

Fire Risk Assessment

Fire Risk Assessment of:	Unit 5, Castleham Road, St Leonards on Sea
Report Completed By:	Ian Warne
Date:	1 st February 2021

Introduction

A 1970-80's concrete beam and block façade. 5,000 square feet. Asbestos panel roof.

Breeze block toilet block to the rear of the building with a timber roof

Small kitchen area adjacent to the toilet block with a timber stud and plasterboard wall.

Rear building is glazed half way across the width. A UPVC fire exit in the kitchen.

Rear of the building has electric shutters.

A mezzanine floor accessed by a metal staircase which runs over the kitchen and the rear sixth of the building.

No sprinklers. Fire alarm fitted. Intruder alarm fitted.

Main entrance to factory space is via a UPVC half glazed door.

At the front of the building is a personnel and roller shutter door into gated compound. Within the gated compound is a compressor in a metal shed and a wheely bin.

Summary of significant Hazards

Risk of fire caused by smoking.

Electric Forklift Truck.

Electrical systems and machinery.

HF Welders.

Preventative Measures

Building is manned

Ensure combustible materials are not stored near to the building or in the yard (e.g. packaging and pallets).

Smoking is not permitted in the building or the yard.

Ensure the FLT is serviced and maintained by a competent contractor regularly. Ensure the FLT is only driven by trained and authorised personnel. Ensure the daily/weekly checks are undertaken and documented. FLT not to be charged overnight.

Lights have been rewired, 5 year fixed wiring test completed in 2019.

Ensure HF Welders are serviced and maintained by a competent contractor regularly. Ensure the required regular checks are undertaken by a competent person.

Protective measures

Fire alarm newly installed.

Intruder alarm

Camera's installed.

Security shutters to the rear of the building.

Measures to allow Evacuation

Fire doors

Emergency Lighting.

Recommended Actions To Be Implemented by Directors

Ensure maintenance checks are done and documented.

Recommended Timescales To Implement Aforementioned Actions.

Ongoing

Conclusion

Site has recently been refurbished and all necessary fire prevention protocols have been put in place.

Completed by: Ian Warne

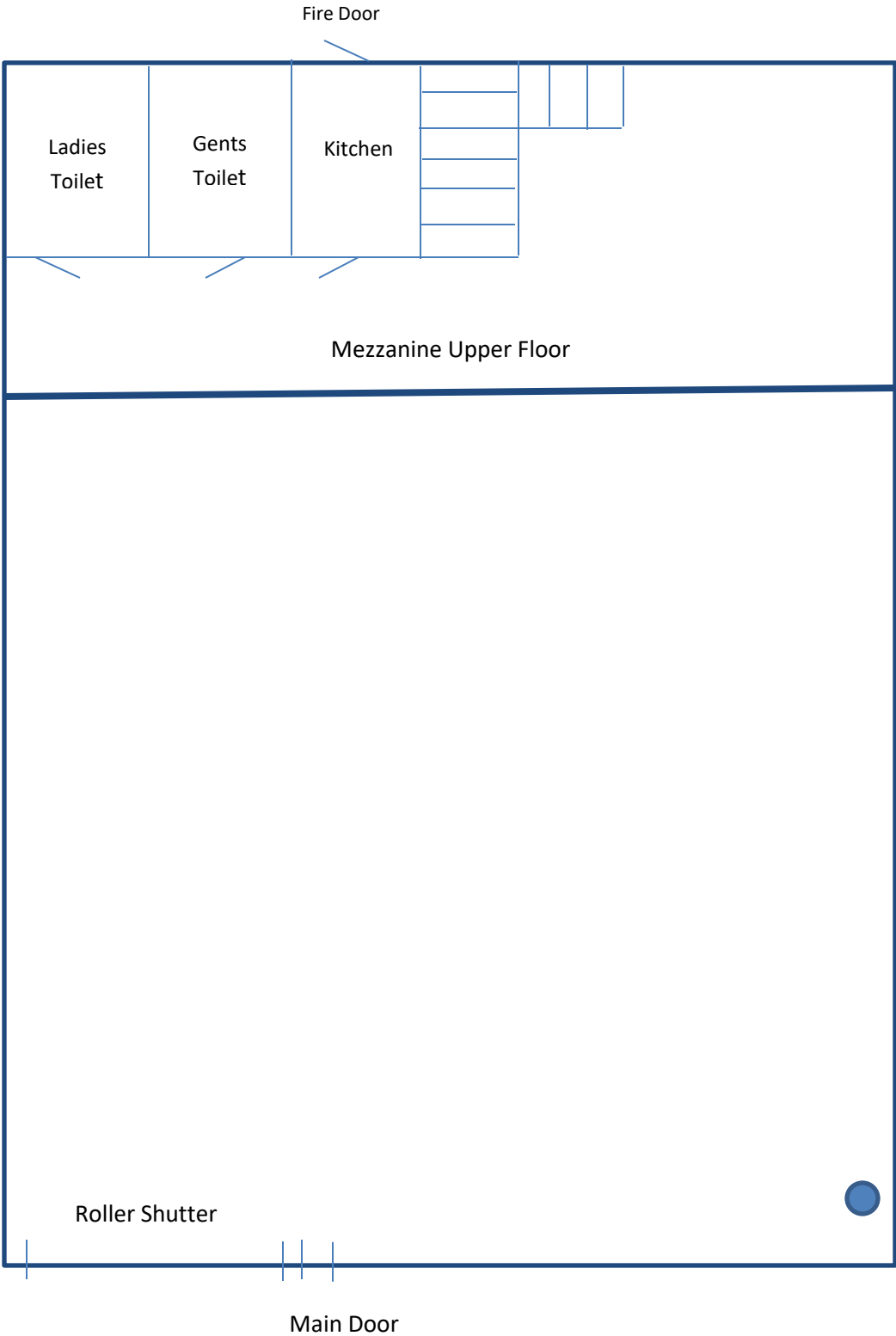
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Compressor
Shed

