

Zeta Compliance Services

Fire Risk Assessment



Minehead Highways Depot

Site ID: KC202

Mark Road Industrial Estate

Minehead

TA24 5BJ

Date of Assessment: 16/04/2024

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1. Document Control and Notes

Company Details:

Company:	Zeta Compliance Services Limited - Company Registration No: 03351062
Head Office:	Zeta House, Avonbury Business Park, Howes Lane, Bicester, Oxon, OX26 2UB
Report Reference:	ZCS/FRA/KY/Kier Construction/KC202/April 2024

Risk Assessment Details:

Assessor:	Kent Yates TIFireE
Responsible Person:	Kier Construction
Address of Property:	Mark Road Industrial Estate Minehead TA24 5BJ
Person(s) Consulted:	Robert Ambrose - Facilities Manager
Date of Fire Risk Assessment:	16/04/2024
Date of Previous Fire Risk Assessment:	Not available
Suggested Date for Review:	16/04/2025

Document History:

Issue	Date	Amendment Details	Assessor	Checked
Draft 1	18/04/2024	Draft 1 - Initial report from Assessor	KY	
Draft 2	01/05/2024	Draft 2 - Quality Assurance	KY	LW
Version 1	13/05/2024	Version 1 - Version for Release to Client	KY	SH

Notes: This report is prepared for the exclusive use of Kier Construction and a third party shall not rely upon the information that it contains. Zeta Compliance Services (ZCS) will not accept any responsibility for matters arising because of use by a third party. The recommendations at the end of the report should not be applied to any other building and may not be relevant if there are significant changes since the visit was carried out.

The submission of this assessment report constitutes neither a warranty of future results by ZCS, nor an assurance against risk. The report represents only the best judgement of the consultant involved in its preparation, and is based, in part, on information provided by others. No liability whatsoever is accepted for the accuracy of such information.

The contents of this assessment report are confidential and privileged, and all parties are required to keep information received by them confidential and any 'Report' (includes written or verbal, formal or informal) and its recommendations are without prejudice to all parties' obligations under the legal agreements existing between them.

Zeta do not advise in any way on the combustibility or fire performance of any cladding system. We expressly exclude any liability for any claims or losses incurred directly or indirectly as a result of any such issue and the client should seek advice from specialist advisers on this subject.

2. Risk Status

Taking into account the fire prevention measures observed at the time of the risk assessment, it is considered that the risk of fire at the premises is:

Risk level estimator table (from PAS 79-1:2020) Life Safety

Trivial Risk	Tolerable Risk	Moderate Risk	Substantial Risk	Intolerable Risk
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Tolerable Risk - No major additional controls required. However, there may be a need for consideration of improvements that involve minor or limited cost.

3. Executive Summary

The Fire Risk Assessment Methodology adopted for this assessment is based on the reference document; Publicly Available Specification 79-1 (PAS 79-1:2020) Fire Risk Assessment Part 1: Premises other than housing - Code of practice together with the Regulatory Reform (Fire Safety) Order 2005 (RRO) and the associated Ministry of Housing, Communities and Local Government (MHCLG) guides applicable to the various areas of the premises.

3.1 Life Safety

The provision of a manual and automatic fire detection (AFD) and alarm system which appears to meet a category L3 in accordance with BS5839-1 within the occupied buildings along with a simultaneous evacuation procedure in the premises enhances the overall fire safety strategy thereby reducing the risk to occupants. No manual call points or detectors are provided within the yard or salt barn.

Means of escape in terms of number of exits and travel distances within the premises are deemed suitable for the nature of the occupancy with adequate capacity. Final exits are controlled by approved fastenings to allow for immediate evacuation.

The travel distances are within the recommendations for this category of premises of 18m one way and 45m two way.

No fire doors are provided within the premises for life safety or property safety.

The use of fire exit signage displayed in the premises is clear and visible indicating the nearest escape route.

An emergency lighting system has been installed within and around the premises but it was not possible to confirm whether the system meets the minimum requirements of BS 5266 in terms of coverage.

Housekeeping was generally of a good standard with escape routes maintained clear and available for use.

Fire extinguishers are strategically positioned around the premises to meet the requirements of any risk of fire.

Staff do not appear to receive regular fire safety training.

It is for these reasons that a grading of **Tolerable risk** has been concluded for this building.

3.2 Building Preservation

The internal passive fire safety arrangements should prevent the spread of fire beyond the room of origin, however, significant damage could be expected of that room. Given the current level of fire loading (items that will burn) any fire that is allowed to establish could cause damage to a significant proportion of the premises and impair continued activity.

It is for these reasons that a grading of **Moderate risk** has been concluded for this building.

4. Prioritised Action Plan - Table 1

The following table highlights the recommended remedial actions only and should be read in conjunction with the more detailed Fire Risk Audit/Significant Findings in Section 6 of this report:

Category - Audit Item	Recommended Remedial Action	Risk Level	Priority Classification	Client Use		
				Current Status	Action By Whom	Date Completed
Ignition Sources - Electrical (Fixed Wiring)	Ensure the electrical installation system continues to be inspected with a certificate of inspection made available to confirm the system has been deemed satisfactory following completion of the outstanding remedial works.	Low	C			
Fire Loading - Dangerous Substances	A specialist risk assessment should be carried out in accordance with The Dangerous Substances and Explosive Atmospheres Regulations 2002 (DSEAR) regarding the fuel storage tanks sited within the depot/site.	Low	A			
Fire Protection Measures - Fire Alarm/AFD	Confirmation is required that the fire alarm system is being maintained and serviced in accordance with BS 5839-1.	Low	C			
Fire Protection Measures - Emergency Lighting	Confirm the emergency lighting system is being maintained and serviced in accordance with BS 5266-1, with a certificate of inspection made available.	Low	C			
Fire Safety Management - Other	Under Article 22 of the Regulatory Reform (Fire Safety) Order 2005, co-operation and co-ordination in relation to fire safety matters must be put in place with other occupiers in the premises. Confirmation is required that Fire safety training is provided at induction and as refresher training thereafter. Fire drills should be conducted in line with the Regulatory Reform (Fire Safety) Order 2005 with the dates and time taken to evacuate the premises recorded in the fire logbook. A weekly test of the fire alarm system should be carried out in accordance with BS 5839-1 from a different call point on a rotational basis with appropriate records kept.	Low	C			

Notes:

The 'action by whom' column should be filled in by the client to name the person who will ensure the works are carried out

The 'current status' is for the client to record where they are with getting the work done - it is suggested this is updated monthly

Table 2 - Descriptors for Priority Classifications

Risk Level	Commence action	Complete By			
		A	B	C	
High	Immediately	As soon as reasonably practicable and the risk is reduced to an acceptable level		Continuous	'Reasonably practicable' - legal phrase used in UK health and safety law, to allow responsible persons to balance cost against risk benefits when considering investment in risk mitigation. Commence action - includes initiating the administrative process to get the work done not necessarily commencing the actual work on site.
Medium	2 working days	4 weeks for a single item issue - e.g. repair a single door or addition of a detector head	6 months for a more major refit such as repair all doors or training all staff	Continuous	
Low	1 week	6 months for minor issues such as change exit sign to current standard	1 year for wider scope issues such as introduce a system for updating secondary fire signage	Continuous	

5. Overview

ZCS has been instructed by Kier Construction (hereafter referred to as the Client) to complete a fire risk assessment in accordance with Regulatory Reform (Fire Safety) Order 2005 (RRO) and the associated Ministry of Housing, Communities and Local Government (MHCLG) guides on their premises at Minehead Highways Depot Mark Road Industrial Estate Minehead TA24 5BJ (hereafter referred to as the premises).

The fire risk assessment is an organised and methodical look at the premises, the activities within the premises, the potential for a fire to occur and the harm it could cause to the people in and around the premises. 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 existing fire safety measures are evaluated and reviewed to establish whether they are adequate or if more requires to be done. Its' purpose is to inform those responsible for fire safety within the building or area under consideration, of the relative risks that need to be managed or addressed, according to the assessment.

External competent advice is sought when necessary including for the production of this fire risk assessment. Competent advice and this Fire Risk Assessment document address the requirement of the applicable fire safety legislation and will replace any previous fire risk assessment in place. This document will be subject to regular review as appropriate.

5.1 Scope of the Assessment

The scope of this assessment relates to Minehead highways depot which is operated and managed under contract by Kier. The premises consists of an open yard, Diesel bowser/pump, salt barn and four structures used for offices, storage and welfare. One of the buildings is occupied and controlled by the landlord (Somerset council).

This assessment is based on the activities, processes and observations on the day. The assessment was non-invasive and no building component or element was disassembled or uncovered. Should the hazards and risks described in this report be subject to change the Fire Risk Assessment will need to be reviewed.

5.2 Methodology

The Fire Risk Assessment Methodology adopted for this assessment is based on the reference document; Publicly Available Specification 79-1 (PAS 79-1:2020) Fire Risk Assessment Part 1: Premises other than housing - Code of practice together with the Regulatory Reform (Fire Safety) Order 2005 (RRO) and the associated Ministry of Housing, Communities and Local Government (MHCLG) guides applicable to the various areas of the building.

The detailed findings of the risk assessment are identified where appropriate in the following matrices and key issues are itemised together with a commentary on possible improvements to the general fire safety provision at the premises.

5.3 Building Description

Number Of Floors Ground And Above	2 (First floor is only present in the workshop).
Number Of Floors Below Ground	0
Approximate Floor Area Per Floor	Salt barn - 470m2, Somerset offices - 110m2, Office/warehouse - 305m2 & Welfare building - 65m2.
Approximate Total Floor Area	950m2
Brief Details Of Construction	The Salt barn is a steel framed, semi-enclosed structure with a concrete base and block walls to approximately 4 foot. The Salt barn has a pitched roof and is covered in aluminium panels. The workshop is of traditional construction with a large open plan area with three roller shutters and some office areas over two floor levels. The floors are of concrete and wooden construction and internal walls are a mix of block and stud partition. All of the other buildings are of porta-kabin style construction with flat roofs.
Use Of Premises	The premises is operated as a highways agency depot with offices, storage and welfare areas.
Approximate Number Of Employees At Any One Time	2 - 13
Maximum Number Of Members Of Public At Any One Time	0
Approximate Maximum Number Of Occupants	15 (2 Somerset council staff).
Sleeping Occupants	0
Disabled Occupants	0 Staff at this time.
Lone Workers	Occasional.
Young Persons	0 staff at this time.
Others	Pre-arranged contractors and visitors.

Fire detection and alarm system	The inspected premises is fitted with a manual and automatic fire detection (AFD) and alarm system in accordance with BS 5839-1. The Somerset office and workshop/office areas share a fire alarm system with the panel being located within the entrance of the Kier office area. A further fire alarm panel is located in the welfare building and it is not known if the fire alarm panels are interlinked. Each of the occupied buildings appear to be provided with a category L3 fire alarm system in accordance with BS5839-1. No call points or detection are provided within the salt barn and no manual call points are provided externally within the yard area, however, staff are trained to activate a fire alarm call point or shout "Fire, Fire, Fire!" to warn other users of the event of a fire in the salt barn or the yard.
Evacuation regime	A simultaneous evacuation regime is adopted for the premises on operation of any single detector, manual call point or operative shouting "Fire, Fire, Fire!".
Emergency lighting	An emergency lighting system consisting of both maintained and non-maintained luminaires has been installed within the premises in accordance with BS 5266-1.
Fire suppression	No suppression systems are provided.

Previous fire losses incidents	None reported by management.
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Additional Notes:

Kier have just taken over the management of the Highways depots under contract with Somerset council as of the 1st of April 2024. Currently limited documentation is available due to a lack of information being passed on from the previous contract holder.

6. Fire Risk Audit/Significant Findings

Table 3 - Sources of Ignition

Audit Item	Observation	Risk Level	Recommended Remedial Action
Deliberate	There is no history of a fire occurring at the premises and CCTV is installed to act as a deterrent. The premises is locked secure after hours, with all external doors in good condition and the whole site is enclosed within a fence with a lockable gate.		
Smoking	Following the smoking in buildings legislation no smoking is allowed in the premises and a designated smoking area is provided externally where appropriate. There is no evidence to suggest this was not being observed and No Smoking signage was suitably displayed.		
Electrical	A number of electrical installations are located in each of the buildings. There was no EICR's (Electrical Installation Condition Report) available during the assessment to confirm the system has been appropriately inspected and so it could not be confirmed if the electrical installation has a satisfactory or unsatisfactory condition report. However, adhesive labels were observed with a previous test date of 9th May 2023.	Low	Ensure the electrical installation system continues to be inspected with a certificate of inspection made available to confirm the system has been deemed satisfactory following completion of the outstanding remedial works.
Electrical	Portable appliance testing (PAT) is carried out at a satisfactory frequency for items in use, and local records/self-adhesive labels indicate a last test date of 05/2023. Portable appliances may include lithium-ion battery operated devices. Any lithium-ion battery powered equipment which is found to be faulty, defective or broken should be immediately reported to site management		
Electrical	Extension leads are currently in use within the premises and this is acceptable as long as; leads are not daisy chained together. The total amperage of the appliances connected to the extension lead does not exceed the fuse rating of the plug. The trailing lead is not obstructed, covered or liable to mechanical damage and does not create a trip hazard. NB. A multi-socket adaptor is not acceptable in any circumstances.		
Gas	Mains gas is not provided to the premises.		

Audit Item	Observation	Risk Level	Recommended Remedial Action
Machinery	Although not used internally within the buildings machinery is stored and used within the yard of the depot. Machinery is in the form of diesel powered vehicles that are used to move salt within the salt barns to the gritter lorries.		
Heating - fixed	Fixed heating is provided to the premises in the form of wall mounted electric heaters. Additionally a heating oil powered heater is provided within the workshop although this is currently not in use. It is recommended that if the heater is to be brought back into use then it should undergo maintenance and inspection.		
Heating - portable	There was no evidence of portable electrical heaters on site. The use of portable heaters is acceptable providing they are regularly PA tested, are not overloading the socket and are located appropriately away from combustible materials with an unrestricted air supply. As general advice; when using portable heaters all staff members should be reminded to turn off the heaters when leaving the room and at the end of the working day.		
Cooking	Kitchen areas are provided in the office, the workshop and the welfare cabin. Cooking is limited to portable electrical appliances including a kettle, toaster and microwave oven which are included in the PAT regime.		
Hot works	Hot works are rare within the premises and will be carried out by a competent person when required. A hot works permit system is in place under the control of the management. All contractors report to the management and must have a risk assessment in place before works start. Any hot works conducted should include a minimum of a 1 hour cooling period following any hot works undertaken, clearing or protecting combustible materials in the vicinity and having appropriate extinguishers available.		
Lightning	Lightning protection was not observed within the premises.		
Other	None		

Table 4 - Fire Loading

Audit Item	Observation	Risk Level	Recommended Remedial Action
Housekeeping	Housekeeping within the premises was maintained to an excellent standard. Routine housekeeping checks are carried out by staff and escape routes were clear and available for immediate use.		
Furniture	Furniture provided in the premises is maintained in a good state of repair. All soft furnishings should be of a type that complies with the Furniture and Furnishings (Fire Safety) Regulations 1988 (as amended in 1989, 1993 and 2010). The ongoing condition of furniture is assessed by staff during walk rounds. If and when soft furnishings become damaged, it is advised these be replaced before internal foam fillings are exposed.		
Waste Management	Waste and rubbish appear to be dealt with satisfactorily and is collected frequently from the premises. There was no evidence of unwanted fire loading or mismanagement of refuse externally to the premises.		
Kitchen Extract System	Not applicable.		
Stores	Store rooms are appropriate to the normal day to day use of the premises and locked where required. There were no issues to report that may adversely affect life safety in the event of fire.		
Dangerous Substances	The Dangerous Substances and Explosive Atmospheres Regulations 2002 (DSEAR) places duties on employers to assess, eliminate or reduce risks, so far as reasonably practicable. Within the depot area a diesel tank is in place to manage the re-fuelling of gritting lorries. The tank has a maximum capacity of 9,000ltrs and was observed to be holding 7,669ltrs. At the time of the assessment there was no evidence of a DSEAR assessment having been carried out.	Low	A specialist risk assessment should be carried out in accordance with The Dangerous Substances and Explosive Atmospheres Regulations 2002 (DSEAR) regarding the fuel storage tanks sited within the depot/site.
Vehicles	Vehicle parking for both staff and customers is provided externally to the premises. No vehicles enter the staff occupied buildings, although they do enter the salt barn to move grit salt.		
Other	Not applicable.		

Table 5 - Persons at Risk (relevant persons)

Audit Item	Observation	Risk Level	Recommended Remedial Action
Staff	There are members of staff working in the premises who receive general fire induction and are familiar with the fire alarm sound, lay out of the premises and the relevant evacuation procedures.		
Residents	Not applicable.		
Customers	Although no members of the public are permitted to enter the site, there is a office building which is operated and maintained by Somerset council. At the time of the assessment there was one member of staff in the somerset office.		
Young Persons	There are no members of staff employed within the premises under the age of 18, however, should it arise, a Young Persons policy is in place where no responsibility is put on these persons relating to the fire safety arrangements for occupants in the premises.		
Lone Workers	Generally, staff members work as a team during the day and there is no lone working other than very limited occasions when lone working would occur and a lone working policy is in place. The premises has an automatic detection and alarm system to provide early warning and staff are trained how to respond to this at all times.		
People with Disabilities	There are currently no members of staff working within the premises who are mobility impaired. Staff should be asked to self-declare any impairments to mobility, hearing or sight, that might affect their escape or hearing the alarm, at which time a Personal Emergency Evacuation Plan (PEEP) should be put in place. Occasional customers/visitors with disabilities may visit the premises and will be assisted to evacuate from the building without the assistance of the fire service.		
Contractors	All contractors are required to sign in and sign out where a member of staff will escort them. Contractors are controlled by the building management team and are given a basic instruction in the event of an evacuation. All relevant policies and permits are in place.		
Visitors	Visitors are required to sign in and out of the premises and will either be accompanied by a member of staff or if unaccompanied, will be given a brief induction to the premises and made aware of the evacuation procedures.		

Audit Item	Observation	Risk Level	Recommended Remedial Action
Other	Not applicable.		

Table 6 - Fire Protection Measures

Audit Item	Observation	Risk Level	Recommended Remedial Action
Means of Escape	A simultaneous evacuation is adopted for the premises on operation of any single detector or manual call point. Means of escape in terms of number of exits and travel distances are deemed suitable for the nature of the occupancy. Final / fire exits are controlled by approved fastenings to allow for immediate evacuation. The office and workshop areas are all provided with two final exits. The welfare cabin is only provided with single directional escape and inner room conditions are present, although this is mitigated through the use of AFD (Automatic Fire Detection). Travel distances are within the current recommendations of 18m one way and 45m two ways.		
Fire Alarm/Automatic Fire Detection (AFD) System	The inspected premises is fitted with a manual and automatic fire detection (AFD) and alarm system, which appears to meet a category L3 in accordance with BS 5839-1. However, it wasn't known if the welfare cabin and the main buildings fire alarm systems are inter-linked. The fire alarm panels are located in the entrances of the cabins which both indicated a healthy status. Manual call points are located at designated fire points. No documentation available to confirm maintenance and servicing is up to date.	Low	Confirmation is required that the fire alarm system is being maintained and serviced in accordance with BS 5839-1.
Firefighting Equipment	Suitable portable fire extinguishers were in place in accordance with BS 5306-3 and are considered adequate for the premises occupancy and use.		
Fire/Smoke Doors	Considering to the layout of the premises, the means of escape and travel distances available, there is no requirement for fire doors for life safety purposes.		
Suppression	No sprinkler suppression system is installed in the premises.		
Smoke Ventilation	None		
Lifts	No lift is installed in the premises.		

Audit Item	Observation	Risk Level	Recommended Remedial Action
Emergency Signs	The use of fire exit signage in the premises is suitable for the current use and occupancy of the site in accordance with BS 5499. Final exits are displayed with Fire Exit Keep Clear signage to ensure the external escape routes are maintained clear at all times. Fire action notices are also suitably displayed with the relevant evacuation information.		
Emergency Lighting	An emergency lighting system consisting of both maintained and non-maintained luminaires has been installed within and around the premises in accordance with BS 5266-1. No documentation was made available to confirm a previous service.	Low	Confirm the emergency lighting system is being maintained and serviced in accordance with BS 5266-1, with a certificate of inspection made available.
Disabled Evacuation Facilities	No disabled evacuation facilities are available or required.		
Compartmentation and Fire Resistance	Considering the size, means of escape and travel distances within the premises as well as the building not being connected to an adjoining premises, there is generally no requirement for compartmentation / fire resistance to be provided in the premises for life safety purposes.		
Fire Services	The use and layout of the premises do not compromise the safety of fire service personnel. There is satisfactory access / egress for fire appliances and firefighters during an emergency. It is not known if the premises has received an inspection from the local Fire & Rescue Service.		
Other	Not applicable.		

Table 7 - Fire Safety Management within the Premises

Audit Item	Observation	Risk Level	Recommended Remedial Action
Fire Policy and Responsibilities	The Responsible Person is Kier. There is a company fire safety policy and management document which identifies key responsibilities and actions.		
Competent Advice	External competent advice is sought when necessary including for the production of this fire risk assessment.		
Coordination and Cooperation	As the premises is in shared use with Somerset council still occupying one of the offices and the fire alarm system being inter-linked between the areas, Article 22 of the Regulatory Reform (Fire Safety) Order 2005 applies and co-operation and co-ordination with other users appears to be in place however, no documentation was available to confirm that this is in place. Please refer to other for recommended remedial action.		
Fire Safety Plan	A simple written fire safety plan, based on the principles of simultaneous evacuation, is provided for the premises. There are fire action notices / evacuation plans displayed in all parts of the premises whereby any activation of the manual call points will cause an immediate response, with the assembly point located away from the premises.		
Action in Event of Fire/Evacuation Strategy	The premises has a relatively simple layout and a simultaneous evacuation regime is adopted. A full procedure outlining the duties and roles of staff, including calling the Fire and Rescue Service, is communicated during the staff induction programme.		
Means for Calling Fire Brigade	Staff are responsible for calling the Fire Brigade via the internal telephone system or mobile phone using the recognised 999 calling procedure.		
Contractor Policy	All approved contractors are controlled under the companies Contractors policy. Additional controls are set out within the work contract and specific method statements including where applicable permits to work or hot works, confined spaces or lone working etc.		
Staff Training and Log	Staff reportedly receive fire safety training on induction and at periodic intervals thereafter, however, no local records were made available to confirm this. Please refer to other for recommended remedial action.		

Audit Item	Observation	Risk Level	Recommended Remedial Action
Fire Drills and Log	There was no evidence to confirm that fire drills are carried out. Please refer to other for recommended remedial action.		
Passive Fire Protection Maintenance	There is no requirement for any fire door, fire resisting partitions etc. in relation to life safety, therefore, no inspections are required in this premises.		
Fire System Activations and Fire Investigations	There is an appropriate logbook which was observed to have been put in place at the time of the assessment in place for recording fire system activations and investigations. No fire system activations or investigations were reported during the inspection.		
Fault Reporting System and Defects Log	There is an appropriate logbook in place for recording faults and defects arising from the fire alarm system. No faults or defects were reported during the inspection.		
Fire Manual	See above re Fire Policy.		
Risk Assessment	Competent advice and this Fire Risk Assessment document address the requirement of the Regulatory Reform (Fire Safety) Order 2005 and will replace any previous fire risk assessment in place. This document will be subject to regular review as appropriate including following a near miss or fire incident. If any modifications are made to the fire precautions or structural elements of the building are undertaken a new fire risk assessment will be required.		
Emergency Lighting Maintenance and Log	Monthly testing of the emergency lighting system is being carried out in accordance with BS 5266-1, with a last test date of 16/04/2024, which was observed to be carried out at the time of the assessment.		
Fire Alarm Tests and Log	The fire alarm system is reportedly being carried out by Somerset staff weekly in accordance with BS 5839-1, however, records have not yet been recorded and it wasn't known whether the fire alarm panel in the welfare unit was inter-linked with the main panel. Please refer to other for recommended remedial action.		
Sprinkler Tests and Log	Not applicable.		
Extinguisher Tests and Log	The portable fire fighting equipment is inspected by an approved contractor on an annual basis, which is managed and controlled centrally. Self-adhesive labels indicated a previous inspection date of 04/2024.		

Audit Item	Observation	Risk Level	Recommended Remedial Action
Check of External Staircases	Not applicable.		
Other	At the request of the client all actions within Table 7 - Fire Safety Management within the Premises have been amalgamated as a single action. However, it must be ensured that all the individual actions within this have been completed before being signed off.	Low	Under Article 22 of the Regulatory Reform (Fire Safety) Order 2005, co-operation and co-ordination in relation to fire safety matters must be put in place with other occupiers in the premises. Confirmation is required that Fire safety training is provided at induction and as refresher training thereafter. Fire drills should be conducted in line with the Regulatory Reform (Fire Safety) Order 2005 with the dates and time taken to evacuate the premises recorded in the fire logbook. A weekly test of the fire alarm system should be carried out in accordance with BS 5839-1 from a different call point on a rotational basis with appropriate records kept.

7. Assessed Consequences of Fire

Using the consequence/harm terms detailed in PAS 79-1:2020, the consequence assessment for fires within the building would be:

Life Safety - Slight harm

Slight harm
Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a bedroom in which the fire occurs).
Moderate harm
Outbreak of fire could result in 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.

Building Preservation - Moderate harm

Slight harm
Fire damage will be limited to a small area within the compartment/room of origin.
Moderate harm
Fire damage will extend across all areas of the compartment/room of origin.
Extreme harm
Fire damage will extend throughout a significant part of the building involved, and viable repair of building will be unlikely.

8. Likelihood of Fire

Following the process detailed in PAS 79-1:2020, a judgement on likelihood of fire needs to be established. Three descriptors for likelihood are recommended:

Likelihood of Fire - Medium

Low
Minimal likelihood of fire (no ignition sources present, low fire load).
Medium
Normal likelihood of fire (controlled ignition sources present, no highly flammable fire load).
High
High likelihood of fire (numerous ignition sources, some uncontrolled, high fire loading and/or high hazard fire loading).

9. Fire Risk Assessment

Using the fire estimator table below and assessment factors from sections 7 & 8 (consequence and likelihood), the fire risk assessment for life safety is:

Tolerable risk

Table 8 - Risk level estimator table (from PAS 79-1:2020) Life Safety

Consequence → Fire Hazard ↓	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

Using the fire estimator table below and assessment factors from sections 7 & 8 (consequence and likelihood), the fire risk assessment for building preservation is:

Moderate risk

Table 9 - Risk level estimator table (from PAS 79-1:2020) Building Preservation

Consequence → Fire Hazard ↓	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

10. Photographs

Category - Audit Item: Ignition Sources - Electrical



Description: Examples of electrical incoming and test labels.

Category - Audit Item: Ignition Sources - Electrical



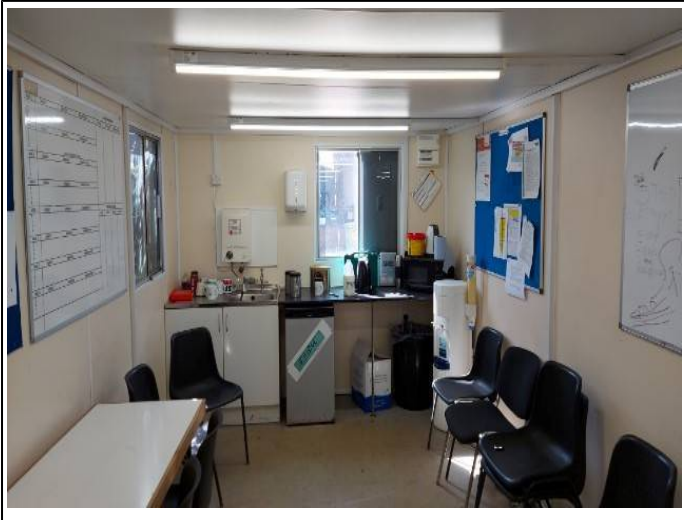
Description: PAT label within the premises.

Category - Audit Item: Ignition Sources - Heating - fixed



Description: oil fired heater.

Category - Audit Item: Ignition Sources - Cooking



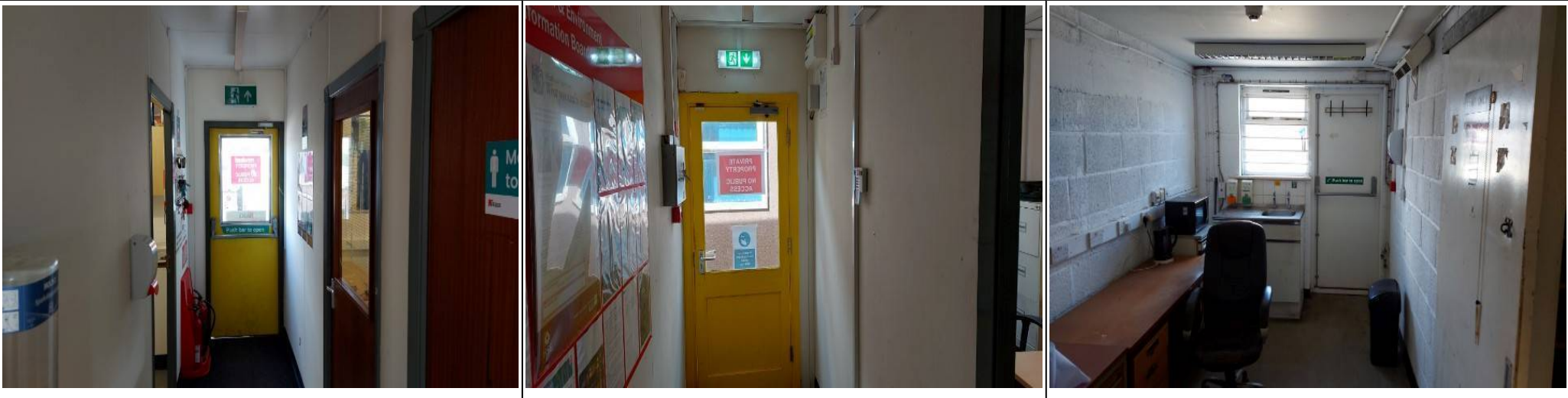
Description: Example of cooking area.

Category - Audit Item: Fire Loading - Dangerous Substances



Description: Diesel bowser/pump.

Category - Audit Item: Fire Protection Measures - Means of Escape



Description: Examples of fire exits.

Category - Audit Item: Fire Protection Measures - Fire Alarm/Automatic Fire Detection (AFD) System



Description: Fire alarm panels.

11. Regulatory Reform (Fire Safety) Order 2005 Articles 9-22

Table 10 - Cross Reference of Tables within this document and Articles 9-22 of the Fire Safety Order

Article	Location
9 - Risk assessment	All Tables
10 - Principles of prevention	All Tables
11 - Fire safety arrangements	All Tables
12 - Elimination or reduction of risks from dangerous substances	Table 4
13 – Fire fighting and detection	Table 6
14 – Emergency routes and exits	Table 6
15 - Procedures for serious and imminent danger and for danger areas	Table 4, 6
16 - Additional emergency measures in respect of dangerous substances and any incident that may arise from their presence	Table 4, 6
17 – Maintenance	Table 7
18 – Safety assistance	Table 7
19 – Provision of information to employees	Table 7
20 – Provision of information to employers and the self employed from outside undertakings	Table 7
21 – Training	Table 7
22 – Co-operation and co-ordination	Table 7

12. PAS 79-1:2020 - Cross reference of 'nine steps'

The guidance in PAS 79-1:2020 has generally been followed in the production of this risk assessment. That guidance indicates a 'nine' steps approach. The following table indicates how this report addresses each of the steps.

Table 11 - Cross reference of 'nine steps'

Step	Location
1 - Obtain relevant information about the premises, the processes carried out on the premises, and the occupants of the premises.	Interviews of management,site survey recorded in all Tables & initial commentary
2 - Fire hazard identification and the determination of existing measures for the elimination or control of the identified fire hazards.	Tables 3, 4 & Section 8
3 - Make a (subjective) assessment of the likelihood of fire.	Section 8
4 - Determine the physical fire protection measures relevant to protection of people in the event of fire.	Table 6
5 - Determine relevant information about fire safety management.	Interviews of management & Table 7
6 - Make a (subjective) assessment of the likely consequences to occupants in the event of fire.	Section 7, 8, 9
7 - Make an assessment of the fire risk and to decide if the fire risk is tolerable.	Section 7, 8, 9
8 - Formulate an action plan.	Section 4, Table 1
9 - Periodic review of the fire risk assessment.	Initial comments & Section 13

13. Review Date for Assessment and Records to be kept

- Annually
- Following any significant change to the structure or internal layout of the building
- Following any significant changes to the operation or working practices
- Any changes to management identified as having a significant role in the risk process
- For due diligence purposes, any review of the fire risk assessment must include notes on any review findings and actions taken, and these notes should be added to the original assessment as an amendment

Record Keeping:

- Details of any significant findings from the fire risk assessment and any action taken
- Testing and checking of escape routes, including final exit locking mechanisms, such as panic devices, emergency exit devices and any electromagnetic devices
- Testing of fire-warning systems, including weekly alarm tests and periodic maintenance by a competent person
- Recording of false alarms
- Testing and maintenance of emergency lighting systems
- Testing and maintenance of fire extinguishers, hose reels and fire blankets etc.
- If appropriate, testing and maintenance of other fire safety equipment such as fire-suppression systems and smoke control systems
- Recording and training of relevant people and fire evacuation drills; planning, organising, policy and implementation, monitoring, audit and review
- Maintenance and audit of any systems that are provided to help the fire and rescue service; the arrangements in a large multi-occupied building for a coordinated emergency plan or overall control of the actions you or your staff should take if there is a fire
- All alterations, tests, repairs and maintenance of fire safety systems, including passive systems such as fire doors

Other issues that you may wish to record include:

- The competence, qualifications and status of the persons responsible for carrying out inspections and tests
- The results of periodic safety audits, reviews, inspections and tests, and any remedial action taken
- All incidents and circumstances which have the potential to cause accidents and monitor subsequent remedial actions
- A record of the building use, the fire prevention and protection measures in place and high-risk areas
- Investigations into any small fire occurrences

14. Competency of Assessors

Name: Kent Yates TIFireE



Memberships and Qualifications:

Level 3 Certificate in Fire Safety, Fire Service College
Technician Member of the Institution of Fire Engineers

15. Relevant Legislation and Enforcing Authority

The enforcing authority for fire safety is the local fire brigade. The following guidance and legislation is relevant to this Fire Risk Assessment:

- The Regulatory Reform (Fire Safety) Order 2005
- Approved Document B, Volume 2 effective 2019
- BS 9999:2017 Fire safety in the design, management and use of buildings. Code of practice
- Health and Safety (Safety Signs and Signals) Regulations 1996
- Equality Act 2010
- The Electricity at Work Regulations 1989
- Dangerous Substances and Explosive Atmospheres Regulations 2002
- The Furniture and Furnishings (Fire Safety) Regulations 1988 (2010)
- Ministry of Housing, Communities and Local Government (MHCLG) guides

Certificate Number

LS

0353476



Life Safety Fire Risk Assessment
Gold Approved Scheme
CERTIFICATE OF CONFORMITY



This certificate is issued by the Approved Company named in Part 1 of the Schedule in respect of the fire risk assessment provided for the person(s) or organisation named in Part 2 of the Schedule at the premises and / or part of the premises identified in Part 3 of the schedule.

SCHEDULE		
Part 1	NSI Life Safety Fire Risk Assessment Gold Approved Organisation	
	Zeta Compliance Services Ltd	
	BAFE Registration Number	
	NSI 00858	
Part 2	Name of Client	
	Kier Construction	
Part 3	Address of premises for which the fire risk assessment was carried out	
	Minehead Highways Depot Mark Road Industrial Estate Minehead TA24 5BJ	
	Part or parts of the premises to which the fire risk assessment applies	
Part 4	Whole premises.	
	Brief description of the scope and purpose of the fire risk assessment	
Part 5	Life safety - The scope of this assessment relates to Minehead highways depot which is operated and managed under contract by Kier. The premises consists of an open yard, Diesel bowser/pump, salt barn and four structures used for offices, storage and welfare. One of the buildings is occupied and controlled by the landlord (Somerset council).	
	Effective date of the fire risk assessment	16 April 2024
Part 6	Recommended date for review of the fire risk assessment	16 April 2025

We, being currently a NSI Approved BS EN ISO 9001 organisation in respect of fire risk assessment identified in the above schedule, certify that the fire risk assessment referred to in the above schedule complies with the Specification identified in the above schedule under the control of our Quality Management System (identified on our NSI approval certificate) and with all other requirements as currently laid down within BAFE SP205 Scheme in respect of such fire risk assessment.

Signed (for and on behalf of the issuing Approved organisation)	<i>Leon Wynn</i>
Job Title	Head of Fire
Date	01 May 2024

Life Safety Fire Risk Assessment Gold is an Approval Scheme of the National Security Inspectorate, Sentinel House, 5 Reform Road, Maidenhead, Berkshire, SL6 8BY

BAFE, The Fire Service College, London Road, Moreton-in-Marsh, GL56 0RH.

RG 8070.3 Sept 2018

- 1 This certificate is used subject to NSI Regulations and Rules of the NSI LIFE SAFETY FIRE RISK ASSESSMENT GOLD Approval Scheme.
- 2 NSI reserves the right to conduct an audit by an authorised representative of NSI during normal business hours, with the permission of the customer, of the fire risk assessment and its related premises in order to ensure that the said risk assessment complies with BAFE Scheme document SP205-1 (the Scheme) Section 7 and generally.
- 3 NSI requires every NSI LIFE SAFETY FIRE RISK ASSESSMENT GOLD Approved Company to issue a Certificate of Conformity in accordance with the Scheme for all fire risk assessments it carries out that wholly or partly address life safety.
4. The Certificate of Conformity when completed is a clear statement that the Approved Company conducted the fire risk assessment for life safety, it is suitable and sufficient and compliant with the BAFE SP205-1 Scheme document and is certified by a registered competent fire risk assessor.
- 5 Where life safety and other aspects of fire protection are addressed in the same fire risk assessment a Certificate of Conformity shall be issued but the certificate shall make clear that the certificate applies only to the life safety aspects of the fire risk assessment and not further or otherwise.
- 6 Should the customer be dissatisfied with the fire risk assessment covered by this certificate, he/she should at first contact the Approved Company at its local office. If satisfaction is not obtained, the customer should address a written complaint to the customer services department at the head office of the Approved Company. If the customer remains dissatisfied, he/she may address a written complaint, outlining the nature of his/her dissatisfaction and the circumstances of the fire risk assessor company's response, to the Customer Care Manager at NSI.

NSI will not normally consider complaints unless the Approved Company has been given the opportunity to resolve the dispute as set out above.

Subject thereto and as hereinafter provided, NSI will endeavour to assist in the resolution of the dispute between the contracting parties, provided always that NSI will not deal with or be involved in any discussions or negotiations with either party with regard to financial or other loss, claims or potential loss claims, outstanding payments or construction and/or interpretation of the Approved Company's terms and conditions of contract.

NSI shall not be liable for any act or omission arising from any assistance it may provide as hereinbefore provided unless such act or omission is shown to have been fraudulent or deceitful.
- 7 This Certificate confirms conformity with the requirements of BAFE Scheme document SP205-1 applicable at the date of issue by the issuing company. NSI does not undertake to investigate any query or complaint in relation to future changes to BAFE scheme documents, policies or other regulations that render the fire risk assessment in need of further updating. In that event, the appropriate update should be carried out by a company holding NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.
- 8 NSI does not accept any responsibility or liability for any fire risk assessment produced by the Approved Company
- 9 Unless the issuing company's obligation to NSI in respect of the fire risk assessment are undertaken by another NSI Approved Company, NSI will not enforce its Rules or Standards on the Approved Company or on its successor in business in respect of any fire risk assessments after the issuing company ceases to hold NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.
- 10 The Certificate is issued subject to the terms and conditions of the company issuing the certificate for the fire risk assessment service.
- 11 On this certificate and in these terms and conditions, where the context permits, the reference to the issuing company shall include any Approved Company who shall undertake the issuing company's obligations to NSI in respect of the fire risk assessment.

Footnote

"SP205" is a Scheme Document published by the British Approvals for Fire Equipment (BAFE).