

**Supplement to the agenda for**

# **Licensing Sub-Committee**

**Tuesday 3 February 2026**

**10.00 am**

**Conference Room 1 - Herefordshire Council, Plough Lane  
Offices, Hereford, HR4 0LE**

		<b>Pages</b>
<b>4.</b>	<b>REVIEW OF A PREMISES LICENCE IN RESPECT OF: MAGAZIN TIMISOARA, 22 COMMERCIAL ROAD, HEREFORD, HR1 2BD CALLED BY THE LICENSING AUTHORITY AS A RESPONSIBLE AUTHORITY- LICENSING ACT 2003</b>	<b>3 - 14</b>



Fire Risk Assessment

Magazin Timisoara  
22 Commercial Road  
Hereford  
HR1 2BD



By Gavin Paskin  
Central Fire Protection.

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[Details](#)

Magazin Timisoara  
22 Commercial Road  
Hereford  
HR1 2BD

[Use of Premises](#)

Commercial – Retail (with residential accommodation above)

Opening hours:

Sunday-Thursday: 08:00-00:00

Friday-Saturday: 08:00-02:00

[Details of Person or Organisation in Charge:](#)

Global Investment Associates Ltd.

[REDACTED]  
[REDACTED]

[\[REDACTED\] Fire Authority](#)

Hereford & Worcester Fire and Rescue Service

[Contact Details](#)

0845 122 4454

[Date of Risk Assessment](#)

21.10.2025

[Review Date](#)

21.10.2026

[Name of Person carrying out assessment:](#)

Gavin Paskin.

## **Disclaimer**

This risk assessment is carried out in accordance with regulatory reform act (fire safety) order 2005. Whilst every reasonable care has been taken when compiling this assessment Gavin Paskin will not accept any liability for any loss or claim arising from the information contained in this report. **Aims of assessment:**

1. To identify fire hazards
2. To reduce the risk of those hazards to as low as practicable
3. To identify what fire precautions are necessary to ensure the safety of people in the premises if a fire occurs.
4. The fire risk assessment must be reviewed and kept up to date.
5. The information in the assessment must include the significant findings and what measures will be taken to identify the people at risk
6. To identify sources of ignition
7. To identify sources of fuel
8. To identify people at risk
9. To prepare a plan
10. To carry out a review

## **Policy Statement**

It is the responsibility of Global Investment Associates Ltd to protect all customers and staff from potential injury that may arise as a result of fire on the premises.

Global Investment Associates Ltd will provide and maintain safe conditions for all staff and customers and provide such information as needed for this purpose. Global Investment Associates Ltd will give a high level of commitment to health and safety and will comply with all statutory requirements.

## **Description of Property**

22 Commercial Road (currently trading as 'Magazin Timisoara') is a ground floor retail unit of traditional construction; brick with concrete/ wooden floors and a pitched tiled roof. Located above the retail unit is a 1<sup>st</sup> floor office space and 2<sup>nd</sup> floor residential flat (currently unoccupied). The retail premises has a single exit; the front (main store entrance). It is important to note that the 1<sup>st</sup> floor office and 2<sup>nd</sup> floor residential flat above have an independent side entry door accessed via the right-hand side yard area. The ground floor retail unit comprises the main store area, with front counter area, associated shelving and expansive display refrigerators. There is no spatial heating/ cooling system installed within the store. Hot water is provided by a small electric water heater located above the staff kitchenette sink area. The premises have no gas supply. On the day of assessment, the business was actively trading.

## Fire Safety Systems within the Premises

### Fire warning system

There is a hardwired, interlinked automatic fire alarm system installed throughout all 3 floors of the building. The system incorporates strategically located 'call-points' throughout. The main alarm control panel is located within the retail unit; adjacent to the main entrance door. The date of the last annual service inspection of the fire alarm system could not be ascertained. An interlinked system throughout both the retail/ office and residential premises is installed to provide all occupants with a timely fire warning at all times.

Control Measure The alarm system will need to be serviced annually and records kept for inspection. A log book should be provided to record weekly user-testing of the alarm and to report any faults.

Comment In an emergency a staff member would take charge of the situation. He or she would organise the evacuation of the store and call the emergency services. All occupants must leave the property and go to the assembly point (Merton Hotel Bus Stop). They will then have to call the emergency services and wait at the assembly point till they are told it is safe to re-enter the building.

Deficiencies The date of the last annual service inspection of the fire alarm system could not be ascertained.

### Emergency Lighting

There is no emergency lighting system fitted along the premises escape route; however, the small nature of the premises negates the requirement.

### Fire Fighting

'Co2' & 'Foam' fire extinguishers are located to the rear of the shop floor area; within the staff kitchenette/ stores area, to provide staff with a means of tackling a small fire – particularly of electrical source. There is no additional fire-fighting equipment on site due to the policy of the responsible person: preferring the staff/ residents to evacuate the premises in the event of a fire rather than putting themselves at risk by attempting to tackle the fire. The portable fire extinguishers were found to be in serviceable date – they were last serviced on (21.10.2025) and will therefore require annual servicing on or before (21.10.2026).

Control Measure The fire extinguishers provided in the retail premises form part of the annual safety inspection.

Deficiencies None.

### People at risk

Residents within the residential flat above, staff, customers and visitors.

Control Measure Staff will be familiar with the layout of the premises. There is a 'fire action' notice prominently displayed in the store to provide clear instructions to customers, staff and all other occupants on the action(s) to take in the event of an emergency and how to contact the emergency services.

Deficiencies None.

## Means of Escape

There is a single exit from the retail premises; the front (main store entrance).

The exit door possesses an internally 'key-operated' locking mechanism, however, the door is kept unlocked throughout all trading hours; ensuring ease of egress is possible at all times of trading occupancy. The front door leads directly onto the public footpath/ on-street car parking area providing access to an array of open, public spaces. The front door is protected by a steel roller-shutter door outside of trading hours.

Control Measure The escape route should be kept clear and unobstructed at all times.

Deficiencies None.

## Sources of ignition

Electrical appliances and smoking.

On the day of assessment, the date of the last full fixed electrical wiring test/ inspection was observed as having taken place on (15.09.2025) with a recommended retest date of (15.09.2030).

All portable appliances used by the business (e.g. chillers/ cash register), must be PAT tested annually upon reaching 12 months of age. The portable electrical appliances utilised by the business were PAT tested on (21.10.2025) and will therefore be due for retesting on or before (21.10.2026).

Control Measure Fixed electrical wiring should be checked every 5 years and a 'conditions report' issued. All portable electrical appliances utilised by the business will require annual PAT testing upon reaching 12 months of age. All gas appliances must be tested annually. There is a no smoking policy in place. Any customers or staff who smoke should use outdoor ash trays and make sure that cigarettes are fully extinguished when finished. Ash trays should always be emptied into metal bins outside. If possible, encourage customers to use a dedicated area outside using a metal bin for used cigarettes. Smoking should not be permitted in the store or on the escape routes.

Deficiencies None.

## Sources of fuel

General business materials; packaging, paper and retail products. Waste is removed and stored in bins located in the rear yard area. The store is very well-organised, clean and tidy; ensuring that there is never a build-up of waste or obstruction of the escape routes. Likewise, the rear yard area is clean and clear.

Control Measure All furniture should comply to the (furniture and furnishing fire safety regulations 1988 amended 1989 1993 and 2010). All waste should be removed, and consumables kept in cupboards. Cleaning products, particularly aerosols, used by the business should be stored out of direct sunlight.

## Security

The sole exit door possesses an internally 'key-operated' latch, however, the door remains unlocked throughout all trading hours to provide easy egress at all times of trading occupancy.

There are no window openings within the store.

The front door is protected by a steel roller-shutter door outside of trading hours – providing enhanced protection from intruders and potential arson.

## Maintenance

The fire alarm should be tested weekly and recorded in a 'log-book'

Service contracts should be put in place for the fire alarm to be serviced annually to BS 5839 part1.

The fixed electrical wiring should be inspected every 5 years and a conditions report issued.

PAT testing should take place annually.

The fire extinguishers form part of the annual safety inspection.

## Training and Drills

Fire safety training should be managed by the responsible person. All staff should receive adequate fire training on induction with refresher training at suitable intervals. At least once a year.

The training should include

1. Action to take in the event of a fire
2. Action to take on discovering a fire
3. Action to take on hearing the alarm
4. Location and the use of fire extinguishers (if supplied)
5. How to assist with the evacuation of the building
6. How to contact the emergency services
7. The location of the assembly point to a place of total safety.

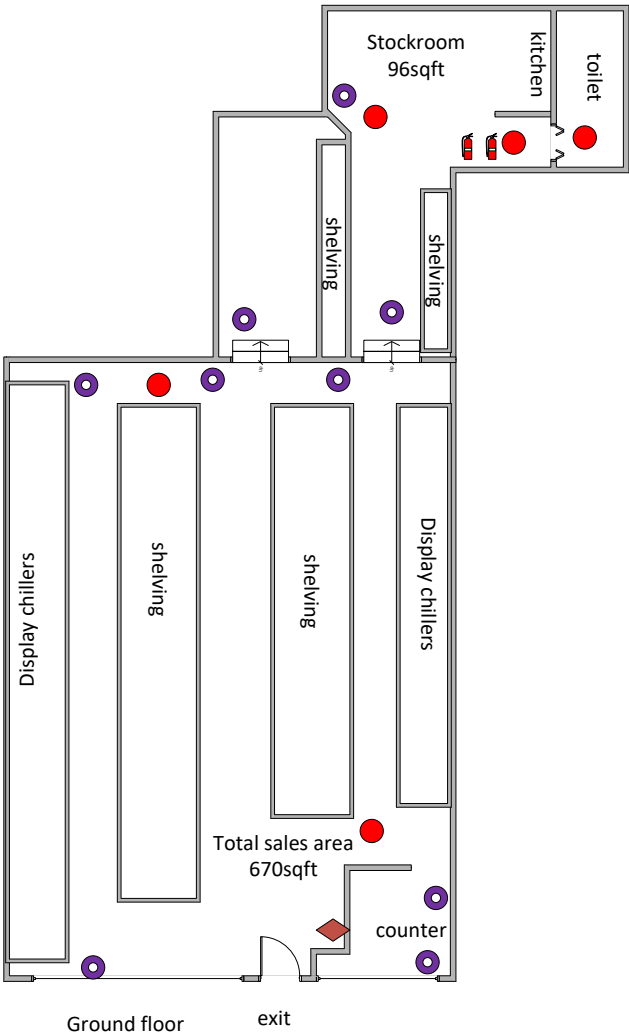
## Significant Findings

1. The date of the last annual service inspection of the fire alarm system could not be ascertained.

Item no	Deficiencies/ <b>rectifications</b>	Priority	Date to be rectified	Date rectified	R P to sign when complete
1	The date of the last annual service inspection of the fire alarm system could not be ascertained. <b>Ensure the system is serviced annually to BS5839 part1. Retain resulting certification for inspection as may be required.</b>	High			



Property Floor Plan:



Magazin Timisoara  
22 Commercial Road  
Hereford  
HR1 2RD

legend

- Smoke Detector
- CCTV
- Call Point
- Fire Extinguisher





## CERTIFICATE OF MAINTENANCE

### FIRE FIGHTING EQUIPMENT

**THIS CERTIFICATE CONFIRMS THAT CENTRAL FIRE PROTECTION HAVE COMPLETED THE ANNUAL SERVICE OF YOUR FIRE FIGHTING EQUIPMENT AS LISTED BELOW IN ACCORDANCE WITH BRITISH STANDARD 5306 part 3. 2009.**

Customer name.

Customer no

Address

Post code.

Telephone no.

Date

engineer

type	water	foam	CO2	powder	Wet chemical	blanket
qty						

British Standard 5306:Part 3:2009

Routine inspection by user.

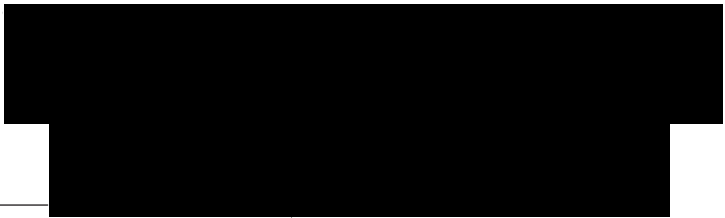
It is recommended that regular inspection of all extinguishers, gas charges and replacement charges should be carried out by the user or by the users representative at intervals, to make sure that the appliances are in their proper position and have not been discharged, or lost pressure (in the case of extinguishers fitted with pressure indicator) or suffered obvious damage. The frequency of inspection should not be less than quarterly and preferably at least monthly. The user should replace the extinguishers not available for service by serviceable extinguishers.



# INVOICE



ALL APPLIANCES HAVE BEEN EXAMINED IN ACCORDANCE WITH BS5306 PART 3 2009 AND UNLESS STATED, ARE CERTIFIED TO BE IN GOOD WORKING ORDER ON DATE OF INSPECTION



Customer Name: Global Investment Associates Ltd.  
Address: Magazin Timisoara, 22 Commercial Road  
Old Market  
Town: Hereford  
Post Code: HR1 2BD Tel: 01492 50044



Date: 22nd October 2025

Qty Type	Qty	Description	Price EA		Total	
Water						
Foam	1	Serviced				
CO <sub>2</sub>	1	Serviced				
Powder						
Wet Chem						
Fire Blanket						
I.D. Signs	3	Fire Action & Extinguisher ID Signs Installed				
P.A.T.	12	12 Portable Appliances PAT Tested	Net			
			Gross			
FRA	1	Fire Risk Assessment for 22 Commercial Road, HR1 2BD 1PE			220	00

Customers Order No: \_\_\_\_\_

Training required.

Acceptance of goods received in satisfactory condition.

Invoice No: 2110(2025)



Customer Signature \_\_\_\_\_  
Print \_\_\_\_\_

Items above remain the property of Central Fire Protection until payment in full has been received.

Representative \_\_\_\_\_

