

Fire Risk Assessment

Fire Risk Assessment of:	Drury Lane, St Leonards on Sea, East Sussex
Report Completed By:	Ian Warne, Clare Crouch & Dan Sawyer
Date:	12 th February 2019

Introduction

A brick and breeze block wall construction, surrounding a steel frame, top 3ft of the wall is glazed with metal framed windows.

Panel roof, potentially asbestos but unknown.

Wooden fire door, outside clad with metal plate for security purposes.

No fire alarm present, powder and three Co2 extinguishers that are serviceable.

Main entry door is a metal roller shutter door with a doorway built into it, did not appear to be electric.

Electrical supply to the building is limited to lighting and two electrical sockets in the kitchen.

Summary of Significant Hazards.

Building is unmanned.

Evidence of people drinking around the perimeter of the building at the back. Overgrown with plants and weeds.

Evidence of packaging material, logs and an old pond inside the building.

No alarm so would not be notified in the event of a fire.

Pallets of packaging stacked on top of chemicals which could cause a hazard.

Chemicals stored in the building were stored above the allowed threshold for a non COMAH building.

No chemical segregation.

A cooker, band saw and bobbin sander were found in the kitchen area.

Pallets and chairs stored on top of the kitchen area.

Unsuitable spill kit.

One window did not appear to shut which gives potential access.

Driveway barrier needs reinstating.

Preventative Measures

Install camera's, intruder alarm, security lighting at the back of the building, emergency lighting and internet-based fire alarm system.

Strim the plants and weeds and clear the debris from the back of the site.

All unnecessary materials to be removed immediately.

Pallets of packaging to be brought back to Perimeter House.

Reduce the levels of chemicals stored up to the legal limit allowed. All chemicals over the threshold to be brought back to Perimeter House immediately.

Segregate chemicals accordingly.

Dispose of cooker, band saw and bobbin sander appropriately.

Pallets and chairs stored on top of kitchen to be removed and disposed of appropriately.

Spill kit to be updated and replenished and regular monitoring to be put in place.

Investigate and repair window accordingly.

Reinstate the driveway barrier.

Investigate serviceability of fire door.

Protective measures

Install camera's, intruder alarm, security lighting at the back of the building and internet-based fire alarm system.

Not storing chemicals above the allowable thresholds.

Investigate bunding requirements.

Measures to allow Evacuation

Fire doors.

Recommended Actions To Be Implemented by Directors

See preventative measures.

Recommended Timescales To Implement Aforementioned Actions.

TOP PRIORITY - Reduce the levels of chemicals stored up to the legal limit allowed. All chemicals over the threshold to be brought back to Perimeter House – immediately by the end of the week.

Install camera's, intruder alarm, security lighting at the back of the building, emergency lighting and internet-based fire alarm system – within 4 weeks.

Strim the plants and weeds and clear the debris from the back of the site – immediately by the end of the week.

All unnecessary materials to be removed – immediately by the end of the week.

Pallets of packaging to be brought back to Perimeter House – immediately by the end of the week.

Dispose of cooker, band saw and bobbin sander appropriately – immediately by the end of the week.

Pallets and chairs stored on top of kitchen to be removed and disposed of appropriately – immediately by the end of the week.

Spill kit to be updated and replenished and regular monitoring to be put in place – immediately by the end of the week.

Investigate and repair window – within 4 weeks.

Reinstate the driveway barrier – within 4 weeks.

Investigate serviceability of fire door – within 4 weeks.

Conclusion

This is a remote site that has been neglected.

Quarterly checks will be undertaken from now on.

Stock levels must be monitored more carefully and not allowed to go above thresholds.

Completed by: Ian A Warne

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Viewed By Edward Campbell-Salmon

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