

Regulatory Reform (Fire Safety) Order 2005: Fire Risk Assessment PAS 79 Format

Building

Wolfson Terrace

Version

2021/12/3



Printed

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Table of Contents

FILE DETAILS	3
ASSESSMENT DETAILS	3
GENERAL INFORMATION	3
The Premises	3
The Occupants	4
Occupants Especially At Risk From Fire	4
Fire Loss Experience	5
Other Relevant Information.....	5
Relevant Fire Safety Legislation	6
FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL	7
Electrical Sources Of Ignition.....	7
Smoking	7
Arson	8
Portable Heaters And Heating Installations	8
Cooking	9
Lightning	9
Housekeeping	9
Hazards Introduced By Outside Contractors And Building Works.....	10
Dangerous Substances	11
Other Significant Fire Hazards That Warrant Consideration Including Process Hazards That Impact On General Fire Precautions.....	11
FIRE PROTECTION MEASURES.....	12
Means Of Escape From Fire	12
Measures To Limit Fire Spread And Development.....	13
Emergency Escape Lighting.....	14
Fire Safety Signs And Notices	14
Means Of Giving Warning In Case Of Fire	15
Manual Fire Extinguishing Appliances.....	16
Relevant Automatic Fire Extinguishing Systems.....	17
Other Relevant Fixed Systems And Equipment	17
MANAGEMENT OF FIRE SAFETY	18
Procedures And Arrangements.....	18
Training And Drills	20
Testing And Maintenance	22
Records	23
FIRE RISK ASSESSMENT CONCLUSIONS	24
LIKELIHOOD OF A FIRE	24
CONSEQUENCE OF A FIRE	24
OVERALL LIFE RISK	24
ACTION PLAN	27
PHOTOGRAPHIC RECORD	28

FILE DETAILS

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ASSESSMENT DETAILS

Responsible person (e.g. employer) or
person having control of the premises:

University of Bath

Address of premises:

Wolfson Terrace, Claverton Down,
Bath, BA2 7AY

Person(s) consulted:

Andrew Nash – ISO and Compliance
Manager

Assessor:

Mark Burton – Fire Safety Advisor

Date of fire risk assessment:

9th February 2021

Date of previous fire risk assessment:

25th September 2018

Suggested date for review:¹

September 2022

The purpose of this report is to provide an assessment of the risk to life from fire in these premises, and, where appropriate, to make recommendations to ensure compliance with fire safety legislation. The report does not address the risk to property or business continuity from fire.

GENERAL INFORMATION

1.0 The Premises

1.1 Number of floors:

5

¹ This fire risk assessment should be reviewed by a competent person by the date indicated above or at such earlier time as there is reason to suspect that it is no longer valid, or if there has been a significant change in the matters to which it relates, or if a fire occurs.

1.2	Approximate floor area:	Level 5 – 344 m ² Level 4 – 344 m ² Level 3 – 344 m ² Level 2 – 344 m ² Level 1 – 373 m ² Total - 1749 m ²
1.3	Brief details of construction:	Built in the early 1980s, Wolfson Terrace has block construction, concrete floors and a tiled roof. The top floor is light weight construction and may have been added after the original building.
1.4	Use of premises:	Student sleeping accommodation that has 25 bedrooms per floor, total of 125 bedrooms.
1.5	Significant features	Nothing significant. The building has 5 floors with a protected staircase at either end.
1.6	Fire risks	The main fire risk in this building are the student kitchens, there are 3 on each floor 15 in total.
2.0	The Occupants	
2.1	Approximate maximum number:	180
2.2	Approximate number of employees at any one time:	5
2.3	Maximum number of members of public at any one time:	50
2.4	Maximum number of students at any one time:	125
3.0	Occupants Especially At Risk From Fire	
3.1	Sleeping occupants:	Students in bedrooms.
3.2	Disabled occupants:	Personal emergency evacuation plans (PEEPs) are written as necessary for staff and students at the beginning of a year or as they are identified. However, it is acknowledged students may get injured (e.g. Use crutches) or they may have disabled visitors.

3.3	Occupants in remote areas and lone workers:	Students will be alone in their bedrooms.
3.4	Young persons:	Occasional guests and family members. Parts of Wolfson are occasionally let to students under the age of 18 for a Summer School. There may on some occasions be students in this accommodation that have not yet reached 18.
3.5	Others:	None.
4.0	Fire Loss Experience	
4.1	History of fire loss experience:	None.
5.0	Other Relevant Information	

Although the primary concern of this Fire Risk Assessment is for life safety the University of Bath is also concerned with building preservation and business continuity. All of the points detailed in this fire risk assessment have some implication on building preservation and business continuity. In particular the University of Bath has adopted the following principles :-

- To ensure as a minimum requirement all buildings will be upgraded to have a fire alarm system conforming to British Standard 5839 Part L1 standard. In addition all fire alarm systems are remotely monitored by security that act as first responders to an incident and can call the Fire Service if there is a confirmed fire.
- To ensure all fire protection systems are regularly maintained so that they are able to perform their intended function throughout the life of the building.
- To ensure that there is an adequate standard of fire safety management throughout the life of the building.
- To take a pro-active role in the maintenance fire doors and the upgrading of cavity barriers and compartmentation where necessary in accordance with the University Plan.

5.1 Other information relevant to fire risk assessment:

6.0 **Relevant Fire Safety Legislation**

6.1 The following fire safety legislation applies to these premises:

Regulatory Reform (Fire Safety) Order 2005

6.2 The above legislation is enforced by:

Avon Fire and Rescue Service (the Local Fire Authority)

6.3 Other legislation that makes significant requirements for fire precautions in these premises (other than the Building Regulations 2000):

None.

6.4	The legislation to which 6.3 makes reference is enforced by:	N/A
6.5	Comments:	
FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL		
7.0 Electrical Sources Of Ignition		
7.1	Reasonable measures taken to prevent fires of electrical origin?	Yes
7.2	More specifically:	
	<ul style="list-style-type: none"> Fixed installation periodically inspected and tested? 	Yes
	<ul style="list-style-type: none"> Portable appliance testing carried out? 	Yes
	<ul style="list-style-type: none"> Suitable policy regarding the use of personal electrical appliances? 	Yes
	<ul style="list-style-type: none"> Suitable limitation of trailing leads and adapters? 	Yes
7.3	Comments and hazards observed:	<p>The fixed electrical installation is tested every 5 years by the Estates department. Portable appliance testing is covered by the PAT testing policy. Staff are aware that they must have their own electrical equipment PAT tested if they wish to use it in the building.</p> <p>Students will occasionally bring their own electrical equipment into the building. This will be visually checked by staff, if looking suspect it will be confiscated, PAT tested and then returned if passed.</p> <p>Electrical equipment not having a CE marking will be confiscated.</p>
8.0 Smoking		
8.1	Reasonable measures taken to prevent fires as a result of smoking?	Yes
8.2	More specifically:	
	<ul style="list-style-type: none"> Smoking prohibited in the building? 	Yes
	<ul style="list-style-type: none"> Smoking prohibited in appropriate areas? 	Yes

	<ul style="list-style-type: none"> Suitable arrangements for those who wish to smoke? 	Yes
	<ul style="list-style-type: none"> This policy appeared to be observed at time of inspection? 	Yes
8.3	Comments and hazards observed:	Smoking is not permitted in the building and there are signs prominent within the building to remind occupants. There was no evidence of smoking in the building. The University smoking policy appeared to be followed. There is a designated smoking area outside the main entrance by the road.
9.0	Arson	
9.1	Does basic security against arson by outsiders appear reasonable? ²	Yes
9.2	Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders?	Yes
9.3	Comments and hazards observed:	The University campus is an open site where access is largely unrestricted, University Security are present 24 hours a day and those acting suspiciously are challenged. Flood lights are provided at strategic points around the campus to provide lighting without being excessive. The campus is monitored CCTV cameras and patrolled by 24/7 security staff. All entrance doorways are monitored by CCTV cameras. The building is accessed by an I.D. (or Library) card that is only issued to those authorised to use the building.
10.0	Portable Heaters And Heating Installations	
10.1	Is the use of portable heaters avoided as far as practicable?	Yes
10.2	If portable heaters are used:	
	<ul style="list-style-type: none"> Is the use of the more hazardous type (e.g. radiant bar fires or LPG appliances) avoided? 	Yes

² Reasonable only in the context of this fire risk assessment. If specific advice on security (including security against arson) is required, the advice of a security specialist should be obtained.

	<ul style="list-style-type: none"> Are suitable measures taken to minimize the hazard of ignition of combustible materials? 	Yes
10.3	Are fixed heating installations subject to regular maintenance?	Yes
10.4	Comments and hazards observed:	<p>The fixed heating installation is maintained and tested regularly by the Estates Department. There was no evidence of electric convector heaters being used.</p> <p>Any electrical heaters found in bedrooms will be confiscated, PAT tested and returned.</p>
11.0	Cooking	
11.1	Are reasonable measures taken to prevent fires as a result of cooking?	Yes
11.2	More specifically:	
	<ul style="list-style-type: none"> Filters changed and ductwork cleaned regularly? 	Yes
	<ul style="list-style-type: none"> Suitable extinguishing appliances available? 	Yes
11.3	Comments and hazards observed:	<p>There are 14 kitchens in Wolfson. Three each on levels 1, 2, 3 and 4 and 2 on level 5. All kitchens are provided with an electric cooker (that includes a hob, grill and oven) as well as microwaves, toasters and kettles. All kitchens are supplied with a CO2 extinguisher and Fire Blanket. The electric cookers are linked directly to the extractors and are vented to outside. See photo.</p>
12.0	Lightning	
12.1	Does the building have a lightning protection system?	Yes
12.2	Comments and deficiencies observed:	The lightning protection system is maintained by the Estates Department.
13.0	Housekeeping	
13.1	Is the standard of housekeeping adequate?	Yes

13.2	More specifically:	
	<ul style="list-style-type: none"> • Combustible materials appear to be separated from ignition sources? 	Yes
	<ul style="list-style-type: none"> • Avoidance of unnecessary accumulation of combustible materials or waste? 	Yes
	<ul style="list-style-type: none"> • Appropriate storage of hazardous materials? 	Yes
	<ul style="list-style-type: none"> • Avoidance of inappropriate storage of combustible materials? 	Yes
13.3	Comments and hazards observed:	At the time of the inspection all stairwells and corridors were free of combustible material and storage.
		On occasions students will leave some storage, dirty shoes etc outside of their bedrooms. Accommodation and Hospitality staff during their regular inspections will remind students to tidy this away.
		Kitchen recycling bins are emptied regularly by Accommodation and Hospitality staff.
	<p>Hazards Introduced By Outside Contractors And Building Works</p>	
14.1	Are fire safety conditions imposed on outside contractors?	Yes
14.2	Is there satisfactory control over works carried out in the building by outside contractors (including "hot work" permits)?	Yes
14.3	If there are in-house maintenance personnel, are suitable precautions taken during "hot work", including use of hot work permits?	Yes

14.4	Comments:	<p>Most external contractors have to undertake an induction at Estates prior to working that covers Health and Safety and Fire Safety at the University. Permit to work and hot work permits are covered in this induction. Estates personnel are similarly trained. All contractors are monitored by in-house competent persons.</p> <p>All contractors and Estates Personnel must contact the Technical Manager for the department to arrange an appropriate time for their visit.</p>
15.0	Dangerous Substances	
15.1	If dangerous substances are, or could be, used, has a risk assessment been carried out, as required by the Dangerous Substances and Explosive Atmospheres Regulations 2002?	N/A
15.2	Comments:	<p>There are no substances that fall under the Dangerous Substances and Explosive Atmospheres Regulations 2002. This legislation does therefore not apply.</p>
16.0	Other Significant Fire Hazards That Warrant Consideration Including Process Hazards That Impact On General Fire Precautions	
16.1	Hazards:	Trespa panels

16.2 Comments and deficiencies observed:

These panels were renewed on the front of the building in July 2017. The advice of the Local Authority Building Control Officer was taken and additional fire stopping was included around the panels. The high pressure laminate panels from Trespa were added to improve the look of the building but were also of a higher fire performance rating than those taken off. The panels do not cover the whole of the front or back of the building but is between block work – see the front cover photo.

FIRE PROTECTION MEASURES

17.0 Means Of Escape From Fire

17.1 It is considered that the building is provided with reasonable means of escape in case of fire.

Yes

17.2 More specifically:

- Adequate design of escape routes?
- Adequate provision of exits?
- Exits easily and immediately operable where necessary?
- Fire exits open in direction of escape where necessary?
- Avoidance of sliding or revolving doors as fire exits where necessary?
- Satisfactory means for securing exits?
- Reasonable distances of travel:
- Where there is a single direction of travel?
- Where there are alternative means of escape?
- Suitable protection of escape routes?
- Suitable fire precautions for all inner rooms?
- Escape routes unobstructed?

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes

17.3	It is considered that the building is provided with reasonable arrangements for means of escape for disabled people.	Yes
17.4	Comments and deficiencies observed:	<p>Level 5 of Wolfson Terrace has a protected staircase at each end of the building providing 2 directions of escape from all points on this level. There is a single corridor connecting these 2 staircases from which there is access to bedrooms, kitchens, toilet/shower rooms and cleaners cupboards. There is a cross corridor fire door part way along the corridor to separate the 2 staircases.</p>
		<p>Levels 4, 3, 2 and 1 are identical in layout to level 5. Final exit doors are provided at the bottom of the staircase at level 1 to outside. A single storey plant room is provided next to the west staircase, this is accessed by two sets of double doors on the outside of the building.</p>
		<p>Wolfson Terrace does not have a lift and therefore does not provide access arrangements for mobility impaired persons into the building, disabled refuge points are therefore not required in this building. Wolfson Terrace also does not have disabled bedrooms on level 1.</p>
		<p>Fire doors are continually re-assessed as per the University fire door inspection program.</p>
18.0	Measures To Limit Fire Spread And Development	
18.1	It is considered that there is:	
	<ul style="list-style-type: none"> • Compartmentation of a reasonable standard³. 	Yes
	<ul style="list-style-type: none"> • Reasonable limitation of linings that might promote fire spread. 	Yes

³ Based on visual inspection of readily accessible areas, with a degree of sampling where appropriate

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? ^{4 5}	N/A
18.3	Comments and deficiencies observed	Estates department have a policy of making good any fire breaks during a refurbishment that have been damaged as a result of previous works and upgrading to current standards where new works are concerned.
		During refurbishment works after an asbestos strip out cavity barriers are re-instated above suspended ceilings to typically separate corridors from risk rooms. The positions of cavity barriers are agreed with the Fire Safety Advisor for the University.
		The fire compartmentation appeared to be compliant and to a reasonable standard. The above comments are based upon a visual inspection only.
19.0	Emergency Escape Lighting	
19.1	Reasonable standard of emergency escape lighting system provided? ⁶	Yes
19.2	Comments and deficiencies observed	The emergency lighting system was upgraded in Summer 2017 to a Dali system that will function test and self-test. The Emergency lighting system meets the recommendations in British Standard 5266.
20.0	Fire Safety Signs And Notices	
20.1	Reasonable standard of fire safety signs and notices?	Yes

⁴ Based on visual inspection of readily accessible areas, with a degree of sampling where appropriate.

⁵ A full investigation of the design of HVAC systems is outside the scope of this fire risk assessment.

⁶ Based on visual inspection, but no test of illuminance levels or verification of full compliance with relevant British Standards carried out.

20.2	Comments and deficiencies observed	University specific Fire Action Notices and fire assembly point plans have been provided and sited next to break glass call points on exit routes.
		All escape routes (other than those in ordinary use) are marked by emergency exit signs of adequate size complying with the Health and Safety (Safety signs and signals) Regulations 1996.
		General Fire Notices should be altered to include the landline for Security so that students can phone this number in an emergency on their mobile. Currently the advice is to ring 666 on an internal phone to summon help from Security. Internal phones are not usually found in student accommodation. See Appendix 3.
21.0	Means Of Giving Warning In Case Of Fire	
21.1	Reasonable manually operated electrical fire alarm system provided? ⁷	Yes
21.2	Automatic fire detection provided? (throughout building) (part of building only)	Yes – throughout the building.
21.3	Extent of automatic fire detection generally appropriate for the occupancy and fire risk?	Yes
21.4	Remote transmission of alarm signals?	Yes
21.5	Comments and deficiencies observed:	Each fire alarm system at the University is networked connected onto the campus wide fire alarm system to enable remote monitoring from the 24-hour manned Security control room.

⁷ Based on visual inspection, but no audibility tests or verification of full compliance with relevant British Standard carried out.

The building is fitted with a British Standard 5839 Part 1, L1 coverage fire alarm system.
This system will provide the building occupants with a significantly earlier warning than a code compliant system allowing them more time to escape before conditions become untenable.

The building is provided with a simultaneous evacuation strategy (i.e. on activation of the fire alarm system all building occupants will leave the building and assemble at the Fire Assembly Point for the building).

The Fire Assembly Point for this building is FAP number 12, located on the north circular road. It is suitably signed.

A program of cause and effect testing for fire alarm activations is in place at the University to check all causes on an annual basis during routine fire drills.

22.0

Manual Fire Extinguishing Appliances

22.1

Reasonable provision of portable fire extinguishers?

Yes

22.2

Hose reels provided?

No

22.3

Are all fire extinguishing appliances readily accessible?

Yes

22.4

Comments and deficiencies observed:

Firefighting equipment is provided and sited in accordance with British Standard 5306

9 Litre water extinguishers are provided in both stairwells on every level. A 2kg CO2 ext. and fire blanket are provided in each student kitchen.

A University firefighting point consists of a 9 Litre water extinguisher and a 2kg CO2 extinguisher. When appropriate additional hazards are risk assessed and additional firefighting equipment provided.

It is recognised that students are not given specific training on the use of firefighting equipment, they are told not to use the equipment. It is located in kitchens for trained Security Officers to use.

Previous experience from Security reports strongly indicate that students have successfully dealt with small kitchen fires by using this equipment. There are no records of students being injured using firefighting equipment.

23.0 **Relevant Automatic Fire Extinguishing Systems⁸**

23.1 Type of system:

None.

23.2 Comments:

24.0 **Other Relevant Fixed Systems And Equipment⁹**

24.1 Type of fixed system:

None.

24.2 Comments:

24.3 Suitable provision of fire-fighters switch(es) for high voltage luminous tube signs, etc.

N/A

24.4 Comments:

25.0 **Access for Fire Appliances**

25.1 Comments

Onto to the University site via North Road then Quarry Road, at the top of the incline turn right. Wolfson is along this road on the left-hand side. The Fire Service will be met by Security Officers on their arrival on site and shown where to go.

⁸ Relevant to life safety and this risk assessment (as opposed purely to property protection).

⁹ Relevant to life safety and this risk assessment (as opposed purely to property protection).

26.0 Water Supplies

26.1 Comments

Fire hydrants are located on adjoining roads within the campus, their location and size identified by hydrant marker plates.

MANAGEMENT OF FIRE SAFETY

25.0 Procedures And Arrangements

25.1 Fire safety is managed by¹⁰:

Andrew Nash – ISO and Compliance Manager

25.2 Competent person(s) appointed to assist in undertaking the preventive and protective measures (i.e. relevant general fire precautions)?

Yes

Comments:

Various other Deputy Team Leaders
Jim Dibben – Estates
Security Officers
University Health Safety Environment Service
Estates

25.3 Is there a suitable record of the fire safety arrangements?

Yes

Comments:

Estates have in place a program to identify the position of utility isolation valves for all University buildings. Plans will be produced and held on file for use by Estates and for Security to pass to the emergency services as required. Should the need arise to isolate gas and electricity should there be an incident in a building.

25.4 Appropriate fire procedures in place?

Yes

¹⁰ This is not intended to represent a legal interpretation of responsibility, but merely reflects the managerial arrangement in place at the time of this risk assessment.

	More specifically:	
	<ul style="list-style-type: none"> Are procedures in the event of fire appropriate and properly documented? 	Yes
	<ul style="list-style-type: none"> Are there suitable arrangements for summoning the fire and rescue service? 	Yes - University Security Officers
	<ul style="list-style-type: none"> Are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to fire-fighters? 	Yes - The Fire Service will be met when entering the campus by Security and directed to the appropriate building.
	<ul style="list-style-type: none"> Are there suitable arrangements for ensuring that the premises have been evacuated? 	Yes - Trained Fire Wardens and Security Officers will sweep a building to ensure it has been evacuated if in attendance during the day. At night University Security will be notified remotely by the fire alarm and attend as quickly as possible.
	<ul style="list-style-type: none"> Is there a suitable fire assembly point(s)? 	Yes - See Appendix 2, University Fire Assembly Point Plan. Each building will have a designated fire assembly point.
	<ul style="list-style-type: none"> Are there adequate procedures for evacuation of any disabled people who are likely to be present? 	Yes - Security staff have procedures in place where they can assist with the evacuation of mobility impaired persons by the use of evacuation chairs.
	Comments:	Security have well versed procedures in attending a fire alarm activation initially and deciding whether to call the Fire Service. PEEPS are written to assist with the evacuation of disabled persons if necessary.
25.5	Persons nominated and trained to use fire extinguishing appliances?	Yes
	Comments:	Fire Wardens and Security Staff
25.6	Persons nominated and trained to assist with evacuation, including evacuation of disabled people?	Yes
	Comments:	Security staff
25.7	Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarization visits)?	Yes

	Comments:	The Fire Safety Advisor liaises with Avon Fire and Rescue Service. The Fire Service on occasions visit the University for the purpose of gathering and checking information held on their data base. (A 7.2.d inspection)
25.8	Routine in-house inspections of fire precautions (e.g. in the course of health and safety inspections)?	Yes
	Comments:	Quarterly Health and Safety inspections (including Fire Safety) are undertaken to include student bedrooms and common areas. AOCs inspect bedrooms and Team Leaders inspect the common areas.
26.0	Training And Drills	
26.1	Are all staff given adequate fire safety instruction and training on induction?	Yes
	Comments:	A Health and Safety Induction is completed by all staff. All staff also have to complete a basic fire safety awareness that is based on Moodle. Students are given a Fire Safety induction when they arrive in September, this is followed up by a Fire Drill shortly afterwards.
26.2	Are all staff given adequate periodic "refresher training" at suitable intervals?	Yes
	Comments:	A Health and Safety Induction is completed by all staff. All staff also have to complete a basic fire safety awareness that is based on Moodle.
26.3	Does all staff training provide information, instruction or training on the following:	
	<ul style="list-style-type: none"> • Fire risks in the premises? 	Yes
	<ul style="list-style-type: none"> • The fire safety measures in the building? 	Yes
	<ul style="list-style-type: none"> • Action in the event of fire? 	Yes
	<ul style="list-style-type: none"> • Action on hearing the fire alarm signal? 	Yes

	<ul style="list-style-type: none"> • Method of operation of manual call points? 	Yes
	<ul style="list-style-type: none"> • Location and use of fire extinguishers? 	Yes
	<ul style="list-style-type: none"> • Means for summoning the fire and rescue service? 	Yes
	<ul style="list-style-type: none"> • Identity of persons nominated to assist with evacuation? 	Yes
	<ul style="list-style-type: none"> • Identity of persons nominated to use fire extinguishing appliances? 	Yes
	Comments:	All of the above is covered on the Fire Safety moodle course but is also covered on the staff induction course.
26.4	Are staff with special responsibilities (e.g. fire wardens) given additional training?	Yes
	Comments:	Security staff and Fire Wardens.
		Fire Wardens are trained by the Fire Safety Advisor Mark Burton.
26.5	Are fire drills carried out at appropriate intervals?	Yes
	Comments:	When there is a new intake in September all students have to partake in a fire drill within the first week. There is a second fire drill in December to include staff and some students.
26.6	When the employees of another employer work in the premises:	
	<ul style="list-style-type: none"> • Is their employer given appropriate information (e.g. on fire risks and general fire precautions)? 	Yes
	<ul style="list-style-type: none"> • Is it ensured that the employees are provided with adequate instructions and information? 	Yes

Comments:

Contractors have to watch the Induction video prior to working at the University of Bath. Additional advice and permit to work information can be found in "Code of Safe Working Practice for Building Maintenance Contractors" as issued by the Estates Department.

27.0 Testing And Maintenance

27.1 Adequate maintenance of premises?

Yes

Comments and deficiencies observed:

Managed by the Estates Department.

27.2 Weekly testing and periodic servicing of fire detection and alarm system?

Yes

Comments and deficiencies observed:

Managed by the Estates Department and Wessex Fire and Security in accordance with British Standard 5839.

Weekly fire alarm testing in student accommodation is carried out by Accommodation and Hospitality staff. All these staff have had suitable training from Wessex Fire and Security.

27.3 Monthly and annual testing routines for emergency escape lighting?

No – see justification below.

Comments and deficiencies observed:

Managed by the Estates Department for all buildings. The Estates department have a team of 7 electricians who are in University buildings on a daily basis doing lighting repairs, this instantly highlights areas where the emergency lights are not working. These lights are then repaired straight away. So although there is not a strict monthly function test, Estates electricians are continuously checking and maintaining the normal and emergency lighting.

		In addition to this many of the buildings have either full or an element of DALI self-test emergency lighting systems installed. There is a general program of works to change all emergency lighting over to the self-test type.
27.4	Annual maintenance of fire extinguishing appliances?	Yes
	Comments and deficiencies observed:	Managed by the Estates Department. The extinguisher contractor is Wessex Fire and Security.
27.5	Periodic inspection of external escape staircases and gangways?	N/A
	Comments and deficiencies observed:	
27.6	Six-monthly inspection and annual testing of rising mains?	N/A
	Comments and deficiencies observed:	
27.7	Weekly and monthly testing, six monthly inspection and annual testing of fire-fighting lifts?	N/A
	Comments and deficiencies observed:	
27.8	Weekly testing and periodic inspection of sprinkler installations?	N/A
	Comments:	
27.9	Routine checks of final exit doors and/or security fastenings?	Yes
	Comments:	During the course of routine Health and Safety inspections.
27.10	Annual inspection and test of lightning protection system?	Yes
	Comments:	Managed by the Estates Department.
27.11	Other relevant inspections or tests:	
	Comments:	
28.0	Records	
28.1	Appropriate records of:	
	• Fire drills?	Yes
	• Fire training?	Yes

	• Fire alarm tests?	Yes
	• Emergency escape lighting tests?	Yes
	• Maintenance and testing of other fire protection systems?	Yes
28.2	Comments:	The Fire Alarm, Emergency Lighting, Fire Fighting equipment and Lightning protection systems records are kept with the Estates Department. Fire drills and training records are kept by UHSE.

FIRE RISK ASSESSMENT CONCLUSIONS¹¹

	LIKELIHOOD OF A FIRE Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is ¹² :	Medium
	CONSEQUENCE OF A FIRE Taking into account the nature of the building and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be ¹³ :	Slight harm
	OVERALL LIFE RISK Accordingly, it is considered that the risk to life from fire at these premises is:	Tolerable

¹¹ The following simple risk level estimator is based on a more general health and safety risk level estimator of the type contained in BS 8800:

Likelihood of fire	Potential consequences of fire		
	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

¹² 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.

¹³ 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 room in which a fire occurs).

Moderate harm: Outbreak of fire could foreseeably result in injury (including serious 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.



Comments:

This building has good fire protection measures that are well maintained. Additionally, there is very good fire safety management with regular checks taking place to pick up any deficiencies.

A fire may start in a student bedroom; the fire alarm will be raised by the automatic detector within the bedroom this will cause the building occupants to all simultaneously evacuate outside. If during the night, there may be some delay between the alarm sounding and the occupants reaching a place of safety outside. The fire resistance within the building (doors, walls etc) has been assessed to be adequate enough to allow all occupants to escape to a place of safety.

Risk level Action and timescale

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:

Trivial

No action is required and no detailed 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 fire 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 reviewed regularly.)

ACTION PLAN

It is considered that the following recommendations should be implemented in order to reduce fire risk to, or maintain it at, the following level:

Tolerable

Definition of priorities (where applicable):

#	Action required	Priority	Action by whom	Target completion	Date action Taken
1	General Fire Notices should be altered to include the landline for Security so that students can phone this number in an emergency on their mobile. Currently the advice is to ring 666 on an internal phone to summon help from Security. Internal phones are not usually found in student accommodation. See Appendix 3.	Low	Andrew Nash	6 Months.	

PHOTOGRAPHIC RECORD

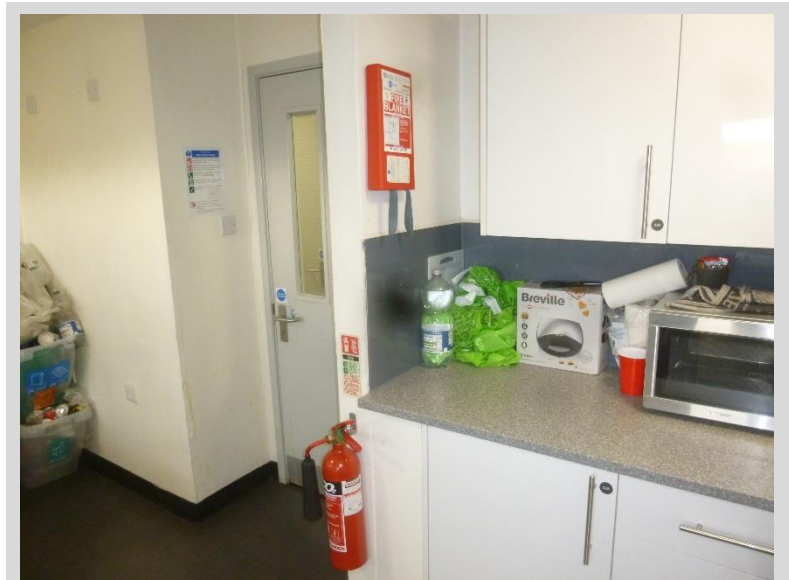
Fire doors are continually re-assessed as per the University fire door inspection program.



The electric cookers are linked directly to the extractors and are vented to outside.



Showing firefighting equipment in a student kitchen.



Fire alarm panel sited at the bottom of the West staircase.



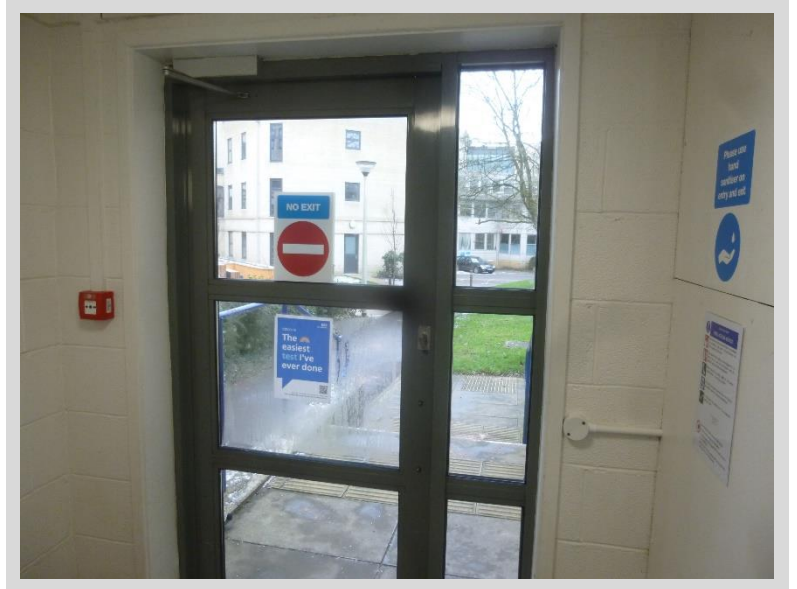
A notice board found in all student kitchens showing "Campus Life Expectations" poster that details fire safety information.



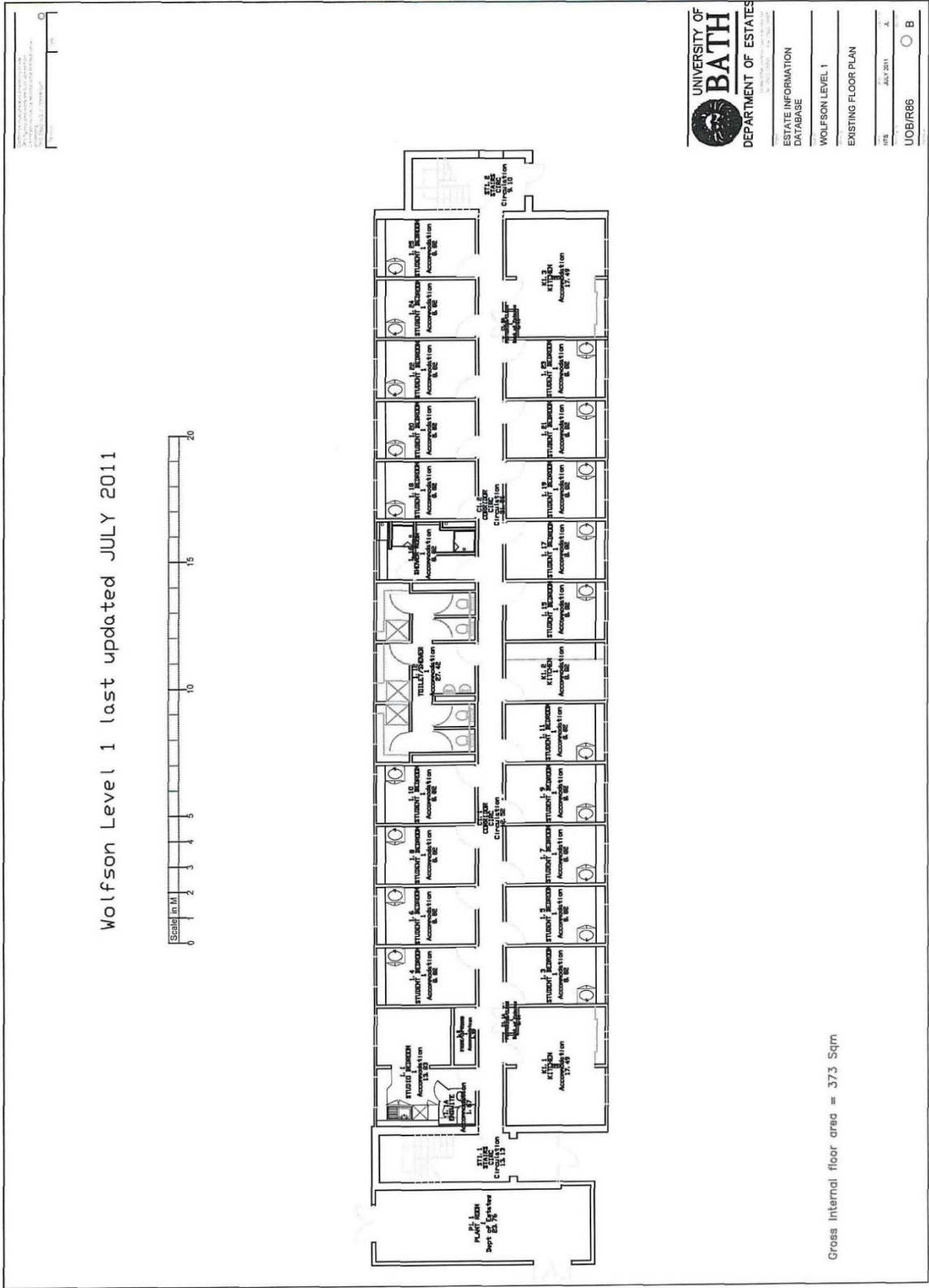
General Fire Notices should be altered to include the landline for Security so that students can phone this number in an emergency on their mobile. Currently the advice is to ring 666 on an internal phone to summon help from Security. Internal phones are usually found in student accommodation. See Appendix 3.

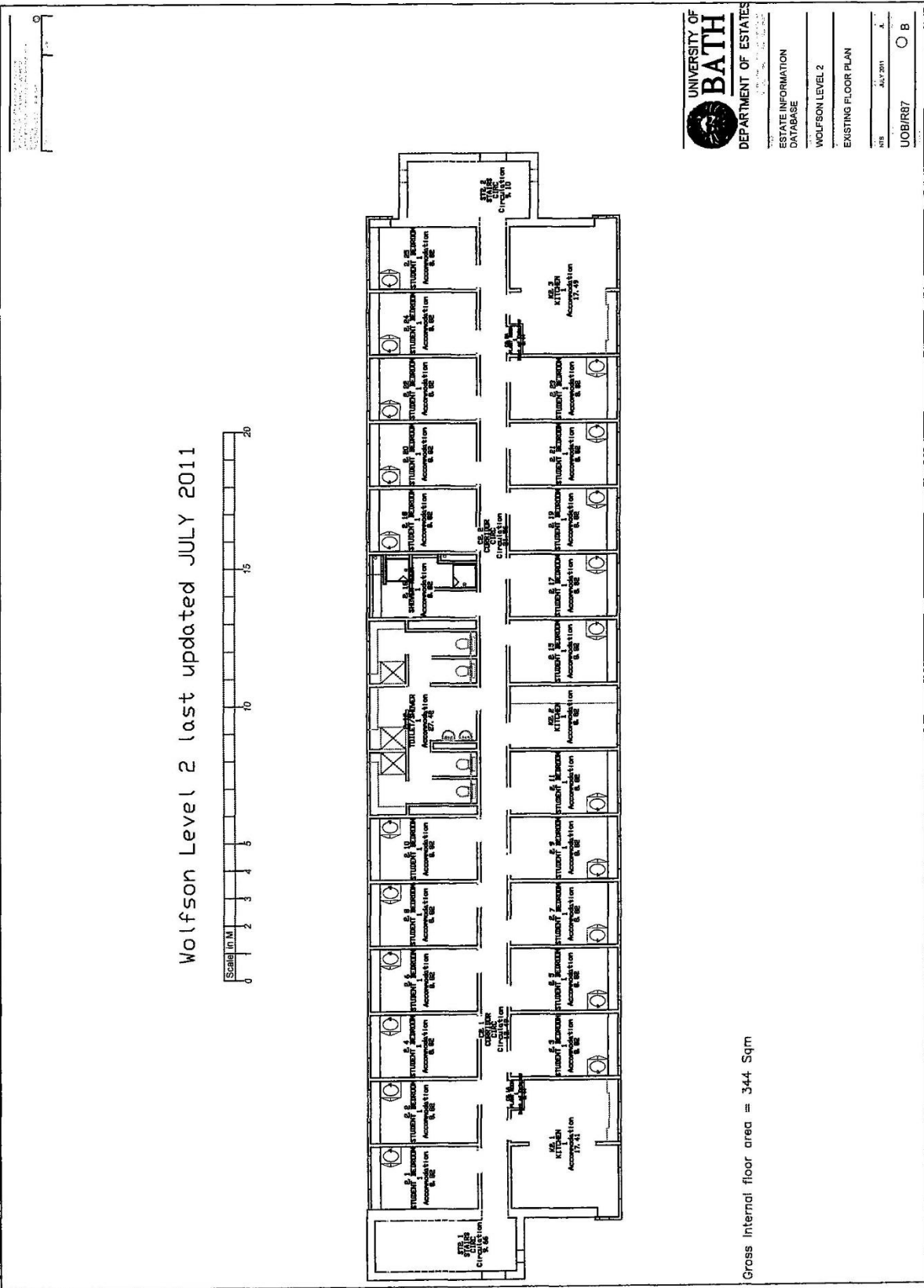


Showing the final exit door.



Appendix 1 - Plans





Wolfson Level 2 last updated JULY 2011



Gross internal floor area = 344 Sqm

UNIVERSITY OF BATH
 DEPARTMENT OF ESTATES

ESTATE INFORMATION
 DATABASE

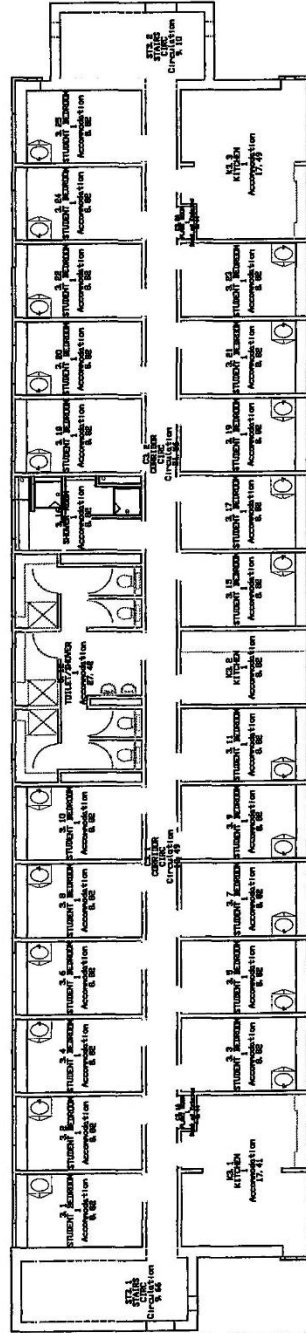
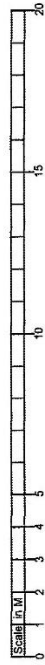
WOLFSON LEVEL 2

EXISTING FLOOR PLAN

NTS
 JULY 2011

JOB/R87 ○ B

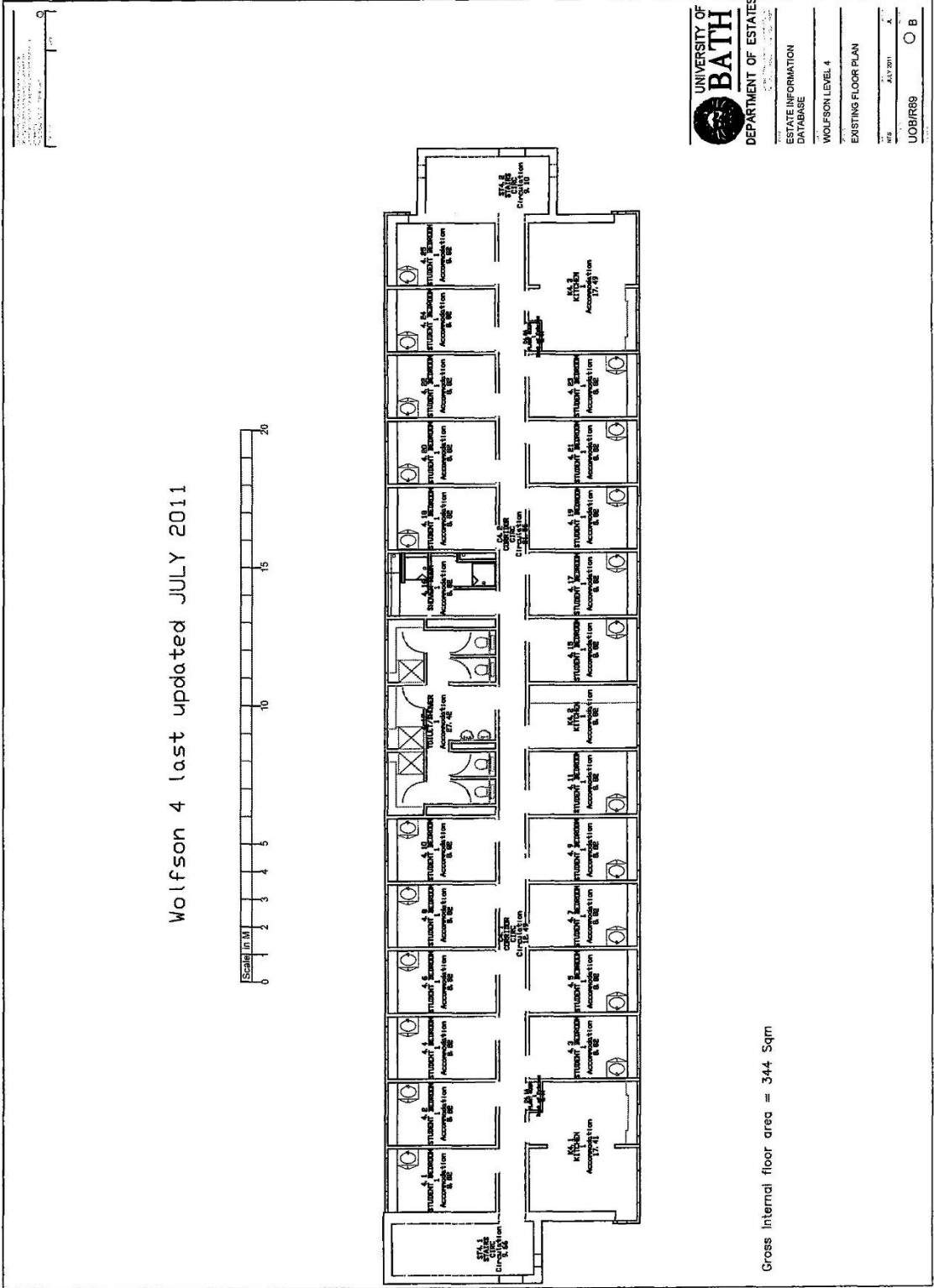
Wolfson 3 last updated JULY 2011

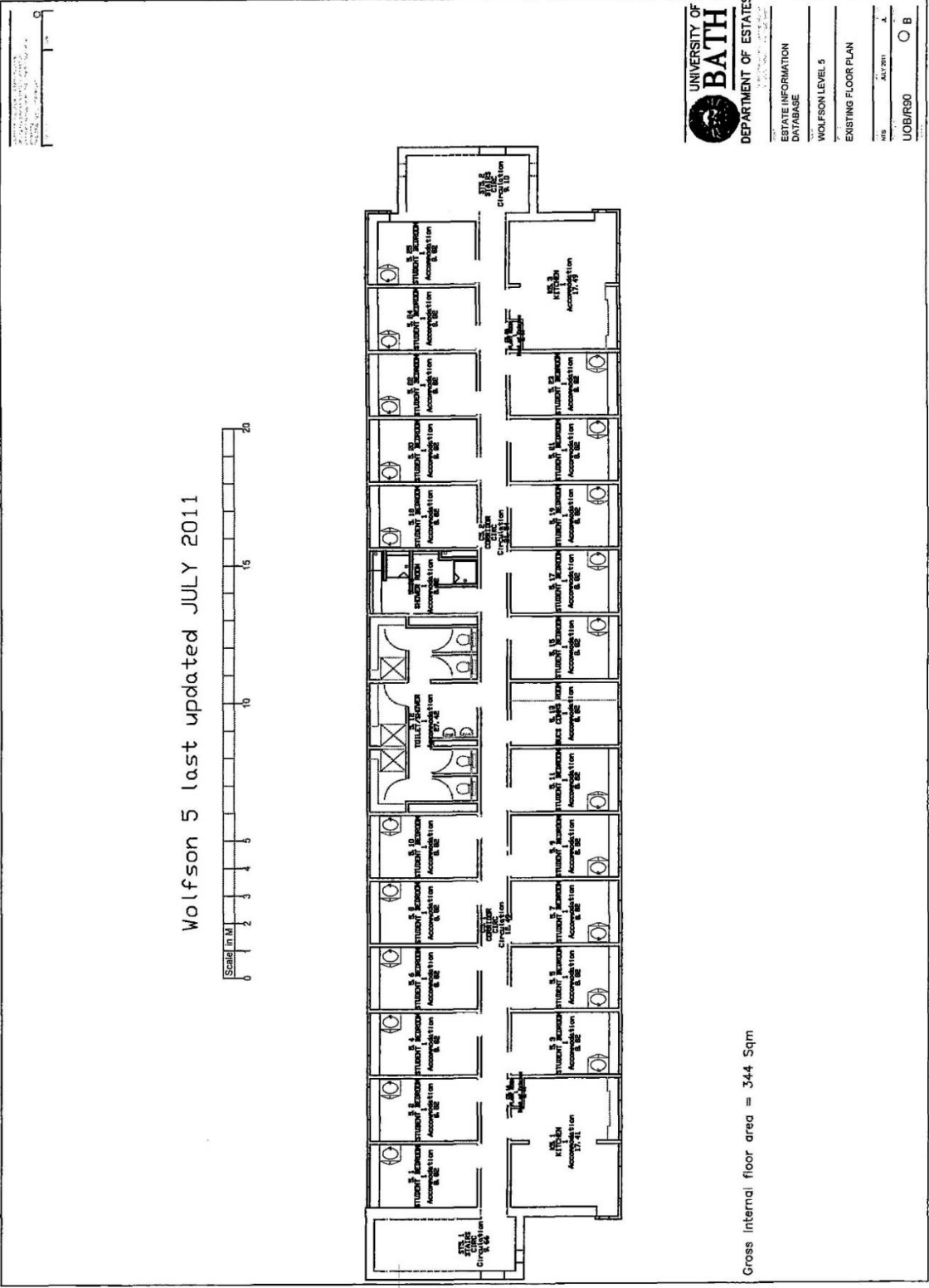


Gross internal floor area = 344 Sqm

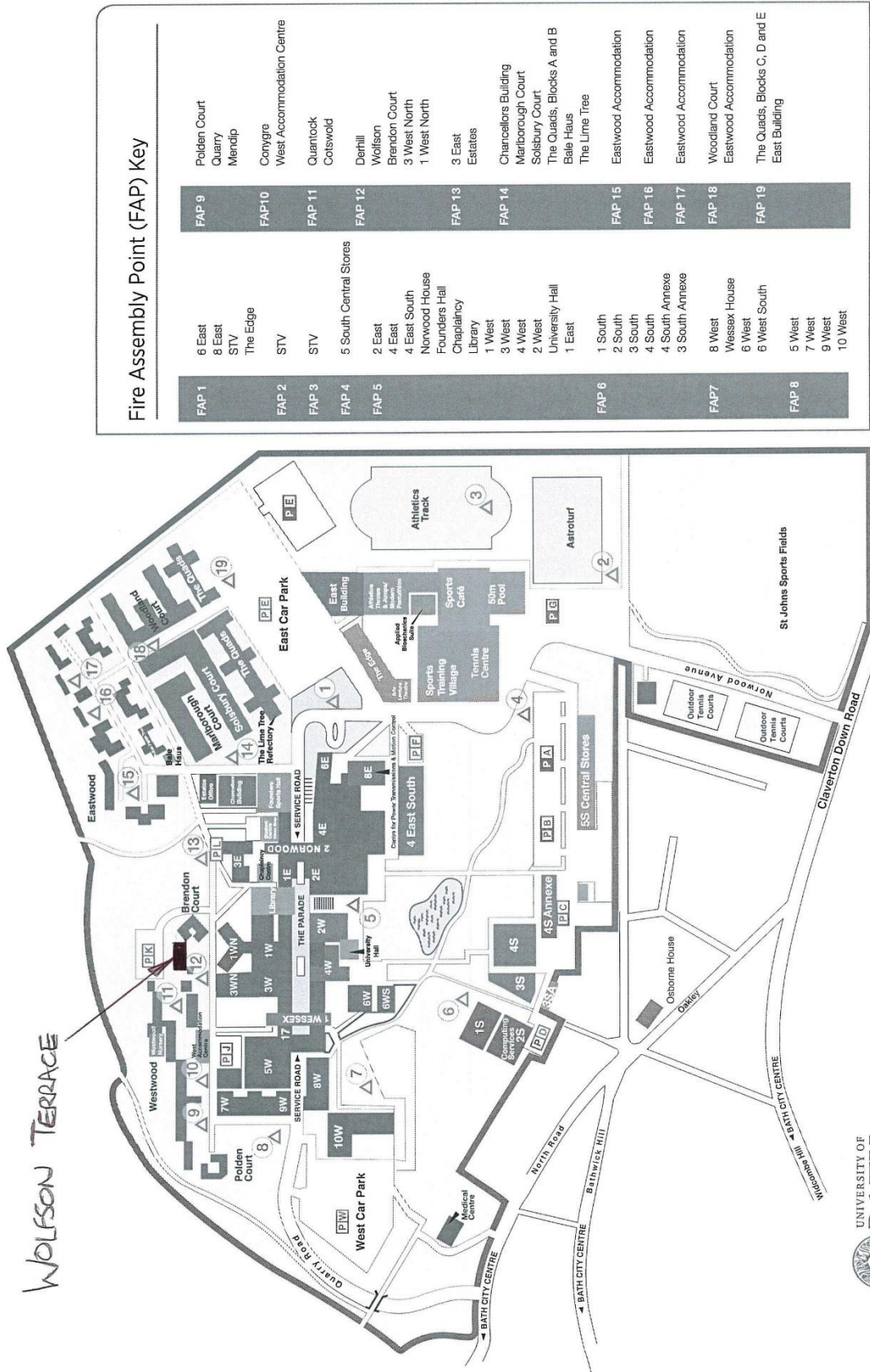


UNIVERSITY OF BATH
DEPARTMENT OF ESTATES
ESTATE INFORMATION DATABASE
WOLFSON LEVEL 3
EXISTING FLOOR PLAN
DATE: July 2011
UOB/R88
B





Appendix 2 - Site Plan



Fire Assembly Point (FAP) Key

FAP 1	6 East 8 East STV The Edge	FAP 9	Polden Court Quarry Mendip
FAP 2	STV	FAP 10	Conygre West Accommodation Centre
FAP 3	STV	FAP 11	Quantock Cotswold
FAP 4	5 South Central Stores	FAP 12	Derhill Wolfson Brendon Court 3 West North 1 West North
FAP 5	2 East 4 East Norwood House Founders Hall Chaplaincy Library 1 West 3 West 4 West 2 West University Hall 1 East	FAP 13	3 East Estates
FAP 6	1 South 2 South 3 South 4 South 4 South Annexe 3 South Annexe	FAP 14	Chancellors Building Marlborough Court Solsbury Court The Quads, Blocks A and B Bale Haus The Lime Tree
FAP 7	8 West Wessex House 6 West 6 West South	FAP 15	Eastwood Accommodation
FAP 8	5 West 7 West 9 West 10 West	FAP 16	Eastwood Accommodation
		FAP 17	Eastwood Accommodation
		FAP 18	Woodland Court Eastwood Accommodation
		FAP 19	The Quads, Blocks C, D and E East Building



University of Bath
FIRE ACTION NOTICE



On discovering a fire, sound the alarm immediately by activating a call point. Security will attend and summon the emergency services if necessary.



Only tackle the fire using a fire extinguisher if it is safe to do so and you are familiar with the selection and use of fire extinguishers.



Advise Security by dialling **666** on an internal telephone line, or **01225 383999** from a mobile.



On hearing the alarm evacuate the building immediately using the nearest available exit.



On evacuation of the building go to the designated fire assembly point.



Do not stop to collect personal belongings.

Do not use a lift during an evacuation.

A muted alarm is not a signal that it is safe to return to the building.

Do not return to the building until the all clear.