



Kitfox Ltd.
109-112 Princess Street,
Edinburgh
EH2 3AA

Subject: Fire Risk Assessment (FRA) shop trading as The Edinburgh Gift Vault

Date of FRA: 14/05/2025

Please note: All written text in this document high lightened in **RED** should be actioned and/or considered

General:

1. The shop, The Edinburgh Gift Vault is a retail shop of 12.72m x 6.48m shop floor space with a Storage/Stockroom area at the rear of the premises 6.48m x 10.74m floor space. The shop floor and storage room are divided by a common wooden door that is locked shut and opened by staff when gaining entry to either replenish stock for the shop or use the toilet that is situated within stockroom.
The shop is open to the general public and retails gift items, confectionary soft drinks etc.
2. Access and egress from the shop are gained by a double glass door from Princess Street. Anyone within the shop area would use these doors to egress the property as a common route and in an emergency situation
3. The stockroom also has a door at the rear which at the time of the FRA was padlocked.
I have advised the management that the door should remain unlocked to allow for a 'means of escape' during the hours that the shop is open for business.
The door locking mechanisms should be high lightened with the appropriate photoluminescent signage and signs should also be installed above the door (arrow forward) to indicate the direction of escape.
 - (a) **Please note Fire Safety/Health and Safety:** At the time of the FRA, the store room floor was cluttered with boxes, and other items that can potentially cause 'trip' hazards. I would advise that the store room floor be kept clear (as far as practicable) to eliminate the dangers of 'trips and falls'
 - (b) The store room door leads to a property which at present is under construction/renovation and a 'building site'.
 - (c) This door would be the nearest 'means of escape' to anyone in the stockroom in an emergency situation, however as it leads into another property.

- (d) I would advise that the management of Kitfox Ltd. would need some dialog with the landlord/client/construction company of this property to allow a means of escape for Kitfox Ltd. staff in the event of an emergency situation.
- (e) There is a fire escape within this property and can be accessed through a double 'push bar to open' fire door that leads to Rose Street North Lane
- (f) The route leading to the fire exit is a present illuminated by temporary lights.
- (g) This route will require to have photoluminescent (visible in darkness) signs installed both on the walls and on the fire escape doors.
The 2-x concrete structural pillars that are erected at just outside the store room door would also be required to be high lightened with photoluminescent tape to prevent anyone from colliding with them in the event of a total power failure or emergency situation.
- (h) At present there is no designated Assembly Point out with the property at Rose Street North Lane. It is advised that a designated assembly point be established in order that people who may have to use the emergency fire exit to be accounted for by the Fire Authorities/Management
- (i) According to management, i was advised by the local Fire Authorities that the perimeter of the shops stud-partitions walls in the locality of the adjacent property be clad with the appropriate fire-retardant cladding. This work has been carried out. Please note: the stockroom door has not been cladded with fire-retardant cladding, and I would advise that this work is extended to incorporate the door to create compartmentation as much as possible. (please see photographs)

Fire Alarm System

According to the records I viewed within the shop, the fire alarm system is linked from 109-112 Princess Street. These records are available to view and assume that the system is fit-for-purpose.

Regular fire alarm testing must be carried out and all testing should be logged in a Fire Safety Register. Any faults/malfunctions found in the operation of the fire alarm system must be reported and action taken to resolve

Electrical Wiring

According to the report I viewed at the premises the electrical wiring has been renewed throughout the premises and appears to comply with current legislation and fit-for-purpose

Emergency Lighting

According to the report I viewed within the shop, the emergency lighting has been installed to comply with current legislation. These records are available to view from the shop management, and I assume that the system is fit-for-purpose

At present there is 1 x emergency lighting luminary within the shop space, but in my opinion, and due to the size of area, an additional luminary should be installed

Fire Extinguishers

1. At present there are 2 x 2Kg dry Powder wall mounted fire extinguishers and also 1 x 9L floor mounted Foam spray extinguisher on site. (Please note: this extinguisher was found to be empty when inspected)
 - (a) In my estimation Dry Powder extinguishers are of the wrong type for this establishment and I would advise that the shop be fitted with 2 x 9L Foam Spray extinguishers in the shop floor and 1 x 9L Foam spray extinguisher in the storeroom

Heating

At the time of the FRA, there was no established fixed heating system within the premises

- (a) Means of heating within the shop and for the comfort of staff is supplied by 2 x portable floor mounted electrical fan heaters. At the time of the FRA, one of these heaters was found to be under the staff counter. The other one was sited at on the shop floor and against a wall
- (b) It is advised that these types of heating appliances be kept away from combustible materials and sited in an area where they have sufficient air circulation and that they should not be utilised to dry clothing and should not be covered. Also, that shop management must ensure that these appliances be unplugged from their sockets at end of days operations.

Hot Water Supply

Hot water is supplied to the wash hand basin by means of an Ariston water heater.

- (a) According to the Ariston technical data sheet this appliance has inbuilt cut-out mechanisms that comply to fire safety regulations.
For reference, attached is the technical data PDF manual for this appliance. At present, I can only assume that the wiring for this appliance has been installed in accordance with the manufacturer's instructions.

Please note: This water heater is attached to a wooden chipboard panel that does not appear to be in a stable condition. According to the manufactures installations instructions the water heater should be attached to a secure structure, and therefore the current installation will need to be addressed and the water heater either relocated or the installation rectified to make-good. (Please see attached picture)

Photoluminescent Fire Safety Signs (required)

- 1 x Break glass
- 1 x Fire Exit arrow up
- 1 x Fire Exit for emergency use on
- 3 x Foam spray (extinguisher signs)

3 x Fire Point
1 x Door lock configuration sign

Fire Safety Training; It is advised that staff receive fire safety training pertaining to this establishment

The FRA was carried out in the presence of the shop manager