

# Derbyshire Fire & Rescue Service

Making Derbyshire Safer

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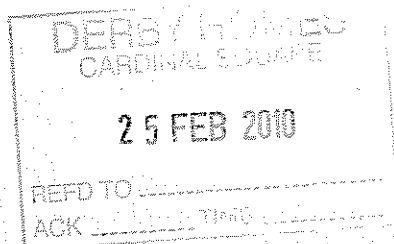
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Our Reference  
NOT10641/JR  
Your Reference

Date  
23<sup>rd</sup> February 2010

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Dear Sir

## THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005 Rivermead House, Bath Street, Derby

Following an audit of the fire safety arrangements at the above premises on 11th February 2010, I confirm that the Fire Authority is of the opinion that you are not fully complying with the above legislation and the measures contained in the attached schedule are to be carried out to comply with the above legislation.

You should note that failure to comply with any requirement of the legislation is an offence and the person responsible may be liable to further enforcement action which may include prosecution. This letter and attached schedule are issued without prejudice to any legal action which may subsequently be taken regarding the failures to comply with the legislation.

A further visit will be made on or after the 30th April 2010 to ensure that the requirements of the schedule have been carried out.

If you are in any doubt as to the obligations placed upon you by the legislation, or if there is any relevant matter upon which you require clarification, you may write or alternatively telephone your enquiry to the inspector named above.

Yours faithfully

For and on behalf of Derbyshire Fire Authority

Enc: Schedule of work

email: [enquiries@derbys-fire.gov.uk](mailto:enquiries@derbys-fire.gov.uk)  
[www.derbys-fire.gov.uk](http://www.derbys-fire.gov.uk)

Chief Fire Officer & Chief Executive  
Brian Tregunna  
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**DERBYSHIRE FIRE AUTHORITY  
THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005  
SCHEDULE OF WORK**

**Name and Address of Premises:**

Rivermead House, Bath Street, Derby

**File Ref:**

NOT10641

**Inspector:**

Charlie Parker

**Date of Inspection:**

11th February 2010

**Specification of Work Required**

**Fire Risk Assessment**

The fire risk assessment should be reviewed to take account of the matters of concern below and the recommendations in the CLG guide 'Sleeping Accommodation' which is available to download free from;

**Fire Safety Law and Guidance Documents** (with links to all guides)

[www.communities.gov.uk/fire/firesafety/firesafetylaw/](http://www.communities.gov.uk/fire/firesafety/firesafetylaw/)

**Matters of Concern**

**Fire Containment**

The standard of fire containment within the following areas of the building should be inspected and addressed where necessary;

- Cables passing through fire / smoke resisting construction above the corridor / common area suspended ceilings.
- Door frame transoms above fire doors.
- Clear glazing provided in lobby fire door vision panels (may only need to provide integrity)
- Between flat construction where cosmetic smoke is known to have spread.
- Doors to service cupboards in corridors – upgrade if plastic services passing through walls from flats could fail in a fire and lead to significant smoke spreading into the corridors from the cupboards.

**Housekeeping**

The external access doors to the bin store should be kept locked to deter arson.

## **Fire Safety Arrangements**

A fire safety policy should be developed as explained on page 41 of the Sleeping Accommodation Guide. (See outstanding item A3 of your fire risk assessment dated 30/10/06).

### **Means of Escape**

Fire exits are secured using magloc devices, normally such devices have override controls located adjacent to the door to enable persons to escape before the fire alarm activates. The lack of such override controls should be considered and justified as the balance must remain on the side of emergency rather than security. (See pages 127-128 of the 'Sleeping Accommodation' guide).

Any electronic door locking devices should fail safe if the power fails or fire alarm activates and should not re-energize until the fire alarm is reset i.e. should not re-energize on silence only (See also outstanding item A12 of the fire risk assessment dated 30/10/06).

Escape signage from the common areas should be reviewed and improved where necessary.

### **Maintenance of measures provided for protection of fire fighters**

The dry riser inlet is essential for fire fighter's / resident's safety when fire fighting in a high rise building. The inlet box should be repaired to deter the inlet from being vandalized / damaged and the blank caps maintained so they are easy to remove. (See outstanding item A9 of the fire risk assessment dated 30/10/06).

Riser outlets should be maintained so they are easy to open but should also be secured in the closed position to deter tampering and to enable a rapid visual check to be made during fire fighting operations. Padlocked leather straps / thin chains or plastic ties could be utilized for the purpose. (See page 63 of the 'Sleeping Accommodation' guide).

The door at the base of the stairs is secured with a 'magloc' which appears to only release on operation of the common fire alarm. A flat on fire may not cause the common alarm to sound therefore it may be difficult for firefighters to open and release this entrance door to allow access to the fire fighting staircase and lift.

The power supply provided to the fire fighting lifts should be determined as normally two separate power supplies are required. Such lifts may be suitable to be utilized by disabled occupants in a fire emergency.

Windows (vents) provided for firefighters to clear smoke from stairs and corridors should be maintained and available where provided (See page 100 of the 'Sleeping Accommodation' guide)