

Futures Fire Risk Assessment

Futures Homescape, 102 Birkinstyle Lane:
DE55 6BT, - UPRN: IL11506 / 173589 / QA
Approved / Piotr Iwan

Complete

Flagged items	2	Actions	12
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SITE NAME:

**Futures Homescape, 102
Birkinstyle Lane: DE55 6BT, -
UPRN: IL11506, Fire Risk
Assessments, Futures
Homescape**

PROPERTY IMAGE



Photo 1

UPRN: **IL11506**

JOB NUMBER: **173589**

FRA COMPLETED BY: **Pennington Choices Limited**

FIRE RISK ASSESSOR NAME: **Adrian Gallimore**

INSPECTION DATE: **14 Nov 2023**

REPORT STATUS: **QA Approved**

REASSESSMENT PRIORITY: **High - 1 Year**

VALID TO: (QA Use Only) **29 Nov 2024**

VALIDATION DATE: (QA Use Only) **29 Nov 2023**

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

VALIDATOR'S SIGNATURE: (QA Use Only)

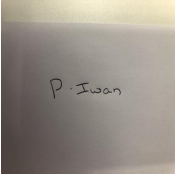


Photo 2

Flagged items & Actions

2 flagged, 12 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

12 actions

Detailed Risk Assessment Part 2 / F - Lightning / F1

Does the building have a lightning protection system?

No

FHG 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 / M - Common Area Fire Doors / M1

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

No

Fire doors are fitted to all rooms with alarm activated closure devices fitted. Doors are not labelled and it was not possible to establish fire rating. Hinges to doors do not appear to be fire rated. Intumescent strips are fitted however, defects were identified and some door have excessive gaps or gaps below the 1mm tolerance. Staff bedroom doors do not close and the self-closure device to one bedroom is damaged.

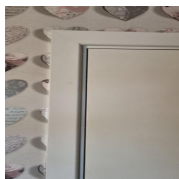


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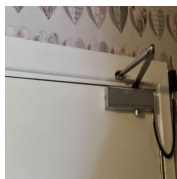


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Photo 12



Photo 13

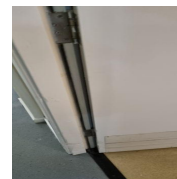


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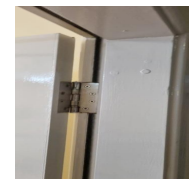


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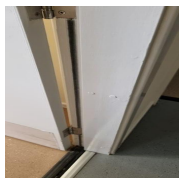


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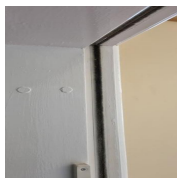


Photo 17



Photo 18



Photo 19

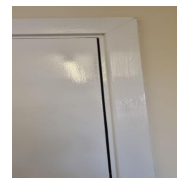


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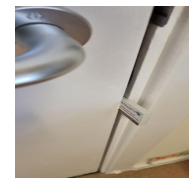


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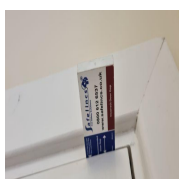


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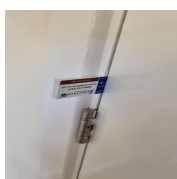


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Photo 24



Photo 25

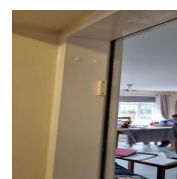


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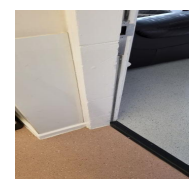


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Photo 28



Photo 29



Photo 30



Photo 31



Photo 32

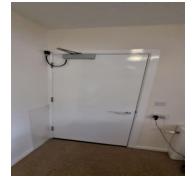


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Photo 34

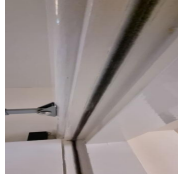


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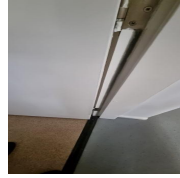


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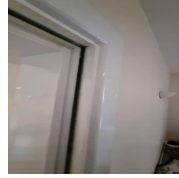


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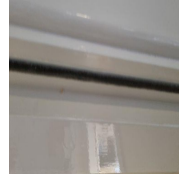


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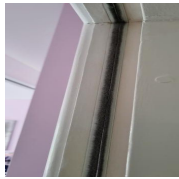


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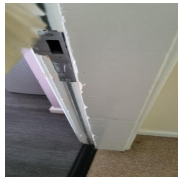


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Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47

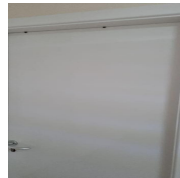


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Photo 49



Photo 50

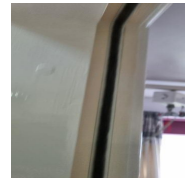


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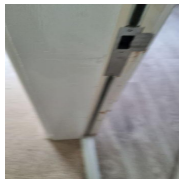


Photo 52



Photo 53

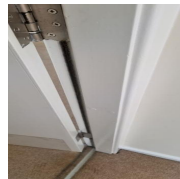


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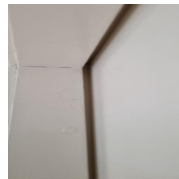


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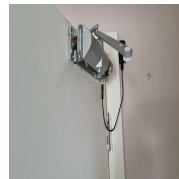


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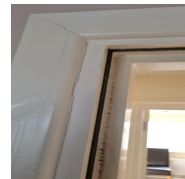


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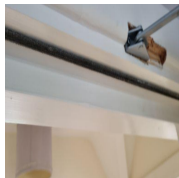


Photo 58



Photo 59



Photo 60

Open | Priority **Medium** | Due **29 Feb 2024 4:55 PM GMT** | Created by **Adrian Gallimore**

M1

Management should inspect all doors to the premises to establish condition and fire rating and repair or replace doors with certificated FD30S self-closing fire door(s) and frame sets where necessary. These should be fitted by an approved, third-party certified installation contractor.

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

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

Unknown

There are voids on the stairs and within the wall of the first floor. Only one inspection hatch was accessible, and a head and shoulders inspection was completed. Other inspection hatches were locked, and it was not possible to establish if there are any services or electrical ignition sources present, if compartmentation was sound or if hatches were fire rated.

Open | Priority **Medium** | Due **29 Feb 2024 5:04 PM GMT** | Created by **Adrian Gallimore**

Q2

Management should inspect voids where possible to establish if compartmentation is sound. Where there are ignition risks present and hatches are not fire resisting, they should be replaced with fire rated type. Any remedial works identified must be completed by a third party accredited completed

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q8

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

Unknown

As to avoid disturbing residents it was not possible to establish if soft furnishings are fire retardant.

Open | Priority **Low** | Due **29 Nov 2024 5:09 PM GMT** | Created by **Adrian Gallimore**

Q8

Management should ensure that all soft furnishings are of fire retardant materials. Where materials do not conform, they should be replaced with fire retardant type.

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

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

No

There are 2 x 9L 13A rated water units, 1 x 2KG CO2 and a 6L Wet Chemical unit to the kitchen. A 9L Water unit to the hallway was not appropriately mounted and signs are missing from fire points. Extinguishers are maintained under service contract with Harmony. There is also a 9L Water unit to the first floor. The last service visit was conducted in November 2023.

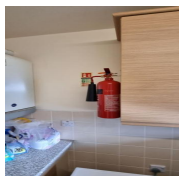


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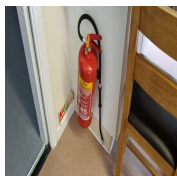


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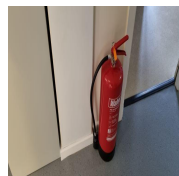


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Photo 96



Photo 97



Photo 98

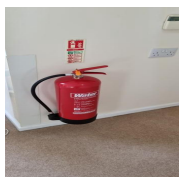


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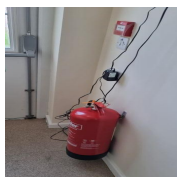


Photo 100

Open | Priority **Low** | Due **29 Nov 2024 5:15 PM GMT** | Created by **Adrian Gallimore**

R1

Management should ensure that all fire points are appropriately mounted on either floor stands or wall brackets and appropriate signs displayed.

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

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

Unknown

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

Open | Created by **Adrian Gallimore**

T2

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

Detailed Risk Assessment Part 2 / T - Procedures and Arrangements / T3

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

Unknown

Fire procedures for residents and staff are the responsibility of Real Life Options. The duty member of stated that there are PEEPS in place however, they could not be found / produced at the time of assessment.

Open | Priority **Low** | Due **29 Nov 2024 12:00 AM GMT** | Created by **Adrian Gallimore**

T3

Real Life Options Management should ensure that there are adequate procedures / PEEPS in place for staff and residents and that they are regularly reviewed.

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

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

Unknown

Staff training on extinguishers is the responsibility of Real Life Options. Members of staff stated that they had been trained on the use of extinguishers however, they could not remember when the last training took place.

Open | Priority **Low** | Due **29 Nov 2024 5:22 PM GMT** | Created by **Adrian Gallimore**

T7

Real Life Options management should ensure that staff are trained on the use of FFE and that training is reviewed in line with company policy.

Detailed Risk Assessment Part 2 / 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)

Unknown

Staff training is the responsibility of Real Life Options.

Open | Priority **Low** | Due **29 Nov 2024 5:24 PM GMT** | Created by **Adrian Gallimore**

U1

Real Lift Options management should ensure that they have had training that is appropriate for their job roles and that training is regularly reviewed.

Detailed Risk Assessment Part 2 / W - Records / W1

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

Unknown

Staff training is the responsibility of Real Life Options. The duty manager stated that there was no record of a fire drill, the fire file / log book could not be found by the duty member of staff.

Open | Priority **Medium** | Due **29 Feb 2024 5:26 PM GMT** | Created by **Adrian Gallimore**

W1

Real Life Options should complete a fire drill every 6 months to ensure that the evacuation strategy and PEEPS are suitable and sufficient and that persons are able to evacuate safely within a reasonable timescale.

Detailed Risk Assessment Part 2 / 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?

Unknown

Real Life Options keep a fire log of testing that they are responsible for, however the log could not be found at the time of assessment. Also refer to Policy Principle.

Open | Created by **Adrian Gallimore**

X1

Real Life Options should ensure that they keep an adequate log book of testing regimes that they are responsible for.

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

Are all issues deemed satisfactory? [1]

Unknown

The Responsible Person for the Property is the CEO of Futures Housing Group. Responsibility of day to day management, employees and care of the resident is the CEO of Real Life Options'. It was not possible if there has been consultation between duty holders.

Open | Priority **Low** | Due **29 Nov 2024 5:31 PM GMT** | Created by **Adrian Gallimore**

Z1

Futures Housing Group and Real Life Options should coordinate regarding fire safety measures. In accordance with their agreed roles and responsibilities and contractual agreements, as described under Article 5 Regulatory Reform (Fire Safety) Order 2005. There is a duty to Co-operate and co-ordinate under Article 22 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: **2**

1.6 No of Flats (if applicable): **N/A**

The property is a supported living property with no separate flats. There are four resident's bedrooms and two bedrooms to the first floor for sleeping in staff.

1.7 Ground Floor Area (m2): **195**

1.8 Total Area of all Floors (m2) **295**

1.9 Building Description:

This is a detached six bedroomed bungalow used as supported living. There are four residents living in the property on the ground floor with two staff bedrooms to the first floor. There are staff resident 24/7 that sleep in. Access is at street level with three final exits. Access to the premises is by key. CCTV is not fitted to the property.

1.10 Building Construction:

Management to confirm year of construction. The building appears to be constructed of traditional brick/blockwork with tiled pitched roofs. Internal walls are a plaster finish. Floors to the ground floor are concrete with wooden floors to the first floor and wooden stairs. Cladding is not fitted to the exterior of the building.

1.11 Extent of common areas: **Means of escape, lounge, kitchen, toilets.**

1.12 Areas of the building to which access was not available: **The roof space was not accessible.**

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**

2.2 Details of any onsite Management **There is a member of staff / manager in residents 24/7.**

2.3 Person managing fire safety in the premises

The Responsible Person for the Property is Lindsey Williams, the CEO of Futures Housing Group. Responsibility of day to day management, employees and care of the resident is the responsibility of the CEO of Real Life Options.

2.4 Person consulted during the fire risk assessment

A member of Real Life Options staff was consulted during the assessment.

2.5 Number of occupants (maximum estimated)

There are four residents at the dwellings. There are nine members of staff with two persons on Tuesdays and Thursdays and three persons on other days.

2.6 Approximate maximum number of employees at any one time

Refer to 2.5

2.7 Number of members of the public (maximum estimated)

There were no members of the public on site during the assessment and the property is unlikely to be attended by members of the public other than postal workers and residents' family (estimated 1-2 occasionally). Members of the public would not be left unaccompanied at any time.

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

The property is 'supported living'. Residents live in and one / two members of staff sleep over. Residents have disabilities however, they are mobile. The duty member of staff stated that PEEPS are in place however, they could not be found during the assessment.

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

NFCC - Specialised Housing Guidance

3.6 Is there an alteration or enforcement notice in force?

N/A

None known to the assessor. Staff present had no knowledge of any Enforcement Notice.

3.7 Fire loss experience (since last FRA)

N/A

There was no evidence of fire loss or damage. Staff present confirmed that there has been no fire loss or damage.

Detailed Risk Assessment Part 2

12 actions

A - Electrical Ignition Sources

A1

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

Yes

The label on the electrical consumer unit confirms that the fixed wiring was last tested on 19th March 2019.

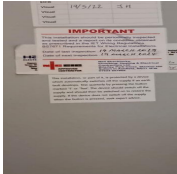


Photo 3

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

A2

Is PAT testing in common areas carried out?

Yes

Electrical equipment was labelled to confirm that PAT testing was completed in July 2023.

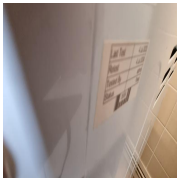


Photo 4



Photo 5

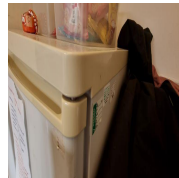


Photo 6

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

A3

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

Yes

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

A4

Is the use of adapters and leads limited?

N/A

No adapters or leads were identified 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

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

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

Yes

There was no evidence of illicit smoking at the time of assessment. Signage is not required for this type of premises due to staff on site 24/7.

C - Arson

C1

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

Yes

Doors are key operated. A member of staff is in residence at all times.

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 a designated area at the front of the premise away from the building.

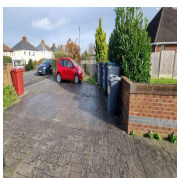


Photo 7

D - Portable Heaters and Installations

D1

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

N/A

There were no portable heaters identified at the time of assessment.

D2

Are fixed heating systems maintained annually?

Unknown

There is a domestic boiler to the utility room. It was not possible to establish the date of the last Gas Safety Inspection as records were not available at the time of assessment. Refer to Policy Principle.



Photo 8

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

E - Cooking

E1

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

Yes

Cooking is completed by a member of staff. The member of staff stated that no deep fat frying is done and that the extraction filters are cleaned regularly.

F - Lightning

1 action

F1

1 action

Does the building have a lightning protection system?

No

FHG 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

G1

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

Yes

No issues were identified at the time of assessment.

G2

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

Yes

Escape routes were clear at the time of assessment.

G3

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

N/A

No mobility scooters were 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

There were no dangerous substances identified. Refer to Policy Principle.

J - Other Significant Hazards

J1

Are all issues deemed satisfactory? [1]

N/A

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

J2

Are all issues deemed satisfactory? [2]

N/A

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

K - Means of Escape

K1

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

Yes

The escape route is satisfactory.

K2

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

Yes

Walls and ceilings are solid construction with emulsion painted plastered finish. Floors to the ground are solid with wooden floors to the first floor and wooden stairway.

K3

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

Yes

Exits are via the kitchen main entrance, double doors within the sitting room and one exit off the corridor. This is adequate for numbers present.

K4

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

Yes

Doors are fitted with push pad quick release mechanisms or thumb locks.



Photo 9

K5

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

Yes

The kitchen door opens inwards. The exit on the corridor and double doors within the sitting room open outwards.

K6

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

Yes

Travel distances are acceptable.

K7

Are there suitable precautions for all inner rooms?

N/A

No inner rooms present.

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 lead to the external environment.

K11

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

Yes

There are opening windows to all rooms.

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

None present.

L - Flat Entrance Doors

L1

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

N/A

There are no flats in the premises. The premises is a domestic bungalow for supported accommodation.

M - Common Area Fire Doors

1 action

M1

1 action

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

No

Fire doors are fitted to all rooms with alarm activated closure devices fitted. Doors are not labelled and it was not possible to establish fire rating. Hinges to doors do not appear to be fire rated. Intumescent strips are fitted however, defects were identified and some door have excessive gaps or gaps below the 1mm tolerance. Staff bedroom doors do not close and the self-closure device to one bedroom is damaged.

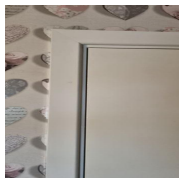


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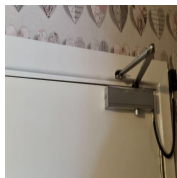


Photo 11



Photo 12



Photo 13

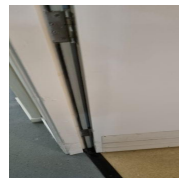


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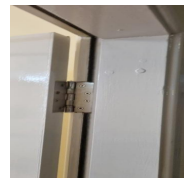


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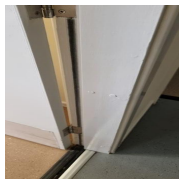


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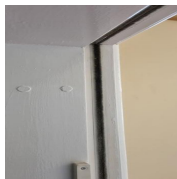


Photo 17



Photo 18



Photo 19

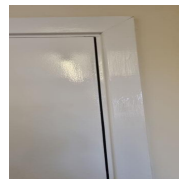


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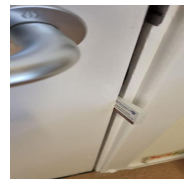


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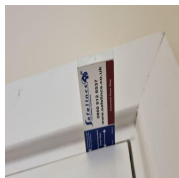


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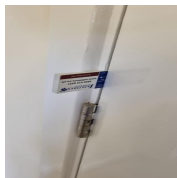


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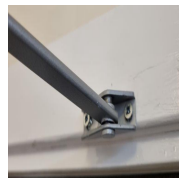


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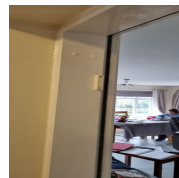


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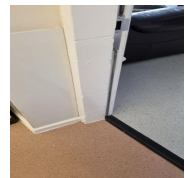


Photo 27



Photo 28



Photo 29

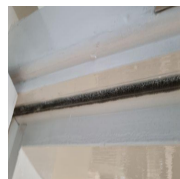


Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35

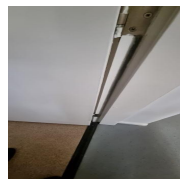


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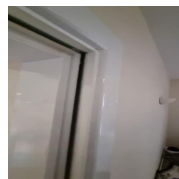


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Photo 38

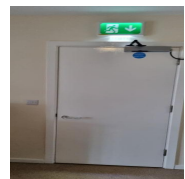


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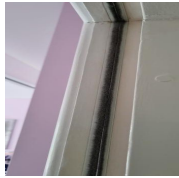


Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47

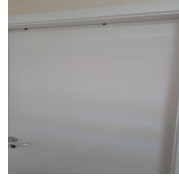


Photo 48



Photo 49



Photo 50

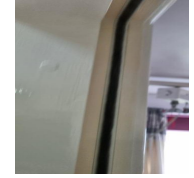


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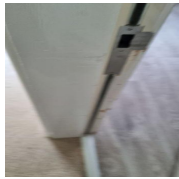


Photo 52



Photo 53

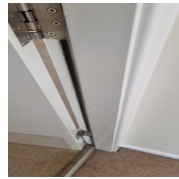


Photo 54



Photo 55

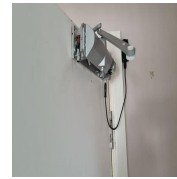


Photo 56



Photo 57

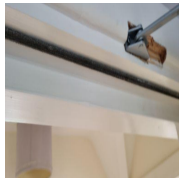


Photo 58



Photo 59



Photo 60

Open | Priority **Medium** | Due **29 Feb 2024 4:55 PM GMT** | Created by **Adrian Gallimore**

M1

Management should inspect all doors to the premises to establish condition and fire rating and repair or replace doors with certificated FD30S self-closing fire door(s) and frame sets where necessary. These should be fitted by an approved, third-party certified installation contractor.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

N - Emergency Lighting

N1

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

Yes

Emergency lighting is fitted throughout and is adequate for the premises. No defects were identified at the time of assessment.

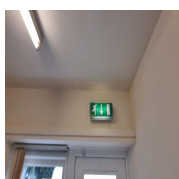


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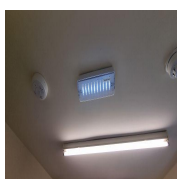


Photo 62

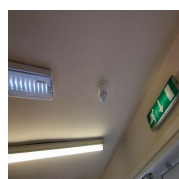


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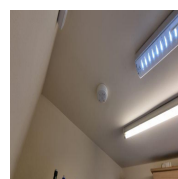


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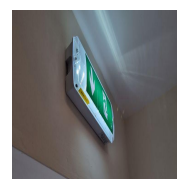


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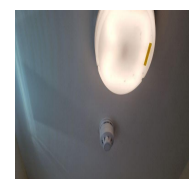


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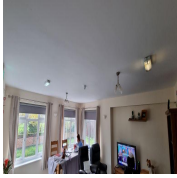


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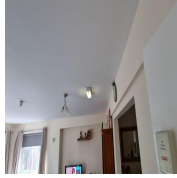


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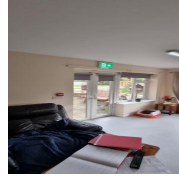


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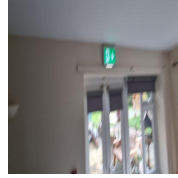


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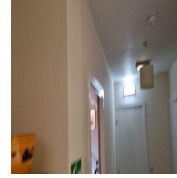


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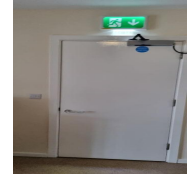


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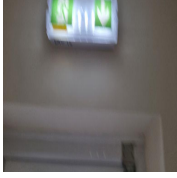


Photo 73

N2

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

Yes

External emergency lighting is fitted to all exits.

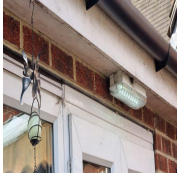


Photo 74



Photo 75

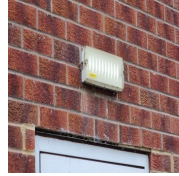


Photo 76



Photo 77

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

Illuminated signs are displayed to all exits.

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

P1

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

Yes

A basic automatic alarm system is installed with Duo-flex sounder / detectors installed to all rooms indicating a BS5389:1: L2 specification. The alarm panel is located in the hallway and was in healthy condition with no faults identified at the time of assessment.



Photo 78

P2

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

Yes

AFD is installed to all rooms.



Photo 79

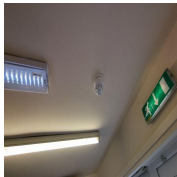


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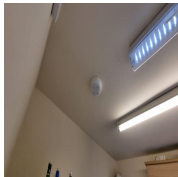


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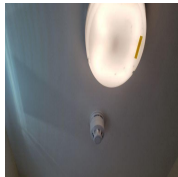


Photo 82

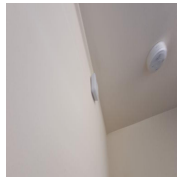


Photo 83

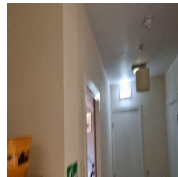


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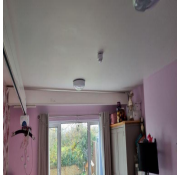


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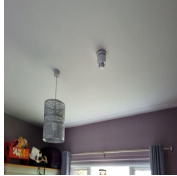


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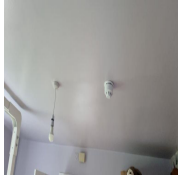


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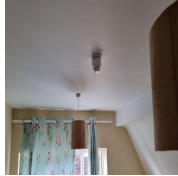


Photo 88

P3

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

N/A

AFD is installed to all areas.

P4

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

N/A

Refer to P3.

P5

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

Yes

A fire alarm zone plan has been installed.

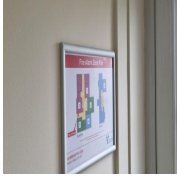


Photo 89

P6

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

Yes

There is a member of staff or management on site 24/7. There is 'call-out' number displayed on the alarm panel.

P7

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

N/A

Refer to P2.

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?

Yes

There is on-site management or staff present 24/7. Real Life Options staff have procedures in place.

Q - Measures to Limit Fire Spread and Development

2 actions

Q1

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

Yes

Internal dividing walls are emulsion painted plastered brick. Ceilings are emulsion painted plaster. There were no compartmentation issues or breaches identified at the time of assessment.

Q2

1 action

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

Unknown

There are voids on the stairs and within the wall of the first floor. Only one inspection hatch was accessible, and a head and shoulders inspection was completed. Other inspection hatches were locked, and it was not possible to establish if there are any services or electrical ignition sources present, if compartmentation was sound or if hatches were fire rated.

Open | Priority **Medium** | Due **29 Feb 2024 5:04 PM GMT** | Created by **Adrian Gallimore**

Q2

Management should inspect voids where possible to establish if compartmentation is sound.

Where there are ignition risks present and hatches are not fire resisting, they should be replaced with fire rated type. Any remedial works identified must be completed by a third party accredited completed

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

Q3

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

N/A

None present.

Q4

Is compartmentation maintained in the roof space?

N/A

The property is a detached and there is no risk of fire spread as there are no adjacent properties

Q5

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

N/A

There is an electrical consumer unit located in a cupboard within the hallway. The cupboard is not required to be fire rated.

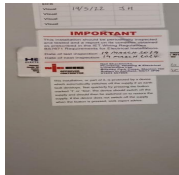


Photo 90



Photo 91



Photo 92

Q6

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

N/A

None present.

Q7

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

Yes

Walls are solid with emulsion painted plaster / wallpaper. The ground floor is solid with a wooden first floor and stairway.

Q8

1 action

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

Unknown

As to avoid disturbing residents it was not possible to establish if soft furnishings are fire retardant.

Open | Priority **Low** | Due **29 Nov 2024 5:09 PM GMT** | Created by **Adrian Gallimore**

Q8

Management should ensure that all soft furnishings are of fire retardant materials. Where materials do not conform, they should be replaced with fire retardant type.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

Q9

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

N/A

None present.

Q10

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

N/A

Not required.

Q11

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

N/A

Not required.

Q12

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

N/A

Not required.

Q13

Are all other fire spread/compartmentation issues satisfactory?

N/A

There was no additional compartmentation issues identified at the time of assessment.

R - Fire Extinguishing Appliances

1 action

R1

1 action

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

No

There are 2 x 9L 13A rated water units, 1 x 2KG CO2 and a 6L Wet Chemical unit to the kitchen. A 9L Water unit to the hallway was not appropriately mounted and signs are missing from fire points. Extinguishers are maintained under service contract with Harmony. There is also a 9L Water unit to the first floor. The last service visit was conducted in November 2023.

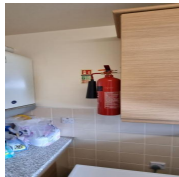


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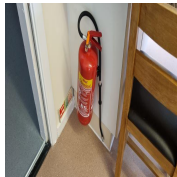


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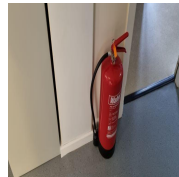


Photo 95



Photo 96



Photo 97



Photo 98

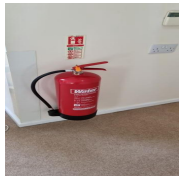


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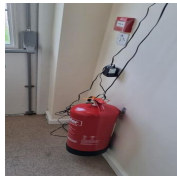


Photo 100

Open | Priority **Low** | Due **29 Nov 2024 5:15 PM GMT** | Created by **Adrian Gallimore**

R1

Management should ensure that all fire points are appropriately mounted on either floor stands or wall brackets and appropriate signs displayed.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

S - Relevant Automatic Fire Extinguishing Systems

S1

Are there any automatic fire suppressant systems on site?

N/A

None present.

S2

Are there any fixed fire fighting mains within the premises?

N/A

None present.

S3

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

N/A

None present.

T - Procedures and Arrangements

3 actions

T1

Recommended evacuation strategy for this building is:

Simultaneous Evacuation

T2

1 action

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

Unknown

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

Open | Created by **Adrian Gallimore**

T2

Management should confirm 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

1 action

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

Unknown

Fire procedures for residents and staff are the responsibility of Real Life Options. The duty member of stated that there are PEEPS in place however, they could not be found / produced at the time of assessment.

Open | Priority **Low** | Due **29 Nov 2024 12:00 AM GMT** | Created by **Adrian Gallimore**

T3

Real Life Options Management should ensure that there are adequate procedures / PEEPS in place for staff and residents and that they are regularly reviewed.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

T4

Are there suitable arrangements for liaison and calling the Fire

Yes

Service?



There is a member of staff on site 24/7.

T5

Are there suitable fire assembly points away from any risk?

N/A

Not required.

T6

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

Unknown

The duty manager stated that there are PEEPS in place however they could not be found / produced at the time of assessment. Refer to T3.

T7

1 action

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

Unknown

Staff training on extinguishers is the responsibility of Real Life Options. Members of staff stated that they had been trained on the use of extinguishers however, they could not remember when the last training took place.

Open | Priority **Low** | Due **29 Nov 2024 5:22 PM GMT** | Created by **Adrian Gallimore**

T7

Real Life Options management should ensure that staff are trained on the use of FFE and that training is reviewed in line with company policy.

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)?

Yes

Staff training is the responsibility of Real Life Options. The duty member of staff confirmed that PEEPS are in place and that they have been trained to assist the residents in the event of an emergency. Training records were not seen by the assessor at time of assessment.

U - Training

1 action

U1

1 action

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)

Unknown

Staff training is the responsibility of Real Life Options.

Open | Priority **Low** | Due **29 Nov 2024 5:24 PM GMT** | Created by **Adrian Gallimore**

U1

Real Lift Options management should ensure that they have had training that is appropriate for their job roles and that training is regularly reviewed.

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.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

U2

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

Unknown

Refer to U1.

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

1 action

W1

1 action

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

Unknown

Staff training is the responsibility of Real Life Options. The duty manager stated that there was no record of a fire drill, the fire file / log book could not be found by the duty member of staff.

Open | Priority **Medium** | Due **29 Feb 2024 5:26 PM GMT** | Created by **Adrian Gallimore**

W1

Real Life Options should complete a fire drill every 6 months to ensure that the evacuation strategy and PEEPS are suitable and sufficient and that persons are able to evacuate safely within a reasonable timescale.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

X - Premises Information Box

1 action

X1

1 action

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?

Unknown

Real Life Options keep a fire log of testing that they are responsible for, however the log could not be found at the time of assessment. Also refer to Policy Principle.

Open | Created by **Adrian Gallimore**

X1

Real Life Options should ensure that they keep an adequate log book of testing regimes that they are responsible for.

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

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

Y - Engagement with Residents

Y1

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

Unknown

It is the responsibility of Real-Life Options to provide fire safety information to residents.

Z - Any Other Information

1 action

Z1

1 action

Are all issues deemed satisfactory? [1]

Unknown

The Responsible Person for the Property is the CEO of Futures Housing Group. Responsibility of day to day management, employees and care of the resident is the CEO of Real Life Options'. It was not possible if there has been consultation between duty holders.

Z1

Futures Housing Group and Real Life Options should coordinate regarding fire safety measures. In accordance with their agreed roles and responsibilities and contractual agreements, as described under Article 5 Regulatory Reform (Fire Safety) Order 2005. There is a duty to Co-operate and co-ordinate under Article 22 of the Regulatory Reform (Fire Safety) Order 2005.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

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	102 Birkinstyle Lane: DE55 6BT
Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies	Means of escape, lounge, kitchen, toilets.
Part 4 - Brief description of the scope and purpose of the Fire Risk Assessment	Life Safety (as agreed spec)
Part 4b - Limitations of FRA	See Limitations Statement
Part 5 - Effective Date of the Fire Risk Assessment	29 Nov 2023
Part 6 - Recommended Date for Reassessment of the premises	29 Nov 2024
Part 7 - Unique Reference Number of this Certificate (Job Number)	173589

Signed for on behalf of the Issuing Certified Organisation

James Hutton



Dated:

29 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

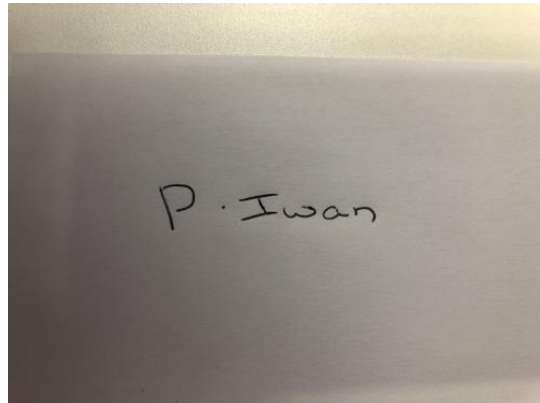


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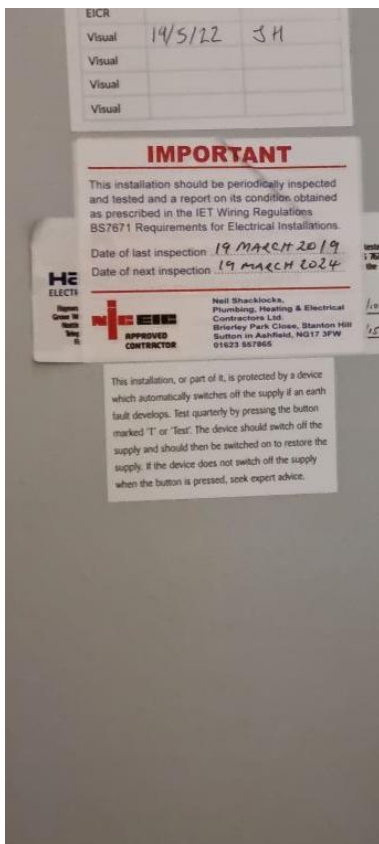


Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21

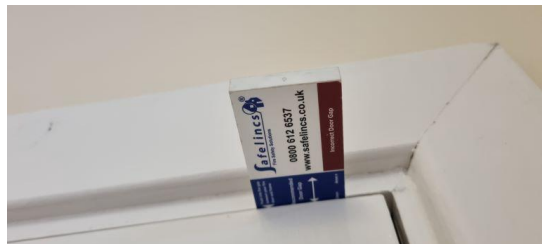


Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47

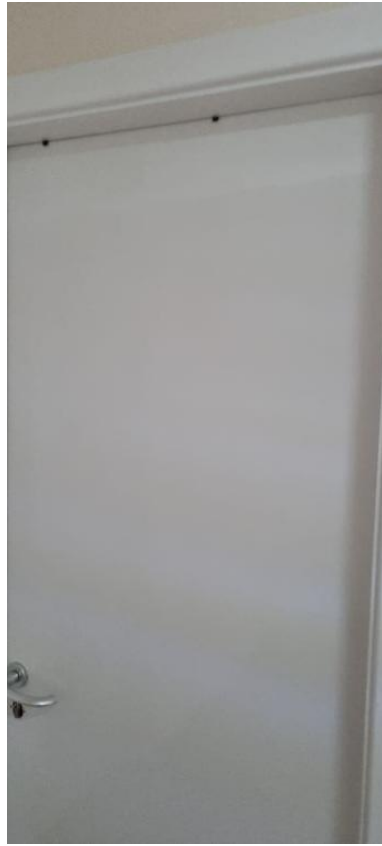


Photo 48



Photo 49



Photo 50

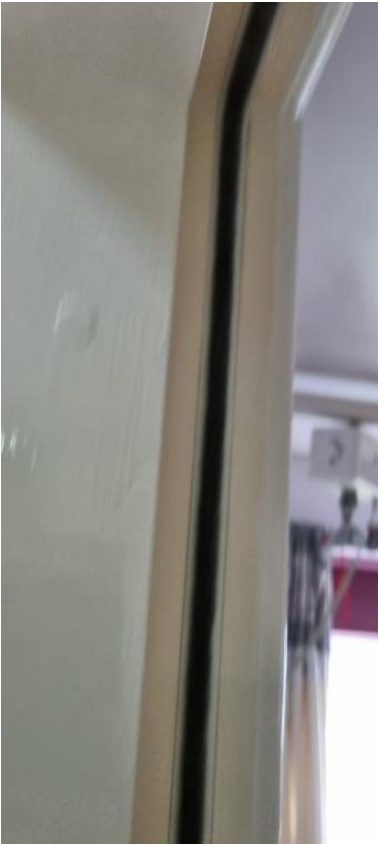


Photo 51



Photo 52



Photo 53



Photo 54



Photo 55

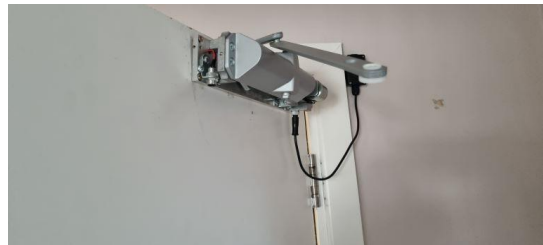


Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65

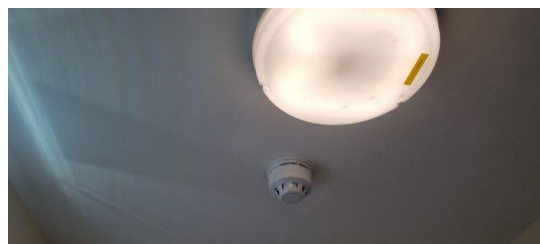


Photo 66



Photo 67



Photo 68



Photo 69



Photo 70

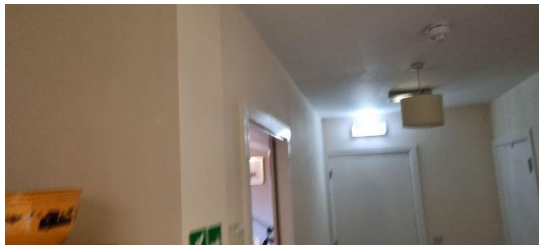


Photo 71



Photo 72

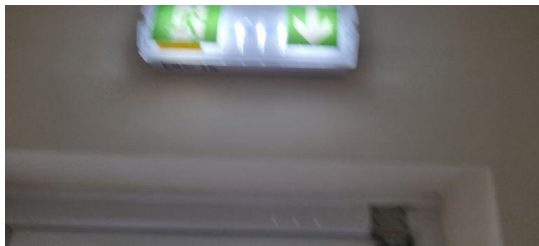


Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83

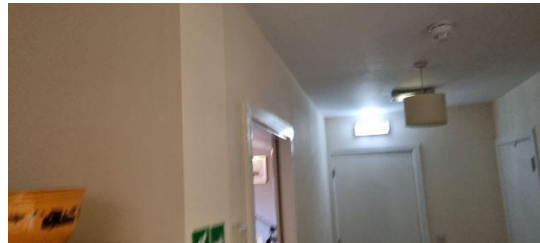


Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95

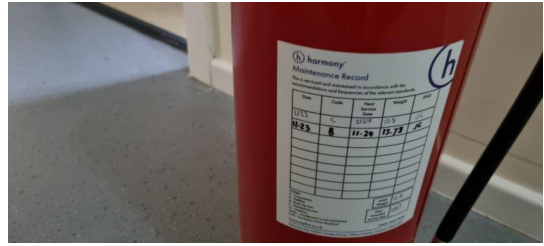


Photo 96



Photo 97



Photo 98



Photo 99



Photo 100