

Futures Fire Risk Assessment

Futures Homescape, 35A High Street: S45 9DX, - UPRN: IL11518 / 173580 / QA Approved / Emma Lipscomb

Complete

Flagged items	2	Actions	11
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SITE NAME:

Futures Homescape, 35A High Street: S45 9DX, - UPRN: IL11518, Fire Risk Assessments, Futures Homescape

PROPERTY IMAGE



Photo 1

UPRN:	IL11518
JOB NUMBER:	173580
FRA COMPLETED BY:	Pennington Choices Limited
FIRE RISK ASSESSOR NAME:	Pat Elsworth
INSPECTION DATE:	22 Apr 2024
REPORT STATUS:	QA Approved
REASSESSMENT PRIORITY	High - 1 Year
VALID TO: (QA Use Only)	26 Apr 2025
VALIDATION DATE: (QA Use Only)	26 Apr 2024
VALIDATED BY: (QA Use Only)	Emma Lipscomb

VALIDATOR'S SIGNATURE: (QA Use Only)

Time

Photo 2

Flagged items & Actions

2 flagged, 11 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

11 actions

Detailed Risk Assessment Part 2 / A - Electrical Ignition Sources / A2

Is PAT testing in common areas carried out?

Assessor Findings

Although PAT labels were noted on some appliances there were also appliances with no labels apparent. No certificate was present in the on site fire file.



Photo 5

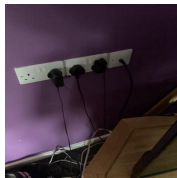


Photo 6



Photo 7

Open | Priority: Low | Due: 26 Apr 2025 5:21 PM BST | Created by: Pat Elsworth

A2

Client to ensure all appliances are PAT tested where required and are part of an ongoing PPM schedule that ensure PAT is carried out.

Detailed Risk Assessment Part 2 / D - Portable Heaters and Installations / D2

Are fixed heating systems maintained annually?

Assessor Findings

The on site gas safety certificates are out of date.



Photo 9



Photo 10

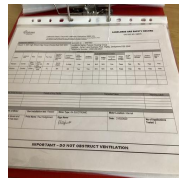


Photo 11

Open | Priority: Medium | Due: 26 Jul 2024 5:25 PM BST | Created by: Pat Elsworth

D2

Client to confirm/ensure that fixed heating forms part of the ongoing maintenance / PPM schedule and that fixed heating within the premises is maintained and records are up to date.

Detailed Risk Assessment Part 2 / G - Housekeeping / G1

Combustible materials were

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

noted as being located in the electrical intake cupboard.

Combustible materials were noted in the electric cupboard.

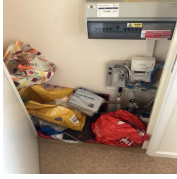


Photo 13

Open | Priority: Medium | Due: 26 Jul 2024 5:29 PM BST | Created by: Pat Elsworth

G1

Client to ensure no combustible materials are not stored close to electrics or ignition sources.

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

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

Assessor Findings

Final exit doors were furnished with easy opening devices, however the gate leading from rear is lockable and was locked at the time of the assessment.



Photo 14

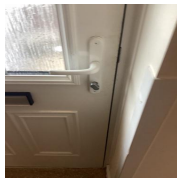


Photo 15



Photo 16

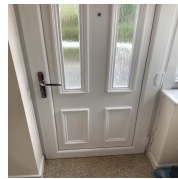


Photo 17



Photo 18

Open | Priority: Low | Due: 26 Apr 2025 5:31 PM BST | Created by: Pat Elsworth

K4

It is recommended that the lock on the gate leading from the rear of the premises is replaced with a single easy opening device.

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?

Assessor Findings

Not all had bedroom doors had certification markings but were deemed to provide adequate protection, however the smoke seals and intumescent strips on 1 door (Sophies bedroom door) require repair and the staff office bedroom door doesn't close into frame.



Photo 20

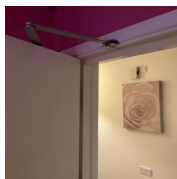


Photo 21

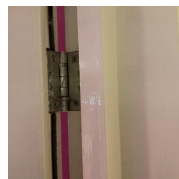


Photo 22

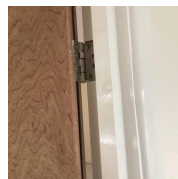


Photo 23

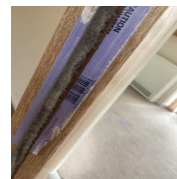


Photo 24



Photo 25



Photo 26



Photo 27

Open | Priority: Medium | Due: 26 Jul 2024 5:38 PM BST | Created by: Pat Elsworth

L1

It is recommended that the intumescent strips and smoke seals to the bedroom door described are repaired and that the self closing device on the staff bedroom door is adjusted so that the door closes fully into its frame. Work should be carried out by a qualified, 3rd party accredited contractor.

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

There are common area fire doors. Some are on hold open devices that release on activation of the fire alarm. In general doors were adequate although without certification/labelling, however the door to the "purple" lounge (outside Sophies bedroom) and the kitchen door do not close into the frames.

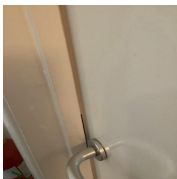


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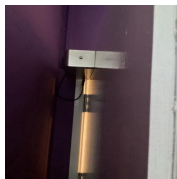


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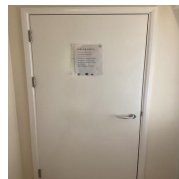


Photo 30

Open | Priority: Medium | Due: 26 Jul 2024 6:11 PM BST | Created by: Pat Elsworth

M1

It is recommended that where doors do not close fully into the frame that self closing devices are adjusted to allow the door to close fully. Work should be carried out by a qualified, 3rd party contractor.

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.

FFE is considered adequate and is in place in the kitchen and hallway, however, there was a table obstructing kitchen extinguishers and foam extinguishers had "warning corrective action required" stickers present and were out of test date.

There was also instructional signage missing from CO2 extinguishers.

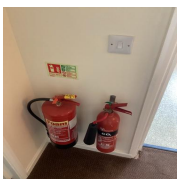


Photo 54



Photo 55



Photo 56

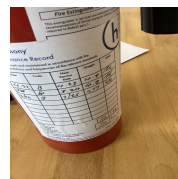


Photo 57



Photo 58



Photo 59

Open | Priority: Medium | Due: 26 Jul 2024 6:23 PM BST | Created by: Pat Elsworth

R1

Client to ensure that foam extinguishers are replaced / repaired, obstruction (table) removed from in front of extinguishers and that all extinguishers undergo regular testing and maintenance that remains in date and ensure instructional signage is present for all extinguishers.

Refer to comments section in R1

Detailed Risk Assessment Part 2 / T - Procedures and Arrangements / T7

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

Staff are not nominated and trained on the use of fire extinguishing appliances

Staff advised they had not received any training on the use of fire extinguishers.

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T7

Client to ensure where staff are expected to use fire extinguishers they are sufficiently trained to do so.

Detailed Risk Assessment Part 2 / V - Testing and Maintenance / V1

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

Assessor Findings

Evidence of in house testing was provided, however there were no certificates to confirm maintenance is taking place and/or is up to date.
It is acknowledged that a policy principle is in place regarding maintenance.

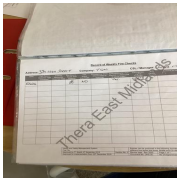


Photo 60

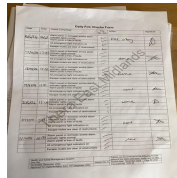


Photo 61

Open | Created by: Pat Elsworth

V1

Client to confirm/ensure that all fire provisions are maintained and that records and certificates are up to date.

Detailed Risk Assessment Part 2 / W - Records / W1

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

Assessor Findings

See V1 for testing
Drills are being carried out, however it is recommended a night drill is carried out.

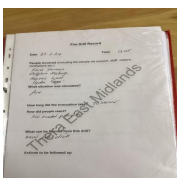


Photo 62

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W1

It is recommended a night fire drill is carried out to ensure residents react to a fire alarm activation during night time hours and evacuate.

Detailed Risk Assessment Part 2 / Z - Any Other Information / Z1

Are all issues deemed satisfactory? [1]

Assessor Finding

Futures Housing group own the building and care is provided by Thera East Midlands staff.

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Z1

It is recommended that Futures Housing Group share this fire risk assessment and its findings with Thera East Midlands Care as per the requirements of article 22 (cooperation and coordination) of the regulatory Reform (fire safety) Order 2005.

Detailed Risk Assessment Part 1

1. General Information

1.1 FRA Type:	Type 1 (Non-Destructive)
1.2 Property Type:	Converted Bungalow
1.3 Property Designation:	Supported Accommodation
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 - bungalow with 2 bedrooms
1.7 Ground Floor Area (m2):	117
1.8 Total Area of all Floors (m2)	117

1.9 Building Description:

The building is a detached bungalow converted for use as supported accommodation for adults with physical and mental disabilities. The property is staffed 24 hours a day. Property consist of two bedrooms, two lounges, a third bedroom utilised as a staff office, hallway, kitchen, and three bathrooms, there is attached garage however there is no access from within the property. There is capacity for two residents however currently only one resident is in place. There are four final exits from the property front and rear and two further exits in each lounge area . There are two external storerooms to the rear of the property behind the garage. Futures Housing Group own the building and care is provided by Thera East Midlands

1.10 Building Construction:

Building is a detached bungalow brick built with a pitch tiled roof

1.11 Extent of common areas:

All areas

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

Access was available to all areas.

1.13 If applicable, state which flats were sample inspected:

N/A

2. The Occupants

2.1 Management Extent	Managed Building - Manager or Senior Staff Onsite Regularly
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2.2 Details of any onsite Management

24 hour staff on-site - 1 staff member
Day time 07:00 - 20:00
Night time 20:00 - 07:00

2.3 Person managing fire safety in the premises

Thera East Midlands

2.4 Person consulted during the fire risk assessment

Marnie West - support worker

2.5 Number of occupants (maximum estimated)

1 - capacity for 2

2.6 Approximate maximum number of employees at any one time

1

2.7 Number of members of the public (maximum estimated)

Public are limited to resident visitors

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

Lone working is in place.
Premises is used as supported accommodation for adults with physical and mental health issues and learning disabilities and residents can be classed as vulnerable.

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)

Housing Act 2004

3.4 The other legislation referred to above is enforced by

Local authority

3.5 Guidance used as applicable to premises and occupation

NFCC - Specialised Housing
Guidance

3.6 Is there an alteration or enforcement notice in force?

No

Staff advised there are no notices in force at the time of the assessment.

3.7 Fire loss experience (since last FRA)

No

Staff advised there has been no recent fire loss.

Detailed Risk Assessment Part 2

11 actions

A - Electrical Ignition Sources

1 action

A1

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

Assessor Finding

Labelling indicates 5 year fixed wiring testing has been carried out. It is also noted a policy principle in place.



Photo 3

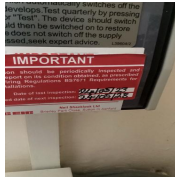


Photo 4

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

1 action

Is PAT testing in common areas carried out?

Assessor Findings

Although PAT labels were noted on some appliances there were also appliances with no labels apparent. No certificate was present in the on site fire file.



Photo 5

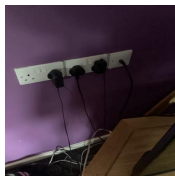


Photo 6



Photo 7

Open | Priority: Low | Due: 26 Apr 2025 5:21 PM BST | Created by: Pat Elsworth

A2

Client to ensure all appliances are PAT tested where required and are part of an ongoing PPM schedule that ensure PAT is carried out.

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

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

A3

Is there a policy for personal electrical appliances (consider

Assessor Findings

restrictions of communal supply points such as outlets and T pin outlets)?

See A2

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?

Assessor observed appropriate use of trailing lead and or adaptors, no hazard identified.

A5

Are there 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

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 premises.

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?

Assessor Findings

There are no "no smoking" signs present, however this is acceptable in this premises type and the desire to maintain a "homely" feel is appreciated along with the presence of 24 hour staff.

C - Arson

C1

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

Assessor findings

Staff on site 24 hours

C2

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

Bins are not secured, however, they are stored externally at a sufficient and safe distance away from the premises.



Photo 8

D - Portable Heaters and Installations

1 action

D1

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

No portable Heaters are used within the premises.

D2

1 action

Are fixed heating systems maintained annually?

Assessor Findings

The on site gas safety certificates are out of date.



Photo 9



Photo 10

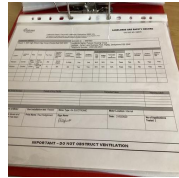


Photo 11

Open | Priority: Medium | Due: 26 Jul 2024 5:25 PM BST | Created by: Pat Elsworth

D2

Client to confirm/ensure that fixed heating forms part of the ongoing maintenance / PPM schedule and that fixed heating within the premises is maintained and records are up to date.

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

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

E - Cooking

E1

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

See Policy Principle

A domestic type kitchen is present. Staff are on site 24 hours and carry out regular cleaning.



Photo 12

F - Lightning

F1

Does the building have a lightning protection system?

Assessor Findings

It is the opinion of the assessor that lightning protection is not required due to the height of the premises (bungalow)

Policy Principle: No lightning protection policy in place

G - Housekeeping

1 action

G1

1 action

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

Combustible materials were noted as being located in the electrical intake cupboard.

Combustible materials were noted in the electric cupboard.



Photo 13

Open | Priority: Medium | Due: 26 Jul 2024 5:29 PM BST | Created by: Pat Elsworth

G1

Client to ensure no combustible materials are not stored close to electrics or ignition sources.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

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

Are mobility scooters or electric vehicles stored in the means of escape? If yes has an assessment been undertaken

No scooters or electric vehicles were stored in the means of escape.

in line with the NFCC "Mobility Scooter Guidance for Residential Buildings"?

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 dangerous substances observed at time of assessment that would warrant a DSEAR 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.

There are four final exits from the property - the main front entrance, a final exit in both lounge areas and a final exit in the kitchen

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 exits provided are adequate for the maximum number of persons ever likely to need them to escape from a fire, taking into account the evacuation strategy in place for the building.

K4

1 action

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

Assessor Findings

Final exit doors were furnished with easy opening devices, however the gate leading from rear is lockable and was locked at the time of the assessment.



Photo 14

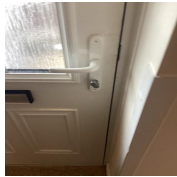


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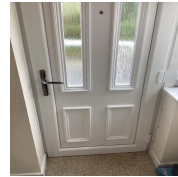


Photo 17



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K4

It is recommended that the lock on the gate leading from the rear of the premises is replaced with a single easy opening device.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

K5

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

Assessor Findings

Not all final exit doors open in the direction of travel, however this is acceptable due to the limited numbers expected to use them.

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?

Assessor Findings

N/A

K8

Are escape routes separated where appropriate?

Assessor Findings

N/A

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".

Escape routes lead to a place of safety, however refer to rear side gate recommendation in K4



Photo 19

K11

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

Assessor Findings

There are no stairs or lobbies

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?

There are no other issues that could affect the means of escape, for example plastic conduit/loose cables not secured by fire rated fastening.

L - Flat Entrance Doors

1 action

L1

1 action

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

Assessor Findings

Not all had bedroom doors had certification markings but were deemed to provide adequate protection, however the smoke seals and intumescent strips on 1 door (Sophies bedroom door) require repair and the staff office bedroom door doesn't close into frame.



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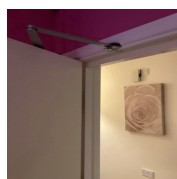


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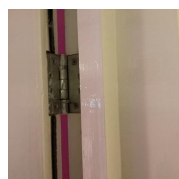


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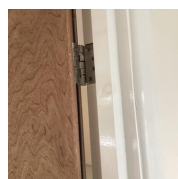


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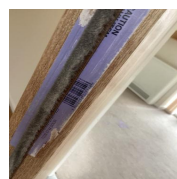


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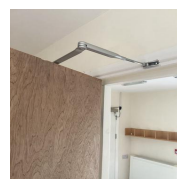


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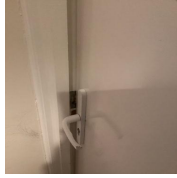


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L1

It is recommended that the intumescent strips and smoke seals to the bedroom door described are repaired and that the self closing device on the staff bedroom door is adjusted so that the door closes fully into its frame. Work should be carried out by a qualified, 3rd party accredited contractor.

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?

Assessor Findings

There are common area fire doors. Some are on hold open devices that release on activation of the fire alarm. In general doors were adequate although without certification/labelling, however the door to the "purple" lounge (outside Sophies bedroom) and the kitchen door do not close into the frames.



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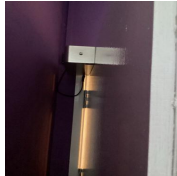


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M1

It is recommended that where doors do not close fully into the frame that self closing devices are adjusted to allow the door to close fully. Work should be carried out by a qualified, 3rd party contractor.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

N - Emergency Lighting

N1

Emergency lighting is provided

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

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 31



Photo 32



Photo 33



Photo 34

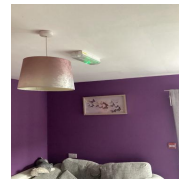


Photo 35



Photo 36

N2

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

See N1

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

Due to the nature and type of premises fire action notices and fire safety signs are not considered a requirement, however it is noted that there is directional signage above final exit doors. Refer to fire extinguisher section with regards to instructional signage.

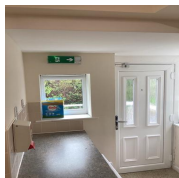


Photo 37



Photo 38

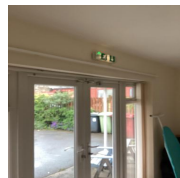


Photo 39

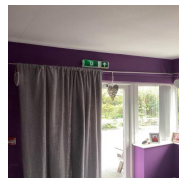


Photo 40

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

P1

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

Assessor Findings

There is a fire alarm system present to at least an L2 standard with detectors, sounders, manual call points and a fire alarm panel in the staff room that was fault free at the time of the assessment.



Photo 41

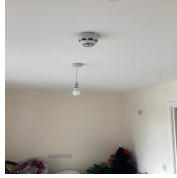


Photo 42

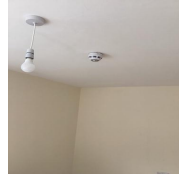


Photo 43



Photo 44

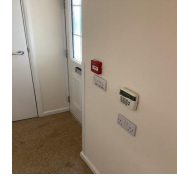


Photo 45

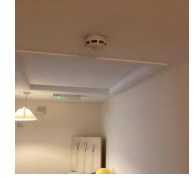


Photo 46



Photo 47

P2

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

Assessor Findings

See P1

P3

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

See P1 and P2

P4

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

See P1 and P2

Detection extends to bedrooms

P5

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

Fire alarm zone plan is provided and is correctly orientated in accordance with BS 5839 pt 1



Photo 48

P6

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

The client has in place a clearly defined and communicated policy

Staff on site 24 hours

P7

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

Assessor Findings

N/A

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

24 hour staff

Q - Measures to Limit Fire Spread and Development

Q1

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

From Visual observation the compartmentation appears adequate. (see limitations statement)

Garage attached, no access from within bungalow, adequate separation

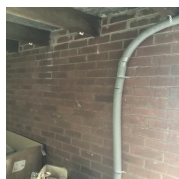


Photo 49



Photo 50



Photo 51

Q2

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

No hidden voids were identified during this inspection. (A Type 1 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

Detached bungalow

Q5

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

The electrical intake equipment is enclosed within the electrical intake cupboard/room which

provides a minimum of 30 minutes protection to the escape route.



Photo 52

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

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.

Q8

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

Assessor Findings

Modern furniture in place. Not all assessed.

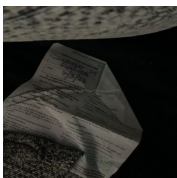


Photo 53

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.

FFE is considered adequate and is in place in the kitchen and hallway, however, there was a table obstructing kitchen extinguishers and foam extinguishers had "warning corrective action required" stickers present and were out of test date. There was also instructional signage missing from CO2 extinguishers.

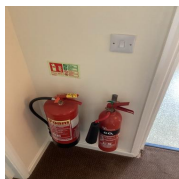


Photo 54



Photo 55



Photo 56

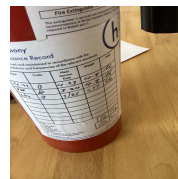


Photo 57



Photo 58

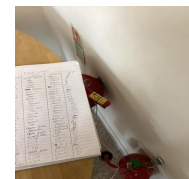


Photo 59

Open | Priority: Medium | Due: 26 Jul 2024 6:23 PM BST | Created by: Pat Elsworth

R1

Client to ensure that foam extinguishers are replaced / repaired, obstruction (table) removed from in front of extinguishers and that all extinguishers undergo regular testing and maintenance that remains in date and ensure instructional signage is present for all extinguishers.

Refer to comments section in R1

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

S - Relevant Automatic Fire Extinguishing Systems

S1

Are there any automatic fire suppressant systems on site?

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	
Has a competent person(s) been appointed to assist in undertaking the preventative and protective measures including in house checks?	Yes.
Thera East Midlands Support workers on site are responsible for in house checks.	
T3	
Are there appropriate documented fire safety arrangements and procedures in place in the event of fire?	Assessor Findings
There is a dedicated on site fire file containing the fire safety arrangements and procedures.	
T4	
Are there suitable arrangements for liaison and calling the Fire Service?	On site staff will call the Fire and Rescue Service
T5	
Are there suitable fire assembly points away from any risk?	A suitably located assembly point has been agreed and communicated
T6	
Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?	Assessor Findings
Staff advised PEEPS are in place and training is provided on assisting in evacuation.	
T7	
Are staff nominated and trained on the use of fire extinguishing appliances?	Staff are not nominated and trained on the use of fire extinguishing appliances

Staff advised they had not received any training on the use of fire extinguishers.

Open | Priority: Low | Due: 26 Apr 2025 6:28 PM BST | Created by: Pat Elsworth

T7

Client to ensure where staff are expected to use fire extinguishers they are sufficiently trained to do so.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

T8

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

Staff are nominated and trained to assist in evacuation.

Staff advised they receive training on assisting with evacuation of residents.

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)

Staff do 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)

Staff advised they receive fire safety training on induction and receive regular online refresher training and that records are held centrally.

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?

Please refer to question U1.

V - Testing and Maintenance

1 action

V1

1 action

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

Assessor Findings

Evidence of in house testing was provided, however there were no certificates to confirm maintenance is taking place and/or is up to date.

It is acknowledged that a policy principle is in place regarding maintenance.



Photo 60



Photo 61

Open | Created by: Pat Elsworth

V1

Client to confirm/ensure that all fire provisions are maintained and that records and certificates are up to date.

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.

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

W - Records

1 action

W1

1 action

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

Assessor Findings

See V1 for testing

Drills are being carried out, however it is recommended a night drill is carried out.

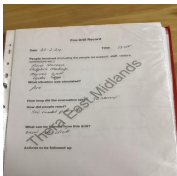


Photo 62

Open | Priority: Low | Due: 26 Apr 2025 6:36 PM BST | Created by: Pat Elsworth

W1

It is recommended a night fire drill is carried out to ensure residents react to a fire alarm activation during night time hours and evacuate.

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?

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?

All Fire Safety information & procedures have been disseminated to the residents. This has been confirmed by the client.

Z - Any Other Information

1 action

Z1

1 action

Are all issues deemed satisfactory? [1]

Assessor Finding

Futures Housing group own the building and care is provided by Thera East Midlands staff.

Open | Created by: Pat Elsworth

Z1

It is recommended that Futures Housing Group share this fire risk assessment and its findings with Thera East Midlands Care as per the requirements of article 22 (cooperation and coordination) of the regulatory Reform (fire safety) Order 2005.

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

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.

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	301921
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	35A High Street: S45 9DX
Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies	All 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	26 Apr 2024
Part 6 - Recommended Date for Reassessment of the premises	26 Apr 2025
Part 7 - Unique Reference Number of this Certificate (Job Number)	173580

Signed for on behalf of the Issuing Certified Organisation

James Hutton



Dated:

26 Apr 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

E hole

Photo 2



Photo 3

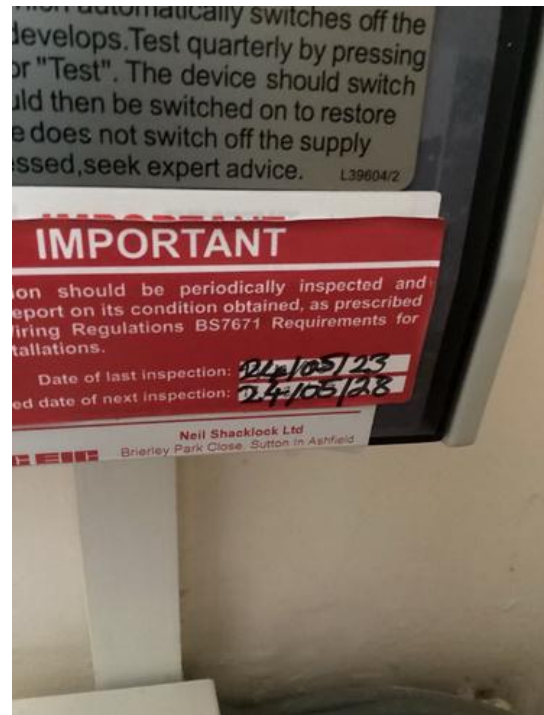


Photo 4



Photo 5



Photo 6

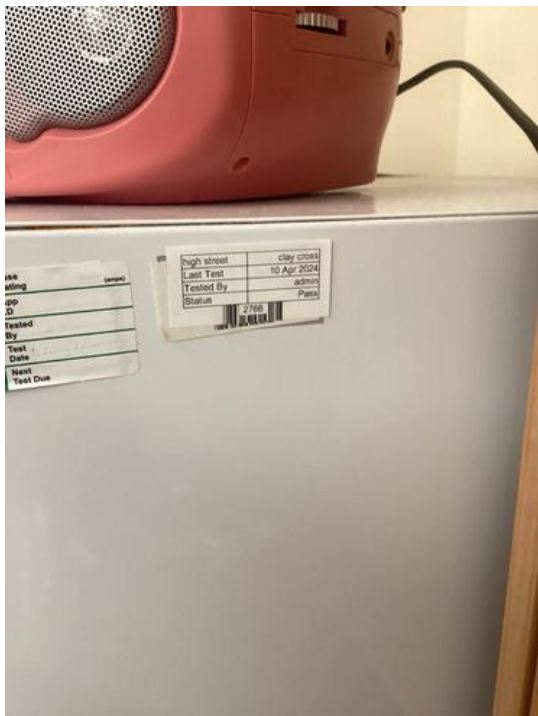


Photo 7



Photo 8



Photo 9



Photo 10

LANDLORDS GAS SAFETY RECORD
 GAS SAFETY REG. NO. 188718

Landlord: [Name], Gas Safe Register No. [Number]
 Property: [Address], Gas Safe Register No. [Number]

Appliance	Manufacturer	Model	Serial No.	Gas Safe Register No.	Flue	Gas	Electrical	Other	Safe	Gas	Electrical	Other	Safe	Gas	Electrical	Other	Safe
Boiler	Worcester	Bluebird	1000000000	123456789	Yes	Yes	NA	NA	Pass	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
Stove	Worcester	Bluebird	1000000000	123456789	Yes	Yes	NA	NA	Pass	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes

Gas Meter: [Type], [Serial No.], [Location]

Safe Installation test Passed: [] Meter Type: Gas ELECTRONIC
 No of Applications: [] Date: 21/02/2020
 No of Applications Table 2: []

IMPORTANT - DO NOT OBSTRUCT VENTILATION

Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28

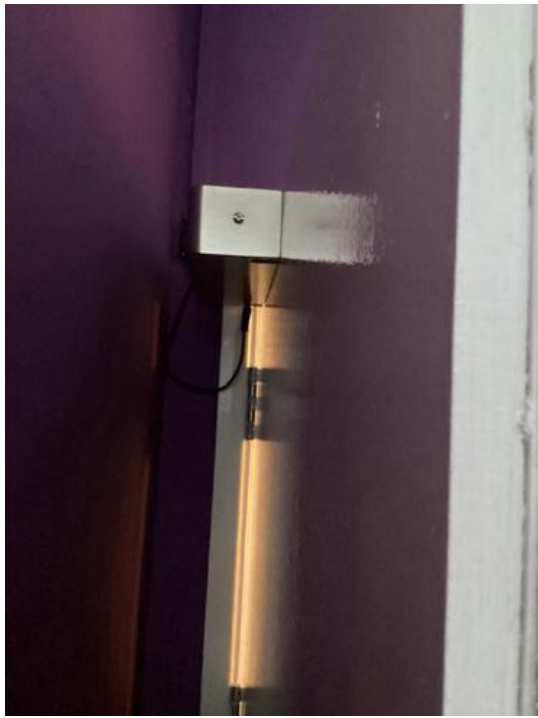


Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41

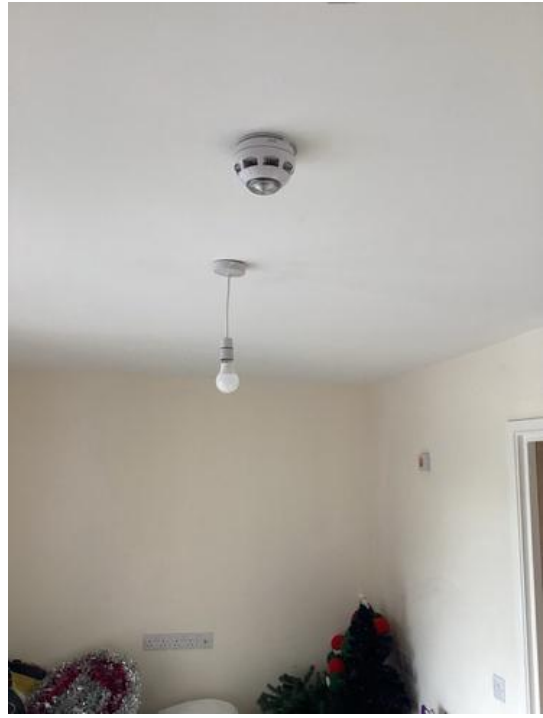


Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52

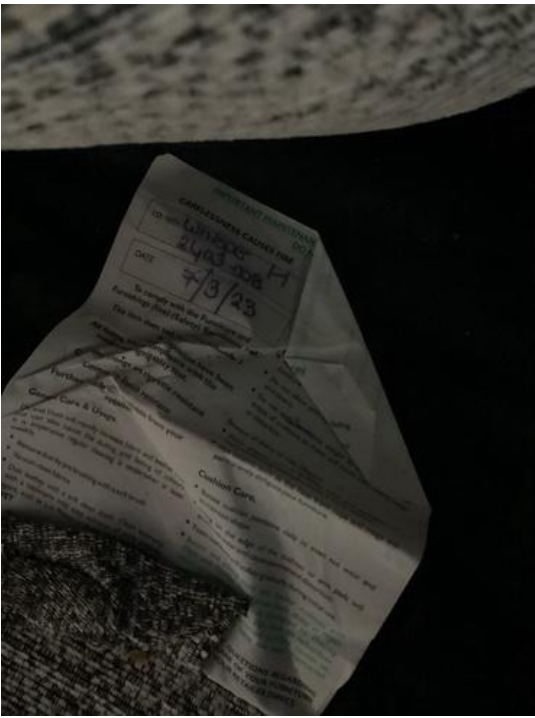


Photo 53



Photo 54



Photo 55



Photo 56

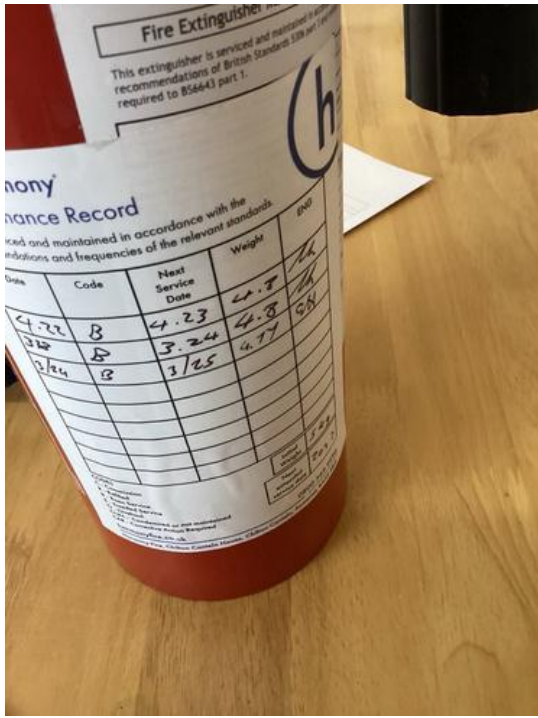


Photo 57



Photo 58

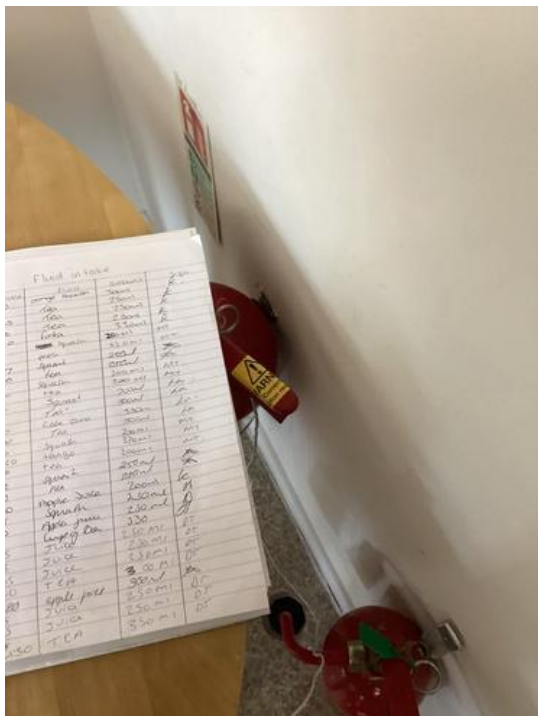


Photo 59

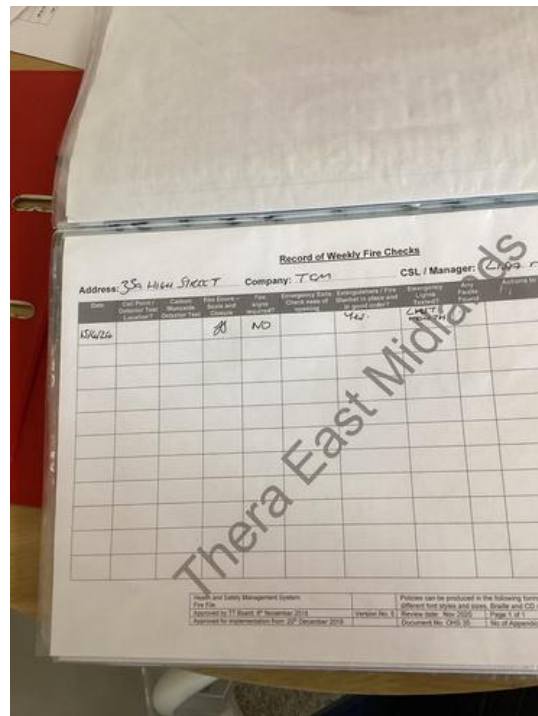


Photo 60

Daily Fire Checks Form					
Date	Time	Check Completed	Yes No, N/A	Action	Signature
16/1/24	14:41	Alarm panel or domestic smoke alarm indicator lights normal	<input checked="" type="checkbox"/>		[Signature]
		Alarm panel is free of faults	<input checked="" type="checkbox"/>		
		All emergency light indicators on	<input checked="" type="checkbox"/>		
		Escape routes are clear of obstructions	<input checked="" type="checkbox"/>		
17/1/24	15:00	Alarm panel or domestic smoke alarm indicator lights normal	<input checked="" type="checkbox"/>		[Signature]
		Alarm panel is free of faults	<input checked="" type="checkbox"/>		
		All emergency light indicators on	<input checked="" type="checkbox"/>		
		Escape routes are clear of obstructions	<input checked="" type="checkbox"/>		
11/1/24	11:00	Alarm panel or domestic smoke alarm indicator lights normal	<input checked="" type="checkbox"/>		[Signature]
		Alarm panel is free of faults	<input checked="" type="checkbox"/>		
		All emergency light indicators on	<input checked="" type="checkbox"/>		
		Escape routes are clear of obstructions	<input checked="" type="checkbox"/>		
19/1/24	11:00	Alarm panel or domestic smoke alarm indicator lights normal	<input checked="" type="checkbox"/>		[Signature]
		Alarm panel is free of faults	<input checked="" type="checkbox"/>		
		All emergency light indicators on	<input checked="" type="checkbox"/>		
		Escape routes are clear of obstructions	<input checked="" type="checkbox"/>		
20/1/24	11:00	Alarm panel or domestic smoke alarm indicator lights normal	<input checked="" type="checkbox"/>		[Signature]
		Alarm panel is free of faults	<input checked="" type="checkbox"/>		
		All emergency light indicators on	<input checked="" type="checkbox"/>		
		Escape routes are clear of obstructions	<input checked="" type="checkbox"/>		
21/1/24	15:00	Alarm panel or domestic smoke alarm indicator lights normal	<input checked="" type="checkbox"/>		[Signature]
		Alarm panel is free of faults	<input checked="" type="checkbox"/>		
		All emergency light indicators on	<input checked="" type="checkbox"/>		
		Escape routes are clear of obstructions	<input checked="" type="checkbox"/>		
21/1/24	16:00	Alarm panel or domestic smoke alarm indicator lights normal	<input checked="" type="checkbox"/>		[Signature]
		Alarm panel is free of faults	<input checked="" type="checkbox"/>		
		All emergency light indicators on	<input checked="" type="checkbox"/>		
		Escape routes are clear of obstructions	<input checked="" type="checkbox"/>		

Health and Safety Management System
Fire File
Reviewed: December 2022
Approved for implementation from: 1st December 2022

Version No. 1
Reviewed: December 2024
Document No. CHS-38

Photos can be produced in the following formats:
different font styles and sizes, bolds and CO etc.
Review date: December 2024 | Page 21 of 42
Document No. CHS-38

Photo 61

Fire Drill Record

Date 22-2-24 Time 13:05

People Involved (Including the people we support, staff, visitors, contractors etc.)
Fero Danno
Delphin Makus
Murre West
Lydia Gopp

What situation was simulated?
Fire

How long did the evacuation take? 30 sec

How did people react?
See risk plan

What can be learned from this drill?
read the drill

Actions to be followed up

Photo 62