

## Futures Fire Risk Assessment

Futurse Homescape, Community Centre  
 Hathersage Drive: DE55 1LR, UPRN: 4 /  
 109692 / QA Approved / Piotr Iwan

**Complete**

Flagged items	2	Actions	14
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### SITE NAME:

Futurse Homescape,  
 Community Centre  
 Hathersage Drive: DE55 1LR,  
 UPRN: 4, Fire Risk  
 Assessments, Futures  
 Homescape

### PROPERTY IMAGE



Photo 1

UPRN:	4
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JOB NUMBER:	109692
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FRA COMPLETED BY:	Pennington Choices Limited
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FIRE RISK ASSESSOR NAME:	Adrian Gallimore
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INSPECTION DATE:	27 Apr 2023
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REPORT STATUS:	QA Approved
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REASSESSMENT PRIORITY	Medium - 2 Years
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VALID TO: (QA Use Only)	16 May 2025
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VALIDATION DATE: (QA Use Only)	16 May 2023
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VALIDATED BY: (QA Use Only)	Piotr Iwan
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**VALIDATOR'S SIGNATURE:  
(QA Use Only)**

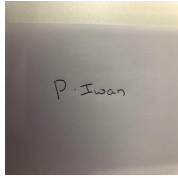


Photo 2

## Flagged items & Actions

2 flagged, 14 actions

### Flagged items

2 flagged, 0 actions

Assessment Risk Ratings / Premises Risk Rating

**Accordingly, it is considered that the risk to life from fire at these premises is:**

MODERATE

Assessment Risk Ratings

**On satisfactory completion of all remedial works the risk rating of this building may be reduced to**

TOLERABLE

### Other actions

14 actions

Detailed Risk Assessment Part 2 / A - Electrical Ignition Sources / A3

**Is there a policy for personal electrical appliances (consider restrictions of communal supply points such as outlets and T pin outlets)?**

Unknown

It was not possible to establish the policy on member of the community using their own electrical equipment within the community centre as the information was not available at the time of assessment.

Open | Priority Low | Due 16 May 2024 12:44 PM BST | Created by Adrian Gallimore

A3

Management should confirm the policy of the use of personal electrical appliance within the community centre such as use of projectors and charging of mobile phone etc. The policy should be communicated to centre users.

Detailed Risk Assessment Part 2 / B - Smoking Policies / B2

**Is the policy being adhered to and are "No smoking" signs provided in the common areas?**

No

There was no evidence of smoking within the community centre at the time of assessment. There is one 'No Smoking sign' displayed on the notice board that is inconspicuous.



Photo 8



Photo 9

Open | Priority Low | Due 16 May 2024 12:51 PM BST | Created by Adrian Gallimore

B2

Management should display 'It is against the law to smoke on these premises' sign at the entrance door in order that persons do not walk into the foyer smoking before noticing the sign on the notice board.

Detailed Risk Assessment Part 2 / F - Lightning / F1

**Does the building have a lightning protection system?**

Unknown

It was not possible to establish if lightning protection is installed to the property.

Open | Created by Adrian Gallimore

F1

Management to confirm if lightning protection is in place. A risk assessment should be completed to establish if lightning protection is required.

Detailed Risk Assessment Part 2 / G - Housekeeping / G2

**Are the escape routes kept clear of items combustible materials or waste and free of any trip hazards?**

No

Loose paper items are located on notice board within the entrance foyer.



Photo 15

Open | Priority Low | Due 16 May 2024 1:20 PM BST | Created by Adrian Gallimore

G2

Management should ensure that loose paperwork / notices are either laminated or placed on a notice board with Perspex screen.

Detailed Risk Assessment Part 2 / H - Hazards Introduced by Contractors / H1

**Is there satisfactory control over works carried out in the building by contractors (e.g. hot work permits)?**

Unknown

It was not possible to establish what contractor controls are in place as the information was not available at the time of assessment.

Open | Priority Medium | Due 16 Aug 2023 1:38 PM BST | Created by Adrian Gallimore

H1

Management should ensure that contractor activities are suitably controlled to include the submitting of valid insurance details and RAMS. A Hot Work Permit should be used for any hot working activities.

Detailed Risk Assessment Part 2 / M - Common Area Fire Doors / M1

**Are all common area fire door and frames in good condition and appropriately fire rated?**

Unknown

It was not possible to establish fire rating of the separating door or glazing between the community room and the entrance foyer. In addition, the door to the kitchen had intumescent strips painted over and hinges to the door did not appear to be fire rated and the gap to the side of the door was excessive. Self-closure devices are fitted.



Photo 22



Photo 23



Photo 24



Photo 25

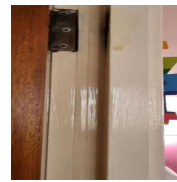


Photo 26

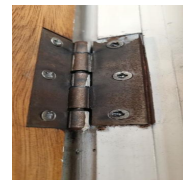


Photo 27



Photo 28

Open | Priority Medium | Due 16 Aug 2023 2:02 PM BST | Created by Adrian Gallimore

M1

Management should inspect fire doors to establish fire rating and condition. Doors should conform to FD30 specification and glazing to the separating door set should be fire rated. Where doors and glazing do not conform they should be replaced with FD30 fire rated doors and fire rated glass. Any installation required should only be completed by a certified third-party contractor.

Detailed Risk Assessment Part 2 / N - Emergency Lighting / N1

**If emergency lighting is provided, is the coverage sufficient and in good repair? (Internal and external)**

No

Emergency lighting is fitted to the community room and entrance foyer. The emergency light above the French doors was found to be defective.

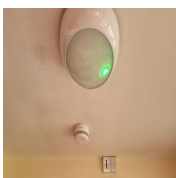


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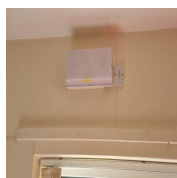


Photo 30

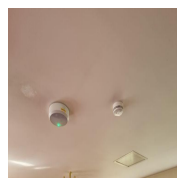


Photo 31

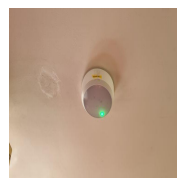


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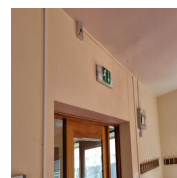


Photo 33

Open | Priority Medium | Due 16 Aug 2023 2:05 PM BST | Created by Adrian Gallimore

N1

Management should ensure that the emergency light unit above the French doors is repaired.

Detailed Risk Assessment Part 2 / O - Fire Safety Signs and Notices / O1

**Is there adequate provision of visible fire safety signs and notices? (Consider directional, exits, stairs, fire action notices, Fire door keep shut, fire equipment and 'do not use lift' signage)**

No

There is a Fire Action Notice displayed within the community room advising of a simultaneous evacuation. There was no fire assembly sign identified in the car park and no exit sign is displayed over the French doors. Exit signs are displayed above the separating door and final exit from the foyer.

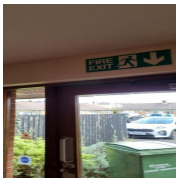


Photo 35



Photo 36

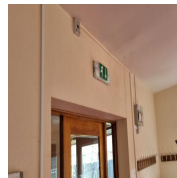


Photo 37

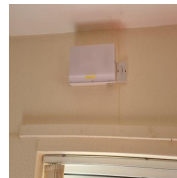


Photo 38

Open | Priority Low | Due 16 May 2024 2:08 PM BST | Created by Adrian Gallimore

O1

Management should ensure that a fire assembly sign is displayed within the carpark. An exit sign should be displayed above the French doors.

Detailed Risk Assessment Part 2 / P - Means of Giving Warning in Case of Fire / P6

**Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?**

Unknown

It was not possible to establish the procedure for silencing and re-setting the AFD system.

Open | Priority Medium | Due 16 Aug 2023 2:17 PM BST | Created by Adrian Gallimore

P6

Management should confirm the procedure for silencing and re-setting the AFD system and ensure that it is communicated to community centre users.

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q1

**Is there adequate levels of compartmentation between floors and between flats and the common escape routes?**

Unknown

Walls are solid with plasterboard ceilings. Floors are of solid construction. There were no major breaches identified however there is plastic conduit fitted to the community room; it was not possible to establish if there were any penetrations behind conduit or if cabling within is adequately clipped. Conduit does not appear to be fire rated.



Photo 42



Photo 43

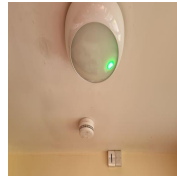


Photo 44



Photo 45



Photo 46

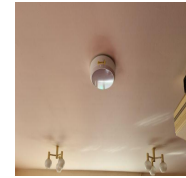


Photo 47

Open | Priority Low | Due 16 May 2024 2:22 PM BST | Created by Adrian Gallimore

Q1

Management should replace conduit with fire rated / metal trunking. Any penetrations behind conduit should be fire stopped with fire rated building materials and cables within should be appropriately mechanically clipped. Any work required should only be completed by an approved third-party contractor.

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q4

**Is compartmentation maintained in the roof space?**

Unknown

There was no roof access hatch identified to the community centre. It was not possible to establish the level of compartmentation within the roof space between the community centre and attached bungalow next door.



Photo 48

Open | Priority Medium | Due 16 Aug 2023 2:27 PM BST | Created by Adrian Gallimore

Q4

Management should inspect the roof space to ensure that there are no gaps or penetration within the roof space. Any penetrations identified should be fire stopped with fire rated building materials. Any work required should only be completed by a certified third-party contractor.

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q5

**Are electrics, including embedded meters, enclosed in fire rated construction?**

No

There is an electrical consumer unit within the community rook that is not protected with a fire rated enclosure / cabinet. There are three exits from the premises.



Photo 49

Open | Created by Adrian Gallimore

Q5

During future works, management may wish to enclose the electrical consumer unit in a fire rated enclosure / cabinet.

Detailed Risk Assessment Part 2 / R - Fire Extinguishing Appliances / R1

**If required, is there reasonable provision of accessible portable fire extinguishers?**

No

There was only one 21A 6Ltr Foam and one 2kg CO2 extinguishers present. BS5306 part 8 states that a minimum of 2 x 13A rated units should be installed to compartments of up to 400sq metres. In addition there were no signs displayed to say that extinguishers should only be used by trained persons. Extinguishers are maintained under service contract by Harmony; the last service was completed in February 2023.



Photo 52



Photo 53

Open | Priority Medium | Due 16 Aug 2023 2:39 PM BST | Created by Adrian Gallimore

R1

Management should ensure that an additional 13A 6ltr Water or Foam extinguisher is installed to ensure compliance under BS5306. Signage should be displayed to state 'only to be used by trained persons'

Detailed Risk Assessment Part 2 / T - Procedures and Arrangements / T2

**Has a competent person(s) been appointed to assist in undertaking the preventative and protective measures including in house checks?**

Unknown

It was not possible to ascertain if there is a competent person appointed for this property.

Open | Created by Adrian Gallimore

T2

Management should confirm there is a competent person in place to undertake the preventative and protective measures for this property.

# Detailed Risk Assessment Part 1

## 1. General Information

1.1 FRA Type:	Type 1
1.2 Property Type:	Purpose Built Community Centre
1.3 Property Designation:	Community Centre
1.4 Responsible Person:	Lindsey Williams - CEO Futures Housing Group
1.5 No of Floors:	1
1.6 No of Flats (if applicable):	N/A
1.7 Ground Floor Area (m2):	100
1.8 Total Area of all Floors (m2)	100

### 1.9 Building Description:

The building is a semi-detached community centre with a residential bungalow adjoined. The building comprises of small entrance foyer with entrance to the community room and toilets. The community room has seating for up to 34 persons. There is a small kitchen located off the community room. Exits are via the main entrance with two additional means of escape via French doors within the community room.

### 1.10 Building Construction:

Brick built property with tiled pitched roof. Internal walls are brick built with wallpapered finish. Ceilings are emulsion painted plastered plasterboard and floors are of solid construction.

### 1.11 Extent of common areas:

Entrance foyer, toilets, community room and kitchen.

### 1.12 Areas of the building to which access was not available:

All area of the community centre were accessible.

### 1.13 If applicable, state which flats were sample inspected:

N/A - The premise is a community centre with no dwellings.

## 2. The Occupants

2.1 Management Extent	Non Managed – eg GN
2.2 Details of any onsite Management	



There are no on-site management.

### 2.3 Person managing fire safety in the premises

Lindsey Williams, CEO Futures Housing Group.

### 2.4 Person consulted during the fire risk assessment

No persons were consulted during the assessment.

### 2.5 Number of occupants (maximum estimated)

The premises is a community centre. The community room is 70 sq. meters. Seating is provided that will seat up to 34 persons.

### 2.6 Approximate maximum number of employees at any one time

There were no employees at the time of assessment. It is likely that a member of staff will attend the centre to conduct caretaker and routine maintenance duties.

### 2.7 Number of members of the public (maximum estimated)

The premises is a community centre that will serve the local community. Refer to 2.5

### 2.8 Identify any people who are especially at risk (Sleeping Occupants, Disabled Occupants, Occupants in remote areas and Lone Workers, Young Persons, Others)

The premise is a community centre and it is not likely to have sleeping occupants. It is likely that elderly persons will use the centre. It is also possible that members of the community that attend could have varying degrees of disabilities. There may be young persons that use the centre however, they are likely to be accompanied by parents, guardians or responsible adults. It is possible that lone workers may attend to conduct routine maintenance and caretaking activities.

## 3. Fire Safety Legislation

3.1 The following fire safety legislation applies to these premises	Regulatory Reform (Fire Safety) Order 2005
3.2 The above legislation is enforced by	Derbyshire Fire and Rescue Service
3.3 Other key fire safety legislation (other than Building Regs 2000)	The Smoke Free (Premises & Enforcement) Regulations 2006
3.4 The other legislation referred to above is enforced by	N/A
3.5 Guidance used as applicable to premises and occupation	Small & Medium Places of Assembly
3.6 Is there an alteration or enforcement notice in force?	Unknown

None know to the assessor.

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### **3.7 Fire loss experience (since last FRA)**

Unknown

None known to the assessor. There was no evidence of fire loss or damage at the time of assessment.

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## Detailed Risk Assessment Part 2

14 actions

### A - Electrical Ignition Sources

1 action

#### A1

Is the fixed electrical installation periodically inspected and tested, (include dates if known)?

Yes

The label on the consumer unit showed that the fixed wiring was last inspected on 13/01/20.



Photo 3

Policy Principle: FHG complete Fixed wire testing in line with current regulations every 5 years and complete an annual visual inspection on all properties.

#### A2

Is PAT testing in common areas carried out?

Yes

Electrical appliances were labelled to confirm the date of the last PAT test was completed in August 2022.



Photo 4



Photo 5



Photo 6



Photo 7

Policy Principle: PAT testing is complete at the time of the visual inspection as mentioned above. All items in the communal areas will be tested.

#### A3

1 action

Is there a policy for personal electrical appliances (consider restrictions of communal supply points such as outlets and T pin outlets)?

Unknown

It was not possible to establish the policy on member of the community using their own electrical equipment within the community centre as the information was not available at the time of assessment.

Open | Priority Low | Due 16 May 2024 12:44 PM BST | Created by Adrian Gallimore

A3

Management should confirm the policy of the use of personal electrical appliance within the community centre such as use of projectors and charging of mobile phone etc. The policy should be communicated to centre users.

Policy Principle: PAT testing is complete at the time of the visual inspection as mentioned above. All items in the communal areas will be tested.

**Action/Recommendation Required?**

Yes

**Action Priority:**

Low - 12 Months

A4

**Is the use of adapters and leads limited?**

Unknown

There were no leads or adapters in use at the time of assessment. It is possible that a centre user could bring an extension lead of adapter to site. Refer to A3.

A5

**Are there any PV cells installed and do they have the appropriate isolation systems and signage to assist the fire and rescue service?**

N/A

None present.

**B - Smoking Policies**

1 action

B1

**Are there suitable arrangements to prevent fire as a result from smoking?**

Yes

Smoking is prohibited within the community centre.

Policy Principle: No smoking policy in all communal areas- signage displayed.

B2

1 action

**Is the policy being adhered to and are "No smoking" signs provided in the common areas?**

No

There was no evidence of smoking within the community centre at the time of assessment. There is one 'No Smoking sign' displayed on the notice board that is inconspicuous.



Photo 8



Photo 9

Open | Priority Low | Due 16 May 2024 12:51 PM BST | Created by Adrian Gallimore

B2

Management should display 'It is against the law to smoke on these premises' sign at the entrance door in order that persons do not walk into the foyer smoking before noticing the sign on the notice board.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

C - Arson

C1

Are premises secure against arson by outsiders? (Please state how)

Yes

The premises is secured with standard security locks with keys held by authorised persons.

C2

Are bins secured or fire loading stored in a suitable location? (Please state bin type, location, if and how it is secured)

Yes

A waste bin is located outside of the premises.



Photo 10

D - Portable Heaters and Installations

D1

If used, is the use of portable heaters regarded as safe?

N/A

No portable heaters were identified at the time of assessment.

## D2

**Are fixed heating systems maintained annually?**

Yes

There is a domestic gas boiler located within the kitchen. The Landlords Certificate within the property shows that the last inspection was completed on 27/02/2023. There is a gas fire within the community room. The gas supply was not connected at the time of assessment.



Photo 11

Policy Principle: All Safety inspections carried out annually by qualified persons.

## E - Cooking

### E1

**Are reasonable measures in place to prevent fires as a result of cooking, including replacing filter(where necessary)?**

Yes

There is a gas cooker within the kitchen which has been disconnected and is labelled 'do not use'. There is electrical equipment within the kitchen such as toaster and microwave which is subject to routine PAT testing.



Photo 12



Photo 13

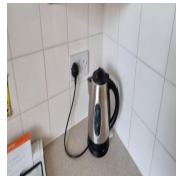


Photo 14

## F - Lightning

1 action

### F1

1 action

**Does the building have a lightning protection system?**

Unknown

It was not possible to establish if lightning protection is installed to the property.

Open | Created by Adrian Gallimore

### F1

Management to confirm if lightning protection is in place. A risk assessment should be completed to establish if lightning protection is required.

Policy Principle: No lightning protection policy in place

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

## G - Housekeeping

1 action

### G1

Are combustible materials kept away from any sources of ignition, including gas and electrical intake cupboards?

Yes

No combustibles noted near any ignition sources.

### G2

1 action

Are the escape routes kept clear of items combustible materials or waste and free of any trip hazards?

No

Loose paper items are located on notice board within the entrance foyer.



Photo 15

Open | Priority Low | Due 16 May 2024 1:20 PM BST | Created by Adrian Gallimore

### G2

Management should ensure that loose paperwork / notices are either laminated or placed on a notice board with Perspex screen.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

### G3

Are mobility scooters or electric vehicles stored in the means of escape? If yes has an assessment been undertaken in line with the NFCC "Mobility Scooter Guidance for Residential Buildings"?

N/A

No present at the time of assessment.

## H - Hazards Introduced by Contractors

1 action

H1

1 action

Is there satisfactory control over works carried out in the building by contractors (e.g. hot work permits)?

Unknown

It was not possible to establish what contractor controls are in place as the information was not available at the time of assessment.

Open | Priority Medium | Due 16 Aug 2023 1:38 PM BST | Created by Adrian Gallimore

H1

Management should ensure that contractor activities are suitably controlled to include the submitting of valid insurance details and RAMS. A Hot Work Permit should be used for any hot working activities.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

## I - Dangerous Substances

I1

If dangerous substances are used, has a risk assessment been carried out as required by the Dangerous Substances and Explosives Atmospheres Regulations 2002 and are they stored correctly?

N/A

There were no dangerous substances identified at the time of assessment. Refer to Policy Principle.

Policy Principle: All contractors must submit RAMS for procurement processes, and these are reviewed annually by FHG. A specific risk assessment is to be completed for each job.

## J - Other Significant Hazards

J1

Are all issues deemed satisfactory? [1]

N/A

No further significant hazards were identified at the time of assessment.

J2

Are all issues deemed satisfactory? [2]

N/A

No further significant hazards were identified at the time of assessment.

## K - Means of Escape

K1



Is the escape route design deemed satisfactory? (Consider current design codes)

Yes

The escape route is satisfactory.

K2

Is the fire-resisting construction (including any glazing) protecting escape routes and staircases of a suitable standard and maintained in sound condition?

Yes

Internal walls are solid with wallpapered finish. Ceilings are emulsion painted plasterboard and floors are solid.

K3

Is there adequate provision of exits (including exit Widths) for the numbers who may be present?

Yes

There is an exit using the main entrance. There are also French doors within the community room.



Photo 16



Photo 17



Photo 18

K4

Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?)

Yes

The front entrance and French doors are fitted with thumb locks.



Photo 19

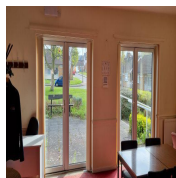


Photo 20

K5

Do final exits open in the direction of escape where necessary?

Yes

Exits open in the direction of travel.

K6

Are travel distances satisfactory? (consider single direction and more than one direction, property risk profile and occupancy characteristics)

Yes

Travel distances are acceptable.

K7

Are there suitable precautions for all inner rooms?

N/A

There are no inner room scenarios present.

K8

Are escape routes separated where appropriate?

Unknown

The community room is separated by glazing and a fire door between the foyer and community room. It was not possible to establish fire rating of the door or glass panels. Refer to M1.



Photo 21

K9

Are corridors sub-divided where appropriate?

N/A

Not required.

K10

Do escape routes lead to a place of safety?

Yes

Escape routes lead to the external environment.

K11

Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision)

Yes

The premise is single storey only with no stairs. Openable doors and window are fitted.

K12

Are there any other issues that could affect the means of escape, for example plastic conduit/loose cables not secured by fire rated fastening?

Unknown

Plastic conduit is fitted to cables within the community room however it is not likely to affect safe egress. It was not possible to establish if there are any penetrations within conduit or if cables within are adequately clipped. Refer to Q1.

## L - Flat Entrance Doors

L1

Are the sample inspection flat entrance door or doors in good condition and appropriately fire rated?

N/A

The premise is a community centre with no flats.

## M - Common Area Fire Doors

1 action

M1

1 action

Are all common area fire door and frames in good condition and appropriately fire rated?

Unknown

It was not possible to establish fire rating of the separating door or glazing between the community room and the entrance foyer. In addition, the door to the kitchen had intumescent strips painted over and hinges to the door did not appear to be fire rated and the gap to the side of the door was excessive. Self-closure devices are fitted.



Photo 22



Photo 23



Photo 24



Photo 25

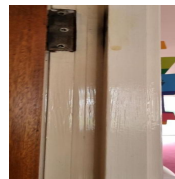


Photo 26

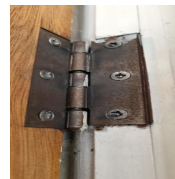


Photo 27



Photo 28

Open | Priority Medium | Due 16 Aug 2023 2:02 PM BST | Created by Adrian Gallimore

M1

Management should inspect fire doors to establish fire rating and condition. Doors should conform to FD30 specification and glazing to the separating door set should be fire rated. Where doors and glazing do not conform they should be replaced with FD30 fire rated doors and fire rated glass. Any installation required should only be completed by a certified third-party contractor.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

## N - Emergency Lighting

1 action

### N1

1 action

If emergency lighting is provided, is the coverage sufficient and in good repair? (Internal and external)

No

Emergency lighting is fitted to the community room and entrance foyer. The emergency light above the French doors was found to be defective.

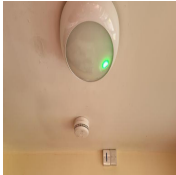


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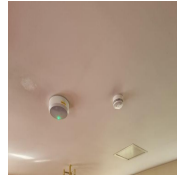


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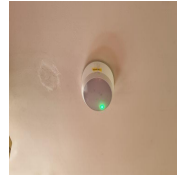


Photo 32



Photo 33

Open | Priority Medium | Due 16 Aug 2023 2:05 PM BST | Created by Adrian Gallimore

### N1

Management should ensure that the emergency light unit above the French doors is repaired.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

### N2

If EL not provided, is borrowed/artificial lighting sufficient for escape? (Internal and external)

Yes

External borrowed light is adequate and an external emergency light unit is installed above the entrance.



Photo 34

## O - Fire Safety Signs and Notices

1 action

### O1

1 action

Is there adequate provision of visible fire safety signs and notices? (Consider directional, exits, stairs, fire action notices, Fire door keep shut, fire equipment and 'do not use lift' signage)

No

There is a Fire Action Notice displayed within the community room advising of a simultaneous evacuation. There was no fire assembly sign identified in the car park and no exit sign is displayed over the French doors. Exit signs are displayed above the separating door and final exit from the foyer.

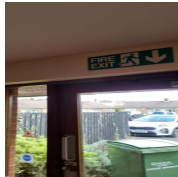


Photo 35



Photo 36

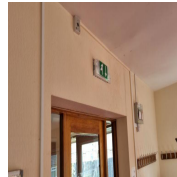


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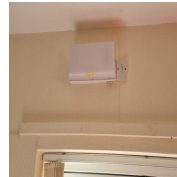


Photo 38

Open | Priority Low | Due 16 May 2024 2:08 PM BST | Created by Adrian Gallimore

O1

Management should ensure that a fire assembly sign is displayed within the carpark. An exit sign should be displayed above the French doors.

Action/Recommendation Required?	Yes
Action Priority:	Low - 12 Months

O2

Wayfinding Signage (buildings over 11 metres in height). Are there clear markings for flat and floor recognition provided?

N/A

The building is a single storey community centre.

## P - Means of Giving Warning in Case of Fire

1 action

P1

Is a reasonable fire detection and fire alarm system provided in the common areas, where necessary?

Yes

There is no manual fire alarm system however, hard-wired smoke / heat detection is installed to the entrance foyer, community room and kitchen which is adequate for the premises.

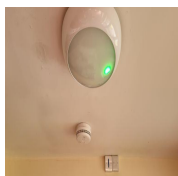


Photo 39

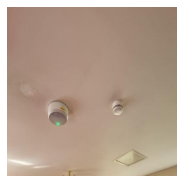


Photo 40

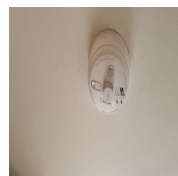


Photo 41

P2

If installed, is the common area AFD adequate for the occupancy and fire risk?

Yes

Refer to P1.

P3

If not installed, are the premises deemed safe without a common area AFD system?

N/A

AFD is installed to the community room, entrance foyer and kitchen.

P4

If there is a communal fire detection and fire alarm system, does it extend into the dwellings?

N/A

The premise is a community centre with no dwellings.

P5

Where appropriate, has a fire alarm zone plan been provided?

N/A

There is no manual fire alarm system only AFD installed to the community room, entrance foyer and kitchen.

P6

1 action

Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?

Unknown

It was not possible to establish the procedure for silencing and re-setting the AFD system.

Open | Priority Medium | Due 16 Aug 2023 2:17 PM BST | Created by Adrian Gallimore

P6

Management should confirm the procedure for silencing and re-setting the AFD system and ensure that it is communicated to community centre users.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

P7

If applicable, is a separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?

N/A

The premise is a community centre with no dwellings.

P8

If applicable (Sheltered scheme) is the smoke detection within the flats monitored by an alarm receiving centre/on site scheme manager via a telecare system?

N/A

The premise is a community centre with no dwellings.

## Q - Measures to Limit Fire Spread and Development

3 actions

### Q1

1 action

Is there adequate levels of compartmentation between floors and between flats and the common escape routes?

Unknown

Walls are solid with plasterboard ceilings. Floors are of solid construction. There were no major breaches identified however there is plastic conduit fitted to the community room; it was not possible to establish if there were any penetrations behind conduit or if cabling within is adequately clipped. Conduit does not appear to be fire rated.



Photo 42



Photo 43

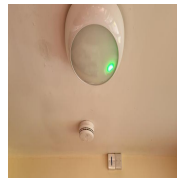


Photo 44

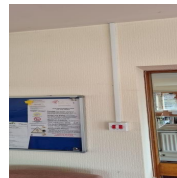


Photo 45

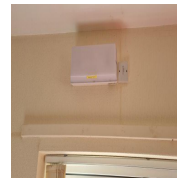


Photo 46

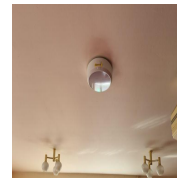


Photo 47

Open | Priority Low | Due 16 May 2024 2:22 PM BST | Created by Adrian Gallimore

### Q1

Management should replace conduit with fire rated / metal trunking. Any penetrations behind conduit should be fire stopped with fire rated building materials and cables within should be appropriately mechanically clipped. Any work required should only be completed by an approved third-party contractor.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

### Q2

Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings)

N/A

No hidden voids identified.

### Q3

Is there adequately fire protected service risers and/or ducts in common areas, that will restrict the spread of fire and smoke?

N/A

None present.

Q4

1 action

Is compartmentation maintained in the roof space?

Unknown

There was no roof access hatch identified to the community centre. It was not possible to establish the level of compartmentation within the roof space between the community centre and attached bungalow next door.



Photo 48

Open | Priority Medium | Due 16 Aug 2023 2:27 PM BST | Created by Adrian Gallimore

Q4

Management should inspect the roof space to ensure that there are no gaps or penetration within the roof space. Any penetrations identified should be fire stopped with fire rated building materials. Any work required should only be completed by a certified third-party contractor.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

Q5

1 action

Are electrics, including embedded meters, enclosed in fire rated construction?

No

There is an electrical consumer unit within the community rook that is not protected with a fire rated enclosure / cabinet. There are three exits from the premises.



Photo 49

Open | Created by Adrian Gallimore

Q5

During future works, management may wish to enclose the electrical consumer unit in a fire rated enclosure / cabinet.

Action/Recommendation Required?

Yes



Action Priority:

Recommendation - No Timescale

Q6

As far as can reasonably be ascertained, are fire dampers provided as necessary to protect critical means of escape against passage of fire, smoke and products of combustion in the early stages of a fire?

N/A

None present.

Q7

Is there reasonable limitation of linings to escape routes that might promote fire spread?

Yes

Walls are solid with plasterboard ceilings. Floors are of solid construction.

Q8

Are soft furnishings in common areas appropriate to limit fire spread/growth?

Yes

Soft furnishings within the communal room are of fire rated material.



Photo 50

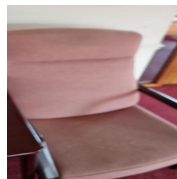


Photo 51

Q9

Does the premises have any external balconies, cladding or materials which may promote external fire spread?

N/A

None present.

Q10

Has a note been prepared of the external walls of the building and details of construction materials used? Does the note include and identify the level of risk that the design and materials used?

N/A

Not required.

Q11

Does the External wall note include any mitigating circumstances that may have been taken to reduce the risk?

N/A

Not required.

### Q12

Has the responsible person reviewed the external wall note on a regular basis and revised it if there have been any significant changes in the external walls.

N/A

Not required.

### Q13

Are all other fire spread/compartmentation issues satisfactory?

N/A

No further compartmentation issues were identified.

## R - Fire Extinguishing Appliances

1 action

### R1

1 action

If required, is there reasonable provision of accessible portable fire extinguishers?

No

There was only one 21A 6Ltr Foam and one 2kg CO2 extinguishers present. BS5306 part 8 states that a minimum of 2 x 13A rated units should be installed to compartments of up to 400sq metres. In addition there were no signs displayed to say that extinguishers should only be used by trained persons. Extinguishers are maintained under service contract by Harmony; the last service was completed in February 2023.



Photo 52



Photo 53

Open | Priority Medium | Due 16 Aug 2023 2:39 PM BST | Created by Adrian Gallimore

### R1

Management should ensure that an additional 13A 6ltr Water or Foam extinguisher is installed to ensure compliance under BS5306. Signage should be displayed to state 'only to be used by trained persons'

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

## S - Relevant Automatic Fire Extinguishing Systems

### S1

Are there any automatic fire suppressant systems on site?  
None present.

N/A

S2

Are there any fixed fire fighting mains within the premises?  
None present.

N/A

S3

If any other relevant systems / equipment is installed, state type of system and comment as necessary  
None present.

N/A

**T - Procedures and Arrangements** 1 action

T1

Recommended evacuation strategy for this building is:

Simultaneous Evacuation

T2 1 action

Has a competent person(s) been appointed to assist in undertaking the preventative and protective measures including in house checks?  
It was not possible to ascertain if there is a competent person appointed for this property.

Unknown

Open | Created by Adrian Gallimore

T2  
Management should confirm there is a competent person in place to undertake the preventative and protective measures for this property.

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

T3

Are there appropriate documented fire safety arrangements and procedures in place in the event of fire?  
A Fire Action Notice is displayed advising of a simultaneous evacuation.

Yes

T4

Are there suitable arrangements for liaison and calling the Fire Service?

Yes

Community centre users would call the Fire Service.

T5

**Are there suitable fire assembly points away from any risk?**

No

A fire assembly point is detailed on the FAN however, no sign was identified within the carpark. Refer to O1.

T6

**Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?**

N/A

There were no persons present during the assessment. It is possible that community members using the centre could have various forms of disabilities. It is likely that they would exit the premises by the way that they entered or would be accompanied by another person.

T7

**Are staff nominated and trained on the use of fire extinguishing appliances?**

N/A

No staff present.

T8

**Are staff nominated and trained to assist in evacuation (Where applicable e.g. Offices, supported schemes)?**

N/A

No staff present.

## U - Training

U1

**Do staff receive adequate induction and annual refresher fire safety training? (To include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm, location and use of fire extinguishers, calling the fire service)**

N/A

No staff present.

Policy Principle: All touchdown points (small offices) staff receive Inductions and annual refreshers on fire safety. But at all the schemes no permanent staff are present.

U2

**Are employees nominated to assist in the event of fire given additional training?**

N/A

No staff present.

---

## V - Testing and Maintenance

---

V1

Are all fire safety provisions for the building (AFD, Emergency Lighting, sprinklers etc.) routinely tested and maintained?

Yes

Refer to policy principle.

---

Policy Principle: Alarms- FHG Greenscapes, MITIE. E/L- FHG Greenscapes, MITIE. Assets Surveyor Extinguishers- MITIE. Fire Doors- FHG Greenscapes, Assets Surveyor Final Exits/ Escape Routes- Greenscapes/ Neighbourhoods.

---

## W - Records

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W1

Is all routine testing and staff training including fire drills suitably recorded and available for inspection?

N/A

No staff present.

---

## X - Premises Information Box

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X1

Is a Premises Information Box located at the premises accessible to the Fire and Rescue Service, secure from unauthorised access and kept up to date?

N/A

No Premises Information Box installed.

---

Policy Principle: Log book is kept on SharePoint with proposed specific QR code access.

---

## Y - Engagement with Residents

---

Y1

Has all Fire Safety information & procedures been disseminated to the residents?

N/A

No residents present.

---

## Z - Any Other Information

---

Z1

Are all issues deemed satisfactory? [1]

N/A

No further issues were identified.

---

Z2

---

**Are all issues deemed satisfactory? [2]**

N/A

No further issues were identified.

---

## Risk Rating

The following simple risk level estimator is based on a more general health and safety risk level estimator of the type contained in BS 8800:

Likelihood of fire	Potential consequences of fire		
	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial	Tolerable	Moderate
Medium	Tolerable	Moderate	Substantial
High	Moderate	Substantial	Intolerable

## Likelihood of Fire

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

MEDIUM

In this context, a definition of the above terms is as follows:

**Low:** Unusually low likelihood of fire as a result of negligible potential sources of ignition.

**Medium:** Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

**High:** Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

## Potential Consequences of Fire

Taking into account the nature of the building and occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

MODERATE HARM

Potential Consequences of Fire

In this context, a definition of the above terms is as follows:

**Slight harm:** Outbreak of fire unlikely to result in serious injury or death of any occupant.

**Moderate harmful:** Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it unlikely to involve multiple fatalities.

**Extreme harm:** Significant potential for serious injury or death of one or more occupants likely to involve multiple fatalities.

## Premises Risk Rating

1 flagged

Accordingly, it is considered that the risk to life from fire at these premises is:

MODERATE

A suitable risk-based control plan should involve effort and urgency that is proportional to risk . The following risk-based control plan is based on one advocated by BS 8800 for general health and safety risks:

Risk Level	Action and time table
Trivial	No action is required and no detailed records need be kept.
Tolerable	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Intolerable	Building (or relevant area) should not be occupied until the risk is reduced.

*(Note that, although the purpose of this section is to place the risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following action plan. The fire risk assessment should be reviewed regularly.)*

On satisfactory completion of all remedial works the risk rating of this building may be reduced to

TOLERABLE



## Limitations Statement

### Fire Risk Assessment – Limitations

The purpose of the fire risk assessment is solely to provide an assessment of the risk to life from fire, and, where appropriate, to make recommendations to reduce the risk to life from fire. This assessment does not address fire risks to property or business continuity.

Under Article 5(4) of the Regulatory Reform (Fire Safety) Order 2005 or other devolved equivalent regional legislation and relevant United Kingdom law, we have been appointed to provide advice to the Responsible Person only. We have no control over any part of the premises covered within this fire risk assessment, and we have no responsibility for undertaking any of the recommendations made. The assessment is intended to assist the Responsible Person to comply with their responsibilities under the Regulatory Reform (Fire Safety) Order 2005.

Any policy principles included within this Fire Risk Assessment have been provided by the responsible person or their representative and been added in good faith. We cannot take responsibility for the accuracy of the policy principles with regard to the client's internal policies, British Standards or codes of practice.

Any test certificates supplied as part of the Fire Risk Assessment process will be considered but we take no responsibility or liability whatsoever is accepted for the accuracy of such information supplied by others.

The findings of the fire risk assessment will be based upon the conditions found at the Premises at the time the assessment is to be carried out and on relevant information provided by the Responsible Person or others either prior to, during or after the Fire Risk Assessment of the premises.

We consider the External Wall System as part of the Fire Risk Assessment process, however, we take no responsibility for a fire risk appraisal of external wall construction on existing buildings and work to the guidance and limitations detailed in PAS 9980:2022 0.2 Fire risk assessments. Any information supplied to the Fire Risk Assessor is taken in good faith and we accept no responsibility for the accuracy of the information supplied.

No responsibility is accepted for any change in the conditions or circumstances prior after the Fire Risk Assessment has been undertaken.

It is stressed that the assessment should not be regarded as a structural survey for fire safety purposes as such a survey should only be entrusted to a qualified building surveyor. The Fire Risk Assessment did not involve destructive exposure (Unless specifically requested as part of a contractual arrangement), and therefore it is not always possible to survey less readily accessible areas. It is, therefore, necessary to rely on a degree of sampling and also

reasonable assumptions and judgements.

All services or penetrations traversing fire resisting compartments are not confirmed as being sufficiently fire stopped with fire resisting material to the appropriate standard. If fire compartments\fire dampers\voids (ceilings, floors or other voids) are considered inaccessible for safety reasons or any other reason and cannot be physically accessed or are outside the visual range of the assessor, technical comment on these areas cannot be provided.

This fire risk assessment will not necessarily identify all minor fire-stopping issues that might exist within the building and should be considered to be a sample of fire compartmentation. Unless a full fire compartmentation survey is contractually included within the scope of the assessment.

If there are reasons to suspect the fire resistance within the Premises has not been sufficiently maintained the responsibility to provide this technical information rests with the Responsible Person\duty holder.

This fire risk assessment will not necessarily identify all minor fire door issues that might exist within the building and should be considered a sample of fire doors. Unless a full fire door survey is contractually included within the scope of the assessment.

A full investigation of the design of heating, ventilation and air conditioning (HVAC) systems is outside the scope of this fire risk assessment.

Although reference in the report may be made to relevant British Standards, Codes of Practice and Guides the assessment will not, nor is it intended to, ensure compliance with any of the documents referred to in the assessment. However, deviations from generally accepted codes, standards and universally recognised good fire safety practice will be identified in the assessment.

Where an emergency escape lighting system is present, comments are based upon a visual assessment of the system coverage and condition, but no illuminance tests or verification of the installation to the relevant British Standards were carried out.

Where a fire alarm system is present, comments are based upon a visual assessment, but no audibility tests or verification of full compliance with the relevant British Standards were carried out.

Where manual firefighting equipment is present, comments are based upon a visual assessment, but no verification of full compliance with the relevant British Standards or codes of practice were carried out.

It is the expectation that any reference to the testing and maintenance of passive or active fire protection systems within the premises are undertaken to the relevant current British Standards, Codes of Practice and Guides it is the responsible person's duty to ensure this is undertaken.

There will be a brief review of procedures at the time of this fire risk assessment. An in-depth review of documentation is outside the scope of this fire risk assessment, unless otherwise stated in the contract.

The report will highlight the Significant Findings (Split into Recommendations and Action(s)) that the Fire Risk Assessor found at the time of the assessment.

It is the responsibility of the Responsible Person to ensure that any deficiencies found during the assessment and subsequently reported to the Responsible Person, by the report or other means, are their responsibility to rectify to a satisfactory standard to meet the requirements of the Regulatory Reform (Fire Safety) Order 2005.

It is wholly the responsibility of the Responsible Person and/or their agent to implement and maintain the Fire Precautions at the Premises to a satisfactory standard and condition to comply with the requirements of the Regulatory Reform (Fire Safety) Order 2005.

Failure to address and/or rectify any deficiencies mentioned in the report may result in serious harm, injury and or death to any relative person, employee, visitor, you or any other person in, on, within or without the perimeter of the Premises.

Failure to address any of the deficiencies highlighted in the report may be considered to be a breach of the Regulatory Reform (Fire Safety) Order 2005 and may result in prosecution by the enforcing authority.

Responsibility for the ongoing management of the Premises and even, if necessary, the decision to allow the Premises to be used for their present purpose, and in the current condition remains with the Responsible Person.

Responsibility for management procedures regarding, evacuation management, and maintenance of firefighting equipment, Fire alarms systems, emergency escape lighting, and any other emergency-related provisions remains a duty of the responsible person, not the fire risk assessor as this is not within their control.

Any faults or deficiencies in any emergency emergency-related staffing levels and/or staff training are the responsibility of the Responsible Person and/or the duty holder.

Portable or moveable items and items brought into the Premises are the responsibility of the Responsible Person and/or the duty holder.

It is recommended that the Assessment is reviewed annually or when there is a significant change, material alteration, change in the use of the Premises, a change in working practices, or following any incident, including fire, which may affect the Fire Precautions of the Premises.

The circumstances of the Premises may change over time and with use and/or occupancy, therefore, failure to review the fire risk assessment by the date indicated may mean that the fire risk assessment is no longer valid.

This Fire Risk Assessment is not a Health and Safety Report. A Health and Safety review

should be conducted to ensure compliance with the Health and Safety at Work Act 1974.

Compliance with all other legislation is the responsibility of the Responsible Person. We accept no responsibility for loss, damage or other liability arising from a fire, loss and/or injury due to the failure to observe the safety, observance and practises identified in the Assessment

The Responsible Person will always remain responsible for the outcome of the Fire Risk Assessment and/or its review. This includes the accuracy of details contained within this report.

By signing for, by payment for services or acknowledgement of receipt of the report you accept full responsibility and accountability for implementing the findings of the report.

## BAFE Certificate (QA Use Only)



### Life Safety Fire Risk Assessment Certificate of Conformity

This certificate is issued by the organization named in Part 1 of the schedule in respect of the fire risk assessment provided for the person(s) or organization named in Part 2 of the schedule at the premises and / or part of the premises identified in Part 3 of the schedule

#### Schedule

Part 1a - Name and Address of Certified Organisation	Pennington Choices Limited
Part 1b - BAFE Registration Number of Issuing Certified Organisation	102119
Part 1c - SSAIB 3rd Party Certificate Number	CHES077
Part 2 - Name of Client	Futures Housing Group
Part 3a - Address of premises for which the Fire Risk Assessment was carried out	Community Centre Hathersage Drive: DE55 1LR
Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies	Entrance foyer, toilets, community room and kitchen.
Part 4 - Brief description of the scope and purpose of the Fire Risk Assessment	Life Safety (as agreed spec)
Part 4b - Limitations of FRA	See Limitations Statement
Part 5 - Effective Date of the Fire Risk Assessment	16 May 2023
Part 6 - Recommended Date for Reassessment of the premises	16 May 2025

Part 7 - Unique Reference Number of this Certificate (Job Number)

109692

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Signed for on behalf of the Issuing Certified Organisation

**James Hutton**



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Dated:

16 May 2023

SSAIB, 7-9 [Earsdon Road](#), West [Monkseaton](#), Whitley Bay, Tyne & Wear. NE25 9SX

BAFE, The Fire Service College, London Road, [Moreton-in-Marsh](#), Gloucestershire, GL56 0RH  
01608 653 350 | [info@bafes.org.uk](mailto:info@bafes.org.uk) | [www.bafes.org.uk](http://www.bafes.org.uk)

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# Media summary



Photo 1

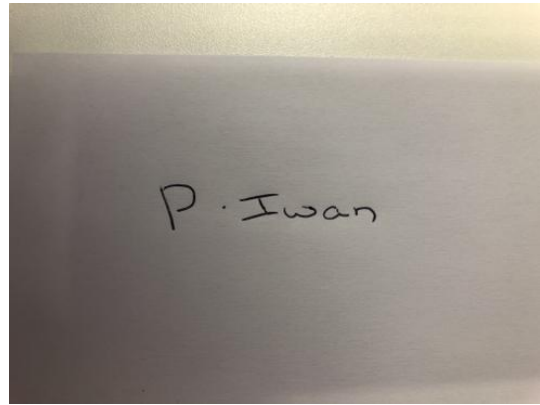


Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10

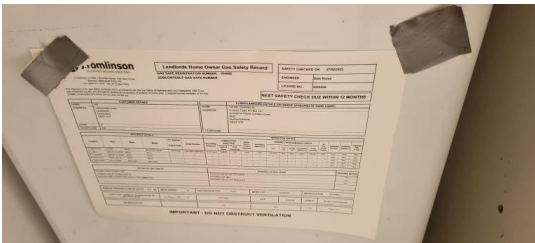


Photo 11



Photo 12





Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50

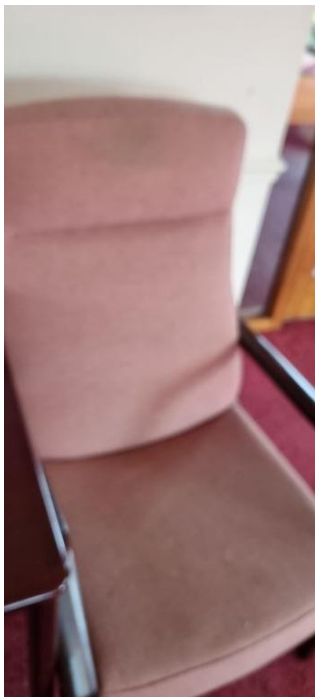


Photo 51



Photo 52



Photo 53