Site: Birtley House

Date: 29/03/2018

Ref No. HSF12695/0020/290318/6

1.1.2 - Hazard Summary Sheet

Ref No.	Location	Hazard	Priority	1
F01	Main plant room	Combustible items stored next to electrical panels	1	/
		Potential fire hazard.		
FD05	Grnd floor preperation kitchen, main grnd floor kitchen, staff rm	Fire door does not close into frame correctly. Sliding doors are reliant on employees closing them.	1	1
		Potential for fire and smoke to spread through property.		
BS07	Steps leading to roof	No handrail installed.		+ ,
A Secretarian III	tank rm, laundry rm MEASURE FOR MET	Potential fall hazard.	2	/
E03	Main plant room	No electrical safety matting installed beneath electrical equipment.		
	(PLEASE ATTACH SIGN	electrical equipment.	2	V
	TO OLD CONTROL BOARD)	Potential for electric shock.		
EL01	1st floor communal wet room, (Derwent bathroom)	No emergency lighting with insufficient borrowed lighting available.		
	MASON VOLLER	Potential to cause serious injury and to hinder an evacuation from the building in the event of an emergency situation or failure of the mains	2	
EL01	Basement	electrical power. No emergency lighting with insufficient borrowed		
	Bassinon	lighting available.		
	(PLEASE ATTACH	But the transfer of the land of the binds of	0	./
	SIGN TO DOOR OF BASEMENT)	Potential to cause serious injury and to hinder an evacuation from the building in the event of an	2	A
	OF BASEMENT)	emergency situation or failure of the mains electrical power.		
EL01	Kitchen escape route	No emergency lighting with insufficient borrowed lighting available.		
	MASON VOLLER	Potential to cause serious injury and to hinder an evacuation from the building in the event of an emergency situation or failure of the mains electrical power.	2	
EL01	1st floor corridor, Rooms17 - 19	No emergency lighting with insufficient borrowed lighting available.		
	MASON VOLLER	Potential to cause serious injury and to hinder an evacuation from the building in the event of an emergency situation or failure of the mains electrical power.	2	
EL01	Rear external escape leading from grnd floor kitchen	No emergency lighting with insufficient borrowed lighting available.		
	MASON VOLLER.	Potential to cause serious injury and to hinder an evacuation from the building in the event of an emergency situation or failure of the mains	2	



Landlord/Freeholder: Birtley House, Birtley House Group Ltd

Site: Birtley House

Date: 29/03/2018

Ref No. HSF12695/0020/290318/6

Hazard Summary

Ref No.	Location	Hazard	Priority	V		ı
EL03	Next to bedroom 43 (light unit 27)	Emergency light inoperative i.e. LED not armed.				
	AUGUST 2018	Potential to cause serious injury and to hinder an evacuation from the building in the event of an emergency situation or failure of the mains electrical power.	2	V		
EL03	1st floor escape leading to rear escape ramp	Emergency light inoperative i.e. LED not armed.				STATE
X	PhEASE CHECK.	Potential to cause serious injury and to hinder an evacuation from the building in the event of an emergency situation or failure of the mains electrical power.	2	V	MY	The second second
EL03	Final exit doors leading into annex courtyard	Emergency light inoperative i.e. LED not armed.				
*		Potential to cause serious injury and to hinder an evacuation from the building in the event of an emergency situation or failure of the mains electrical power.	2		MV	The second second
EL03	1st floor annex corridor (lighting unit 74)	Emergency light inoperative i.e. LED not armed.				CANADAR SERVICE
4	*	Potential to cause serious injury and to hinder an evacuation from the building in the event of an emergency situation or failure of the mains electrical power.	2		replan	
FAP01	1st floor annex corridor, next to linen room	No fire action notices displayed adjacent to the fire alarm manual call points.	2	V	SIGN	
FAP01	Grnd floor physio area	Potential in delaying evacuation process. No fire action notices displayed adjacent to the fire alarm manual call points.	2	~	SIGN	
FAP01	Main plant room,	Potential in delaying evacuation process. No fire action notices displayed adjacent to the				
7711 01	basement, laundry rm, kitchen	fire alarm manual call points. Potential in delaying evacuation process.	2	V	SIGN	
FAP01	Grnd floor corridor, 1st floor corridor, Annex building, outside communal activity room	No fire action notices displayed adjacent to the fire alarm manual callpoints. Potential in delaying evacuation process.	2	/	SIGN	-
FB01	Tray room	No fire blanket provided.		1		
66451	ON ORDER.	Potential reduction in fire fighting capability.	2	V		
FBS03a	Main plant room	Breach in compartmentation with insufficient fire stopping installed. Yellow expansion insulation				
	REMOVE FOAM & REPLACE WITH FIRE-RATED FOAM	foam has been used rather than the fire rated red expansion foam.	2	\		
	FIRE-RATED FOAM.	Potential for fire, heat and smoke to spread through the property.				
FD02	Basement teaching room	Door does not appear to be to the minimum half hour standard of fire resistance.	2	1	<i>)</i>	
		Potential for fire to spread throughout premises.		100		

4site Consulting Limited Health, Safety & Fire Risk Assessment QMF-09-116 Page 7

Site: Birtley House

Date: 29/03/2018

Ref No. HSF12695/0020/290318/6

Hazard Summary

Ref No.	Location	Hazard	Driority	
FD03a		5-11-31-31	Priority	~
Dusa	Communal activity room, fire door next to	Unable to determine if the hinges fitted to the fire door meet the current fire safety standards, as		
	main entrance	they are not stamped with either the British		100
	main entrance	Standard, or CE safety marking.	2	1
	CHANCE HINGES	Standard, or OE safety marking.	2	
	PLEASE	Potential for hinges to fail, allowing fire and		
	· reise	smoke to spread through the property.		
FD04	Basement fire door	Fire door may not perform correctly as screws		
	REPLACE	are missing from hinges.		1
	MISSING SCREWS		2	1/4
	711337110 3000713	Potential for fire and smoke to spread through		
FD04	Communal activity	property Fire door may not perform correctly in the event		
. 50	room, fire door next to	of fire, screws missing from hinges.		
	main corridor		2	/
	CHAN SCREWS	Potential for fire and smoke to spread through		1
		property		
FD05	Grd floor stairwell /	Fire door does not close into frame correctly.		
	communal dining area	Potential for fire and amake to several through	2	A Company
	ADJUST	Potential for fire and smoke to spread through property.		
FD05	Door leading from	Fire door does not close into frame correctly.		370
	corridor into laundry	Door catches on door latch.		1
	room		2	1
	AGJUST	Potential for fire and smoke to spread through property.		
FD05	Activity room	Fire door does not close into frame correctly.		
	**		2	
	ABTUST	Potential for fire and smoke to spread through	2	
EDOE	Out of the same of the same	property.		
FD05	Grnd floor office	Fire door does not close into frame correctly. No self closer or door guard installed.		
	ATTACH	self closer of door guard installed.	2	
	FIRE DOOR KEEP	Potential for fire and smoke to spread through	_	
	SHUT'.	property.		
FD06	Communal activity	No cold smoke seal/intumescent strip installed.		
	room, fire door next to		2	
	main entrance	Potential for fire & smoke to spread through		
FD06	1NSTALL 1st floor corridor,	property. No cold smoke seal/intumescent strip installed.		-
ו טטט	Annex building.	No cold smoke seaminumescent strip installed.		
	opposite unit 23	Potential for fire & smoke to spread through	2	
	INSTALL	property.		
FD06	Grnd floor office	No cold smoke seal/intumescent strip installed.		
			2	1
	INSTALL	Potential for fire & smoke to spread through	_	V
FD06	Grnd floor main kitchen	property. No cold smoke seal/intumescent strip installed.		
1 200	Oniu ilooi main kitonen	Two cold smoke seal/intumescent strip installed.		. 1
		Potential for fire & smoke to spread through	2	
	INSTALL	property.		
FD06	Corridor, opposite	No cold smoke seal/intumescent strip installed.		
	room 43	*	2	
	INSTALL	Potential for fire & smoke to spread through	4	1
ED00		property.		
FD06	Annex pantry	No cold smoke seal/intumescent strip installed.		
	1110-0	Potential for fire & smoke to spread through	2	V
	INSTALL	property		

property.

117 5363



4site Consulting Limited Health, Safety & Fire Risk Assessment







Landlord/Freeholder: Birtley House, Birtley House Group Ltd

Site: Birtley House

Date: 29/03/2018

Ref No. HSF12695/0020/290318/6

Hazard Summary

(Please tick end column to indicate completion of each action, these can be found in section 3 of this report)

Ref No.	Location	Hazard	Priority	-	
D08a	1st floor annex building	Automatic fire doors not labelled "Automatic Fire Door Keep Clear"			
	SIGN	Potential for doors to be obstructed, preventing them fron closing when the door release is actuated, leading to fire and smoke spreading through the property.	2		S
-D08a	Corridor outside activity room, kitchen corridor, Annex corridor at	Automatic fire doors not labelled "Automatic Fire Door Keep Clear"			S
	ATTACH 816N	Potential for doors to be obstructed, preventing them fron closing when the door release is actuated, leading to fire and smoke spreading through the property.	2		3
D08a	Communal activity room, fire door next to main entrance	Automatic fire doors not labelled "Automatic Fire Door Keep Clear"	6.		c
	ATTACH SIGN	Potential for doors to be obstructed, preventing them fron closing when the door release is actuated, leading to fire and smoke spreading through the property.	2		S
FD10a	Opposite activity room KEY DESTROYE	Fire exit door fitted with a lock that requires a key to unlock it.	2		
	NO RISK	Potential for persons to be trapped in the building if the key cannot be found.		V	
FEX04	External wood burner room CONTACT ENTE	Fire extinguisher is overdue for service. Extinguishers last serviced in 2014	2	/	
FMES01	Corridor outside main	Potential reduction in fire fighting capability. Fire exit/escape route partially blocked by			
WILSOT	corridor, Corridor outside activity room	stored items.	2	/	
	CHECKED DAILY.	Potential to hinder evacuation of building in the event of an emergency.		V	
FMES01	1st floor corridor, units 45&46	Fire exit/escape route blocked by stored items.	2	1	
	CHECKED DAILY	Potential to hinder evacuation of building in the event of an emergency.		V	
FMES01	Grnd floor physio area CHECKED DAILY	Fire exit/escape route blocked by stored items. Potential to hinder evacuation of building in the	2	/	
FMES01		event of an emergency.			
FIVIESU I	Corridor outside lift room	Fire exit/escape route blocked by stored items. Potential to hinder evacuation of building in the	2	/	
FMES01	CHECKED DAILY Kitchen escape route	event of an emergency. Fire exit/escape route blocked by stored items.			
WILGOT	CHECKED DAILY	Potential to hinder evacuation of building in the event of an emergency.	2		
FMES01	Kitchen escape route	Fire exit/escape route blocked by stored items.			
	CHECKED DAILY	Potential to hinder evacuation of building in the event of an emergency.	2	/	
FMES02	Grnd floor seating area	No fire exit signage showing escape routes.	2		S
		Potential in delaying evacuation process.			0

SIGN ESCAPE

Landlord/Freeholder: Birtley House, Birtley House Group Ltd

Site: Birtley House

Date: 29/03/2018

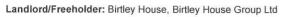
Ref No. HSF12695/0020/290318/6

Hazard Summary

FMES02 FMES02	Rear external escape leading from grnd floor kitchen, Annex courtyard, rear ground ds Communal activity room	No external fire exit signage showing escape routes leading to assembly point at front of premises.	Priority 2		(a)	Ca -
FMES02	leading from grnd floor kitchen, Annex courtyard, rear ground ds Communal activity	routes leading to assembly point at front of premises.	2		and	
	ds Communal activity			1	SIGN	ESC
		Potential in delaying evacuation process.				
FMES02	20077000	No fire exit signage showing escape routes. Potential in delaying evacuation process.	2		SIGN	ESC
	Grnd floor corridor	No fire exit signage showing escape routes.	2		S16N :	ESC
FMES04	Main plant room	Potential in delaying evacuation process. Storage in plant room : evidence of unauthorised		- And		
	REMOVED.	access to a high risk area and potential for build up of combustible items.	2	/ Jane		
FSD01	kitchen	system installed. The current smoke detection				
	IN THIS PREP	Potential to delay evacuation in the event of a	2	N/A	,	
G03	Grnd floor entrance	fire. No form of manifestation on glazing.				
		Potential for persons to walk into glazing and sustain cuts/puncture injury.	2			
N@H12	Roof tanks	No edge protection guard rails or alternative fall arrest safety equipment installed.	118			
		and the second s	2	V	MET	AL
201	Poor ground (bohind					
3301	kitchen)	are leaning.	3			
		Potential falling object hazard.				
3S09	Entrance lobby CONTRACTOR	The floor surface is loose in places. Potential slip bazard	Oct 18			
∃06	Corridor opposite room	Exposed electrical wiring / conflections.	3		10 D	0.
FA01	Grnd floor annex	Potential electric shock. No signage indicating location of first aid box.	2	/		
-D07	ATTACH SIGN Activity room	Potential to hinder prompt first aid action. Fire Doors not labelled "Fire Door Keep Closed".		V		
	ATTACH SIGN	Potential for fire door to be left open and for fire & smoke to spread through the property.	3		SIGN	KE St
FD12	Rear external escape leading from grnd floor kitchen	Final Fire Exit Doors. External side of final fire exit door is not labelled as such so as to be kept clear of obstructions.	3		SIGNI	KE
	ATTACH SIGN	Potential to hinder evacuation of building in the event of an emergency.			510.4	CLE
-D12	Kitchen escape route, 1st floor escape	Final Fire Exit Doors. External side of final fire exit door is not labelled as such so as to be kept			01.	V C
X	ATTACH	Potential to hinder evacuation of building in the	3		JIGN	(LE
3 3 3: =:(SD01 03 03 08 09 06 007 012	GEMOVED Grad floor preparation kitchen NO COOKING IN THIS PREP ROOM! O3 Grad floor entrance lobby doors WEASURE FOR METAL RAILS S01 Rear ground (behind kitchen) INSPECT AGAIN S09 Entrance lobby CONTRACTOR O6 Corridor opposite room 39 RANK PLATE ATACH SIGN D07 Activity room ATTACH SIGN D12 Rear external escape leading from grad floor kitchen ATTACH SIGN D12 Kitchen escape route, 1st floor escape	Grid floor preparation kitchen No COOKING IN THIS PREP Rotential for build up of combustible items. There is not a suitable fire warning and detection system installed. The current smoke detection unit should be replaced with a heat detector. Potential to delay evacuation in the event of a fire. There is not a suitable fire warning and detection system installed. The current smoke detection unit should be replaced with a heat detector. Potential to delay evacuation in the event of a fire. No form of manifestation on glazing. Potential for persons to walk into glazing and sustain cuts/puncture injury. No edge protection guard rails or alternative fall arrest safety equipment installed. Access is controlled Potential fall / falling object hazard. Rear ground (behind kitchen) INSPECT AGAIN. Potential falling object hazard. Potential falling object hazard. The floor surface is loose in places. Potential slip hazard. Exposed electrical wirring / connections. Potential electric shock. No signage indicating location of first aid box. Potential to hinder prompt first aid action. Potential for fire door to be left open and for fire 8 smoke to spread through the property. Final Fire Exit Doors. External side of final fire exit door is not labelled as such so as to be kept clear of obstructions. ATTACH SIGN Rear external escape leading from grnd floor kitchen ATTACH SIGN Rear external escape In a Fire Exit Doors. External side of final fire exit door is not labelled as such so as to be kept clear of obstructions. Final Fire Exit Doors. External side of final fire exit door is not labelled as such so as to be kept clear of obstructions.	access to a high risk area and potential for build up of combustible items. There is not a suitable fire warning and detection system installed. The current smoke detection unit should be replaced with a heat detector. Potential to delay evacuation in the event of a fire. This preparation in the event of a fire. This preparation in the event of a fire. This preparation in the preparation on glazing. Potential for persons to walk into glazing and sustain cuts/puncture injury. Potential for persons to walk into glazing and sustain cuts/puncture injury. Potential fall / falling object hazard. Building structure damaged. Boundary sleepers are leaning. Potential falling object hazard. Potential falling object hazard. Potential slip hazard. Potential lectrical writing / connections. Potential lectrical writing / connections. Potential to hinder prompt first aid action. Fire Doors not labelled "Fire Door Keep Closed". ATTACH SIGN Potential to hinder evacuation of building in the event of an emergency. Final Fire Exit Doors. External side of final fire exit door is not labelled as such so as to be kept clear of obstructions. SIGN Potential to hinder evacuation of building in the event of an emergency. Final Fire Exit Doors. External side of final fire exit door is not labelled as such so as to be kept clear of obstructions. SIGN Potential to hinder evacuation of building in the event of an emergency. Final Fire Exit Doors. External side of final fire exit door is not labelled as such so as to be kept clear of obstructions.	access to a high risk area and potential for build up of combustible items. Grind floor preparation kitchen No COOKING IN THIS PREP ROOM! Grind floor entrance lobby doors For Netral Roof tanks MEASURE FOR METAL Rote Metal Roof tanks MEASURE FOR METAL Rote Metal Rote Roof tanks MEASURE FOR METAL Rote Roof tanks Access is controlled Access is controlled Access is controlled Access is controlled Potential fall / falling object hazard. The floor surface is loose in places. Potential slip hazard. Potential slip hazard. Potential slip hazard. Potential to hinder prompt first aid action. Fire Doors not labelled "Fire Door Keep Closed". ATTACH SIGN Potential to hinder prompt first aid action. Fire Doors not labelled "Fire Door Keep Closed". ATTACH Roth Rote Rote Rote Rote Rote Rote Rote Rote	access to a high risk area and potential for build up of combustible items. SD01 Grnd floor preparation kitchen No COOKING IN THIS PREP ROOM! Grnd floor entrance lobby doors O3 Grnd floor entrance lobby doors O3 Grnd floor entrance lobby doors O4 Potential for persons to walk into glazing and sustain cuts/puncture injury. No edge protection guard rails or alternative fall arrest safety equipment installed. MEASURE FOR METAL Rear ground (behind kitchen) INSPECT AGAIN O6 Corridor opposite room 39 Entrance lobby CONTRACTOR Potential slip hazard. Corridor opposite room 39 SLANK PLATE Roof tall slip hazard. Corridor opposite room 39 Rear external escape Rear leading from grnd floor kitchen D12 Rear external escape leading from grnd floor kitchen D12 Kitchen escape route, 1st floor escape Kitchen escape route, 1st floor escape Entrance lob kitchen event of a fire. D12 Kitchen escape route, 1st floor escape ATACH SIGN Potential to hinder evacuation of building in the sevent of an emergency. Potential to hinder evacuation of building in the sevent of an emergency. Potential to hinder evacuation of building in the sevent of an emergency. Potential to hinder evacuation of building in the sevent of an emergency. Potential to hinder evacuation of building in the sevent of an emergency.



QMF-09-116 Page 10



Site: Birtley House

X

Date: 29/03/2018

Ref No. HSF12695/0020/290318/6

Hazard Summary	1
-----------------------	---

(Please tick end column to indicate completion of each action, these can be found in section 3 of this report)

Ref No.	Location	Hazard	Priority	V
FEX06	Main plant room	Fire extinguisher obstructed.		/
	REMOVED	Potential reduction in fire fighting capability.	3	V
FEX10	External wood burner	No signage displayed above fire extinguishers.		
	ATTACH SIGN	Potential for confusion when selecting the correct type of extinguisher to fight a fire.	3	V
FEX10	1st floor lift lobby, next to nursing office, opposite cleaning cupboard "NATED"	No signage displayed above fire extinguishers. Potential for confusion when selecting the correct type of extinguisher to fight a fire.	3	V
FEX10	Main plant room, kitchen	No signage displayed above fire extinguishers. Potential for confusion when selecting the correct type of extinguisher to fight a fire.	3	V
FEX10	Corridor opposite room 39	No signage displayed above fire extinguishers. Potential for confusion when selecting the correct type of extinguisher to fight a fire.	3	~
PE01	Basement WARNING TAPE PLEASE	Low level equipment/building structure. Potential for head injury or high vehicle/building collision.	3 .	V
W@H08	1st floor escape route REMOVED	Incorrect storage of ladder. Potential fall / falling object hazards.	3	/
W@H08	Rear outbuilding	Incorrect storage of ladder. Potential fall / falling object hazards.	3	



