

Futures Fire Risk Assessment

Futures Homescape, 25 Parks Avenue:
DE55 7NL, - UPRN: 25 / 173535 / QA
Approved / Andy Cloke

Complete

Flagged items	2	Actions	14
----------------------	---	----------------	----

SITE NAME:

Futures Homescape, 25 Parks Avenue: DE55 7NL, - UPRN: 25, Fire Risk Assessments, Futures Homescape

PROPERTY IMAGE



Photo 1



Photo 2

UPRN:

25

JOB NUMBER:

173535

FRA COMPLETED BY:

Pennington Choices Limited

FIRE RISK ASSESSOR NAME:

Adrian Gallimore

INSPECTION DATE:

6 Mar 2024

REPORT STATUS:

QA Approved

REASSESSMENT PRIORITY

Medium - 2 Years

VALID TO: (QA Use Only)

7 Mar 2026

VALIDATION DATE: (QA Use Only)

7 Mar 2024

VALIDATED BY: (QA Use Only)

Andy Cloke

VALIDATOR'S SIGNATURE: (QA Use Only)



Photo 3

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)?

Assessor Findings

No personal electrical appliances were identified as the centre was not in use at the time of assessment. It was not possible to establish the policy for community centre users that may use their own electrical appliances such as charging of mobile phones etc.

Open | Created by: Adrian Gallimore

A3

Management should confirm the policy on the use of personal electrical appliances within the community centre and ensure that it is 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?

Assessor Findings

There was no evidence of illicit smoking at the time of assessment. Although there is some signage on the notice board it is inconspicuous and not displayed at the point of entry.

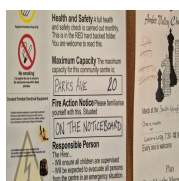


Photo 7

Open | Priority: Low | Due: 7 Mar 2025 3:00 PM GMT | Created by: Adrian Gallimore

B2

Management should display no smoking signage at the point of entry to state 'It is against the law to smoke on these premises'.

Detailed Risk Assessment Part 2 / C - Arson / C2

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

Assessor Finding

secured)

Waste bins are stored directly against the wall of the premise close to the entrance and entrance to the dwelling above.

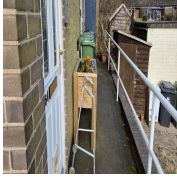


Photo 8

Open | Priority: Medium | Due: 7 Jun 2024 3:02 PM BST | Created by: Adrian Gallimore

C2

Management should ensure that waste bins are located in a safe location away from the premises.

Detailed Risk Assessment Part 2 / E - Cooking / E1

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

Assessor Findings

There is a free-standing electric cooker within the kitchen and microwave and kettle. No specific rules for the use of the equipment were identified. Portable electrical appliances within the kitchen are subject to annual PAT test.



Photo 11

Open | Priority: Medium | Due: 7 Jun 2024 3:07 PM BST | Created by: Adrian Gallimore

E1

Management should ensure that rules on the use of the kitchen are introduced which should include prohibiting high risk cooking activities such as deep fat frying. Any rules provided should be communicated to community centre users.

Detailed Risk Assessment Part 2 / G - Housekeeping / 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"?

Assessor Findings

No mobility scooters were identified however, the centre was not used at the time of assessment. It is likely that members of the local community may attend the centre (in future) in a mobility scooter. It was not possible to establish if a risk assessment has been completed as the information was not accessible at the time of assessment.

Open | Created by: Adrian Gallimore

G3

Management should confirm if they allow the charging of mobility scooters within the community

centre. Where charging is allowed, management should ensure that there is a suitable risk assessment in place. Any risk assessment should take into account any risks associated with Lithium Ion batteries.

Detailed Risk Assessment Part 2 / K - Means of Escape / 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?

Assessor Findings

Conduit and cables were noted throughout and it was not possible to confirm that the requirements of Regulation 521.10.202 of the BS 7671 - 18th Edition of The IET Wiring Regulations, which requires all cables to be adequately supported using non-combustible fixings to prevent premature collapse in the event of a fire. The new regulation is not applied retrospectively so any wiring systems fitted before 2019 do not need to be immediately updated. Any new installation or additions and alterations to existing systems, including temporary wiring, have to comply with the regulations.



Photo 14



Photo 15

Open | Created by: Adrian Gallimore

K12

Management is to consider the requirements of the Regulation 521.10.202 of the BS 7671 - 18th Edition The IET Wiring Regulations which requires all cables to be adequately supported using non-combustible fixings to prevent premature collapse in the event of a fire albeit not retrospective and seek the advice of a suitably qualified competent person or organisation and undertake any remediation identified by the aforementioned competent person or organisation.

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?

Assessor Findings

The door to the kitchen and the electrical intake cupboard (see Q5) do not appear to be fire rated.

Open | Priority: Medium | Due: 7 Jun 2024 3:18 PM BST | Created by: Adrian Gallimore

M1

Where there is cooking to the kitchen the door should be replaced with a self closing FD30 fire door set. Any installation should only be completed by a certified fire door contractor.

Detailed Risk Assessment Part 2 / N - Emergency Lighting / N2

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

Assessor Findings

There is no external emergency lighting installed.

Open | Priority: Low | Due: 7 Mar 2025 3:19 PM GMT | Created by: Adrian Gallimore

N2

Management should install and external emergency light bulk head to the exit.

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

Assessor Findings

It was not possible to establish the arrangements for silencing and resetting the AFD system. The test and reset button is located within the entrance hallway and is open to abuse / misuse.



Photo 28

Open | Priority: Medium | Due: 7 Jun 2024 3:25 PM BST | Created by: Adrian Gallimore

P6

Management should confirm the arrangements for silencing and resetting the AFD system and ensure that it is communicated to community centre users. Management should consider locating the test / reset switch within a lockable enclosure.

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

Assessor Findings

Walls are solid with emulsion painted plaster / wallpaper covering with plaster boarded ceilings and solid floors. No obvious penetrations were identified. It was not possible to determine the level of compartmentation between the community centre and the dwelling above.



Photo 29

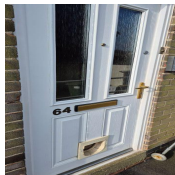


Photo 30



Photo 31

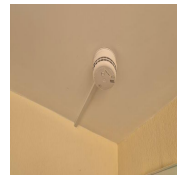


Photo 32



Photo 33



Photo 34

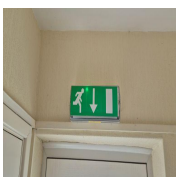


Photo 35

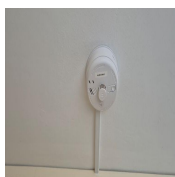


Photo 36

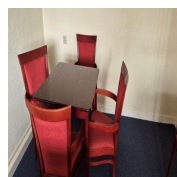


Photo 37

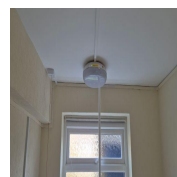


Photo 38

Open | Created by: Adrian Gallimore

Q1

Management should ensure that there is adequate compartmentation between the community centre and dwelling above.

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

Assessor Findings

The electrical intake cupboard door is located directly adjacent to the exit door. the door to the cupboard does not appear to be fire rated and the consumer unit is not contained within a fire rated enclosure. Any electrical fire to the consumer unit / cupboard may hamper safe egress.



Photo 39



Photo 40

Open | Priority: Medium | Due: 7 Jun 2024 3:31 PM BST | Created by: Adrian Gallimore

Q5

Management should either replace the door to the electrical cupboard with a certified self closing fire door set or the consumer unit should be contained with a fire rated cabinet / enclosure.

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q7

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

It was not possible to confirm the FR of wall and ceiling linings. However, the existing finishes are in reasonable condition and do not appear to present a significant risk to fire spread or safe escape.

There is a notice board on the escape route. Most notices have been laminated however, there are some loose paper notices.

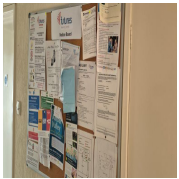


Photo 41



Photo 42

Open | Priority: Medium | Due: 7 Jun 2024 3:33 PM BST | Created by: Adrian Gallimore

Q7

Management should ensure that all paperwork / notices are either laminated or the notice board is replaced with a Perspex covered type.

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

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

Taking into account the fire risks present on the premises, the provision of PFEE is considered adequate.

Extinguishers are maintained under service contract with Harmony. The last service was completed in February 2024. There is no signage to state that extinguishers should only be used by trained persons.



Photo 45



Photo 46

Open | Priority: Low | Due: 7 Mar 2025 3:37 PM GMT | Created by: Adrian Gallimore

R1

Management should display signage at fire points to state 'extinguishers should only 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 that 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 (Non-Destructive)

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

The premise is a community centre. There are dwellings to the left of the centre and one directly above.

1.7 Ground Floor Area (m2): 53

1.8 Total Area of all Floors (m2) 53

1.9 Building Description:

The premise is a ground floor community centre for the local housing scheme. The entrance is to the side of the premise which leads to small hallway with store room, kitchen and toilet leading off. At the top of the hallway is the sitting room which connects to a small sitting room. There is one exit to the property which is via the front door. There is a dwelling above and one to the left hand side.

1.10 Building Construction:

Tradition brick built property with tiled, pitched roof to the dwelling above. Internal walls to the community centre are solid with plastered ceilings and solid floors throughout.

1.11 Extent of common areas:

Entrance hallway, kitchen, sitting rooms and toilets.

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

All of the community centre was accessible.

1.13 If applicable, state which flats were sample inspected:

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

2. The Occupants

2.1 Management Extent Non Managed – eg GN

2.2 Details of any onsite Management

There were no on-site management at the property.

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)

There were no persons onsite at the time of assessment and the community centre is rarely used by residents of the local housing scheme. There is seating for up to 15 persons in the larger sitting room and 9 within the small one. There is a sign on the notice board that advises users of a capacity of 20 persons.

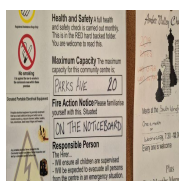


Photo 4

2.6 Approximate maximum number of employees at any one time

There were no employees present at the time of assessment. There may be staff from FHG that attend periodically to carry out routine checks and maintenance.

2.7 Number of members of the public (maximum estimated)

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 community centre is unlikely to have sleeping occupants or young children present unless accompanied by a parent, guardian or responsible person. It is likely that community centre users may have varying disabilities however it is reasonable to assume that would be able to make their own way there or with the assistance of a carer or helper.

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)

None

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 known to the assessor.

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.

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)?

Assessor Finding

The label on the electrical consumer unit confirms that the fixed wiring was last testing in January 2020.



Photo 5

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?

Assessor Findings

Labels on portable electrical appliances confirm that PAT testing was last completed on 25/05/23.



Photo 6

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)?

Assessor Findings

No personal electrical appliances were identified as the centre was not in use at the time of assessment. It was not possible to establish the policy for community centre users that may use their own electrical appliances such as charging of mobile phones etc.

Open | Created by: Adrian Gallimore

A3

Management should confirm the policy on the use of personal electrical appliances within the community centre and ensure that it is 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:	Recommendation - No Timescale
A4	
Is the use of adapters and leads limited?	None noted as being in use at the time of assessment.
A5	
Are they any PV cells installed and do they have the appropriate isolation systems and signage to assist the fire and rescue service?	No Photovoltaic, (PV), cells were identified at this address.
B - Smoking Policies	1 action
B1	
Are there suitable arrangements to prevent fire as a result from smoking?	In line with current UK legislation, no smoking is permitted in the common or landlord controlled areas. Resident must either smoke within their own flat, or outside of the block.

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?	Assessor Findings

There was no evidence of illicit smoking at the time of assessment. Although there is some signage on the notice board it is inconspicuous and not displayed at the point of entry.

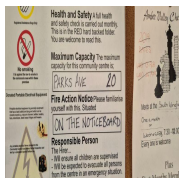
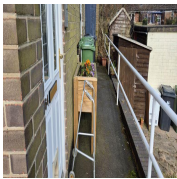


Photo 7

Open | Priority: Low | Due: 7 Mar 2025 3:00 PM GMT | Created by: Adrian Gallimore

B2

Management should display no smoking signage at the point of entry to state 'It is against the law to smoke on these premises'.

Action/Recommendation Required?	Yes
Action Priority:	Low - 12 Months
C - Arson	1 action
C1	
Are premises secure against arson by outsiders? (Please state how)	Assessor findings
A standard security lock is fitted to the entrance door.	
C2	1 action
Are bins secured or fire loading stored in a suitable location? (Please state bin type, location, if and how it is secured)	Assessor Finding
Waste bins are stored directly against the wall of the premise close to the entrance and entrance to the dwelling above.	
	
Photo 8	

Open | Priority: Medium | Due: 7 Jun 2024 3:02 PM BST | Created by: Adrian Gallimore

C2	
Management should ensure that waste bins are located in a safe location away from the premises.	
Action/Recommendation Required?	Yes
Action Priority:	Medium - 3 Months
D - Portable Heaters and Installations	
D1	
If used, is the use of portable heaters regarded as safe?	No portable Heaters are used within the premises.
D2	
Are fixed heating systems maintained annually?	Assessor Findings

There is a domestic gas boiler installed to the cupboard off the hallway. The Gas Safety Certificate displayed on the notice board confirms that the last inspection was completed in October 2023.

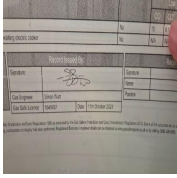


Photo 9

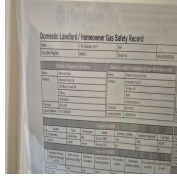


Photo 10

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

E - Cooking

1 action

E1

1 action

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

Assessor Findings

There is a free-standing electric cooker within the kitchen and microwave and kettle. No specific rules for the use of the equipment were identified. Portable electrical appliances within the kitchen are subject to annual PAT test.



Photo 11

Open | Priority: Medium | Due: 7 Jun 2024 3:07 PM BST | Created by: Adrian Gallimore

E1

Management should ensure that rules on the use of the kitchen are introduced which should include prohibiting high risk cooking activities such as deep fat frying. Any rules provided should be communicated to community centre users.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

F - Lightning

F1

Does the building have a lightning protection system?

Assessor Findings

The community centre is a ground floor property.

Policy Principle: No lightning protection policy in place

G - Housekeeping

1 action

G1

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

No combustibles were noted as being located adjacent to any ignition sources at the time of this assessment.

G2

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

At the time of this assessment the escape routes were clear.

G3

1 action

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"?

Assessor Findings

No mobility scooters were identified however, the centre was not used at the time of assessment. It is likely that members of the local community may attend the centre (in future) in a mobility scooter. It was not possible to establish if a risk assessment has been completed as the information was not accessible at the time of assessment.

Open | Created by: Adrian Gallimore

G3

Management should confirm if they allow the charging of mobility scooters within the community centre. Where charging is allowed, management should ensure that there is a suitable risk assessment in place. Any risk assessment should take into account any risks associated with Lithium Ion batteries.

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

H - Hazards Introduced by Contractors

H1

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

See Principle Policy

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.

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?

No hazardous materials were found to be stored on the premises at the time of this assessment.

J - Other Significant Hazards

J1

Are all issues deemed satisfactory? [1]

No issues to report

J2

Are all issues deemed satisfactory? [2]

No issues to report

K - Means of Escape

1 action

K1

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

The means of escape appears to be adequate from all areas.

K2

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

The fire-resisting construction (including any glazing) protecting escape routes and staircases was of a suitable standard and maintained in sound condition.

K3

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

The exit provided is adequate for the maximum number of persons ever likely to need it to escape from a fire, taking into account the evacuation strategy in place for the building.

K4

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

The final exit doors are provided with single action devices such as a thumb turn lock.

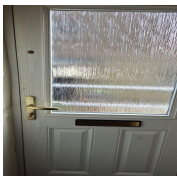


Photo 12

K5

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

The final exit door opens against the direction of travel. However, taking into consideration the maximum number of persons ever likely to need to use this door to escape from a fire, this is considered acceptable.



Photo 13

K6

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

The travel distances from all areas are within the maximum distances recommended in national guidance.

K7

Are there suitable precautions for all inner rooms?

There are no inner rooms in the communal or landlord only parts at this address.

K8

Are escape routes separated where appropriate?

Assessor Findings

Not required.

K9

Are corridors sub-divided where appropriate?

The corridors do not require sub dividing

K10

Do escape routes lead to a place of safety?

All escape routes lead to places of, "Ultimate Safety".

K11

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

Assessor Findings

The premise is a ground floor property with no stairs. There is adequate ventilation from doors and windows.

K12

1 action

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

Assessor Findings

Conduit and cables were noted throughout and it was not possible to confirm that the requirements of Regulation 521.10.202 of the BS 7671 - 18th Edition of The IET Wiring Regulations, which requires all cables to be adequately supported using non-combustible fixings to prevent premature collapse in the event of a fire. The new regulation is not applied retrospectively so any wiring systems fitted before 2019 do not need to be immediately updated. Any new installation or additions and alterations to existing systems, including temporary wiring, have to comply with the regulations.



Photo 14



Photo 15

Open | Created by: Adrian Gallimore

K12

Management is to consider the requirements of the Regulation 521.10.202 of the BS 7671 - 18th Edition The IET Wiring Regulations which requires all cables to be adequately supported using non-combustible fixings to prevent premature collapse in the event of a fire albeit not retrospective and seek the advice of a suitably qualified competent person or organisation and undertake any remediation identified by the aforementioned competent person or organisation.

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

L - Flat Entrance Doors

L1

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

Assessor Findings

The premise is a community centre with no dwellings attached.

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?

Assessor Findings

The door to the kitchen and the electrical intake cupboard (see Q5) do not appear to be fire rated.

Open | Priority: Medium | Due: 7 Jun 2024 3:18 PM BST | Created by: Adrian Gallimore

M1

Where there is cooking to the kitchen the door should be replaced with a self closing FD30 fire door set. Any installation should only be completed by a certified fire door contractor.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

N - Emergency Lighting

1 action

N1

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

Emergency lighting is provided throughout the escape routes and the coverage is sufficient. it appears to be in accordance with BS 5266 Pt 1 2016 (See limitations statement)



Photo 16



Photo 17



Photo 18



Photo 19

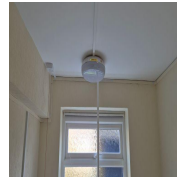


Photo 20

N2

1 action

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

Assessor Findings

There is no external emergency lighting installed.

Open | Priority: Low | Due: 7 Mar 2025 3:19 PM GMT | Created by: Adrian Gallimore

N2

Management should install and external emergency light bulk head to the exit.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

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)

Assessor Findings

Illuminated exit signage is displayed. There is a FAN displayed on the notice board.



Photo 21



Photo 22

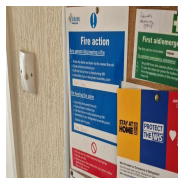


Photo 23

O2

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

Wayfinding signage is not required

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?

Assessor Findings

There is no manual fire alarm system however hard-wired smoke / heat detection is installed to all rooms.



Photo 24



Photo 25

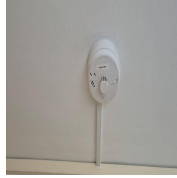


Photo 26



Photo 27

P2

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

Assessor Findings

AFD is adequate.

P3

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

Assessor Findings

AFD is installed.

P4

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

Assessor Findings

No dwellings present.

P5

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

Assessor Findings

Not required - Hard-wired smoke / heat detection only installed.

P6

1 action

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

Assessor Findings

It was not possible to establish the arrangements for silencing and resetting the AFD system. The test and reset button is located within the entrance hallway and is open to abuse / misuse.



Photo 28

P6

Management should confirm the arrangements for silencing and resetting the AFD system and ensure that it is communicated to community centre users. Management should consider locating the test / reset switch within a lockable enclosure.

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?

Assessor Findings

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?

Assessor Finding

N/A - The premise is a community centre.

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?

Assessor Findings

Walls are solid with emulsion painted plaster / wallpaper covering with plaster boarded ceilings and solid floors. No obvious penetrations were identified. It was not possible to determine the level of compartmentation between the community centre and the dwelling above.



Photo 29

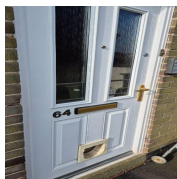


Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36

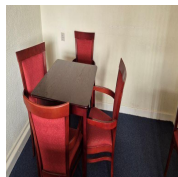


Photo 37

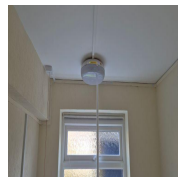


Photo 38

Q1

Management should ensure that there is adequate compartmentation between the community centre and dwelling above.

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

Q2

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

No hidden voids were identified during this inspection. (A Type 3 Fire Risk Assessment (non-intrusive/non-destructive) is unable to provide full information in this regard).

Q3

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

No risers/ducts were installed in the building, see limitations statement.

Q4

Is compartmentation maintained in the roof space?

Assessor finding

The premise is a ground floor property

Q5

1 action

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

Assessor Findings

The electrical intake cupboard door is located directly adjacent to the exit door. the door to the cupboard does not appear to be fire rated and the consumer unit is not contained within a fire rated enclosure. Any electrical fire to the consumer unit / cupboard may hamper safe egress.



Photo 39



Photo 40

Open | Priority: Medium | Due: 7 Jun 2024 3:31 PM BST | Created by: Adrian Gallimore

Q5

Management should either replace the door to the electrical cupboard with a certified self closing fire door set or the consumer unit should be contained with a fire rated cabinet / enclosure.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

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?

There are no ventilation systems in the communal areas at this block.

Q7

1 action

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

It was not possible to confirm the FR of wall and ceiling linings. However, the existing finishes are in reasonable condition and do not appear to present a significant risk to fire spread or safe escape.

There is a notice board on the escape route. Most notices have been laminated however, there are some loose paper notices.



Photo 41



Photo 42

Open | Priority: Medium | Due: 7 Jun 2024 3:33 PM BST | Created by: Adrian Gallimore

Q7

Management should ensure that all paperwork / notices are either laminated or the notice board is replaced with a Perspex covered type.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

Q8

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

The soft furnishings in the communal escape route appears to meet the current regulations. BS 7176

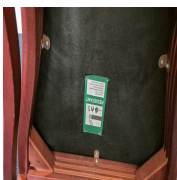


Photo 43



Photo 44

Q9

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

The premises does not have any external balconies, cladding or materials which may promote external fire spread.

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?

No not required

Q11

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

N/A

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

Q13

Are all other fire spread/compartmentation issues satisfactory?

No other issues noted at the time of this assessment.

R - Fire Extinguishing Appliances

1 action

R1

1 action

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

Taking into account the fire risks present on the premises, the provision of PFEE is considered adequate.

Extinguishers are maintained under service contract with Harmony. The last service was completed in February 2024. There is no signage to state that extinguishers should only be used by trained persons.



Photo 45



Photo 46

Open | Priority: Low | Due: 7 Mar 2025 3:37 PM GMT | Created by: Adrian Gallimore

R1

Management should display signage at fire points to state 'extinguishers should only be used by trained persons'

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

S - Relevant Automatic Fire Extinguishing Systems

S1	
Are there any automatic fire suppressant systems on site?	No sprinkler system is provided or required at this address.
S2	
Are there any fixed fire fighting mains within the premises?	No DRM is provided or required at this address.
S3	
If any other relevant systems / equipment is installed, state type of system and comment as necessary	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?	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 that 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?	Fire Action Notices display this information, please see question O1.
T4	
Are there suitable arrangements for liaison and calling the Fire Service?	Assessor Findings
Community Centre users would call the Fire Service.	
T5	

Are there suitable fire assembly points away from any risk?

Assessor Findings

The Fire Assembly point is detailed on the Fire Action Notice.



Photo 47

T6

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

Assessor Findings

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?

No staff onsite

T8

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

No staff on site

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)

No staff on site

Policy Principle: All touchdown points (small offices) staff receive Inductions and annual refreshers on fire safety 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?

No employees on site

V - Testing and Maintenance

V1

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

See Principle Policy

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

W1

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

Assessor Findings

No staff on site.

X - Premises Information Box

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?

No PIB required for this type of premises.

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?

Assessor Findings

No residents present.

Z - Any Other Information

Z1

Are all issues deemed satisfactory? [1]

N/A

No further issues were identified at the time of assessment.

Z2

Are all issues deemed satisfactory? [2]

N/A

No further issues were identified at the time of assessment.

Assessment Risk Ratings

2 flagged

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 is 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.



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	25 Parks Avenue: DE55 7NL
Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies	Entrance hallway, kitchen, sitting rooms and toilets.
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	7 Mar 2024
Part 6 - Recommended Date for Reassessment of the premises	7 Mar 2026
Part 7 - Unique Reference Number of this Certificate (Job Number)	173535

Signed for on behalf of the Issuing Certified Organisation

James Hutton



Dated:

7 Mar 2024

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 | www.bafes.org.uk

Media summary



Photo 1



Photo 2

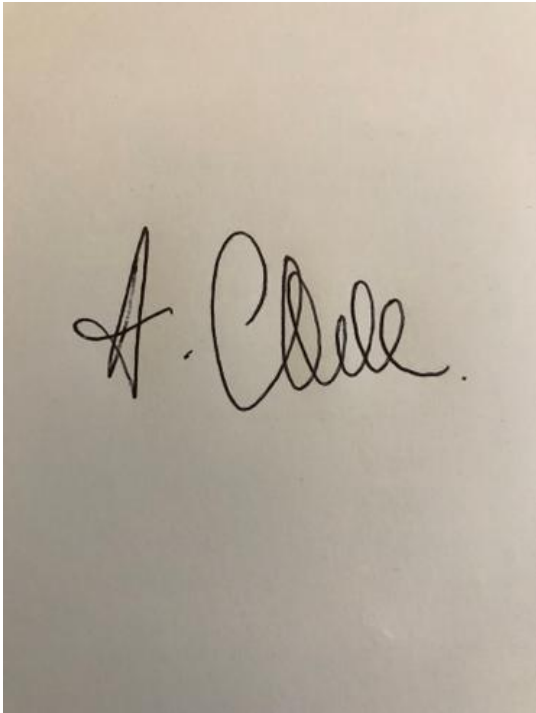


Photo 3

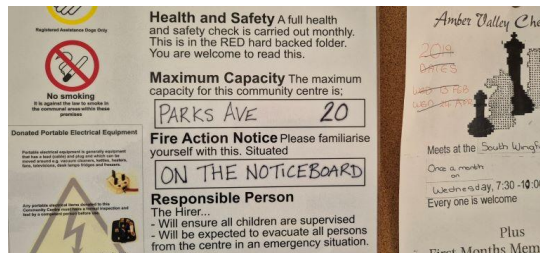


Photo 4

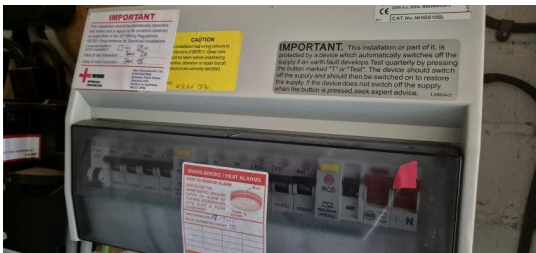


Photo 5

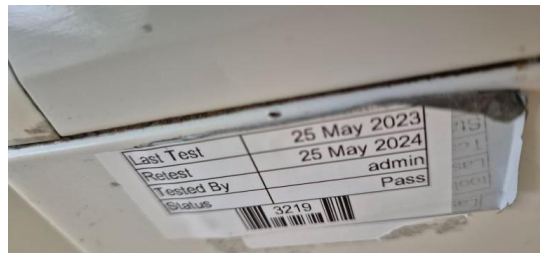


Photo 6

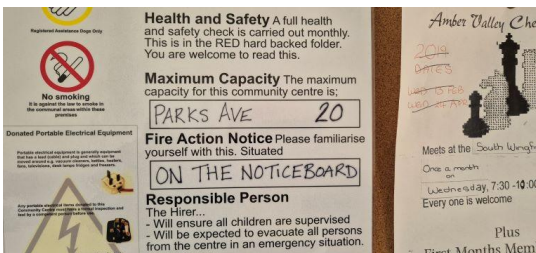


Photo 7

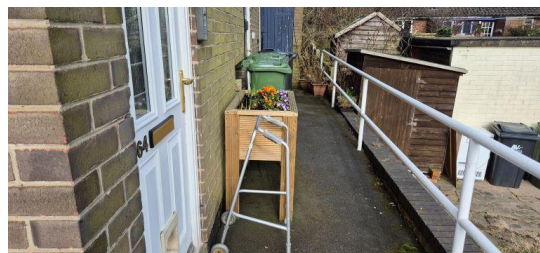


Photo 8

waiting electric cooker		No	T5	8.1
		No	N/A	N/A
Record issued By:				
Signature:				Record:
Gas Engineer	Simon Watt	Position		
Gas Safe Licence	5545937	Date	11th October 2023	

any installation and use Regulations 1998 as amended by the Gas Safety (Installation and Use) Amendment Regulations 2018. Some of the records are also a construction or integrity has been performed. Registered Business / engineer details can be checked at www.gasregister.co.uk or by calling 0800 448 3300.

Photo 9

Domestic Landlord / Homeowner Gas Safety Record

Date: 11th October 2023

Gas Safe Reg No: 5545937

Details of Registered Business:		Details of Landlord / Homeowner (or agent or agent's agent):	
Name:	Meridian Duct	Name:	Futura Housing Group
Address:	London Duct Ltd 20 Olden House Hill	Address:	London Duct Ltd 20 Olden Hill
Company:	Company	Phone:	020 399 0000
Company Number:	1117248181	Company Number:	0300462624

Location	Type	Manufacturer	Model	Covered by Landlord	Appliance Inspection	Flue Type	Other
1. Chimneys	Flue	Flue	Flue	Yes	Yes	Flue	Flue
2. Gas Meters	Gas Meter	Gas Meter	Gas Meter	Yes	Yes	Flue	Flue
3. Gas Appliances	Gas Appliance	Gas Appliance	Gas Appliance	Yes	Yes	Flue	Flue

Photo 10



Photo 12



Photo 11



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

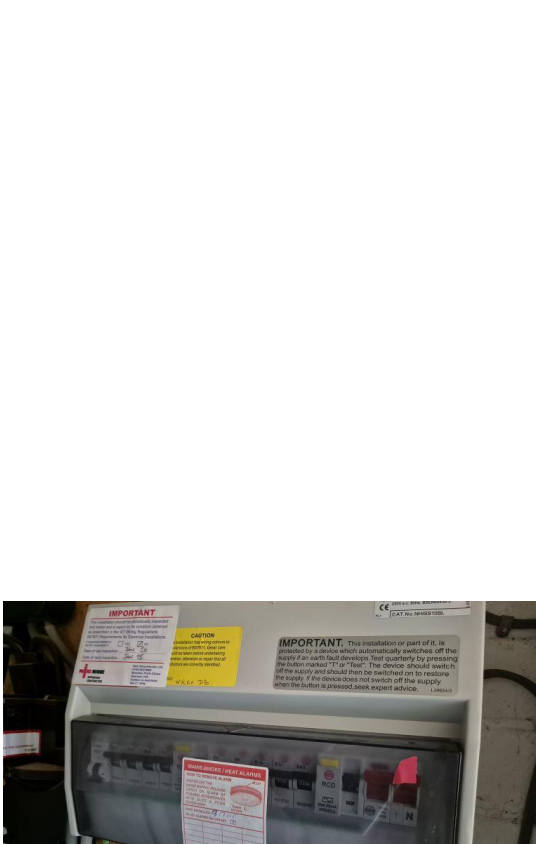


Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 46



Photo 45



Photo 47