Futures Fire Risk Assessment

Futures Homeway, 1 - 11 Howard Close: NN11 4TD, - UPRN: 2020000 / 171928 / QA Approved / Colin Reilly

Complete

Flagged items	2	**Actions**	16

SITE NAME:	Futures Homeway, 1 - 11 Howard Close: NN11 4TD, - UPRN: 2020000, Fire Risk Assessments, Futures Homeway

PROPERTY IMAGE

Photo 1

UPRN:	2020000
JOB NUMBER:	171928
FRA COMPLETED BY:	Pennington Choices Limited
FIRE RISK ASSESSOR NAME:	Lee Grint
INSPECTION DATE:	19 Sep 2023
REPORT STATUS:	QA Approved
REASSESSMENT PRIORITY	Low - 3 Years
VALID TO: (QA Use Only)	2 Oct 2026
VALIDATION DATE: (QA Use Only)	2 Oct 2023
VALIDATED BY: (QA Use Only)	Colin Reilly
VALIDATOR'S SIGNATURE: (QA Use Only)	

Photo 2

Flagged items & Actions

2 flagged, 16 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

16 actions

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 secured)

No

At the time of the inspection, domestic wheelie bins were seen to be stored to the rear of the block adjacent to the rear wall.

Photo 6

Open | Created by: Lee Grint

C2

It is recommended that wheelie bins are moved a minimum of 2 metres away from the building. Ideally bins should be kept locked away or on a purpose built hardstanding away from the building.

Detailed Risk Assessment Part 2 / F - Lightning / F1

Does the building have a lightning protection system?

N/A

No lightning protection system was identified

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F1

At the time of the assessment, it could not be confirmed that lightning protection was installed or required, it is PCL recommendation that advice is sought from a competent person to determine whether lightning protection is required or not for the building in accordance with BS EN 62305-2:2012.

Detailed Risk Assessment Part 2 / G - Housekeeping / G1

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

Unknown

The electrical intake cupboard and gas meter cupboard could not be accessed at the time of the assessment due to non-standard keys being required.


Photo 7

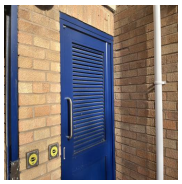
Photo 8

Open | Priority: Medium | Due: 2 Jan 2024 12:00 AM GMT | Created by: Lee Grint

G1

The electrical intake cupboard and assumed gas meter cupboard should be checked for the presence of combustible materials being stored close to sources of ignition.

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

The common escape routes were clear of combustible materials, trip hazards and waste at the time of inspection with the exception of small waste bins being stored outside of flat 7 entrance door.


Photo 9

Open | Priority: Medium | Due: 2 Jan 2024 12:00 AM GMT | Created by: Lee Grint

G2

Items noted should be removed from the communal areas as soon as is reasonably practicable. Residents should be informed that items must not be stored in the communal areas at any time. Regular checks should be conducted to ensure compliance.

Detailed Risk Assessment Part 2 / K - Means of Escape / K4

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

Unknown

All doors on escape routes are fitted with ironmongery which is easily opened without the use of a key, and there are no sliding or revolving doors.

Push to exit release buttons are installed to the front entrance door. The rear door is installed with a lever override handle.


Photo 10

Photo 11

Open | Priority: Low | Due: 2 Oct 2024 12:00 AM BST | Created by: Lee Grint

K4

The client should conform that the exit system defaults to an open position in the event of a power failure, or that it is installed with a battery backup power supply. The omission of a manual override in accordance with BS7273-4 is noted and acceptable if the above is confirmed and if malicious activation risk is high. If the risk of malicious activation is deemed to be low, the client should consider the installation of manual override systems to the entrance doors of the block.

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?

No

Wiring appeared to be enclosed within a combination of non-combustible conduit and plastic conduit.

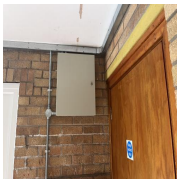
Photo 14


Photo 15

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K12

The supports to the surface mounted wiring systems noted within the common escape route should be investigated to confirm that they are adequate to prevent premature collapse in event of a fire.

Detailed Risk Assessment Part 2 / L - Flat Entrance Doors / L1

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

Unknown

Flat entrance doors appear to be FD30 fire rated doors. (NB. - from limited visual inspection, certification not seen; adequacy of installation not confirmed).

No flats available for sample inspection at the time of the assessment.

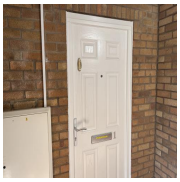
Photo 16


Photo 17

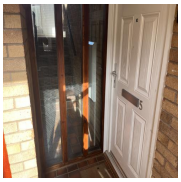
Photo 18


Photo 19


Photo 20

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L1

Management should establish an ongoing programme of rolling checks to flat entrance doors to ensure they are installed with combined intumescent strips/cold smoke seals and positive action self closing devices.

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?

No

Common area fire doors were all noted to be notional timber fire doors. None were seen to be installed with combined strips and seals. The following defects were noted:

- The ground floor lobby door had its self closing device disconnected
- The ground floor lobby door had holes in the leaf from old locking mechanisms and a letterbox that have both been removed
- Although no access was possible, there was visible damage to the leaf and frame of the electrical intake cupboard
- An excessive threshold gap was noted to the electrical intake cupboard door
- The 1st floor lobby door did not have fire rated hinges installed
1st floor lobby door had an excessive threshold gap
- Communal doors were not found to be installed with intumescent strips and cold smoke seals.


Photo 21

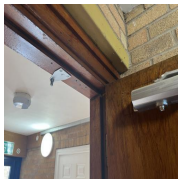
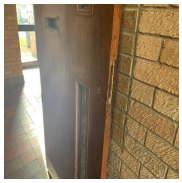


Photo 22


Photo 23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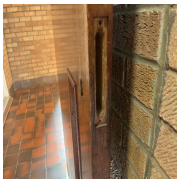
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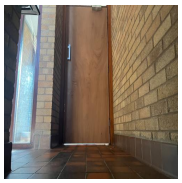
Photo 26


Photo 27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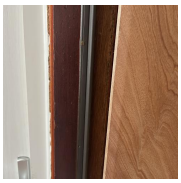
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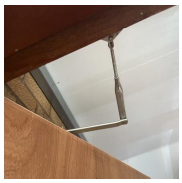
Photo 30


Photo 31


Photo 32

Open | Priority: Medium | Due: 2 Jan 2024 12:00 AM GMT | Created by: Lee Grint

M1

Due to the volume of defects found, and the electrical intake cupboard not being available for inspection, it is recommended that a fire door survey is completed in the block to identify all defects that exist. The results of the survey should be used to compose a risk based remedial program of works to rectify doors. Remedial works should be completed by a competent third party accredited contractor.

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

A fire action notice was installed to the common areas of the block denoting a 'Stay Put' evacuation strategy.

Fire door signage was not installed to lobby fire doors.

Photo 38

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O1

'Fire Door - Keep Shut' signage should be affixed to both sides of the lobby fire doors in the

building.

Detailed Risk Assessment Part 2 / P - Means of Giving Warning in Case of Fire / P7

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

No

Sample inspection of Flat 4 found it to be installed with Grade D1 LD3 detection.

Open | Created by: Lee Grint

P7

It is recommended that management undertake a rolling schedule of inspection to ensure that all flats are fitted with a suitable, automatic fire detection and warning system. The system should meet compliance with BS5839-6:2019, with the level of protection from the system meeting Grade D, LD2 standard. Where this standard is not present, upgrades should take place. All work must be completed by a third-party accredited contractor.

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q2

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

No

It was noted that voids were present adjacent to flat entrance doors containing services for flats. Voids had metal access plates at floor level. It was noted that the metal plate outside of flat 7 was detached at the time of the assessment.


Photo 39


Photo 40


Photo 41

Open | Priority: Low | Due: 2 Oct 2024 12:00 AM BST | Created by: Lee Grint

Q2

It is recommended that the voids are sample inspected to ensure that penetrating services are adequately fire stopped. Access plates affixed to voids should also be in place at all times when not in use and confirmed as adequately fire resisting. All remedial works and inspections should be conducted by a competent third party accredited 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

The electrical intake cupboard could not be accessed at the time of the assessment due to non-standard locks being fitted

Recessed meters were located adjacent to flat entrance doors. These were not believed to be adequately fire resisting or fire stopped.


Photo 43


Photo 44


Photo 45


Photo 46

Open | Priority: Medium | Due: 2 Jan 2024 12:00 AM GMT | Created by: Lee Grint

Q5

It is recommended that the recessed meter enclosures are upgraded to ensure they are a minimum of 30 minutes fire resisting. Alternatively, 30 minute fire rated over boxes can be installed. All penetrating services between the flats and the meter enclosures should also be adequately fire stopped.

Open | Priority: Medium | Due: 2 Jan 2024 12:00 AM GMT | Created by: Lee Grint

Q5

The electrical intake cupboard should be checked to ensure that it is adequately fire resisting. This concludes sufficient compartment boundaries offering a minimum of 30 minutes fire resistance, and FD30/s fire rated door and sufficiently fire stopped penetrating services. Any remedial works required should be completed by a competent third party accredited contractor.

Detailed Risk Assessment Part 2 / T - Procedures and Arrangements / T6

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

N/A

There is no requirement to undertake PCFRA's/PEEPS within general needs housing.

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T6

PEEPs are currently not applicable in general needs properties, however a Person-Centred Fire Risk Assessment (PCFRA) may be appropriate, if a resident has been identified as especially vulnerable and at risk from fire hazards in their property. It is recommended that the provider works with the identified vulnerable resident or their representative to help to reduce risk from fire and where necessary involve other agencies

Detailed Risk Assessment Part 2 / W - Records / W1

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

Unknown

Records were not available at the time of the assessment.

Open | Priority: Low | Due: 2 Oct 2024 12:00 AM BST | Created by: Lee Grint

W1

The client should ensure they are keeping accurate records of testing, maintenance and staff training in relation to fire training and other relevant sections of this report. Records can be kept on site in paper format or held centrally by electronic means.

Detailed Risk Assessment Part 2 / Y - Engagement with Residents / Y1

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

Unknown

It could not be confirmed if the fire safety information and procedures have been disseminated to the residents of the block.

Open | Priority: Medium | Due: 2 Jan 2024 12:00 AM GMT | Created by: Lee Grint

Y1

The client should ensure that residents are provided with a copy of the fire safety instruction notice for the premises (when moving in and annually thereafter). The client should also ensure that information regarding Fire Door is provided to new residents when they move in and re-issued to all residents as required by the Fire Safety (England) Regulations 2022.

Detailed Risk Assessment Part 1

1. General Information

1.1 FRA Type:	Type 1 (Non-Destructive)
1.2 Property Type:	Purpose Built Block of Flats
1.3 Property Designation:	General Needs
1.4 Responsible Person:	Lindsey Williams - CEO Futures Housing Group
1.5 No of Floors:	3
1.6 No of Flats (if applicable):	6
1.7 Ground Floor Area (m2):	155m2
1.8 Total Area of all Floors (m2)	465m2

1.9 Building Description:

1-11 Howard Close is a purpose built block of 6 self contained general needs flats set across 3 storeys. Flats 1 & 3 are located on the ground floor, flats 5 & 7 are located on the first floor with flats 9 & 11 located on the second floor. Flats on the ground and first floors are afforded lobby protection with flats on the second floor opening directly onto the means of escape.

The block entrance door opens into the stairwell lobby. This contains the ground floor flat lobby and the stairs. The ground floor flat lobby contains 2no flat entrance doors and the electrical intake cupboard. The first floor contains the landing, flat lobby and 2no flat entrance doors. The second floor contains the landing and 2no flat entrance doors.

Means of escape from the block is via the stairs which terminate in the ground floor entrance lobby. This in turn leads to the front or rear entrance doors, both of which discharge outside to places of ultimate safety.

The block operates a 'Stay Put' evacuation strategy. No communal fire detection and warning system was seen to be installed. Emergency escape lighting was installed throughout.

1.10 Building Construction:

The building is constructed from traditional brick and block construction under a pitched and tiled roof. The internal walls separating the common areas from the flats is brick and block. Internal floors are constructed from concrete.

1.11 Extent of common areas:

Lobby, electrical intake cupboard, landing, external areas

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

Electrical intake cupboard - Non-standard keys required.

1.13 If applicable, state which flats were sample inspected:

None

2. The Occupants

2.1 Management Extent	Non Managed – eg GN

2.2 Details of any onsite Management

Occasional staff attendance expected - low numbers anticipated

2.3 Person managing fire safety in the premises

Lindsey Williams - CEO Futures Housing Group

2.4 Person consulted during the fire risk assessment

None

2.5 Number of occupants (maximum estimated)

Assumed to be two residents per flat - Exact numbers not known

2.6 Approximate maximum number of employees at any one time

No staff on site - Occasional staff attendance expected – low numbers anticipated

2.7 Number of members of the public (maximum estimated)

Residential block - low number of visitors expected at any one time

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

General Needs - No information, however, General Needs premises so occupants are typical of the general population

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	Northamptonshire Fire and Rescue Service
3.3 Other key fire safety legislation (other than Building Regs 2000)	Housing Act 2004

3.4 The other legislation referred to above is enforced by

The local housing authority

3.5 Guidance used as applicable to premises and occupation	Home Office Fire Safety in Purpose Built Blocks
3.6 Is there an alteration or enforcement notice in force?	Unknown

No evidence of an alterations or enforcement notice in place

3.7 Fire loss experience (since last FRA)

Unknown

None known or reported.

Detailed Risk Assessment Part 2

16 actions

A - Electrical Ignition Sources

A1

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

Unknown

It was not possible to access the electrical intake cupboard due to non-standard keys being required.

See Policy Principle.

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?

N/A

No portable appliances noted.

See Policy Principle.

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

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

N/A

No portable appliances noted.

See Policy Principle.

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.

A4

Is the use of adapters and leads limited?

N/A

No adapters or leads present in the common areas.

A5

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

N/A

No PV cells noted.

B - Smoking Policies

B1

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

Yes

See policy principle.

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

B2

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

Yes

Residents who wish to smoke can do so within their private accommodation only.

No evidence of illicit smoking was seen in the common area at the time of inspection.

'No Smoking' signage is provided in the common area as required by the Smoke-free (Premises and Enforcement) Regulations 2006.

Photo 4

C - Arson

1 action

C1

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

Yes

The block is installed with an access control system and self closing entrance doors.

Photo 5

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) — No

At the time of the inspection, domestic wheelie bins were seen to be stored to the rear of the block adjacent to the rear wall.

Photo 6

Open | Created by: Lee Grint

C2

It is recommended that wheelie bins are moved a minimum of 2 metres away from the building. Ideally bins should be kept locked away or on a purpose built hardstanding away from the building.

Action/Recommendation Required? — Yes

Action Priority: — Recommendation - No Timescale

D - Portable Heaters and Installations

D1

If used, is the use of portable heaters regarded as safe? — N/A

No portable heaters were noted within the common area at the time of inspection.

D2

Are fixed heating systems maintained annually? — N/A

The common area has no form of fixed heating and individual residential units have their own heating systems.

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)? — N/A

No common cooking facilities are provided in the premises.

F - Lightning — 1 action

F1 | 1 action

Does the building have a lightning protection system? | N/A

No lightning protection system was identified

Open | Created by: Lee Grint

F1

At the time of the assessment, it could not be confirmed that lightning protection was installed or required, it is PCL recommendation that advice is sought from a competent person to determine whether lightning protection is required or not for the building in accordance with BS EN 62305-2:2012.

Policy Principle: No lightning protection policy in place

Action/Recommendation Required? | Yes

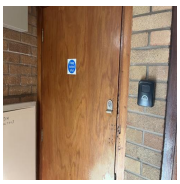
Action Priority: | Recommendation - No Timescale

G - Housekeeping | 2 actions

G1 | 1 action

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

The electrical intake cupboard and gas meter cupboard could not be accessed at the time of the assessment due to non-standard keys being required.



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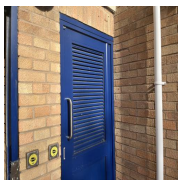

Photo 8

Open | Priority: Medium | Due: 2 Jan 2024 12:00 AM GMT | Created by: Lee Grint

G1

The electrical intake cupboard and assumed gas meter cupboard should be checked for the presence of combustible materials being stored close to sources of ignition.

Action/Recommendation Required? | Yes

Action Priority: | Medium - 3 Months

G2 | 1 action

Are the escape routes kept clear of items combustible materials or waste and free of any trip hazards? | No

The common escape routes were clear of combustible materials, trip hazards and waste at the time of inspection with the exception of small waste bins being stored outside of flat 7 entrance door.

Photo 9

Open | Priority: Medium | Due: 2 Jan 2024 12:00 AM GMT | Created by: Lee Grint

G2

Items noted should be removed from the communal areas as soon as is reasonably practicable. Residents should be informed that items must not be stored in the communal areas at any time. Regular checks should be conducted to ensure compliance.

Action/Recommendation Required?	Yes
Action Priority:	Medium - 3 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 mobility scooters noted.

H - Hazards Introduced by Contractors

H1

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

No hot works noted at the time of the assessment.

See 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.

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

No dangerous substances were noted being stored or in use at the time of inspection.

J - Other Significant Hazards

J1

Are all issues deemed satisfactory? [1] — Yes

There were no other fire hazard issues noted at the time of inspection.

J2

Are all issues deemed satisfactory? [2] — Yes

There were no other fire hazard issues noted at the time of inspection.

K - Means of Escape

2 actions

K1

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

The means of escape design is broadly in accordance with current design codes and is deemed 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

The escape routes are considered to be adequately protected (subject to recommendations which may be noted elsewhere in this report).

K3

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

The provision of exits is considered adequate for the number of people expected to be present.

The exit widths provided appear adequate for the numbers expected to be present.

K4

1 action

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

All doors on escape routes are fitted with ironmongery which is easily opened without the use of a key, and there are no sliding or revolving doors.

Push to exit release buttons are installed to the front entrance door. The rear door is installed with a lever override handle.


Photo 10

Photo 11

Open | Priority: Low | Due: 2 Oct 2024 12:00 AM BST | Created by: Lee Grint

K4

The client should conform that the exit system defaults to an open position in the event of a power failure, or that it is installed with a battery backup power supply. The omission of a manual override in accordance with BS7273-4 is noted and acceptable if the above is confirmed and if malicious activation risk is high. If the risk of malicious activation is deemed to be low, the client should consider the installation of manual override systems to the entrance doors of the block.

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

K5

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

Doors on escape routes open in the direction of escape.

K6

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

Travel distances appear to be in line with that allowed in LGA - 'Fire safety in purpose built blocks of flats' – 2012

K7

Are there suitable precautions for all inner rooms?	N/A

No inner rooms noted.

K8

Are escape routes separated where appropriate?	N/A

There is a single means of escape route within the property, which leads to a final exit. Escape route separation is not required.

K9

Are corridors sub-divided where appropriate?	N/A

No corridors requiring cross-corridor fire doors were noted in the property.

K10

Do escape routes lead to a place of safety? Yes

Escape routes lead to a place of safety.

K11

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

The communal areas are adequately ventilated via a combination of manually opening doors located on the ground floor, a manually opening window in the first floor flat lobby and manually opening windows on the second floor landing.


Photo 12


Photo 13

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? No

Wiring appeared to be enclosed within a combination of non-combustible conduit and plastic conduit.

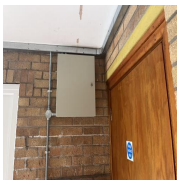
Photo 14


Photo 15

Open | Priority: Low | Due: 2 Oct 2024 12:00 AM BST | Created by: Lee Grint

K12

The supports to the surface mounted wiring systems noted within the common escape route should be investigated to confirm that they are adequate to prevent premature collapse in event of a fire.

Action/Recommendation Required? Yes

Action Priority: Low - 12 Months

L - Flat Entrance Doors 1 action

L1 1 action

Are the sample inspection flat entrance door or doors in Unknown

good condition and appropriately fire rated?

Flat entrance doors appear to be FD30 fire rated doors. (NB. - from limited visual inspection, certification not seen; adequacy of installation not confirmed).

No flats available for sample inspection at the time of the assessment.

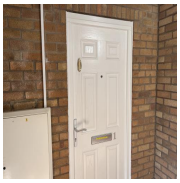
Photo 16


Photo 17

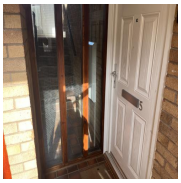
Photo 18


Photo 19


Photo 20

Open | Priority: Medium | Due: 2 Jan 2024 12:00 AM GMT | Created by: Lee Grint

L1

Management should establish an ongoing programme of rolling checks to flat entrance doors to ensure they are installed with combined intumescent strips/cold smoke seals and positive action self closing devices.

Action/Recommendation Required?	Yes
Action Priority:	Medium - 3 Months
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?	No

Common area fire doors were all noted to be notional timber fire doors. None were seen to be installed with combined strips and seals. The following defects were noted:

- The ground floor lobby door had its self closing device disconnected
- The ground floor lobby door had holes in the leaf from old locking mechanisms and a letterbox that have both been removed
- Although no access was possible, there was visible damage to the leaf and frame of the electrical intake cupboard
- An excessive threshold gap was noted to the electrical intake cupboard door
- The 1st floor lobby door did not have fire rated hinges installed
1st floor lobby door had an excessive threshold gap
- Communal doors were not found to be installed with intumescent strips and cold smoke seals.


Photo 21

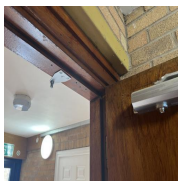
Photo 22


Photo 23

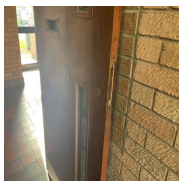
Photo 24

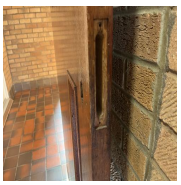
Photo 25


Photo 26


Photo 27

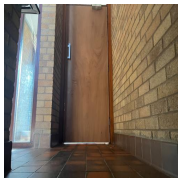
Photo 28

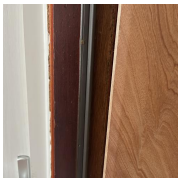
Photo 29

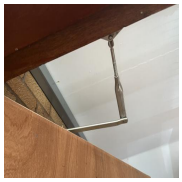
Photo 30


Photo 31


Photo 32

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M1

Due to the volume of defects found, and the electrical intake cupboard not being available for inspection, it is recommended that a fire door survey is completed in the block to identify all defects that exist. The results of the survey should be used to compose a risk based remedial program of works to rectify doors. Remedial works should be completed by a competent third party accredited contractor.

Action/Recommendation Required?	Yes
Action Priority:	Medium - 3 Months

N - Emergency Lighting

N1

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

A visual inspection of the emergency lighting system installed to the client's premises confirmed that it appears to be in accordance with BS 5266.

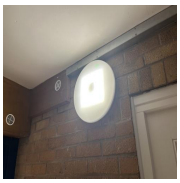
Photo 33


Photo 34

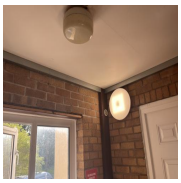
Photo 35

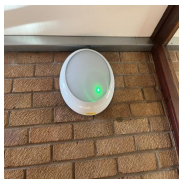
Photo 36


Photo 37

N2

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

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

A fire action notice was installed to the common areas of the block denoting a 'Stay Put' evacuation strategy.

Fire door signage was not installed to lobby fire doors.

Photo 38

Open | Priority: Medium | Due: 2 Jan 2024 12:00 AM GMT | Created by: Lee Grint

O1

'Fire Door - Keep Shut' signage should be affixed to both sides of the lobby fire doors in the building.

Action/Recommendation Required?	Yes
Action Priority:	Medium - 3 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 less than 11m in height.

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?	N/A

The building is a purpose built block of flats with an adequate standard of compartmentation (subject to recommendations made elsewhere in this report). The block is suitable to operate a 'Stay Put' evacuation strategy. A fire detection and warning system is therefore not required.

P2

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

See P1.

P3

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

See P1.

P4

If there is a communal fire detection and fire alarm system,	N/A

does it extend into the dwellings?	

See P1.

P5

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

P6

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

P7 — 1 action

If applicable, is a separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?	No

Sample inspection of Flat 4 found it to be installed with Grade D1 LD3 detection.

Open | Created by: Lee Grint

P7

It is recommended that management undertake a rolling schedule of inspection to ensure that all flats are fitted with a suitable, automatic fire detection and warning system. The system should meet compliance with BS5839-6:2019, with the level of protection from the system meeting Grade D, LD2 standard. Where this standard is not present, upgrades should take place. All work must be completed by a third-party accredited contractor.

Action/Recommendation Required?	Yes
Action Priority:	Recommendation - No Timescale

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

Q - Measures to Limit Fire Spread and Development — 3 actions

Q1

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

The property is a purpose built block with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report).

Q2 — 1 action

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

No

It was noted that voids were present adjacent to flat entrance doors containing services for flats. Voids had metal access plates at floor level. It was noted that the metal plate outside of flat 7 was detached at the time of the assessment.


Photo 39


Photo 40


Photo 41

Open | Priority: Low | Due: 2 Oct 2024 12:00 AM BST | Created by: Lee Grint

Q2

It is recommended that the voids are sample inspected to ensure that penetrating services are adequately fire stopped. Access plates affixed to voids should also be in place at all times when not in use and confirmed as adequately fire resisting. All remedial works and inspections should be conducted by a competent third party accredited contractor

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

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

No riser cupboards or ducts noted.

Q4

Is compartmentation maintained in the roof space?

Yes

Compartmentation within the roofspace showed adequate separation between the flats and common areas.


Photo 42

Q5

2 actions

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

No

The electrical intake cupboard could not be accessed at the time of the assessment due to non-standard locks being fitted

Recessed meters were located adjacent to flat entrance doors. These were not believed to be adequately fire resisting or fire stopped.


Photo 43


Photo 44


Photo 45


Photo 46

Open | Priority: Medium | Due: 2 Jan 2024 12:00 AM GMT | Created by: Lee Grint

Q5

It is recommended that the recessed meter enclosures are upgraded to ensure they are a minimum of 30 minutes fire resisting. Alternatively, 30 minute fire rated over boxes can be installed. All penetrating services between the flats and the meter enclosures should also be adequately fire stopped.

Open | Priority: Medium | Due: 2 Jan 2024 12:00 AM GMT | Created by: Lee Grint

Q5

The electrical intake cupboard should be checked to ensure that it is adequately fire resisting. This concludes sufficient compartment boundaries offering a minimum of 30 minutes fire resistance, and FD30/s fire rated door and sufficiently fire stopped penetrating services. Any remedial works required should be completed by a competent third party accredited contractor.

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?	N/A

There were no common ventilation systems or dampers noted within this property.

Q7

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

The wall and ceiling linings would appear to be appropriate to limit fire spread.

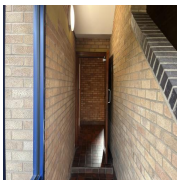
Photo 47

Q8

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

N/A

There were no soft furnishings noted within the common areas at the time of inspection.

Q9

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

N/A

No external attachments (such as balconies, sun shading or wall-mounted solar panels) were noted to the building façade.

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

The external wall construction of the building appears to be of sufficiently low risk that it can be assessed visually as part of this Type 1 assessment. The external wall is constructed from traditional brick and block under a pitched and tiled roof.

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?

Yes

From a limited visual inspection from ground level, window and door frames (and any associated spandrel or infill panels that may be installed) appear satisfactory with regard to combustibility and fire spread.

R - Fire Extinguishing Appliances

R1

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

N/A

S - Relevant Automatic Fire Extinguishing Systems

S1

Are there any automatic fire suppressant systems on site?	N/A

S2

Are there any fixed fire fighting mains within the premises?	N/A

S3

If any other relevant systems / equipment is installed, state type of system and comment as necessary	Yes

A fire bridge override drop key facility was seen to be installed to the block entrance door. This was fully working when tested at the time of the assessment.

Photo 48

T - Procedures and Arrangements — 1 action

T1

Recommended evacuation strategy for this building is:	Stay Put

T2

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

Regular checks of the block are conducted by the clients representatives in the form of property managers.

T3

Are there appropriate documented fire safety arrangements and procedures in place in the event of fire?	Yes

Fire action notices are suitable and sufficient to cover the requirements stated in this section.

Photo 49

T4

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

Residents are responsible for calling the FRS in the event of a fire situation.

T5

Are there suitable fire assembly points away from any risk? N/A

Assembly point not required for general needs block operating a stay put strategy.

T6 1 action

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

There is no requirement to undertake PCFRA's/PEEPS within general needs housing.

Open | Created by: Lee Grint

T6

PEEPs are currently not applicable in general needs properties, however a Person-Centred Fire Risk Assessment (PCFRA) may be appropriate, if a resident has been identified as especially vulnerable and at risk from fire hazards in their property. It is recommended that the provider works with the identified vulnerable resident or their representative to help to reduce risk from fire and where necessary involve other agencies

Action/Recommendation Required? Yes

Action Priority: Recommendation - No Timescale

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 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

See 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 1 action

W1 1 action

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

Records were not available at the time of the assessment.

Open | Priority: Low | Due: 2 Oct 2024 12:00 AM BST | Created by: Lee Grint

W1

The client should ensure they are keeping accurate records of testing, maintenance and staff training in relation to fire training and other relevant sections of this report. Records can be kept on site in paper format or held centrally by electronic means.

Action/Recommendation Required? Yes

Action Priority: Low - 12 Months

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? N/A

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

Y - Engagement with Residents	1 action
Y1	1 action
Has all Fire Safety information & procedures been disseminated to the residents?	Unknown

It could not be confirmed if the fire safety information and procedures have been disseminated to the residents of the block.

Open | Priority: Medium | Due: 2 Jan 2024 12:00 AM GMT | Created by: Lee Grint

Y1

The client should ensure that residents are provided with a copy of the fire safety instruction notice for the premises (when moving in and annually thereafter). The client should also ensure that information regarding Fire Door is provided to new residents when they move in and re-issued to all residents as required by the Fire Safety (England) Regulations 2022.

Action/Recommendation Required?	Yes
Action Priority:	Medium - 3 Months
Z - Any Other Information	
Z1	
Are all issues deemed satisfactory? [1]	Yes

There were no other relevant issues noted at the time of inspection.

Z2	
Are all issues deemed satisfactory? [2]	Yes

There were no other relevant issues noted at the time of inspection.

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 fatali-ties.

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	1 - 11 Howard Close: NN11 4TD
Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies	Lobby, electrical intake cupboard, landing, external areas
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	2 Oct 2023
Part 6 - Recommended Date for Reassessment of the premises	2 Oct 2026
Part 7 - Unique Reference Number of this Certificate (Job Number)	171928

Signed for on behalf of the Issuing Certified Organisation

James Hutton

Dated: 2 Oct 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@bafe.org.uk | www.bafe.org.uk

Media summary

Photo 1

Photo 2

Photo 3

Photo 4

Photo 5

Photo 6

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Photo 8

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Photo 11

Photo 12

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Photo 15

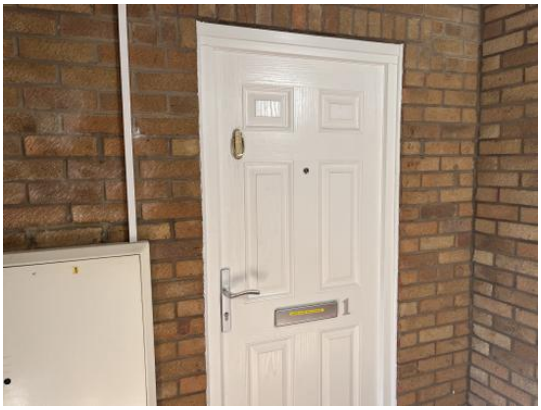

Photo 16

Photo 17

Photo 18

Photo 19

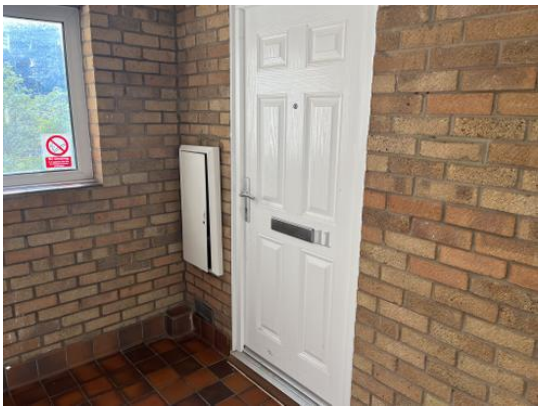

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Photo 24

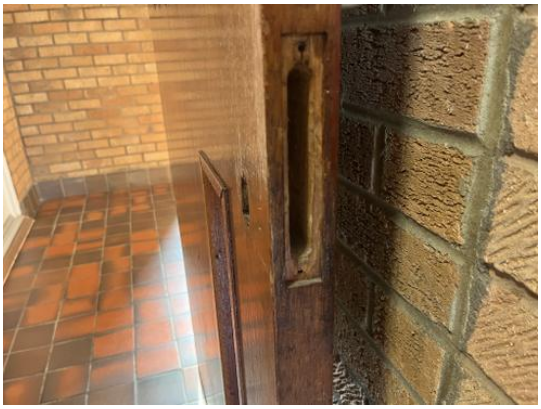

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Photo 27

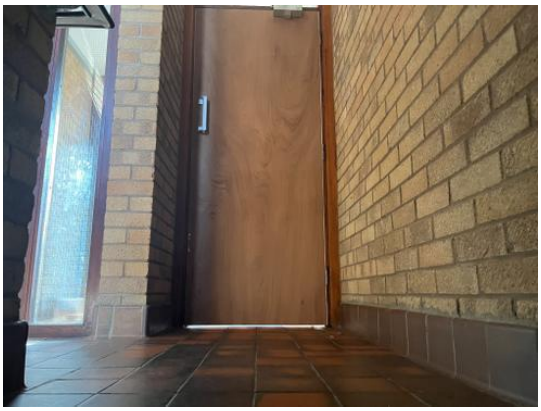

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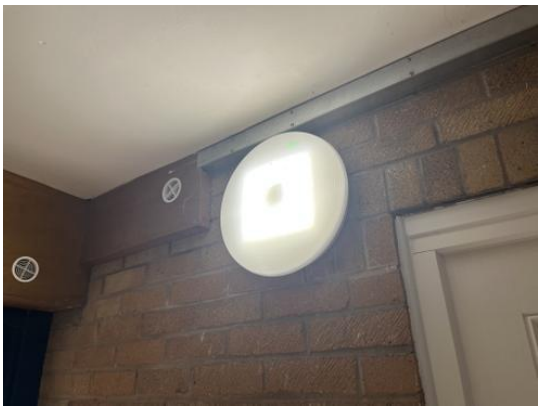
Photo 31

Photo 32



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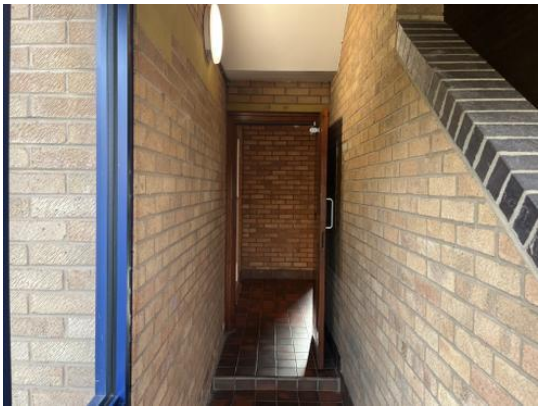

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Photo 49