus a single lift. Confirmation is required that the lift system is linked to the new AFD system.

The property is clean and tidy throughout the communal area with only a few minor housekeeping issues, a small quantity of waste outside Flat 76 and a door mat tripping hazard outside Flat 70. Access cover outside Flat 32 also requires repair, tripping hazard.

Work is currently ongoing to remove a quantity of waste and surplus items from the basement store area; this work should be completed as soon as possible. Also, the bin storage area is currently overloaded with waste timber and furniture, this needs to be removed.

There are numerous voids and ducts throughout the basement area, the voids rise throughout the building, it wasn't possible at the assessment to determine the full layout of the voids and the extent of the protection, if any, of the spaces above and around the void areas. There may also be void spaces above ceilings of the flats.

The general standard of workmanship throughout the basement plant rooms area is poor, there are numerous missing bricks in walls, especially where cables and pipes pass through, also, where walls meet the ceiling, the pointing has not been completed leaving gaps throughout.

The plant rooms along the basement area are therefore not adequately fire protected, missing brickwork should be replaced and all gaps should be adequately fire stopped.

Several Service Risers were inspected. Unfortunately, Fire protection throughout the service risers is also poor, there are numerous gaps where cable and pipes run from the basement area to flats above. All service ducts should be provided with adequate fire stopping throughout.

Given that the conversion of the property took place in 2004 it may prove difficult to confirm that any effective fire stopping of the ducts, service areas and voids is in place.

Switch Room 1, the light fitting is in contact with timber frame below, the support chain should be shortened so light is not in contact with timber.

The ceiling panel outside Flat 113 should be replaced.

An inspection programme should be implemented to ensure all fire doors, seals and self-closing devices are in good order.

The doors to each flat appeared to be in good order. It should be confirmed that they are to the required standard. They must be fitted with a self - closing device, inspections should be carried out to ensure that the self - closing devices are working correctly and that smoke seals and intumescent strips are in good order.

The door from the basement to the car park requires upgrading to a Fire Door to provide protection to the basement from any possible fire in the car park.

The basement corridor exceeds safe travel distances and should be provided with self-closing Fire doors along its length to divide the corridor into smaller sections (as per upper floor corridors).

The current Fire Evacuation policy is a "Stay Put" policy, however, given the concerns above, and the lack of effective fire stopping and compartmentation throughout the building, it would be prudent to introduce a Full Evacuation procedure.

Fire Action notices will need to be changed to reflect new policy and all residents informed of change of policy.

A Fire Assembly point should be designated (e.g. outside main building) and appropriate sign provided.

Additional Fire Action notices should be provided throughout the premises and should include details of the assembly point.

The main access gates should be repaired to ensure only authorised access.

The main fire hazards identified at the Tobacco Warehouse Mount Hotel are faulty portable electrical equipment, the mains electrical supply, a cooking appliance or arson.

The Portable Appliance Testing (PAT) of all portable electrical appliances is carried out in house. This will reduce the risk of fire in a faulty portable electrical appliance, it is essential that staff do not bring in personal electrical equipment from home.

The present risk of fire in the Tobacco Warehouse is considered **NORMAL**.

## FIRE EMERGENCY PLAN

**Name of Premises: TOBACCO WAREHOUSE**

**Address of Premises: COMMERCIAL ROAD, LIVERPOOL L5 9XB**

**Date: 5th November 2019**

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### **Action to be taken by Person Discovering a Fire:**

**On discovery of a fire, the first action to be taken is to raise the alarm.**

**SHOUT "FIRE" TO ALERT THE OTHER TENANTS IN THE PROPERTY.**

**Action to be taken on hearing the fire alarm:**

**When the fire alarm sounds everyone inside the building must immediately start to evacuate by using the nearest safe fire exit.**

**One of the residents must contact the Fire Service by dialling 999.**

The person calling the Fire Service shall state clearly the address of the premises:

**"TOBACCO WAREHOUSE, COMMERCIAL ROAD, LIVERPOOL L5 9XB"**

If known the location of the fire shall also be given. For example, "FIRE IN THE GROUND FLOOR FLAT".

If anyone is trapped by the fire that information must be given to the Fire Service.

## **Evacuation Procedures:**

### **When the fire alarm operates:**

1. All residents must immediately evacuate the building using the nearest safe fire exit.
2. Proceed to your designated assembly point: **OUTSIDE THE FRONT ENTRANCE OF THE BUILDING.**
3. **DO NOT STOP** to collect personal belongings.
4. If the fire prevents you from escaping via the staircase, return to your flat, close the door put something at the bottom of the door to prevent smoke entering your flat. Call the Fire Service again and inform them that you are trapped in your flat.
5. **DO NOT** break any windows. Wait for the Fire Service to arrive.

**Do not re-enter the building until the Fire Service says it is safe to do so.**

### **Liaison with the Fire Service:**

At the time of the emergency, the **DESIGNATED PERSON** or his/her deputy shall liaise with Merseyside Fire & Rescue Service, informing the officer in charge about any residents, contractors or visitors unaccounted for after a roll call has been taken. Information as to the exact location of the fire shall also be given at this time.

**randr SAFETY SYSTEMS LIMITED  
REGULATORY REFORM (FIRE SAFETY) ORDER 2005**

**Fire Risk Assessment Checklist**

**PREMISES ADDRESS:** Tobacco Warehouse, Block B  
Commercial Road, Liverpool, L5 9XB

**PREMISES CONTACT:** Mr. M. Carey

**Tel No. 01625 569774** Email: [customersupport@rebloom.co.uk](mailto:customersupport@rebloom.co.uk)

**STAGE 1: IDENTIFYING THE FIRE HAZARDS**

	J"@	35	3μ	† 52 2 " 3A
Üª·y{aZxZ'Myty{Zk`nx` Vnl {xnjjb` {aZ`Nk n    {y'n` Vnk U  y{bJZ`k MZxbjy`MIX` jNk k MjZ`jbv`bXy`MIX` MjZy` {aM`MZ`i Zu{`b`{aZ`, nxi`ujMZY`				3n` Mjy  uujt`{n`uxnuZx{tª`
Yª·y{aZ`yty{Zk`nuZxMlb` Z`ZV{bZjt`				
Bª· xZ`Mj`Vnk U  y{bJZ`k MZxbjy` MIX`jNk k MjZ`jbv`bXy`MIX` `MjZy{nxZX`yMZjt`				3n`jbv`bXynx` MjZy{nxZX`b`uxZk`byZy`
Bª·) ZMlb` `xxM`Zk`Zl`{y`				"jZV{xv t`Zl`{xMj`aZMlb``{axn `an `{ª`
ªª· xZ`Mj`bZk`y'n`unx{MjZ` ZjZV{xvMj`Zv`b`k`Zl`{`b`yuZV{ZX` xZ` jMjt`MIX`bZ{ZX`, bª· VhxxZVjt`xMZX`j`yZy`				ª`jj`<nx{MjZ`ª` uujtM`VZy`AZy{ZX`b`an `yZ` zª` Aª`xZ`VhXy`MjMjMjZ`b`VZl`{xMj`n`bZS` l`n`unx{MjZ`Zv`b`k`Zl`{`b`Vnk`k` `Mj` MZYª`
ªª·y{aZ`, bª·`n`_{aZ`ZjZV{xvMj` b`y{Mj`Mlb`l`b`yuZV{ZX` uZxbXbMj`Ut`Mh`k`uZ{Zl`{` uZxynl`				1Mj`{`VaZM`ZX`2`Mª·Va`YÜÜª`MIX`VZx{bMjZ` nU{Nª`ZXª`
ªª·y{aZ` yZ`n`Z`.{Zl`y`l`jZMjy` MIX`k` j{bunb`{`NkM{nxyi`Zu{` {n`Mk`b`b` `k`				3n`jZMjy`b`Vnk`k` `Mj`MZYª`
ªª· xZ`{aZ`jZ`Zy x `l`b`yMZ` ujMZY`, aZxZ`{aZt`, bjl`n{`UZ` XNk`MZX`				ª`yMjnfZ`
ªª·y{aZ` uanjy{Zxt`n`_`xl`b `xZ` b` `nnX`Vnl`Xb`l`				3n`_`xl`b `xZ`b`Vnk`k` `Mj`MZYª`
ÜÜª·y{aZ`, nxi`ujMZY`_xZ`n` x `UÜª·MIX`Vnk`U `y{bJZ`, MjZ` k`MZxbjy`				ÈMjZk`Zl`{`l`ZZXy`VjZMlb``n`, MjZ`MIX` y `xuj `y`bZk`yª`> `Mj`{b`t`n`, MjZ`{b`k`UZx` MIX`_`xl`b `xZ`yan `jX`UZ`xZk`nfZX`_`nk` Uª`y{nxZª`







@° (" Bq 53@z"?\* A) "" I \*A\*3( ' ? " @ ' " AJ <?5G\*53@? " ° ž ">B° A" 5? '3" "ž ·  
\*2 <?5G" 2 " 3A'

	J"@	35	3μ°	† 52 2 " 3A'
PÜ°H aZxZ' ZyMÜZ jba{b` by` b y{NjZX by{b` , nxi b` `nxXZx` MIX'k N {N ZX'xZ'   jMjt' MIX` xZVhxXZx`				<b>Emergency lighting is fitted throughout.</b> ° uuZMZX b` ` nnX nxXZxSxZVhxXy'aZjX` VZI {xVjt'a`
PÝ°y{aZ` bZ` NjMk` yty{Zk` b` , nxi b` `5xXZx¥`				3Z,` yty{Zk` V  xxZI {jt'UZb` ` b y{NjZX`
	J"@	35	3μ°	† 52 2 " 3A'
Pp°y{aZ` bZ` NjMk` {Zy{ZX` , ZZi jt' MIX`xZVhxXZx¥`				3n NjMk` yty{Zk` M'uxZyZI {SyZZ`PÜ`
Pß°† M {aZ` bZ` NjMk` 'UZ`xNbyZX` , k an  {ujMw` ` M tnl Z` b` XM` Zx¥`				
Pä°° xZ` {aZ` bZ` NjMk` Vnj` unb {yVjZMjt' fbyWjZ` MIX`     nUy{x  V{ZX¥`				3n Vnj` unb {y` b` uxZk byZySyZZ`PÜ`
Pä°° xZ` {aZxZ` M' NkZw  MZ`     k UZx'n_y  kMjZ` bZ` Z. {b`   byaZxy`uxnfXZx¥`				3n " .{b`   byaZxy` b` uxZk byZy`
Pä°° xZ` bZ` Z. {b`   byaZxy` MIX` _bZ` UjMi Z{yjnVMjZX`y  kMjZ` MIX`xZMjt' `nx  yZ¥`				
Pä°° xZ` {aZ` bZ` Z. {b`   byaZxy` yZx'fBZX`MI   Njt' Ut' M` Vhk uZ{ZI {Vhk uM' t'nx` uZxynl ¥`				
Pä°yM' t' bZx` bZ` ba{b` b y{NjMl'nl` nxM' {nk Ml' bZ` XZ{ZV{nl` yty{Zk` b` , nxi b` nxXZx¥`				@Z`PÜ`MIX`bÝ`MjnfZ` † nl` bk Ml'nl` xZw' bZx`n`_VhxZV` nuZxMl'nl` n`   {nk Ml'@k` ni Z`GZI {` yty{Zk` a`

@° (" à@?† 5?ž A) "" \*3ž \*3( @

	J"@	35	3μ°	† 52 2 " 3A'
BÜ°*_tn  Zk ujnt' bZ`nxk nxZ` uZnujZ`aMfZ`tn  xZVhxXZx`{aZ` _b` Xb` yn`{aZ` bZ` xby` NjyZyyk ZI {¥`				
BÜ°) MfZ`tn  {njX`tn  xy{M`nx` {aZbxZuxZyZI {Ml'fZyMl'n  {` tn  x`_b` Xb` `y¥`				

BŸª*_tn  'aMfZ'uxZuMZX'M _nxk Mj'xZunx{ 'aMj' {aby'UZZI' yan,   {n'tn  xy{M_nx{aZbx' xZuxZyZl {Mlb'ZyŸ'	I			
Bªª*_tn  yaMZX{aZ', nxi ujMwZ' , Ÿa'n{aZxy'Xn{aZt'i l n, MŮn  { {aZ'xyi y'tn  'aMfZ' bXZl {bŸZXŸ'			I	
Bªª*_tn  'Xn l n{ 'aMfZ' XbZV{ Vnl {xnj'nfZx{aZ', nxi ujMwZ' aMfZ' tn  'k MZX' tn  x' b' Xb' y' i l n,   {n{aZ'n,   Zx'nx' jMl XjnXXŸ'	I			?Zunx{, Ÿj'UZ yaMZX', Ÿa'U  ŸXb' n,   Zxy'

@° (" 'á@<?" <°?" ° 3 " 2 " ? (" 3†J <1° 3'

	J"@	35'	3µ°	† 52 2 " 3A'
Bªª° xZ' bZ' M{bnl   n{bZy' XbyujMZX'uxnk b' Zl {jt' {axn  'an  { {aZ', nxi ujMwZŸ'		I		° XXŸbnl Mj' l n{bZy'xZw  bZX' {axn  'an  {S M' ZMwa jMl Xb' ' Ml X' Z. Ÿ' untb {yS{n' b' Vj  XZ' XZ{Mjy'n' MjyZk Ujt' untb {'
	J"@	35'	3µ°	† 52 2 " 3A'
Bªª°) Mj' M' Zk Zx' Zl Vt' ujMl' UZZI' XxMl     u' b' VnyZ' n' M' k Mlnx' bZŸ'	I			
Bªª° y' MMhut' n' {aZ' Zk Zx' Zl Vt' ujMl' i Zu{ n{aZx' {aMl' Ml' {aZ' , nxi ujMwZŸ'	I			† nut' i Zu{ ' Ut' xMl Xx'

@° (" 'á@ ° ??J '5BA°° <" ? \*5z † ? " G\*H '5' A) " ° @ @2 " 3A'

	J"@	3n'	3µ°	† 52 2 " 3A'
Bªª°) Mj' {aZ' uxnVZX  xZ' UZZl' Zy{Ml j' byaZX' {n' xZ' fZ', {aZ' bZ' xyi' MjyZyyk Zl {uZ' xlnXb' Mj' † Ÿ'	I			AaZ' bZ' ? byi' ° yyZyyk Zl {yan  jX'UZ' xZ' fZ', ZX' l n jMZX' {aMl' U' tZMl' _xnk {aby' XMZ' Snx' ynnl Zxb' Ml' † Mj' {Zx' Ml' y' MZ' MxZ' Xn  { {n{aZ' uxZk byZy°°

## Appendix 1

### FIRE RISK ASSESSMENT ACTION LIST

#### Tobacco Warehouse, Block B, Commercial Road, Liverpool L5 9XB

RECOMMENDATION	ACTION BY
1. Remove all waste and surplus items from basement stores and bin stores	Re-Bloom / Management
2. Provide effective fire stopping to all ducts and risers throughout	Re-Bloom / Management
3. Confirm adequate fire stopping to all service ducts and voids	Re-Bloom / Management
4. Repair ceiling and walls to basement electrical intake rooms and provide fire stopping throughout	Re-Bloom / Management
5. Upgrade door to car park from basement	Re-Bloom / Management
6. Confirm all Flat fire doors and seals are in good order, implement regular inspection procedure to check all fire doors throughout.	Re-Bloom / Management
7. Provide additional Fire Exit signs throughout and ensure correction direction is indicated	Re-Bloom / Management
8. Confirm correct operation of Automatic Air Vent system	Re-Bloom / Management
9. Provide Fire Door separation to basement corridor	Re-Bloom / Management
10. Remove door mat outside Flat 70	Re-Bloom/ Management
11. Repair step tread North Staircase, stairs to basement, step 5	Re-Bloom / Management
12. Repair access cover outside Flat 31	Re-Bloom / Management
13. Switch Room 1, light fitting support chain should be shortened so light is not in contact with timber	Re-Bloom / Management
14. Confirm completion of AFA system	Re-Bloom / Management
15. Implement weekly AFA test	Re-Bloom / Management
16. Provide Fire Zone plan near AFA panel	Re-Bloom / Management
17. Provide additional Fire Notice signs and indicate assembly point	Re-Bloom / Management
18. Designate Fire Assembly point and provide "Assembly Point" sign	Re-Bloom / Management
19. Repair vehicle access gates	Re-Bloom / Management
20. Introduce Full Evacuation Procedure for premises.	Re-Bloom / Management

## APPENDIX 2. SUPPORTING PICTURES

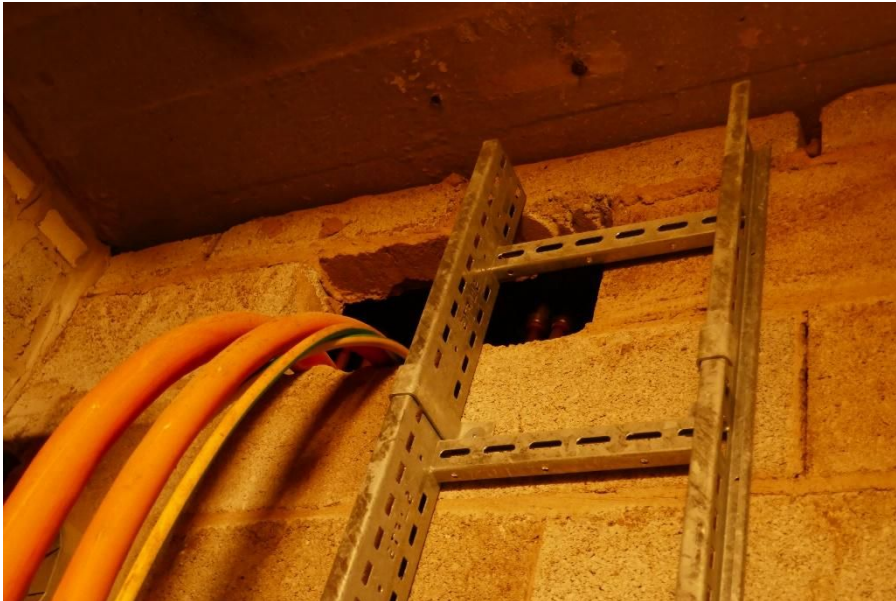
Basement Area store, all waste to be removed



**Ceiling Panel outside Flat 113 to be replaced**



**Basement ceiling and walls in poor condition, numerous voids and gaps**





**Basement Plant room, missing brickwork**



**Basement area, no fire stopping where walls meet ceilings**





**Electrical Intake riser cupboard, ceiling to be repaired and fire stopped**



**Door mat, tripping hazard outside Flat 70**

