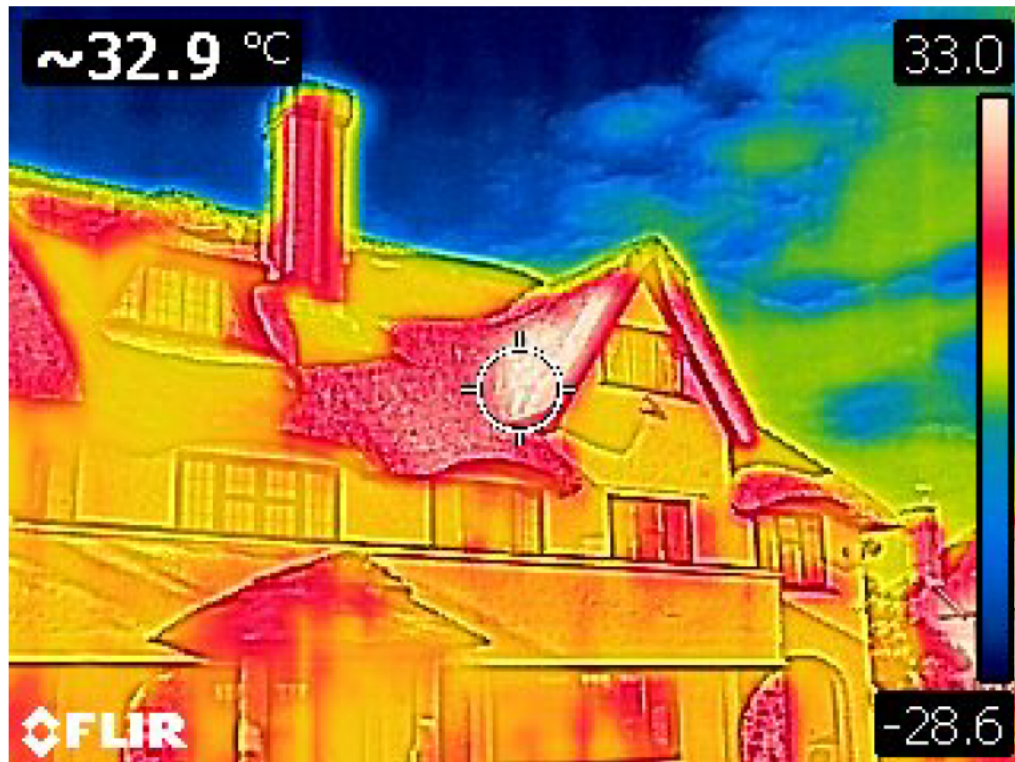




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Fire Risk Assessment



The Breakers
29 Tamarisk Way
East Preston
West Sussex
BN16 2TE



Basic Premises information

Fire Risk Assessment

Premises Name: Address:	The Breakers. 29 Tamarisk way. East Preston. West Sussex BN16 2TE
Premises Description:	A residential property on the private estate known as The Willowhayne, built in 1936 refurbished over a 9 year period. The floor area covers over 6,000 sq ft. The house is built of traditional materials and both the house and garage have a substantial thatched roof. There is a walled garden with stone walls and limited width access from the road. There is limited access to both sides of the property and the rear of the property faces due South with a continuous stone wall with gates leading on to the greens ward.
Hours of Business:	This is a private dwelling, although the owner has an office for his business at the address.
Max No. of persons at any one time:	Although the residence is principally occupied by the owner and his wife, they are often visited by family and friends. Family extends to children and grandchildren who often stay at the address. The owner of the property requested a Fire Risk Assessment to ensure as far as possible he is doing everything, he can do to make his home safe from fire to protect life and limit the damage should a fire occur.
Responsible Person: Position Held: Contact Number:	Mr Guy Folland Owner / occupier ██████████
Building Owner: Contact Number:	Mr Guy Folland ██
Assessment date:	Tuesday 1 st September 2020.
By:	Fire Safety Sussex
Review Date:	September 2021 - 1 year unless there are any substantial alterations to the property or instances of fire.
By:	The responsible person or his nominated person.

Hazard identification (example)

Sources of Ignition	NA	Yes	No
Electrical installation regularly inspected?		✓	
Electrical equipment PAT tested?		✓	
Portable or fixed heating kept away from combustibles?		✓	
Multipoint adaptors/ extension leads kept to a minimum?		✓	
Electrical flexes safe from physical damage?		✓	
Hot works permit procedure in force?	✓		
Smoking Permitted in and around premises?			✓
Any processes that produce heat?			✓
Any other sources of ignition not mentioned above?		✓	
Hot embers and fire brands from sea front BBQs, Chinese lanterns, Fire works & Bonfires			
Sources of Fuel			
Safe storage of combustible materials?		✓	
Flammable liquids kept on premises stored safely?		✓	
Standard of housekeeping satisfactory?		✓	
Procedures to protect from arson in place?		✓	
Any other sources of fuel not mentioned above?		✓	
A substantial thatch roof covering the main residence and the garage		✓	
Sources of O ²			
Any sources of oxygen other than air?			✓

Comments

There is a substantial fire load in respect of the thatched roof and its configuration coupled to other factors outside the control of the owner should be noted. The WSF&R service should be contacted, and their advice sought in relation to attendance times and a salvage plan be put in place.

The WSF&R booklet Thatched Property Safety Guide has been given to Mr Folland and its advice followed.

The West Sussex County Council and West Sussex Fire & Rescue "Thatch owners Challenge leaflet" has been left for completion by the owner.

It would prove useful have a 11d visit/ form 72d to gather information on the risks associated with this property and its location, ease of access not least because the thatched house opposite attended by WSF&R was completely lost in a fire a few years ago.

Sources of ignition/Fuel/Oxygen

Location	Hazard	Persons at risk	Risk H/M/L	Existing controls	Further Action	By whom & date actioned
Garage	Gas mains	Owner & visitors	Low	Gas safe completed		
	Electrical intake	Owner & visitors	Low	Periodic Inspection	A complete re wire is planned	
	Spare fuel	Owner & visitors	Low	Good house keeping		
Kitchen	Cooking	Owners	Low			
Roof spaces	Accumulation of straw and thatch fallen from inside roof	Owner & visitors	Med	Heat detectors are fitted and connected to the intruder alarm by Chubb with auto dial. #	A review of the fire alarm should be carried out and consideration to installing a zoned panel meeting BS 5839 part 6 LD1 or LD2 AFD as a minimum.	A fire alarm company should be asked to review existing system.
						# The intruder alarm is a Recall Windsor Panel Recall are no longer manufacturing and went into administration in 2017. The switch button looks like a ALCO as normally found in flats or HMO's There is a label recommending replacement Sept 2019 on the pattress box.
Intruder Alarm panel	Inside roof space	Basic test reset switch	Heat detector	Garage electrics	Gas meter and supply	
Roof outside	Embers , Fire Brands from adjacent BBQs	Owner & visitors	High	Observations	Consult with local authority re enforcement	Seek advice as to alternative roof covering
Roof outside	Fire Works	Owner & visitors	High	Observations	Consult with local authority re enforcement	Seek advice as to alternative roof covering
Roof outside	Chinese Lanterns	Owner & visitors	High	Observations	Consult with local authority re enforcement	Seek advice as to alternative roof covering

Means for Giving Warning

Fire Alarm and Detection System	NA	Yes	No
Does the building have a means for giving warning in case of fire?		✓	
Is the means for giving warning appropriate and does it meet the building requirements?		✓	
Is the alarm audible throughout the building?		✓	
Is the number and siting of call points satisfactory?	✓		
Is the detection sufficient and appropriate for the building needs?		✓	
Are any detectors or call points obstructed?			✓
Are all employees aware of how to raise the alarm?	✓		
Are employees trained on how to raise the alarm?	✓		
Is the fire alarm system tested on a weekly basis?	✓		
Is the fire alarm system serviced/maintained in accordance with BS 5839?		✓	
Does the system have a battery back up?		✓	

Comments

The fire alarm system should be considered for upgrading as previously mentioned. However, the single biggest threat to the property and its occupiers is from a thatch roof fire.

In the event of a thatch roof fire the statistics show the alarm raised is normally by persons outside the property and the result of a fire which has already significantly developed in so much as to be visible. This in its-self will be subject to time of day or night and there being some around outside the property to see and raise the alarm.

The fire detection situated in the roof will only activate when the temperature reaches 65 deg C in the loft (the fire burns through) again this will not pick up early warning of a fire on the outside of the thatch roof.

It is not very often a thatch roof can be saved, it requires early detection and a quick substantial attendance from the fire service. The location of water supplies, Fire Stations their crewing and where appliances are stationed throughout West Sussex along with travel (Attendance) times.

Appendix 1. Shows Fire hydrant locations and locations of nearest Fire Stations travel distances & times.

Appendix 2. Details " Fighting Fire's in thatched roofs based on WSF&R advice.

Appendix 3. Advice to Incident Commanders module MOK 22.03 and Tactical Operational guidance. "Thatched Roof Fires" National Occupational Standards SFJFRSFF4 & SFJFRSFF5.

Means for giving warning

[illegible]

Means of escape

General	NA	Yes	No
Is there an alternative exit from all areas of the premises?			✓
Are travel distances acceptable?		✓	
Are there any dead end situations		✓	
Are all escape routes unobstructed and free from combustibles?		✓	
Suitable arrangements in place for inner room conditions?	✓		
Are escape routes adequately protected?	✓		
Doors			
Are there sufficient exits of suitable size to allow egress for all occupants?		✓	
Can all exits be immediately opened without the use of a key?			✓
Are all internal fire doors in good condition, fitted with appropriate devices and in working order?	✓		
Are any internal doors wedged open?			✓
Are all automatic door fastenings fail safe open & provided with an override facility	✓		
Signage			
Is the premises fitted with sufficient exit signage?	✓		
Are all escape routes clearly identified?	✓		
Does the signage comply with BS 5499 & BS EN ISO 7010?	✓		
Are all doors fitted with appropriate label signage?	✓		
Any external signage required?	✓		
Are there adequate staff notices?	✓		
Are illuminated exit signs required?	✓		
Lighting			
Is emergency lighting required?	✓		
Are all escape routes adequately illuminated?	✓		
Are additional emergency lighting luminaries needed?	✓		
Does existing artificial lighting appear satisfactory?	✓		
Do emergency lighting units appear to be charging?	✓		
Is emergency lighting maintained and tested according to BS5266?	✓		

Comments

This is a domestic dwelling and not subject to the normal "means of escape" It is suggested however to consider the installation of some devices to assist egress should there be a fire alarm activation and a loss of power to the house. Consideration to non-maintained small flush fitting ceiling emergency lighting in key areas such as landings and stairs.

Means of Escape

[illegible]

Portable Fire fighting equipment

	NA	Yes	No
Are Additional extinguishers required?	✓		
Are extinguishers correctly positioned?		✓	
Are extinguishers appropriate to the risk & of sufficient capacity?		✓	
Are fire blankets required?	✓		
Are extinguishers obstructed?			✓
Are extinguisher signs required?	✓		
Have extinguishers been serviced?		✓	

Comments

It is recommended a separate check of all extinguishers is made to ensure location and servicing is up-to date.

Advice is always to protect life and leave property in event of an incident, working smoke alarms and raising the alarm should be the priority for homeowners.

Small fires should only be tackled if safe to do so and the person has had appropriate training.

Note: In relation to a thatch roof fire, specialist equipment would be deployed and apart from large constant supplies of water fire-fighting would no doubt include the use of Compressed Air Foam.

Portable Fire fighting Equipment

[illegible]

Fixed Installations

	NA	Yes	No
Is the building provided with a sprinkler system?	✓		
Is the building provided with a dry/wet riser?	✓		
Is the building provided with a gas flooding system?	✓		
Is the building provided with a smoke control system?	✓		
Is the building provided with any other Fixed installation?	✓		
Are hose reels provided?	✓		
Are fixed installations tested to current BS standards?	✓		
Are all protection systems provided with appropriate signage?	✓		
Are all protection systems provided with appropriate alarms	✓		

Comments

There are no fixed installations - there is a swimming pool situated at the rear of the property it contains approximately 50 cubic metres of water.

In a fire situation the fire service may consider the use of a light portable pump to use this water to provide a covering jet to protect fire fighters working on the roof. While other water supplies are established.

Fixed Installations

Location	Hazard	Persons at risk	Risk H/M/L	Existing controls	Further Action	By whom & date actioned

Arson

	NA	Yes	No
Are the premises reasonably secure during hours of darkness?		✓	
Is there a reasonable standard of external lighting?			✓
Could external rubbish/ waste put the building at risk?		✓	
Are Wheelie bins lockable?			✓
Are wheelie bins remote from the building?		✓	
Is CCTV provided?		✓	

Comments

Although not proven it was claimed the thatch fire in the house opposite was the result of Arson.

There has been a recent case of an Arun District Council Waste bin being destroyed by fire resulting in the attendance of WSF&R situated in close proximity to the rear of the house.

Appendix 4 Social media concerning disposable BBQ and bin fire East Preston.

The rear of the house faces south, there is a greens ward consisting of gorse (Gorse fires which are easily started by discarded BBQs, smoking or even broken glass).

There have been numerous cases of beach BBQs with climate change, increased temperatures with longer hotter spells of good weather and the current situation around Covid – 19 has seen a dramatic increase in the use of disposable BBQs

There have also been instances where the property owner has become aware of irresponsible use of Bonfires in which not just the smell, but embers and fire brands have landed in the rear garden. Carried by offshore winds up and into the curtilage of the rear garden.

When approached and asked to extinguish the fire the group concerned refused saying not until they had finished cooking.

Despite warning signs stating no BBQs and private Estate the local authority are powerless to act (by laws do not exist) and they do not have the resources to police or enforce.

Supreme Court ruling the right to be on the beach.

Arun District Council provide 3 purpose made BBQs which are situated off the sea front in Littlehampton and although only a short distance away from the foreshores office they are not managed and have been subject to misuse.

Appendix 5: Images showing how purpose made and managed BBQs are misused.

Arson

Location	Hazard	Persons at risk	Risk H/M/L	Existing controls	Further Action	By whom & date actioned

Maintenance and Record Keeping

	NA	Yes	No
Is there a suitable and sufficient risk assessment?		✓	
Is the risk assessment reviewed on a regular basis?		✓	
Is there a Suitable and sufficient emergency action plan?			✓
Is a log book kept within the building?			✓
Are there up to date records of:			
Fire Alarm testing?		✓	
Fire alarm actuations?			✓
Emergency light testing?	✓		
Means of escape testing?	✓		
Fire extinguisher testing?			✓
Fixed installation testing?	✓		
Staff fire training?	✓		
Fire Drills?	✓		

Comments

This is a domestic property.

Maintenance and record keeping

Location	Hazard	Persons at risk	Risk H/M/L	Existing controls	Further Action	By whom & date actioned

Section K

Emergency Action Plan

	NA	Yes	No
Is there a written site specific fire emergency action plan?			✓
Is the location of the fire assembly point specified on staff fire notices?			✓
Does the fire emergency action plan include details of the following:			
Action on discovering a fire			✓
How to raise the alarm			✓
Action on hearing fire alarm			✓
Procedure for alerting members of the public/visitors			✓
Evacuation procedure to reach the assembly point			✓
Location &, when appropriate, use of fire fighting equipment			✓
Importance of closing fire doors			✓
Isolation of machinery			✓
Reason for not using lifts (unless specifically designed for evacuation)			✓
Information on specific hazards in your premises			✓

Comments

This is a domestic property the homeowner is very Fire Conscious and requested a Fire Risk Assessment.

The property owner is proactive and wishes to address all the matters raised.

Using the RRFSO 2005 designed for business and applying the principles a number of recommendations are being made. Under the owners duty of care articles 8 Duty to take general Fire precautions, Article 10 Fire Safety Arrangements, and in particular Article 38 maintenance of measures provided for protection of fire fighters.

Should the property become involved in a thatch roof fire in all likely hood the house would not be saved – there are a number of hazards as previously identified the rear of the property is particularly at risk and if involved in fire would quickly spread.



Emergency Action Plan

Location	Hazard	Persons at risk	Risk H/M/L	Existing controls	Further Action	By whom & date actioned
House at risk of being lost to fire	Risk of fire starting on thatch roof	Owner & visitors	High	Controls outside of owners control.	Consider major works i.e. replacing entire roof in traditional materials.	
	Arson			Controls outside of owners control.	Consider major works i.e. replacing entire roof in traditional materials	
	BBQs			Controls outside of owners control.	Consider major works i.e. replacing entire roof in traditional materials	
	Fire Works			Controls outside of owners control.	Consider major works i.e. replacing entire roof in traditional materials	
	Chinese Lanterns			Controls outside of owners control.	Consider major works i.e. replacing entire roof in traditional materials	
	Bonfires			Controls outside of owners control.	Consider major works i.e. replacing entire roof in traditional materials	
	Gorse fire			Controls outside of owners control.	Consider major works i.e. replacing entire roof in traditional materials	
	Rodents in roof			Pest Control	Consider major works i.e. replacing entire roof in traditional materials	
	Electrical fire			Ensure periodic inspections are all up to date, consider rewire	Consider major works i.e. replacing entire roof in traditional materials	
	Late detection of fire			Chubb intruder linked fire	Consider new Fire alarm detection	
	Monitoring of outside of building			Reliant on others		
	Not being at home should a fire develop			Reliant on others		
	Relying on Fire Alarm inside to pick up incident on outside of building.			Not suitable – only with new technology, but again relies on fire starting first.	Seek options and quotes	

Staff Training

	NA	Yes	No
Are staff given information as to the contents of the Fire risk assessment?	✓		
Are staff given written copies of the premises emergency action plan?	✓		
Are staff being trained in the following areas:			
Action on discovering a fire?	✓		
How to raise the alarm?	✓		
Action on hearing fire alarm?	✓		
Procedure for alerting members of the public/visitors?	✓		
Evacuation procedure to reach the assembly point?	✓		
Location &, when appropriate, use of fire fighting equipment?	✓		
Importance of closing fire doors?	✓		
Isolation of machinery?	✓		
Reason for not using lifts (unless specifically designed for evacuation)?	✓		
Information on specific hazards in your premises?	✓		
The requirements for any specific role such as a fire marshal?	✓		
Are fire drills undertaken	✓		

Comments

This is a domestic dwelling.

The risk assessment has determined that the single biggest risk to the property becoming involved in fire is in relation to its thatch roof construction. A situation made worst by constraints outside of the owner's control.

Such a fire is likely to have developed beyond initial stages before it is spotted typically many thatches fires are not seen and the alarm raised within the first 30 minutes. Under controlled conditions the fire spread in thatch roofs is normally at 4 metres per hour in each direction.

At East Preston, strong offshore breezes are common and winds that increase in speed carry fire brands and embers from BBQs and any other beach fires; these would also affect (increase) the speed of fire spread. In particular; access to the property from the entrance (width of drive), south (rear) and access at each side of the property would also hamper the fire service.

BBQs are not the only source of ignition, Fire works (not just November, Christmas and new year, but sometimes Birthday celebrations), Chinese Lanterns and bonfires all increase the risk factors. The house that stood opposite was already raised to the ground.

The risk of fire is moderate, this increases to high at certain times of the year, but the consequences are far reaching.

Staff Training

[illegible]

Works Action Plan	
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[illegible]