



Christ Church C.E. Primary School

Regulatory Reform (Fire Safety) Order 2005

FIRE RISK ASSESSMENT

**BSM House
Claremont Road
Sparkbrook
Birmingham
B11 1LF**

Date 28th October 2024

Received by :..... Date:.....



Christ Church C.E. Primary School

Premises Details

Review date:	28.10.24
Name of premises:	Christ Church C.E. Primary School
Responsible Person:	Ms Tracey Adams
Name of Assessor:	Mr D.Panagoulas
Address of Premises:	Claremont Road, Sparkbrook B11 1LF Birmingham tel: 0121 675 5121
No. of Floors Ground and Above:	2
No. of Floors Below Ground:	0
Type of Occupancy:	Single
Maximum number of occupants:	3
Age of Building:	appx. 65 years
Property Use:	BSM house
Approximate Area in m2:	Internal: 128.60
Class of Building:	B
Fire Risk Category:	Normal Risk
Review Date for Next Assessment:	This assessment should be reviewed in October 2025 or sooner if any major changes occur in the premises or occupancy



Christ Church C.E. Primary School

General Statement of Policy

It is the policy of Christ Church C.E. Primary School to protect all persons including employees, pupils, parents, visitors, contractors and members of the public from potential injury and damage to their health which might arise from a fire on the premises.

Christ Church C.E. Primary will provide and maintain safe working conditions, equipment and systems of work for all employees, and to provide such information, training and supervision as they need for this purpose.

Christ Church C.E. Primary will give a high level of commitment to health and safety and will comply with all statutory requirements.

Signed:

Print name: T.Adams Date:



Christ Church C.E. Primary School

Means of Escape

(Horizontal Evacuation)

The time it would probably take the occupants to escape is less than 2 min to reach the relevant point of safety.

The travel distances from every room to the nearest exit are less than 18m for single escape routes and 45m for more than one escape routes. There is a sufficient number of escape routes, easily identified and available at all times.

The number and widths of the exits is sufficient to evacuate all occupants quickly and easily. Smoke detectors are present and there is no requirement for full 30-minute protected route. The escape route has sound, conventional construction and it does not pass through risk rooms.

Doors can be opened easily and all escape routes lead to a relevant place of safety, from where the occupants can proceed to ultimate place of safety.

(Vertical Evacuation)

There is only one staircase to get all occupants out of the 1st floor however there is no requirement for full 30-minute protected route. The escape route has sound, conventional construction and it does not pass through risk rooms. Sound, well constructed and close-fitting conventional doors are fitted however there is no requirement for fire doors. Alternatively, there are windows to all bedrooms on the 1st floor.

The staircase is wide enough to get all occupants out of the premises and the exits from it lead to a place of safety.

Means of Escape

		YES	NO
1.	Can all doors be easily opened?	√	
2.	Are there sufficient exits for the number of people present?	√	
3.	Do all exits lead to a place of safety?	√	
4.	Are floor surfaces on escape routes free from slipping and tripping hazards?	√	



Christ Church C.E. Primary School

Fire Safety Signs and Notices

No requirement for fire safety signs.

Emergency lighting System

No requirement for emergency escape lighting. Primary lighting in the house is suitable so that all occupants can safely evacuate.

People who would be at risk from Fire

In the event of a fire all occupants will be at risk.

Identify Fire Hazards within the Premises

		YES	NO
1.	Are portable heaters used during winter months?		√
2.	Are there multi point adaptors in electrical sockets?		√
3.	Are extension leads used?	√	
4.	Are electrical installations checked?	√	
5.	Are all portable electrical appliances checked?		√
6.	Are refuse bins/containers set away from the building?	√	
7.	Is the building adequately secured evening and weekends?	√	



Christ Church C.E. Primary School

Potential Sources of Ignition:

- cooking equipment;
- arson, deliberate ignition, vandalism and so on;
- electrical installations, e.g. overloads, heating from bunched cables, damaged cables;
- faulty or misused electrical equipment;
- light fittings and lighting equipment;
- central heating boilers;
- hot surfaces and obstruction of equipment ventilation, e.g. computers
- static electricity.

Sources of fuel:

- oxygen
- flammable liquids such as cooking oils
- paper, books, clothing, computer equipment and decorations;
- waste and litter products

Fire precautions:

- Good housekeeping
- Visual inspection of portable electrical appliances is carried out daily. Qualified electricians are used for any remedial works required.
- All gas equipment is subjected to an annual inspection by Gas Safe registered engineer. Boiler is inspected by external contractor.
- Internal waste bins are emptied on a daily basis.
- The Bin Compound areas are free from combustible items.



Christ Church C.E. Primary School

Likelihood and consequences of a fire starting

Accidentally	Kitchen: There is a possibility that an accidental fire could start in the kitchen area.
By faulty equipment, act or omission	The hardwire installation is inspected every 5 years. The gas installation and boiler are serviced/inspected annually.
Deliberately	The site has 24 hour security at the main entrance and CCTV around the site. There have been no cases of arson on site or in the immediate area. The wheeled waste bins are secured away from the building.

Fire Warning Systems

The building is equipped with a Grade F system of two smoke detectors (battery powered), one heat detector and one CO detector.

Method of Calling the Fire Service

In the event of a fire, the occupants will call the Fire Service and they will be the liaison upon arrival at the premises.

Good access is provided for the fire service to get within close vicinity to the building.



Christ Church C.E. Primary School

Maintenance

The means of escape and other safety provisions are maintained, at suitable intervals, by a competent person .

Equipment	Period	Action
Fire detection and fire warning systems including self-contained smoke detectors and manually operated devices.	Weekly	All systems are checked for state of repair and operation. Units are replaced or repaired if necessary. Operation of systems is tested.