

Fire Risk Assessments

Priorities! – What Priorities?

Managing your Fire Risk
Assessment(s)



Introduction



2 parts to todays presentation:

- Planning Schedules and
- Priorities



How do we plan?

A plan to stay ahead at any cost with a priority of self – preservation?



Dr Bob Docherty – Flamerisk Safety Solutions Ltd

How do we plan?

Could it be a 'cunning plan'?
Sit back, relax and let the
The fire and rescue service sort
out the priorities for you!



Action Plans

- You have your fire risk assessment and it should contain all the 'significant findings'
- It should contain an Action Plan setting out the work needed to be done and it preferably should be priority rated for the 'Responsible Person'



Prioritising of Action Plans

Functional prioritising:-

- **Time** - immediate, short term (say 3 months), long term (as and when)
- **Cost** - (including benefit) e.g. doors wedged open, upgrade fire alarm system, additional staircase needed (capital finance, planning etc)

Sometimes these two are interlinked anyway!



Prioritising of Action Plans



My methodology is to keep it simple and linked directly to the legislative requirements so the Responsible Person (RP) understands

- **A - High Priority** - Immediate action for legislative compliance, life safety issues
- **B – Medium Priority** – Action required for legislative compliance not a serious life safety issue or responsible fire safety management
- **C – Low Priority** - Action required, considered good fire safety practice.



Prioritising of Action Plans

Decision Time! Issues - What Issues?

- Management issues A & B priorities – fire doors wedged open, no records kept, no testing regimes, no training etc.
- Building issues A & B priorities – fire alarm, fire doors not fitting properly, lack of F/R structure, fire signage etc.



So! You Have Your FRA's Too Many!



What do you do if you have many FRAs e.g. multiple sites, different uses of buildings etc



An Example – Housing Association



250 plus sites different uses (general needs flats, Houses in multiple occupation, sheltered housing, extra care etc)

- Create an executive summary drawing out all the overarching issues (these form the Association's main fire safety strategy document) examples include, fire alarm configurations, extinguisher provisions, furniture in common area, mobility scooter storage etc.

Continue:



An Example – Housing Association



- Create a priority list for categories based on use of the buildings according to risk (High, Medium and Low – defined in the next slides) and carry out FRAs according to those categories.
- Assign fixed time limits for each category to deal with the Action Plan priorities of FRAs :-

All Priority A items to be dealt with within 12 months

All Priority B items to be dealt with within 24 months

All Priority C items as and when



Priority – High Risk Properties



- Care Homes and Extra Care facilities
- Shared Housing (vulnerable)
- Houses in multiple occupation
- Sheltered Housing (supported)



Priority – Medium Risk Properties



General flats consisting of:-

- residential flats/apartments communal (converted buildings)
- residential flats/apartments communal (modern buildings)
- residential flats (non-communal)
- General houses



Priority – Low Risk Properties

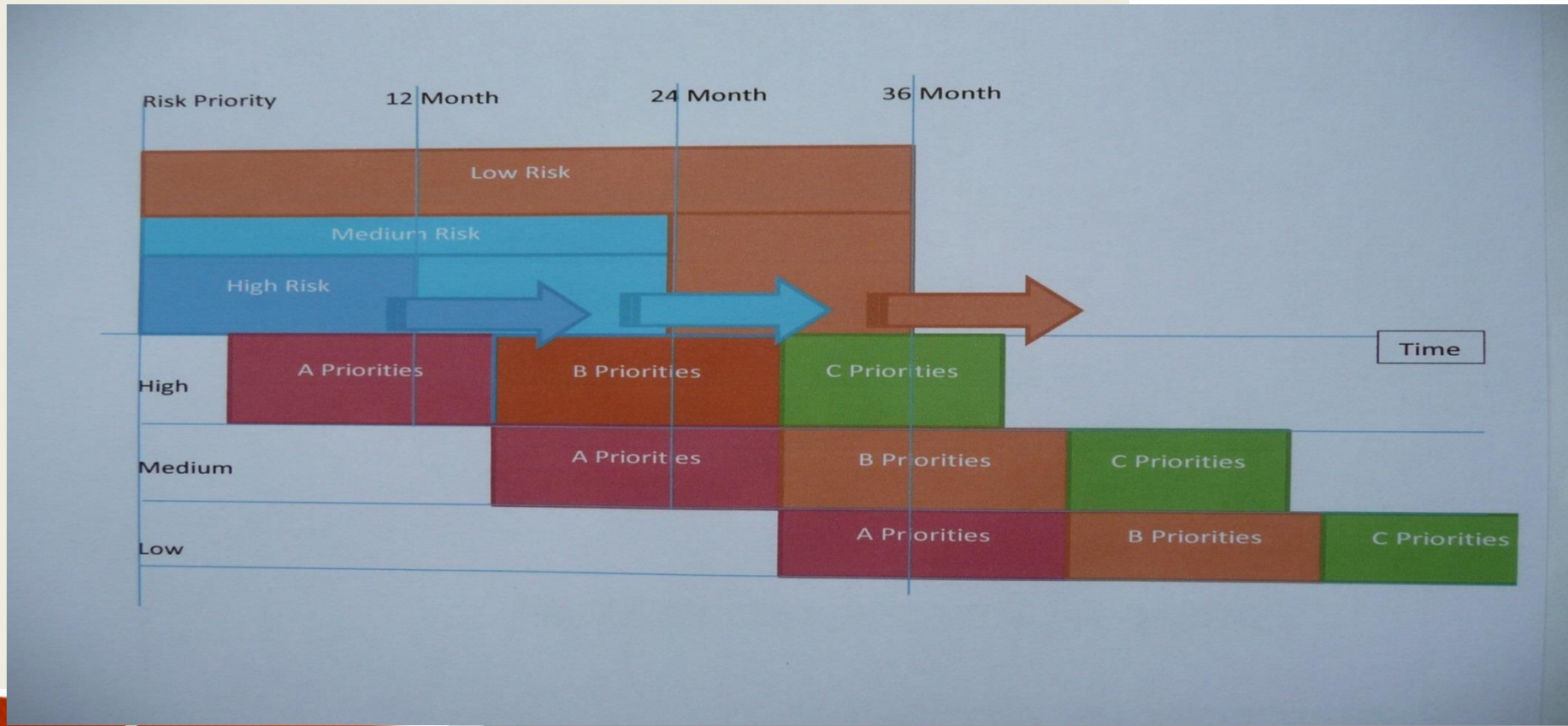
- Offices, stores, depots etc.
- Miscellaneous buildings, communal halls etc.

Special Categories

- Sanctuary schemes



Priority Matrix



Other Issues with Priorities

- Money/cash flow
- Building permissions
- Getting and organising contractors and skilled workers
- Agreement of temporary measures
- Person in the organisation willing to take ownership & manage the project



Questions?

www.flamerisk.co.uk

www.ifsm.org.uk

