

Futures Fire Risk Assessment

Futures Homescape, Flats 1-16 Cedar Avenue, Flats (Bernard Boam): DE5 3PB, - UPRN: FB168 / 173579 / QA Approved / Piotr Iwan

Complete

| | | | |
|---------------|---|---------|----|
| Flagged items | 2 | Actions | 16 |
|---------------|---|---------|----|

SITE NAME:

Futures Homescape, Flats 1-16 Cedar Avenue, Flats (Bernard Boam): DE5 3PB, - UPRN: FB168, Fire Risk Assessments, Futures Homescape

PROPERTY IMAGE



Photo 1

UPRN: **FB168**

JOB NUMBER: **173579**

FRA COMPLETED BY: **Pennington Choices Limited**

FIRE RISK ASSESSOR NAME: **Adrian Gallimore**

INSPECTION DATE: **3 Oct 2023**

REPORT STATUS: **QA Approved**

REASSESSMENT PRIORITY: **Medium - 2 Years**

VALID TO: (QA Use Only) **6 Nov 2025**

VALIDATION DATE: (QA Use Only) **6 Nov 2023**

VALIDATED BY: (QA Use Only) **Piotr Iwan**

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 / A - Electrical Ignition Sources / A1

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

Unknown

There are 3 electrical consumer units within the electrical intake cupboard / gas intake cupboard. One consumer unit was labelled as last being tested in 2015. The others were tested in Aug 2023. Refer to Policy Principle. A cover was missing from one consumer unit within.



Photo 3

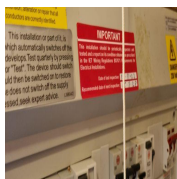


Photo 4

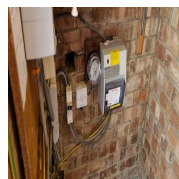


Photo 5

Open | Priority **Medium** | Due **6 Feb 2024 3:14 PM GMT** | Created by **Adrian Gallimore**

A1

Management should ensure that all fixed wiring has been tested in line with Policy Principle. The cover to the fuses on one consumer unit should be replaced.

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

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

Unknown

The assessor was not able to confirm the policy of personal electrical appliances within common areas as the information was not available at the time of assessment. No personal electrical appliances were identified within common areas at the time of assessment.

Open | Created by **Adrian Gallimore**

A3

Management should confirm the policy on the use of personal electrical appliances within common areas and ensure that the policy is communicated to residents.

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

Is the policy being adhered to and are "No smoking" signs

No

provided in the common areas?

There was no evidence of illicit smoking at the time of assessment. Signage is not displayed within the common area.

Open | Priority **Low** | Due **6 Nov 2024 3:18 PM GMT** | Created by **Adrian Gallimore**

B2

Management should ensure that 'No Smoking' signage is displayed within the common area to be worded 'It is against the law to smoke on these premises'.

Detailed Risk Assessment Part 2 / F - Lightning / F1

Does the building have a lightning protection system?

No

The Policy Principal confirms that there is no lightning protection installed.

Open | Created by **Adrian Gallimore**

F1

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?

No

The plant room has gas and electrical infrastructure within. Electrics are not contained within a fire rated cabinet. There was no vent to open air identified within the cupboard to allow potential gas fume to escape.



Photo 8

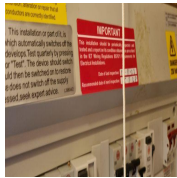


Photo 9



Photo 10



Photo 11

Open | Priority **Medium** | Due **6 Feb 2024 3:27 PM GMT** | Created by **Adrian Gallimore**

G1

Gas meters should be segregated from electrical ignition risks. Management should either relocate electrics or ensure that they are contained within a fire rated enclosure. The cupboard should be vented to open air.

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

There is old furniture stored under both sets of external escape stairs.



Photo 12

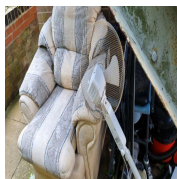


Photo 13

Open | Priority **High** | Due **6 Dec 2023 3:29 PM GMT** | Created by **Adrian Gallimore**

G2

Management should ensure that items of discarded furniture are removed and that escape routes are kept clear at all times.

Detailed Risk Assessment Part 2 / J - Other Significant Hazards / J1

Are all issues deemed satisfactory? [1]

Unknown

There are external escape stairs located to each end of the building. It was not possible to establish if escape stairs have been formally inspected within the last 5 years or if any annual in-house checks have been completed as the information was not available at the time of inspection.

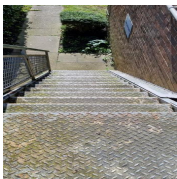


Photo 14



Photo 15

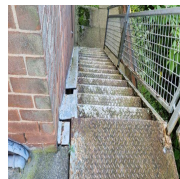


Photo 16

Open | Priority **Low** | Due **6 Nov 2024 3:32 PM GMT** | Created by **Adrian Gallimore**

J1

Management should confirm if external escape stairs have been inspected and maintained within the last 5 years in accordance with BS8210:2020 by a certified third-party contractor. It is also recommended that an annual visual inspection is completed in order to monitor any damage, corrosion or stability issues.

Detailed Risk Assessment Part 2 / J - Other Significant Hazards / J2

Are all issues deemed satisfactory? [2]

Unknown

There is a hard wired stairlift within common area. It was not possible to establish if the equipment is maintained. There was no sign to say 'not to be used in the event of fire'.

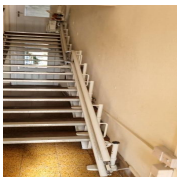


Photo 17

Open | Priority **Medium** | Due **6 Feb 2024 3:35 PM GMT** | Created by **Adrian Gallimore**

J2

Management should ensure that the equipment is maintained and that adequate records are maintained. In addition, signage should be displayed to say 'not to be used in the event of 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?

No

Flat 9 and flat 4 were sampled. Flat 9 was in good order and was labelled to confirm that it is a certified BM Trada fire door. Intumescent strips and a self closure device are fitted. The door to flat 4 was not labelled and did not appear to be fire rated. No other flats were sampled as access could not be gained.



Photo 35



Photo 36



Photo 37



Photo 38

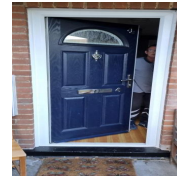


Photo 39



Photo 40

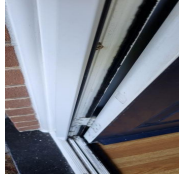


Photo 41



Photo 42



Photo 43

Open | Priority **Medium** | Due **6 Feb 2024 6:06 PM GMT** | Created by **Adrian Gallimore**

L1

Management should also inspect all other dwelling doors to establish fire rating and condition. Where doors have a passing fire risk and they do not conform to a minimum of FD30S specification, they should be replaced with certified self-closing fire door sets to a minimum of FD30S specification. Any repairs or installation should only be completed by a certified third-party contractor.

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

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

No

No emergency lighting was detected to internal or external areas.

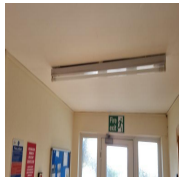


Photo 44

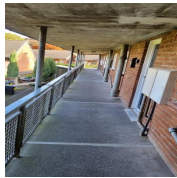


Photo 45

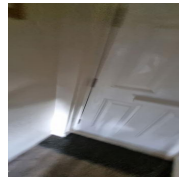


Photo 46

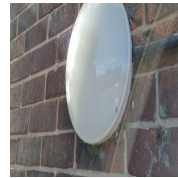


Photo 47

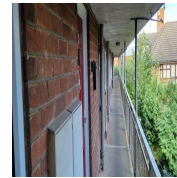


Photo 48

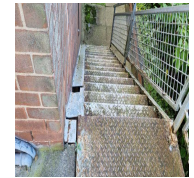


Photo 49

Open | Priority **Medium** | Due **6 Feb 2024 6:14 PM GMT** | Created by **Adrian Gallimore**

N1

Management should conduct an emergency lighting survey with a view to installing emergency lighting to the external walkways, traffic routes, emergency stairs and internal common area. External emergency lighting should be installed to both front and rear exits.

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?

Unknown

Hard-wired detection is installed to the hallway of the dwellings sampled (9 and 4). It was not possible to establish if detection is installed to other rooms within the dwelling (Type 1 Survey). In addition, it was not possible to establish the level of detection to other dwellings as no other flats were sampled.



Photo 52

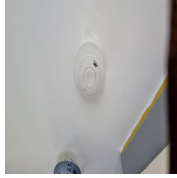


Photo 53

Open | Priority **Medium** | Due **6 Feb 2024 7:33 PM GMT** | Created by **Adrian Gallimore**

P7

Management should ensure that hard-wired smoke / heat detection is installed to all flats within the block, in accordance with BS5389-6:2019 (Grade D1, LD2 smoke alarms). If found not to be, install to this standard. All work to be carried out by a third-party accredited fire alarm company.

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

Is compartmentation maintained in the roof space?

Unknown

There is no roof inspection hatch to the common area. It was not possible to establish the level of compartmentation within.

Open | Priority **Medium** | Due **6 Feb 2024 7:38 PM GMT** | Created by **Adrian Gallimore**

Q4

Management should inspect the roof space to ensure that compartmentation is adequate / maintained.

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

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

No

There is a 9ltr 27A Foam and a 2kg CO2 unit installed to the common area. Extinguishers are not recommended for purpose built, general needs block as there are unlikely to be trained persons present and they are open to misuse / abuse.



Photo 62



Photo 63

Open | Priority **Medium** | Due **6 Feb 2024 7:45 PM GMT** | Created by **Adrian Gallimore**

R1

Management are advised to remove extinguishers from the common area. The CO2 unit may be utilised within the electrical intake room which is accessible to FHG employees.

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

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

Unknown

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

Open | Created by **Adrian Gallimore**

T2

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

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

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

Unknown

Although this is a general needs block, it was not possible to establish if there were any disabled persons present.

Open | Created by **Adrian Gallimore**

T6

Management should establish if there are any persons with disabilities or special needs that may require assistance, require a PEEPs and/or PCFRA. An appropriate procedure should be put in place once a PEEPS or PCFRA has been completed.

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

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

Unknown

It was not possible to establish what fire safety information has been disseminated to residents as the information was not available at the time of assessment.

Open | Priority **Low** | Due **6 Nov 2024 7:53 PM GMT** | Created by **Adrian Gallimore**

Y1

Management should ensure that all residents have received necessary fire safety information and are aware of any procedures already in place.

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: | 2 |
| 1.6 No of Flats (if applicable): | 16 |
| 1.7 Ground Floor Area (m2): | 330 |
| 1.8 Total Area of all Floors (m2) | 660 |

1.9 Building Description:

A 'L' shaped purpose built block of flats. There is a total of 16 flats however, there are two flats to the common area that are no longer in use (ground floor and first floor). There are 16 flats in total with 8 flats to the ground floor with own access door to the open environment. There are also 8 flats to the first floor with access on to an open deck walkway. There are two exits from the ground floor lobby and two external escape stairways to the first floor decking area (to the left and right of the building). There is a electrical / gas plant room to the ground floor lobby and a cupboard which has no items stored and no ignition risks present.

1.10 Building Construction:

Traditional brick built property with tiled pitched roof. Internal walls of the common area are solid with emulsion painted walls and solid ceiling. The floors are solid with a metal stairway with wooden steps. External escape stairs are of steel chequer plate. The open decked walkway is concrete with concrete above.

| | |
|---|---|
| 1.11 Extent of common areas: | Entrance lobby, stairway, landing and decked walkway. |
| 1.12 Areas of the building to which access was not available: | Unused flats to the common area. |
| 1.13 If applicable, state which flats were sample inspected: | Flats 9 and 4 were sampled. |

2. The Occupants

| | |
|--------------------------------------|---|
| 2.1 Management Extent | Non Managed – eg GN |
| 2.2 Details of any onsite Management | There are no on-site management at this property. |

| | |
|--|---|
| 2.3 Person managing fire safety in the premises | Lindsey Williams, CEO, Futures Housing Group. |
| 2.4 Person consulted during the fire risk assessment | No persons were consulted during the assessment. |
| 2.5 Number of occupants (maximum estimated) | It was not possible to establish the total number of occupants. Residents from flats sampled stated that all flats are one bedroomed. A maximum occupancy is based on up to two persons sharing (32). |
| 2.6 Approximate maximum number of employees at any one time | There are no employees at this location. |
| 2.7 Number of members of the public (maximum estimated) | 1-2. There were no members of the public on site during the assessment however, there may be persons visiting periodically such as residents' families, contractors and postal workers etc. |
| 2.8 Identify any people who are especially at risk (Sleeping Occupants, Disabled Occupants, Occupants in remote areas and Lone Workers, Young Persons, Others) | This is a "general needs" block of flats that will have sleeping occupants. It is conceivable that there may be young persons, the elderly and children within the flats as part of families who reside there. There may also be occupants with varying degrees of physical/mental impairment. In addition, lone workers may be present within common parts of the premises. |
| 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 Governing 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? None known to the assessor. | Unknown |
| 3.7 Fire loss experience (since last FRA) None known to the assessor. There was no evidence of fire loss or damage at the time of assessment. | Unknown |

Detailed Risk Assessment Part 2

16 actions

A - Electrical Ignition Sources

2 actions

A1

1 action

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

Unknown

There are 3 electrical consumer units within the electrical intake cupboard / gas intake cupboard. One consumer unit was labelled as last being tested in 2015. The others were tested in Aug 2023. Refer to Policy Principle. A cover was missing from one consumer unit within.



Photo 3

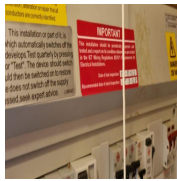


Photo 4



Photo 5

Open | Priority **Medium** | Due **6 Feb 2024 3:14 PM GMT** | Created by **Adrian Gallimore**

A1

Management should ensure that all fixed wiring has been tested in line with Policy Principle. The cover to the fuses on one consumer unit should be replaced.

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

Action/Recommendation Required?:

Yes

Action Priority:

Medium - 3 Months

A2

Is PAT testing in common areas carried out?

N/A

There were no portable electrical appliances identified within common areas at the time of assessment.

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

A3

1 action

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

Unknown

The assessor was not able to confirm the policy of personal electrical appliances within common areas as the information was not available at the time of assessment. No personal electrical appliances were identified within common areas at the time of assessment.

Open | Created by **Adrian Gallimore**

A3

Management should confirm the policy on the use of personal electrical appliances within common areas and ensure that the policy is communicated to residents.

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

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

A4

Is the use of adapters and leads limited?

N/A

No adaptors or leads were identified within common areas at the time of assessment.

A5

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

N/A

None present.

B - Smoking Policies

1 action

B1

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

Yes

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

B2

1 action

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

No

There was no evidence of illicit smoking at the time of assessment. Signage is not displayed within the common area.

Open | Priority **Low** | Due **6 Nov 2024 3:18 PM GMT** | Created by **Adrian Gallimore**

B2

Management should ensure that 'No Smoking' signage is displayed within the common area to be worded 'It is against the law to smoke on these premises'.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

C - Arson

C1

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

Yes

The entrance lobby is secured by standard security locks to the front and rear. Persons can access the rear of the property (communal garden / residents front doors) by walking around the ends of the building.

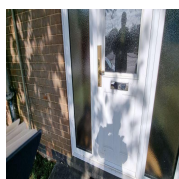


Photo 6

C2

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

Yes

There is designated area for lidded communal waste skips to the rear, located away from the building.

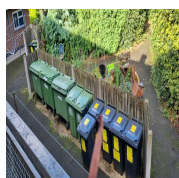


Photo 7

D - Portable Heaters and Installations

D1

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

N/A

There were no portable heaters within common areas.

D2

Are fixed heating systems maintained annually?

Yes

There are no fixed heating systems located within common areas. Refer to Policy Principle for dwelling fixed heating maintenance.

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

There are no cooking facilities within common areas.

F - Lightning

1 action

F1

1 action

Does the building have a lightning protection system?

No

The Policy Principal confirms that there is no lightning protection installed.

Open | Created by **Adrian Gallimore**

F1

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?

No

The plant room has gas and electrical infrastructure within. Electrics are not contained within a fire rated cabinet. There was no vent to open air identified within the cupboard to allow potential gas fume to escape.



Photo 8

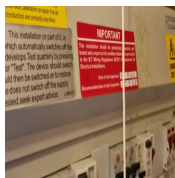


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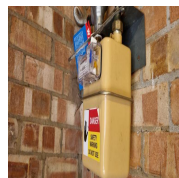


Photo 10

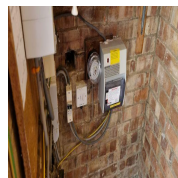


Photo 11

Open | Priority **Medium** | Due **6 Feb 2024 3:27 PM GMT** | Created by **Adrian Gallimore**

G1

Gas meters should be segregated from electrical ignition risks. Management should either relocate electrics or ensure that they are contained within a fire-rated enclosure. The cupboard should be vented to open air.

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

There is old furniture stored under both sets of external escape stairs.



Photo 12

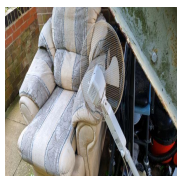


Photo 13

Open | Priority **High** | Due **6 Dec 2023 3:29 PM GMT** | Created by **Adrian Gallimore**

G2

Management should ensure that items of discarded furniture are removed and that escape routes are kept clear at all times.

Action/Recommendation Required?

Yes

Action Priority:

High - 1 Month

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

None identified at the time of assessment.

H - Hazards Introduced by Contractors

H1

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

Yes

Refer to policy principle.

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

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 identified within common areas at the time of assessment. See Policy Principle.

J - Other Significant Hazards 2 actions

J1 1 action

Are all issues deemed satisfactory? [1] Unknown

There are external escape stairs located to each end of the building. It was not possible to establish if escape stairs have been formally inspected within the last 5 years or if any annual in-house checks have been completed as the information was not available at the time of inspection.

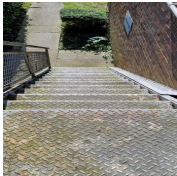


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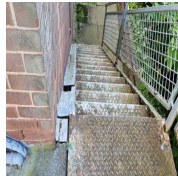


Photo 16

Open | Priority **Low** | Due **6 Nov 2024 3:32 PM GMT** | Created by **Adrian Gallimore**

J1

Management should confirm if external escape stairs have been inspected and maintained within the last 5 years in accordance with BS8210:2020 by a certified third-party contractor. It is also recommended that an annual visual inspection is completed in order to monitor any damage, corrosion or stability issues.

Action/Recommendation Required? Yes

Action Priority: Low - 12 Months

J2 1 action

Are all issues deemed satisfactory? [2] Unknown

There is a hard wired stairlift within common area. It was not possible to establish if the equipment is maintained. There was no sign to say 'not to be used in the event of fire'.

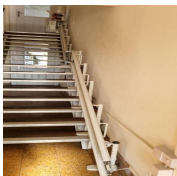


Photo 17

Open | Priority **Medium** | Due **6 Feb 2024 3:35 PM GMT** | Created by **Adrian Gallimore**

J2

Management should ensure that the equipment is maintained and that adequate records are

maintained. In addition, signage should be displayed to say 'not to be used in the event of fire'.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

K - Means of Escape

K1

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

Yes

The escape route is satisfactory. Dwellings on the ground floor egress to the open environment however there is some passing fire risk when passing other dwellings. The first floor is an open deck walkway with two directions of travel and external escape stairs at either end and an escape through the internal common area (L shaped building). There is also some passing fire risk when passing other dwellings on the first floor.

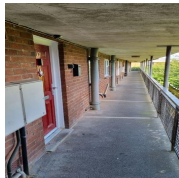


Photo 18

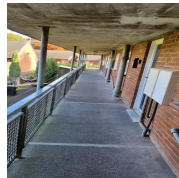


Photo 19

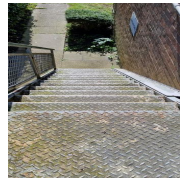


Photo 20

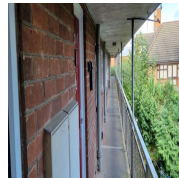


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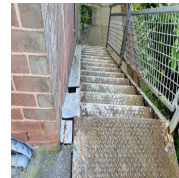


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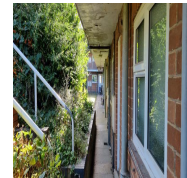


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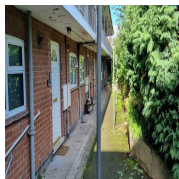


Photo 24

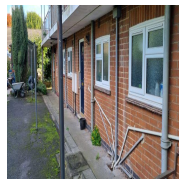


Photo 25

K2

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

Yes

Walls to the common area are solid with emulsion painted plaster. Ceilings are emulsion painted plaster and floors are solid. The internal stairway is metal construction with wooden treads. Externally walls are brick with solid ceilings. External escape stairs are steel chequer plate.

K3

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

Yes

Residents to the ground floor can exit directly to the external environment however there is some passing fire risk. Residents are able to exit individual dwellings to the external decked walkway. The internal common area has two doors, one to the front and one to the rear. Widths to doors are adequate.

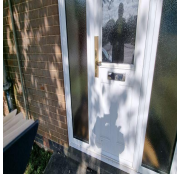


Photo 26



Photo 27

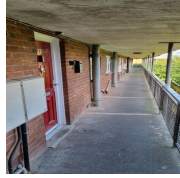


Photo 28

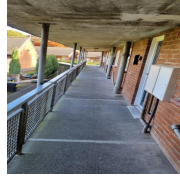


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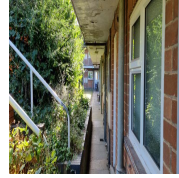


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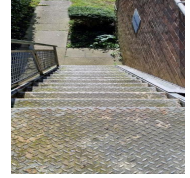


Photo 31

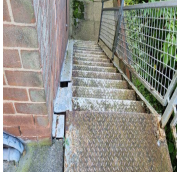


Photo 32

K4

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

Yes

Thumb turn locks are fitted to both exits.



Photo 33

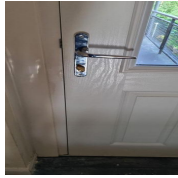


Photo 34

K5

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

N/A

Exits open inwardly to the common area however, occupancy levels are low. Residents to the first floor are able to evacuate using external escape stairs.

K6

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

Yes

Residents to the first floor can evacuate in two directions to the further point to the common area and escape route is 16.6 meters to one side of the building and 11.5 metres to the other.

K7

Are there suitable precautions for all inner rooms?

N/A

There are no inner room scenarios.

K8

Are escape routes separated where appropriate?

N/A

Not required.

K9

Are corridors sub-divided where appropriate?

N/A

Not required.

K10

Do escape routes lead to a place of safety?

Yes

Escape routes from the internal common area lead to the external environment. Residents to the first floor can evacuate to the external walkway and resident's doors to the ground floor open to the external environment (passing fire risk).

K11

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

Yes

There is a door to the internal common area leading to external decked walkways.

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?

N/A

No issues identified.

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?

No

Flat 9 and flat 4 were sampled. Flat 9 was in good order and was labelled to confirm that it is a certified BM Trada fire door. Intumescent strips and a self closure device are fitted. The door to flat 4 was not labelled and did not appear to be fire rated. No other flats were sampled as access could not be gained.

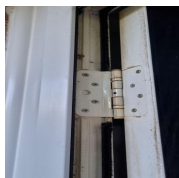


Photo 35

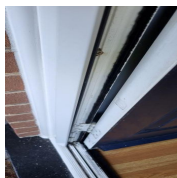


Photo 36

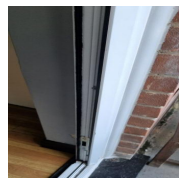


Photo 37

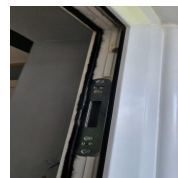


Photo 38

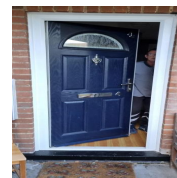


Photo 39



Photo 40

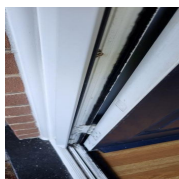


Photo 41

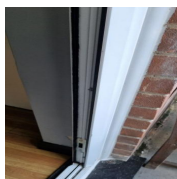


Photo 42

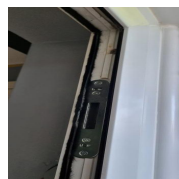


Photo 43

L1

Management should also inspect all other dwelling doors to establish fire rating and condition. Where doors have a passing fire risk and they do not conform to a minimum of FD30S specification, they should be replaced with certified self-closing fire door sets to a minimum of FD30S specification. Any repairs or installation should only be completed by a certified third-party contractor.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

M - Common Area Fire Doors

M1

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

Unknown

The only fire door to the internal common area is that to the electrical intake / gas cupboard. Refer to Q5.

N - Emergency Lighting

1 action

N1

1 action

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

No

No emergency lighting was detected to internal or external areas.

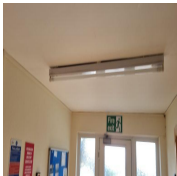


Photo 44

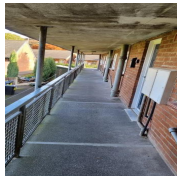


Photo 45

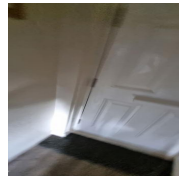


Photo 46

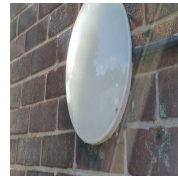


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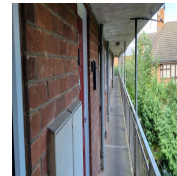


Photo 48

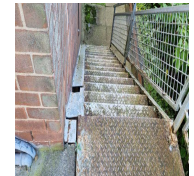


Photo 49

Open | Priority **Medium** | Due **6 Feb 2024 6:14 PM GMT** | Created by **Adrian Gallimore**

N1

Management should conduct an emergency lighting survey with a view to installing emergency lighting to the external walkways, traffic routes, emergency stairs and internal common area. External emergency lighting should be installed to both front and rear exits.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

N2

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

No

Refer to 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)

Yes

A Fire Action Notice is displayed within the common area.



Photo 50



Photo 51

O2

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

N/A

Not required.

P - Means of Giving Warning in Case of Fire

1 action

P1

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

N/A

There is no alarm system or AFD installed to common areas and none is required.

P2

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

N/A

No AFD installed.

P3

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

Yes

The premises is deemed safe without AFD to the common area.

P4

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

N/A

No communal detection installed.

P5

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

N/A

No alarm system installed.

P6

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

N/A

No alarm system installed.

P7

1 action

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

Unknown

Hard-wired detection is installed to the hallway of the dwellings sampled (9 and 4). It was not possible to establish if detection is installed to other rooms within the dwelling (Type 1 Survey). In addition, it was not possible to establish the level of detection to other dwellings as no other flats were sampled.

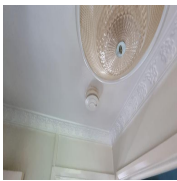


Photo 52

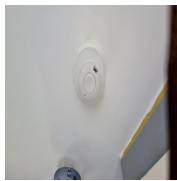


Photo 53

Open | Priority **Medium** | Due **6 Feb 2024 7:33 PM GMT** | Created by **Adrian Gallimore**

P7

Management should ensure that hard-wired smoke / heat detection is installed to all flats within the block, in accordance with BS5389-6:2019 (Grade D1, LD2 smoke alarms). If found not to be, install to this standard. All work to be carried out by a third-party accredited fire alarm company.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

P8

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

N/A

The premises is a purpose built general needs block.

Q - Measures to Limit Fire Spread and Development

1 action

Q1

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

Yes

Walls to the common area are solid with emulsion painted plaster. Ceilings are emulsion painted plaster and floors are solid. The internal stairway is metal construction with wooden treads. Externally walls are brick with solid ceilings. No breaches were identified.



Photo 54



Photo 55



Photo 56

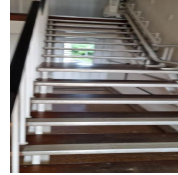


Photo 57

Q2

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

N/A

None present.

Q3

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

N/A

None present.

Q4

1 action

Is compartmentation maintained in the roof space?

Unknown

There is no roof inspection hatch to the common area. It was not possible to establish the level of compartmentation within.

Open | Priority **Medium** | Due **6 Feb 2024 7:38 PM GMT** | Created by **Adrian Gallimore**

Q4

Management should inspect the roof space to ensure that compartmentation is adequate / maintained.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

Q5

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

Yes

The door to the electrical intake cupboard is labelled to confirm that it is an FD30 fire door. Intumescent strips and a self closure device are fitted. The door was in good order at the time of inspection. Part of the intumescent strip had dropped in the corner however, this was put back in place by the assessor.

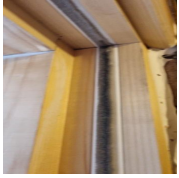


Photo 58



Photo 59

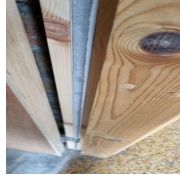


Photo 60

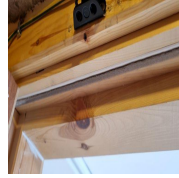


Photo 61

Q6

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

N/A

None present.

Q7

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

Yes

Walls to the common area are solid with emulsion painted plaster. Ceilings are emulsion painted plaster and floors are solid. The internal stairway is metal construction with wooden treads. Externally walls are brick with solid ceilings.

Q8

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

N/A

There are no soft furnishings to the common area.

Q9

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

N/A

None present.

Q10

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

N/A

Not required.

Q11

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

N/A

Not required.

Q12

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

N/A

Not required.

Q13

Are all other fire spread/compartimentation issues satisfactory?

N/A

No further issues were identified.

R - Fire Extinguishing Appliances

1 action

R1

1 action

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

No

There is a 9ltr 27A Foam and a 2kg CO2 unit installed to the common area. Extinguishers are not recommended for purpose built, general needs block as there are unlikely to be trained persons present and they are open to misuse / abuse.



Photo 62



Photo 63

Open | Priority **Medium** | Due **6 Feb 2024 7:45 PM GMT** | Created by **Adrian Gallimore**

R1

Management are advised to remove extinguishers from the common area. The CO2 unit may be utilised within the electrical intake room which is accessible to FHG employees.

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?

N/A

Not required.

S2

Are there any fixed fire fighting mains within the premises?

N/A

Not required.

S3

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

N/A

Not required.

T - Procedures and Arrangements

2 actions

T1

Recommended evacuation strategy for this building is:

Stay Put

T2

1 action

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

Unknown

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

Open | Created by **Adrian Gallimore**

T2

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

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

T3

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

Yes

A Fire Action Notice is displayed within the common area advising of a 'Stay Put' policy.



Photo 64

T4

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

Yes

Residents would call the Fire Service.

T5

Are there suitable fire assembly points away from any risk?

Yes

Not required.

T6

1 action

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

Unknown

Although this is a general needs block, it was not possible to establish if there were any disabled persons present.

Open | Created by **Adrian Gallimore**

T6

Management should establish if there are any persons with disabilities or special needs that may require assistance, require a PEEPs and/or PCFRA. An appropriate procedure should be put in place once a PEEPS or PCFRA has been completed.

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 FFE installed and 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

Refer to policy principle.

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

W - Records

W1

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

N/A

No staff present.

X - Premises Information Box

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

There is no PIB installed.

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 was not possible to establish what fire safety information has been disseminated to residents as the information was not available at the time of assessment.

Open | Priority **Low** | Due **6 Nov 2024 7:53 PM GMT** | Created by **Adrian Gallimore**

Y1

Management should ensure that all residents have received necessary fire safety information and are aware of any procedures already in place.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

Z - Any Other Information

Z1

Are all issues deemed satisfactory? [1]

N/A

No further issues were identified at the time of assessment.

Z2

Are all issues deemed satisfactory? [2]

N/A

No further issues were identified at the time of assessment.

Assessment Risk Ratings

2 flagged

Risk Rating

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

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

Likelihood of Fire

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

MEDIUM

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

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

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

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

Potential Consequences of Fire

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

MODERATE HARM

Potential Consequences of Fire

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

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

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

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

Premises Risk Rating

1 flagged

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

MODERATE

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

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

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

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

TOLERABLE

Limitations Statement

Fire Risk Assessment – Limitations

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

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

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

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

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

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

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

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

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

This fire risk assessment will not necessarily identify all minor fire-stopping issues that might exist within the building and should be considered to be a sample of fire compartmentation. Unless a full fire compartmentation survey is contractually included within the scope of the assessment. If there are reasons to suspect the fire resistance within the Premises has not been sufficiently maintained the responsibility to provide this technical information rests with the Responsible Person\duty holder.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

assessor as this is not within their control.

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

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

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

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

This Fire Risk Assessment is not a Health and Safety Report. A Health and Safety review should be conducted to ensure compliance with the Health and Safety at Work Act 1974.

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

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

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

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 | Flats 1-16 Cedar Avenue, Flats (Bernard Boam): DE5 3PB |
| Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies | Entrance lobby, stairway, landing and decked walkway. |
| 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 | 6 Nov 2023 |
| Part 6 - Recommended Date for Reassessment of the premises | 6 Nov 2025 |
| Part 7 - Unique Reference Number of this Certificate (Job Number) | 173579 |

Signed for on behalf of the Issuing Certified Organisation

James Hutton



Dated:

6 Nov 2023

SSAIB, 7-9 Earsdon Road, West Monkseaton, Whitley Bay, Tyne & Wear. NE25 9SX

BAFE, The Fire Service College, London Road, Moreton-in-Marsh, Gloucestershire, GL56 0RH
01608 653 350 | info@bafes.org.uk | www.bafes.org.uk

Media summary



Photo 1

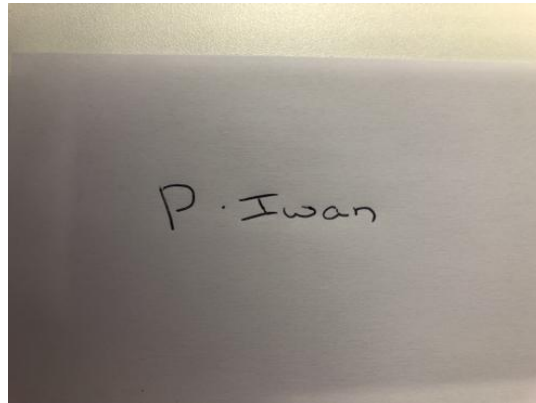


Photo 2



Photo 3

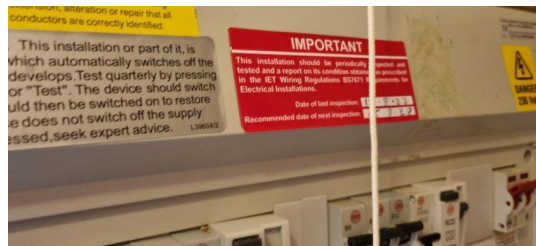


Photo 4



Photo 5



Photo 6



Photo 7



Photo 8

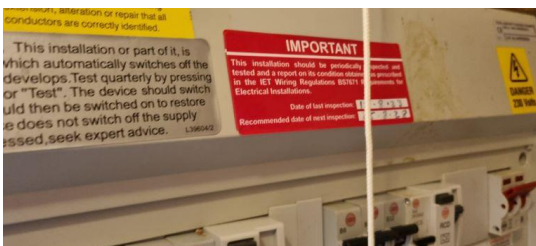


Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15

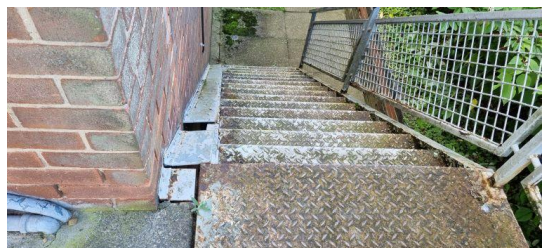


Photo 16



Photo 17



Photo 18



Photo 19



Photo 20

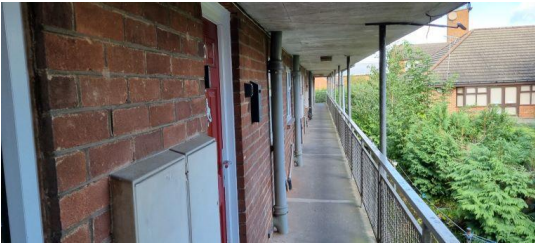


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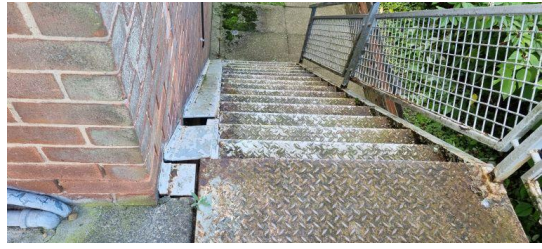


Photo 22



Photo 23



Photo 24

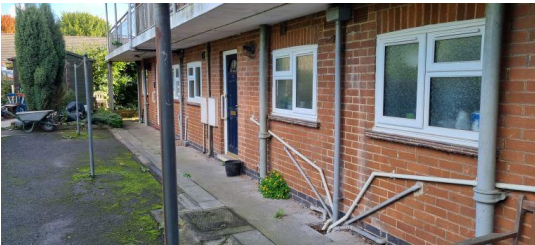


Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31

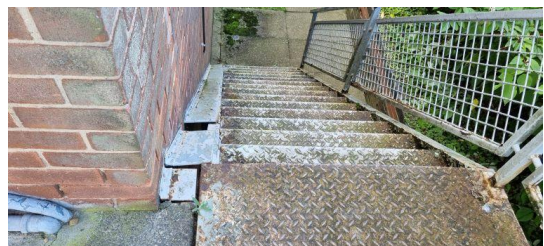


Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37

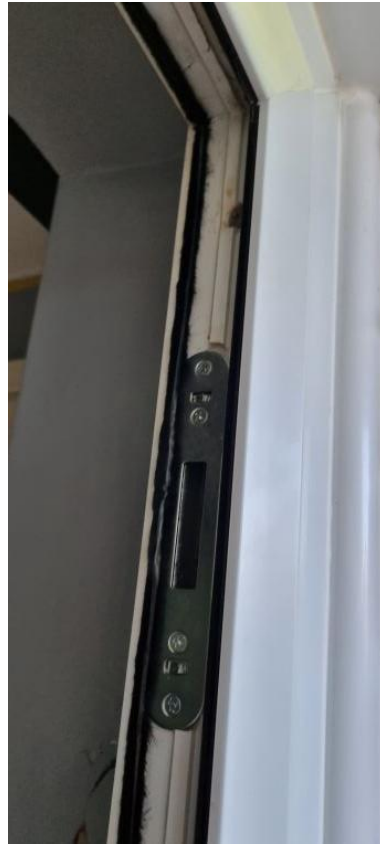


Photo 38



Photo 39



Photo 40



Photo 41



Photo 42

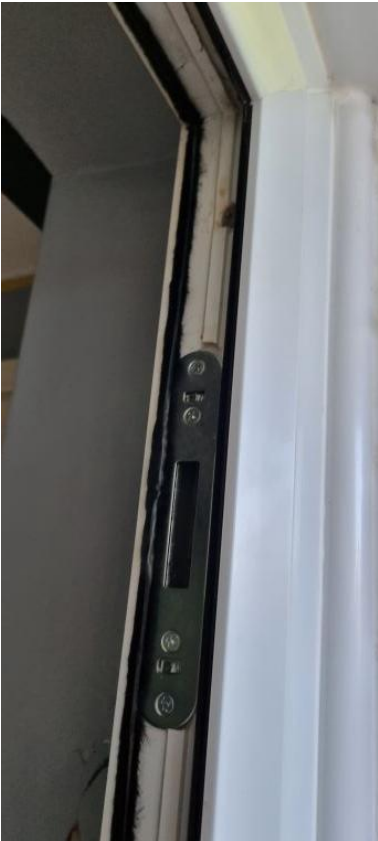


Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48

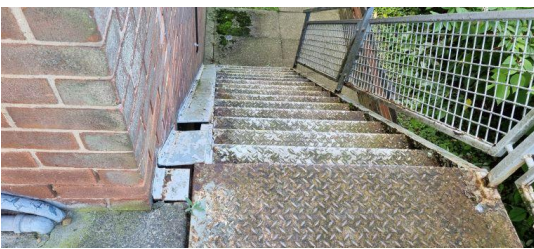


Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64