



Kitfox Ltd.
144 Rose Street,
Edinburgh
EH2

Subject: Fire Risk Assessment (FRA) shop trading as Refill

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, Refill is a retail shop of 10.68m x 4.87m shop floor space with a Storage/Stockroom area at the rear of the premises with 4.67 x 5.89 floor space. The shop floor and storage room are open-plan and the store room can be accessed to replenish stock for the shop or to access the toilet that is situated within stockroom. The shop is open to the general public and retails confectionary soft drinks etc.
2. Access and egress from the shop are gained by a double glass door from Rose 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 this 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) The store room rear door/fire escape door leads to a property that is owned/let by 'A another'
 - (b) This door would be the nearest 'means of escape' to anyone in the stockroom in an emergency situation, however it leads into another property.
 - (c) **I would advise that the management of Kitfox Ltd. would need some dialog with the landlord/client/ of this property to allow a means of escape for Kitfox Ltd. staff in the event of an emergency situation.**
 - (d) 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 South Lane
 - (e) The route leading to this fire exit is very poorly illuminated, dangerous, and would be almost impossible to negotiate without the aid of proper lighting. (please see photograph taken from the outside of the store room looking towards the fire escape route)

- (f) This route will require to have proper lighting installed and also have photoluminescent (visible in darkness) signs installed both on the walls and on the fire escape doors.
There is also a 'trip hazard' across the store room fire escape door that would need addressed and rectified to eliminate this hazard.
- (g) At present there is no designated Assembly Point out with the property at Rose Street North Lane.
- (h) 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

Fire Alarm System

According to the records, the fire alarm system has been refurbished and in full working order and I 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 records, 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 records, the emergency lighting has been installed to comply with current legislation, 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
This also applies to the store room

Fire Extinguishers

1. At present there are 2 x 2Kg dry Powder wall mounted fire extinguishers.
 - (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 1 x portable floor mounted electrical fan heater. At the time of the FRA, this heater was found to be under the staff counter.
- (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.

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