WORKING TOGETHER
ALARM CONFERENCE 2019
#alarmrisk2019
Fire risks: Back to basics

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Overview

Managing your risk profile in respect of fire

How you can identify the potential risk of fire in your premises?

Importance of carrying out regular risk assessments
Why Fire?

- What are the issues?
- Key areas of concern
- What can we do differently?
Managing your risk profile | Considerations

Consider the risk profile from a fire perspective:

- Property type
- Occupancy
- Age
- Location
- Condition
- Construction
- History
- Security
- Services
- Maintenance
Managing your risk profile | Causes of fire

- **Hot works**
  - External contractors
  - Re-roofing
  - Plumbing/services

- **Arson/deliberate**
  - Waste storage
  - Vehicles
  - Accelerants
  - Other criminal activity

- **Electrical faults**
  - Ageing installations
  - Additional loads on circuits
  - Faulty appliances and fittings – portable heaters, lighting, equipment

- **Accidental/Other**

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Hot work has caused up to **15% of workplace fires** in the UK in recent years.

Over a 10 year period a study of major insurers in UK recorded **164 major fires** causing **£69.8m of damage**.
Managing your risk profile | Consider wider issues

1: Life safety (minimum standard)

2: Property protection risk

3: Business resilience risk

4: Business continuity risk

5: Reputational risk

6: Environmental risk
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Identifying potential risk in your premises

Effective, realistic and comprehensive Fire Risk Assessments are key:

- Competency
- Completeness
- Consider as a ‘live’ document
Identifying potential risk in your premises

Fire Risk Assessments should consider:

- Hazards
- Risk
- Consequences
- Control measures
What are the risks with hot work?

- Introduces a source of ignition
- Fires can spread quickly unnoticed
- Access for firefighters can be an issue
- Ineffective checks and controls in place
- An infrequent activity so limited awareness of the fire safety precautions
Hot works School fire - £1.3m loss
... the consequences
Hot works School fire - £17m+ loss
Can we do things differently?

- Use cold applied liquid or single ply membrane roofs
- Hot work permits
- Avoid hot work activities
What can we do differently?
- Examples of practical control measures
  - **Inappropriate storage and waste accumulations**
    Review and reinforce waste disposal/recycling policy, appropriate signage, provide alternative location, upgrade storage area
  - **Inspection and maintenance**
    Review maintenance contracts/agreements, consider thermographic imaging, sample checks, asset register
  - **Staff awareness and Contractor control**
    Provide guidance to appointed contractors, use of framework, robust hot work permit and monitoring system, extended fire watch period
What can we do differently?
- Examples of practical control measures

- **Non-sterile escape routes**
  Reinforce policy for storage/displays, review cloaks storage provision/location, regular inspections

- **Ineffective fire doors and fire compartmentation**
  Identify key areas, regular inspections, assess requirement of fire door (location/function), can they be held open and linked to automatic fire detection?

- **Ineffective fire/smoke detection**
  Review provision within premises – is coverage comprehensive? Linked to alarm receiving centre?

- **Recorded Fire Risk Assessment (FRA)**
  Control and record FRA process, robust system of recording and action, programme of audits
Whitepaper – Risk Improvement Actions

- Based on a review of more than 3,500 risk improvement actions from property surveys completed by our Risk Engineering team

- Aims to help customers understand and manage some of the most common fire safety challenges they are likely to face

- Includes guidance on arson prevention, hot works, contractor selection, electrical safety and compartmentation

Collect your copy from stand 3 today!
Thank you

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