

Futures Fire Risk Assessment

Futures Homescape, Flats 1-4 Firs House: DE55 7FU, - UPRN: FB256 / 173564 / QA Approved / Andy Cloke

Complete

Flagged items	2	Actions	17
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SITE NAME:

Futures Homescape, Flats 1-4 Firs House: DE55 7FU, - UPRN: FB256, Fire Risk Assessments, Futures Homescape

PROPERTY IMAGE



Photo 1

UPRN:

FB256

JOB NUMBER:

173564

FRA COMPLETED BY:

Pennington Choices Limited

FIRE RISK ASSESSOR NAME:

Adrian Gallimore

INSPECTION DATE:

21 Sep 2023

REPORT STATUS:

QA Approved

REASSESSMENT PRIORITY

Medium - 2 Years

VALID TO: (QA Use Only)

4 Oct 2025

VALIDATION DATE: (QA Use Only)

4 Oct 2023

VALIDATED BY: (QA Use Only)

Andy Cloke

VALIDATOR'S SIGNATURE: (QA Use Only)



Photo 2

Flagged items & Actions

2 flagged, 17 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

17 actions

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

Is PAT testing in common areas carried out?

No

Office equipment was not labelled and it was not possible to establish the date of the last PAT test.

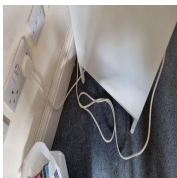


Photo 6



Photo 7

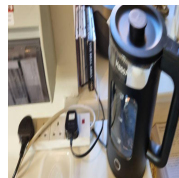


Photo 8



Photo 9



Photo 10

Open | Priority Medium | Due 5 Jan 2024 11:29 AM UTC | Created by Adrian Gallimore

A2

Management should ensure that portable electrical appliances are PAT tested and adequate records maintained.

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

There are no defined rules for office staff using their own electrical equipment within the office.

Open | Priority Medium | Due 5 Jan 2024 11:30 AM UTC | Created by Adrian Gallimore

A3

Management should ensure that there are rules for persons using their own electrical appliances and that the rules are communicated to United Response staff.

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

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

No

There was no evidence of smoking within common areas. Signage is not displayed.

Open | Priority Low | Due 5 Oct 2024 10:33 AM UTC | Created by Adrian Gallimore

B2

Management should ensure that No Smoking signage is displayed within the entrance lobby.

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 / K - Means of Escape / K11

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

Unknown

There is an automatic operated smoke vent fitted to the top of the stairs however, it is likely that smoke may take time to disperse in the common area to dwellings 2, 3 and 4 which are located to the right-hand side of the stairs.

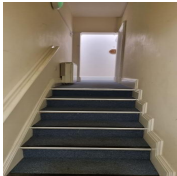


Photo 12



Photo 13

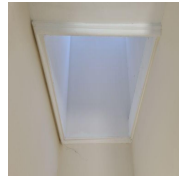


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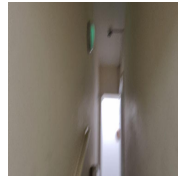


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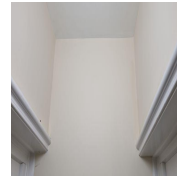


Photo 16

Open | Priority Low | Due 5 Oct 2024 10:59 AM UTC | Created by Adrian Gallimore

K11

Management should explore the practicalities of installing an additional smoke vent to the common area by dwellings 2, 3 and 4.

Detailed Risk Assessment Part 2 / K - Means of Escape / K12

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

Unknown

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

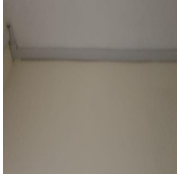


Photo 17



Photo 18

Open | Created by Adrian Gallimore

K12

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

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

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

Unknown

Flat 2 was sampled. The door is labelled to confirm that it is a BM Trada fire door to FD60 specification. Intumescent strips and a self closure device is fitted however, gaps around the door were excessive. In addition, it was not possible to establish fire rating / condition of other dwelling doors as other flats were sampled.

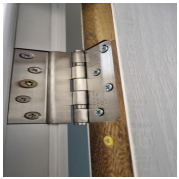


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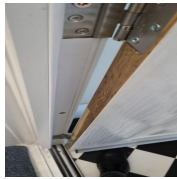


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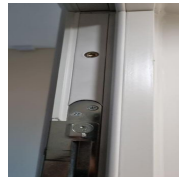


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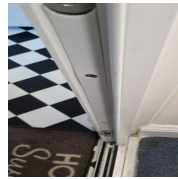


Photo 22



Photo 23



Photo 24

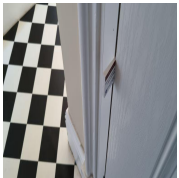


Photo 25



Photo 26



Photo 27

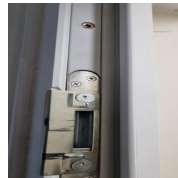


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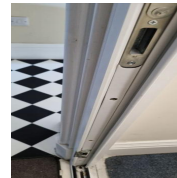


Photo 29

Open | Priority Medium | Due 5 Jan 2024 12:05 PM UTC | Created by Adrian Gallimore

L1

Management should repair the door to flat 2 to ensure that gaps are within the required 4mm tolerance.

Open | Priority Medium | Due 5 Jan 2024 12:08 PM UTC | Created by Adrian Gallimore

L1

Management should inspect doors to flats 1, 3 and 4 to establish fire rating / condition. Where doors do not conform to a minimum of FD30 specification or damage is identified; doors should be replaced with certified self closing fire door sets to a minimum of FD30 specification.

Detailed Risk Assessment Part 2 / M - Common Area Fire Doors / M1

Are all common area fire door and frames in good condition

Unknown

and appropriately fire rated?

The only door to the common area is that installed to the office. Intumescent strips and a self closure mechanism are fitted and the door appeared in good order however it is not labelled and it was not possible to establish fire rating.



Photo 30



Photo 31



Photo 32



Photo 33

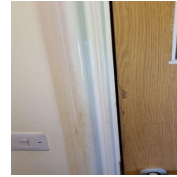


Photo 34



Photo 35

Open | Priority Medium | Due 5 Jan 2024 12:17 PM UTC | Created by Adrian Gallimore

M1

Management should confirm fire rating of the office door. Where it does not conform to a minimum of FD30 specification it should be replaced with a certified self closing fire door set to FD30 specification

Detailed Risk Assessment Part 2 / 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?

Unknown

A fire alarm system is installed with AFD installed to common areas and office and linked detection installed to the dwelling sampled however it was not possible to establish the level of detection within other dwellings as no other flats were sampled. The alarm panel is located within the entrance hallway with no defects identified at the time of assessment.



Photo 48

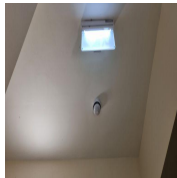


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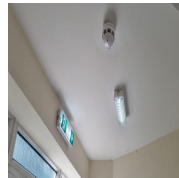


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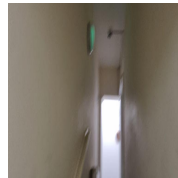


Photo 51

Open | Priority Medium | Due 5 Jan 2024 9:53 AM UTC | Created by Adrian Gallimore

P1

Management should confirm the specification of installation to ensure that it is to BS5839:L1 specification in accordance with NFCC Guidance. Where the alarm system does not meet the specification; it should be upgraded to BS58239:L1.

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 space inspection hatch within common areas. It was not possible to establish the level of compartmentation within the roof space.

Open | Priority Medium | Due 5 Jan 2024 10:15 AM UTC | Created by Adrian Gallimore

Q4

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

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

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

No

There are no fire extinguishers installed to the premise. Although they are not required within common areas there is no extinguisher provision within the staff office that has electrical ignition risks.

Open | Priority Low | Due 5 Oct 2024 9:20 AM UTC | Created by Adrian Gallimore

R1

Management should ensure that a 2KG CO2 unit is installed to the office. United Response staff should be trained on the use of the equipment by a qualified third-party training provider.

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 / 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 United Response. The duty member of staff confirmed that PEEPS are in place and that they have been trained to assist the resident in the event of an emergency and that they have been trained in fire safety measure. Training records were not seen by the assessor and it was not possible to establish the extent of training

Open | Created by Adrian Gallimore

U1

United Response management should ensure that there is adequate training for staff applicable to their job roles and responsibilities.

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

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

No

Maintenance of the alarm system and emergency lighting is the responsibility of FHG (see Policy Principle). Weekly testing of the alarm system is completed by United Response staff. Currently only the alarm panel is tested and not each call point. There are also in-house fire checks

completed by Untied Response staff which are recorded with the site log book.

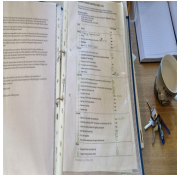


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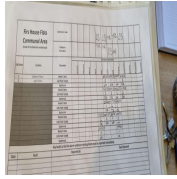


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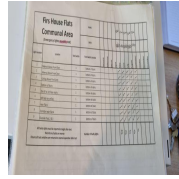


Photo 67



Photo 68

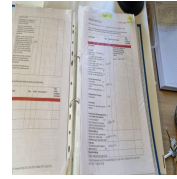


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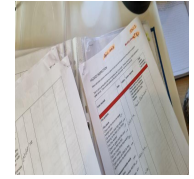


Photo 70

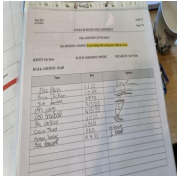


Photo 71

Open | Priority Medium | Due 5 Jan 2024 10:36 AM UTC | Created by Adrian Gallimore

V1

The alarm should be tested at the panel and at each call point on a weekly basis in rotation. with adequate records maintained.

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

The duty member of staff stated that there are regular fire evacuation drills with residents however they are not recorded.

Open | Created by Adrian Gallimore

W1

United Response should ensure that there are regular fire evacuation drills with residents to ensure that procedures / PEEPS are properly tested and that they remain adequate. Any drills should be formerly recorded to include details of any issues uncounted and a suitable action plan where required.

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 United Response. It was not possible if there has been consultation between duty holders.

Open | Priority Low | Due 5 Oct 2024 9:44 AM UTC | Created by Adrian Gallimore

Z1

Futures Housing Group and United Response 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 Detached House

1.3 Property Designation: Supported Accommodation

1.4 Responsible Person: Lindsey Williams - CEO Futures Housing Group

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 responsibility of the CEO of United Response Ltd. Refer to Z1.

1.5 No of Floors: 2

1.6 No of Flats (if applicable): 4

1.7 Ground Floor Area (m2): 6

1.8 Total Area of all Floors (m2) 182

1.9 Building Description:

A converted detached house to supported living accommodation for independent adults. The entrance door to the left-hand side of the building leads to a small hallway with a staff office with single stairway. The stairway leads to the landing with flat 1 to the left hand side. Flats 2,3 and 4 are located to the right-hand side of the landing (4 flats in total). There is one exit which is via the front entrance door. The left hand side of the property and remainder of the ground floor is a community centre - (Firs House Community Centre covered on a separate FRA).

1.10 Building Construction:

Derbyshire stone / block built property with pitched tiled roof. Internal wall are emulsion painted plaster / plasterboard studded. Floors and stairs are wooden construction with emulsion painted plaster boarded ceilings.

1.11 Extent of common areas:

Entrance hallway, stairway and landing.

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

All of the common area was accessible.

1.13 If applicable, state which flats were sample inspected:

Flat 2 was sampled.

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 United Response staff on site daily between the hours of 08:00 - 13:00 and 15:00 - 21:00 hours.

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 United Response Limited.

2.4 Person consulted during the fire risk assessment

The duty member of United Response staff was consulted in part during the assessment.

2.5 Number of occupants (maximum estimated)

There are 4 residents (1 per flat)

2.6 Approximate maximum number of employees at any one time

There is one member of United Response on site. Refer to 2.2. There is a lone working procedure in place.

2.7 Number of members of the public (maximum estimated)

There generally no members of public on site however, postal / delivery workers and members of residents families may attend periodically.

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

There are four residents that have various mental disabilities / learning difficulties that live at the premises and who are present at all times. There is also at least one member of staff present. The member of staff stated that there are PEEPS in place for residents and that they are reviewed by United Response management periodically.

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 occupationNFCC - Specialised Housing
Guidance

3.6 Is there an alteration or enforcement notice in force?

N/A

The member of staff present confirmed that they were no aware of any alteration or enforcement notice.

3.7 Fire loss experience (since last FRA)

N/A

The duty member of staff confirmed that there was no known fire loss or damage and there was no evidence of such during the assessment.

A - Electrical Ignition Sources

2 actions

A1**Is the fixed electrical installation periodically inspected and tested, (include dates if known)?**

Yes

Consumer units located within the staff office are labelled to confirm that the fixed wiring was last tested on 21/06/23.



Photo 3



Photo 4

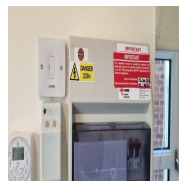


Photo 5

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

A2

1 action

Is PAT testing in common areas carried out?

No

Office equipment was not labelled and it was not possible to establish the date of the last PAT test.

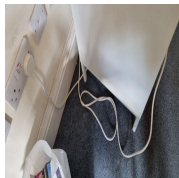


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Photo 7

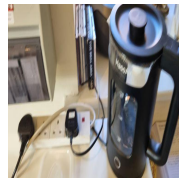


Photo 8



Photo 9



Photo 10

Open | Priority Medium | Due 5 Jan 2024 11:29 AM UTC | Created by Adrian Gallimore

A2

Management should ensure that portable electrical appliances are PAT tested and adequate records maintained.

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:

Medium - 3 Months

A3

1 action

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

Unknown

There are no defined rules for office staff using their own electrical equipment within the office.

Open | Priority Medium | Due 5 Jan 2024 11:30 AM UTC | Created by Adrian Gallimore

A3

Management should ensure that there are rules for persons using their own electrical appliances and that the rules are communicated to United Response staff.

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:

Medium - 3 Months

A4

Is the use of adapters and leads limited?

No

There is a block extension lead in within the office however, it was not PAT tested. Refer to A2.

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 smoking within common areas. Signage is not displayed.

Open | Priority Low | Due 5 Oct 2024 10:33 AM UTC | Created by Adrian Gallimore

B2

Management should ensure that No Smoking signage is displayed within the entrance lobby.

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 is secured with an electronic key fob and intercom.



Photo 11

C2

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

Yes

Waste bins are located within a communal area away from the building.

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?

Yes

There is a hard-wired electrical storage heater within the entrance hallway. 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

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?

N/A

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

The escape route was clear and housekeeping within common areas was of a good standard.

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 present 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

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

2 actions

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 to the common area are emulsion painted plaster / plasterboard. Ceilings are emulsion painted plasterboard. Floors and stairs are of wooden construction.

K3

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

Yes

There is one exit which is via the front entrance door. The exit / width is adequate for those that may be present (4 residents and 1 member of staff).

K4

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

N/A

A thumb turn lock is fitted to the exit door.

K5

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

N/A

The door opens inwardly however, occupancy level and the risk profile is low.

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?

Yes

The only inner room scenario from the common area is the staff office. The exit can be reached within 4 metres of the furthest point in the office.

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

The escape leads to the external environment.

K11

1 action

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

Unknown

There is an automatic operated smoke vent fitted to the top of the stairs however, it is likely that smoke may take time to disperse in the common area to dwellings 2, 3 and 4 which are located to the right-hand side of the stairs.

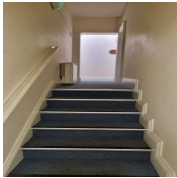


Photo 12



Photo 13

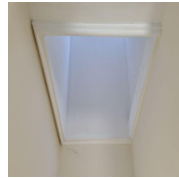


Photo 14

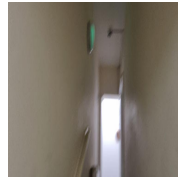


Photo 15

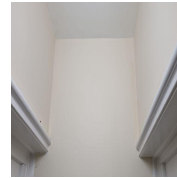


Photo 16

Open | Priority Low | Due 5 Oct 2024 10:59 AM UTC | Created by Adrian Gallimore

K11

Management should explore the practicalities of installing an additional smoke vent to the common area by dwellings 2, 3 and 4.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

K12

1 action

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

Unknown

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

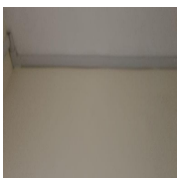


Photo 17

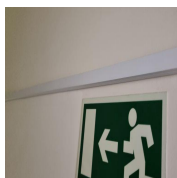


Photo 18

Open | Created by Adrian Gallimore

K12

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

undertake any remediation identified by the aforementioned competent person or organisation

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

L - Flat Entrance Doors

2 actions

L1

2 actions

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

Unknown

Flat 2 was sampled. The door is labelled to confirm that it is a BM Trada fire door to FD60 specification. Intumescent strips and a self closure device is fitted however, gaps around the door were excessive. In addition, it was not possible to establish fire rating / condition of other dwelling doors as other flats were sampled.

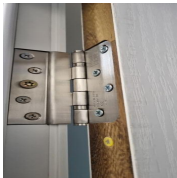


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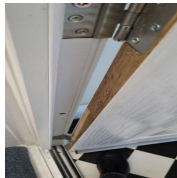


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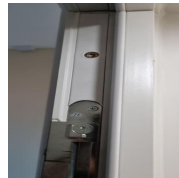


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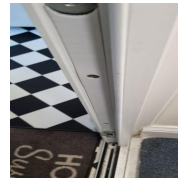


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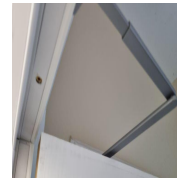


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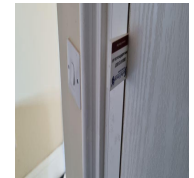


Photo 24



Photo 25



Photo 26



Photo 27

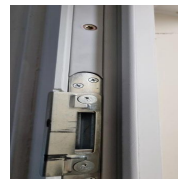


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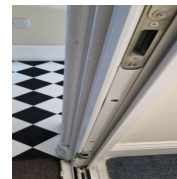


Photo 29

Open | Priority Medium | Due 5 Jan 2024 12:05 PM UTC | Created by Adrian Gallimore

L1

Management should repair the door to flat 2 to ensure that gaps are within the required 4mm tolerance.

Open | Priority Medium | Due 5 Jan 2024 12:08 PM UTC | Created by Adrian Gallimore

L1

Management should inspect doors to flats 1, 3 and 4 to establish fire rating / condition. Where doors do not conform to a minimum of FD30 specification or damage is identified; doors should be replaced with certified self closing fire door sets to a minimum of FD30 specification.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

M - Common Area Fire Doors

1 action

M1

1 action

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

Unknown

The only door to the common area is that installed to the office. Intumescent strips and a self closure mechanism are fitted and the door appeared in good order however it is not labelled and it was not possible to establish fire rating.



Photo 30



Photo 31



Photo 32



Photo 33

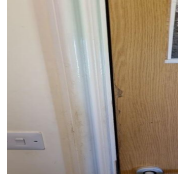


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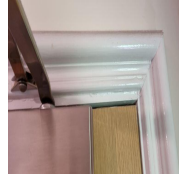


Photo 35

Open | Priority Medium | Due 5 Jan 2024 12:17 PM UTC | Created by Adrian Gallimore

M1

Management should confirm fire rating or the office door. Where it does not conform to a minimum of FD30 specification it should be replaced with a certified self closing fire door set to FD30 specification

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 provided within common areas and appears adequate. No defects were identified at the time of assessment.

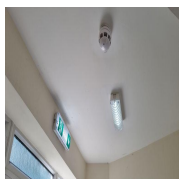


Photo 36

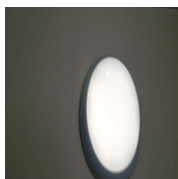


Photo 37



Photo 38



Photo 39

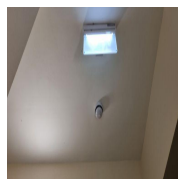


Photo 40

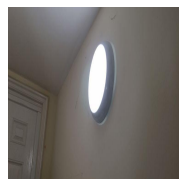


Photo 41

N2

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

Yes

External emergency lighting is provided above the exit door.



Photo 42

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 exit signs are provided. Exit direction signs and a Fire Action Notice is displayed.



Photo 43

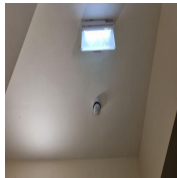


Photo 44



Photo 45

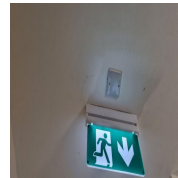


Photo 46

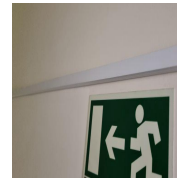


Photo 47

O2

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

N/A

Not required. The building is below 11 metres.

P - Means of Giving Warning in Case of Fire

1 action

P1

1 action

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

Unknown

A fire alarm system is installed to with AFD installed to common areas and office and linked detection installed to the dwelling sampled however it was not possible to establish the level of detection within other dwellings as no other flats were sampled. The alarm panel is located within the entrance hallway with no defects identified at the time of assessment.



Photo 48

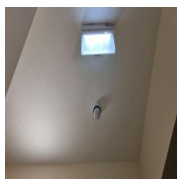


Photo 49

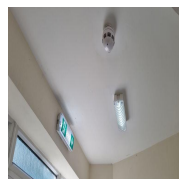


Photo 50

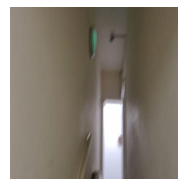


Photo 51

P1

Management should confirm the specification of installation to ensure that it is to BS5839:L1 specification in accordance with NFCC Guidance. Where the alarm system does not meet the specification; it should be upgraded to BS58239:L1.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

P2

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

Unknown

AFD is installed to all common areas. Refer to P1.

P3

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

N/A

AFD is installed to common areas.

P4

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

Unknown

There is linked detection installed to the hallway of the flat sampled. It was not possible to establish what detection is installed to other dwellings within the block. Refer to P1.



Photo 52

P5

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

Yes



Photo 53



Photo 54

P6

Where appropriate, are there adequate arrangements for

Yes

silencing and resetting an alarm condition?

There is a member of United Response staff present.

P7

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

Unknown

Hard-wired detection / linked detection is installed to the hallway of the dwelling sampled. It was not possible to establish the level of detection within other rooms to the dwelling (Type 1 survey). In addition it was not possible to establish the level of detection to other flats within the dwelling. Refer to P1.

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

The duty member of staff stated that the alarm system is monitored and that a Astral Telecare system is installed.

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 common areas are emulsion painted plaster / plasterboard. Ceilings are emulsion painted plasterboard. Floors and the stairway are of wooden construction. No major breaches were identified.

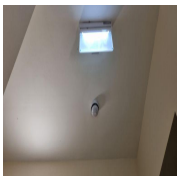


Photo 55

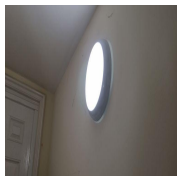


Photo 56

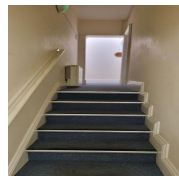


Photo 57

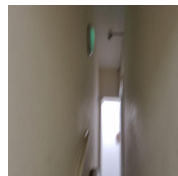


Photo 58

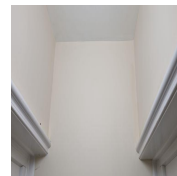


Photo 59

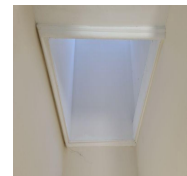


Photo 60

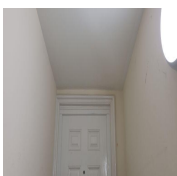


Photo 61

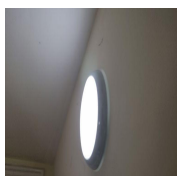


Photo 62

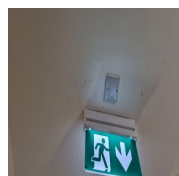


Photo 63

Q2

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

N/A

No hidden voids identified within common areas

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 space inspection hatch within common areas. It was not possible to establish the level of compartmentation within the roof space.

Open | Priority Medium | Due 5 Jan 2024 10:15 AM UTC | Created by Adrian Gallimore

Q4

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

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

Q5

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

N/A

Electric consumer units are located within the site office.

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 common areas are emulsion painted plaster / plasterboard. Ceilings are emulsion painted plasterboard. Floors and the stairway are of wooden construction

Q8

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

N/A

No soft furnishing within common areas.

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

No further compartmentation 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 are no fire extinguishers installed to the premise. Although they are not required within common areas there is no extinguisher provision within the staff office that has electrical ignition

risks.

Open | Priority Low | Due 5 Oct 2024 9:20 AM UTC | Created by Adrian Gallimore

R1

Management should ensure that a 2KG CO2 unit is installed to the office. United Response staff should be trained on the use of the equipment by a qualified third-party training provider.

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

1 action

T1

Recommended evacuation strategy for this building is:

Dual Policy Recommended

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

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

Yes

A FHG Evacuation Notice is displayed with the entrance hallway.



Photo 64

T4

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

Yes

The member of staff stated that the alarm system is monitored by an ARC. There are also members of staff on site between the hours of 08:00-13:00 and 15:-21:00.

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?

Yes

The member of staff stated that residents have mental impairments / disabilities and learning difficulties at that PEEPS are in place.

T7

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

No

There is currently no FFE installed. Refer to R1.

T8

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

Yes

Staff training is the responsibility of United Response. The duty member of staff confirmed that PEEPS are in place and that they have been trained to assist the resident 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 United Response. The duty member of staff confirmed that PEEPS are in place and that they have been trained to assist the resident in the event of an emergency and that they have been trained in fire safety measure. Training records were not seen by the assessor and it was not possible to establish the extent of training

Open | Created by Adrian Gallimore

U1

United Response management should ensure that there is adequate training for staff applicable to their job roles and responsibilities.

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:

Recommendation - No Timescale

U2

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

Unknown

Staff training is the responsibility of United Response. Refer to U1.

V - Testing and Maintenance

1 action

V1

1 action

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

No

Maintenance of the alarm system and emergency lighting is the responsibility of FHG (see Policy Principle). Weekly testing of the alarm system is completed by United Response staff. Currently only the alarm panel is tested and not each call point. There are also in-house fire checks

completed by Untied Response staff which are recorded with the site log book.

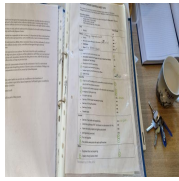


Photo 65

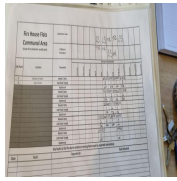


Photo 66

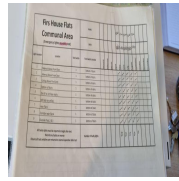


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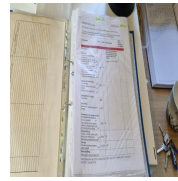


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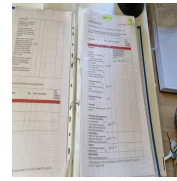


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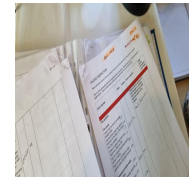


Photo 70

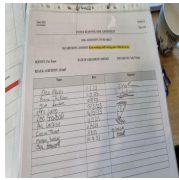


Photo 71

Open | Priority Medium | Due 5 Jan 2024 10:36 AM UTC | Created by Adrian Gallimore

V1

The alarm should be tested at the panel and at each call point on a weekly basis in rotation. with adequate records maintained.

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

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

W - Records

1 action

W1

1 action

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

Unknown

The duty member of staff stated that there are regular fire evacuation drills with residents however they are not recorded.

Open | Created by Adrian Gallimore

W1

United Response should ensure that there are regular fire evacuation drills with residents to ensure that procedures / PEEPS are properly tested and that they remain adequate. Any drills should be formerly recorded to include details of any issues uncounted and a suitable action plan where required.

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

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 Premises Information Box installed.

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

Y - Engagement with Residents

Y1

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

Yes

The member of United Response staff stated that all residents are aware of emergency procedures and that they are reviewed regularly with 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 United Response. It was not possible if there has been consultation between duty holders.

Open | Priority Low | Due 5 Oct 2024 9:44 AM UTC | Created by Adrian Gallimore

Z1

Futures Housing Group and United Response 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

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

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

MODERATE

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

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

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

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

TOLERABLE

Limitations Statement

Fire Risk Assessment – Limitations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Responsible Person will always remain responsible for the outcome of the Fire Risk

Assessment and/or its review. This includes the accuracy of details contained within this report.

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



Life Safety Fire Risk Assessment Certificate of Conformity

This certificate is issued by the organization named in Part 1 of the schedule in respect of the fire risk assessment provided for the person(s) or organization named in Part 2 of the schedule at the premises and / or part of the premises identified in Part 3 of the schedule

Schedule

Part 1a - Name and Address of Certified Organisation	Pennington Choices Limited
Part 1b - BAFE Registration Number of Issuing Certified Organisation	102119
Part 1c - SSAIB 3rd Party Certificate Number	CHES077
Part 2 - Name of Client	Futures Housing Group
Part 3a - Address of premises for which the Fire Risk Assessment was carried out	Flats 1-4 Firs House: DE55 7FU
Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies	Entrance hallway, stairway and landing.
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	4 Oct 2023
Part 6 - Recommended Date for Reassessment of the premises	4 Oct 2025
Part 7 - Unique Reference Number of this Certificate (Job Number)	173564

Signed for on behalf of the Issuing Certified Organisation

James Hutton



Dated:

4 Oct 2023

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

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

Media summary



Photo 1

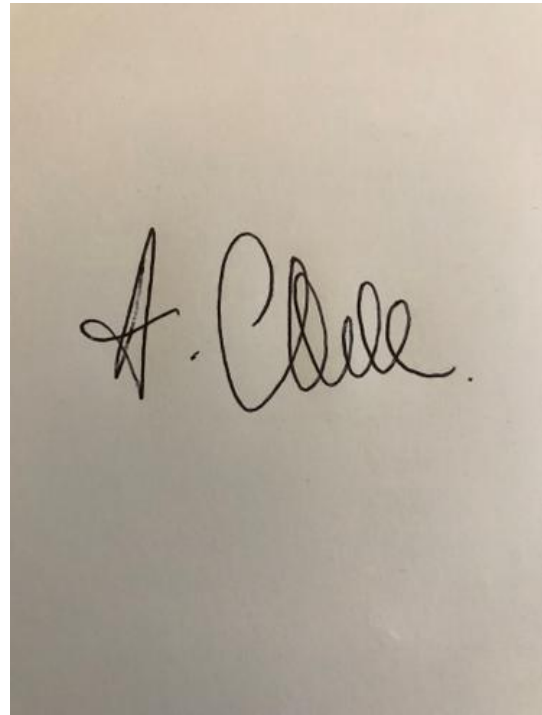


Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14

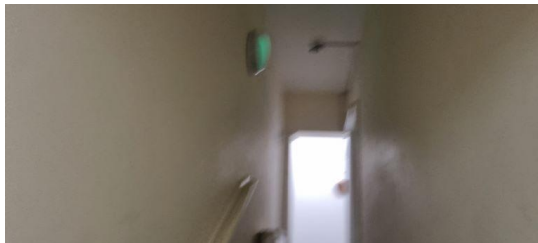


Photo 15



Photo 16

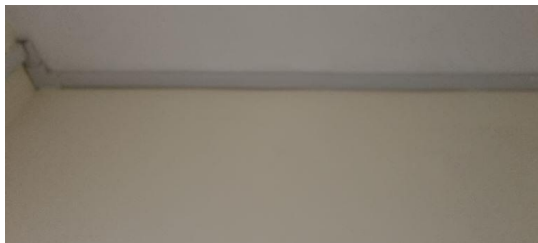


Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31

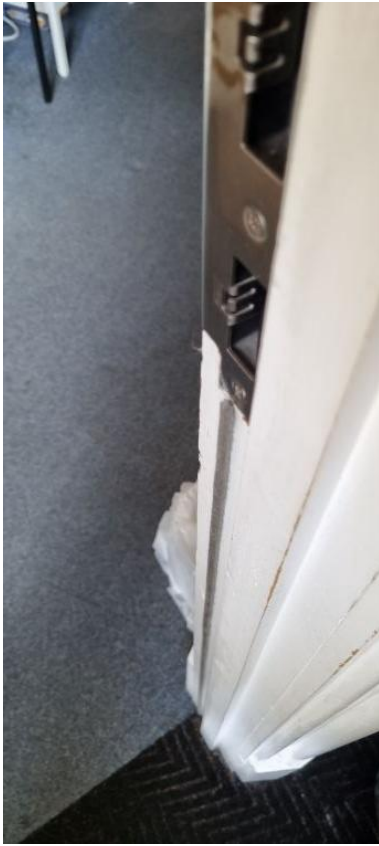


Photo 32



Photo 33



Photo 34



Photo 35



Photo 36

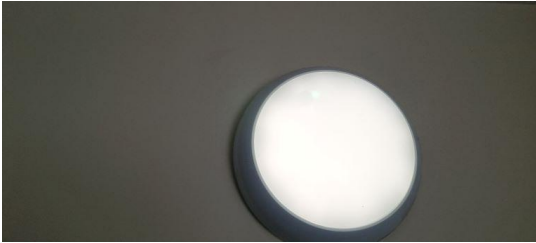


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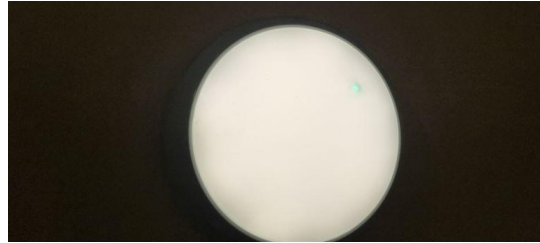


Photo 38



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

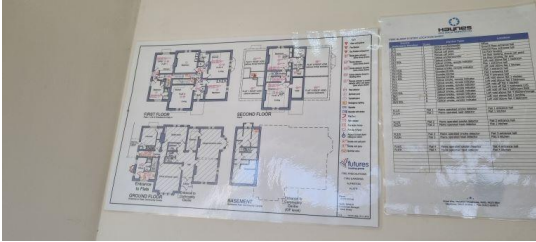


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Photo 54



Photo 55



Photo 56



Photo 57

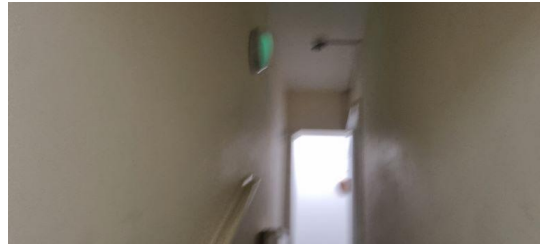


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Photo 59



Photo 60

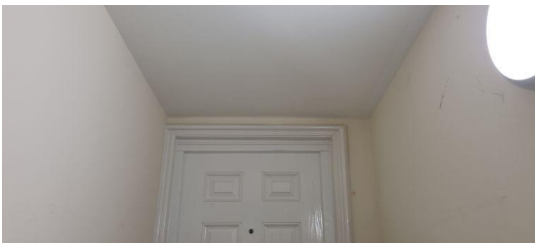


Photo 61



Photo 62



Photo 63



Photo 64

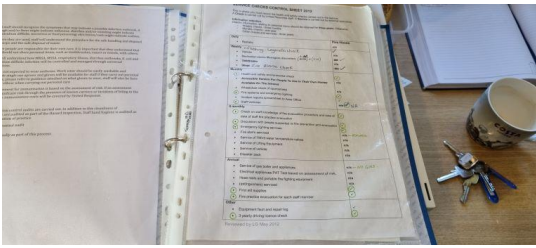


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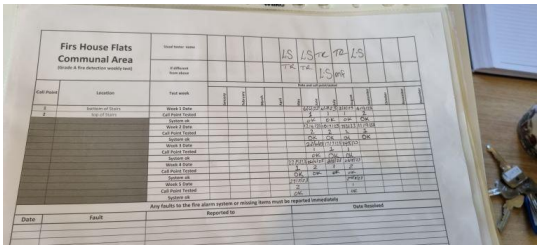


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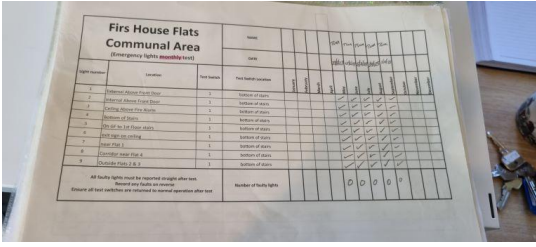


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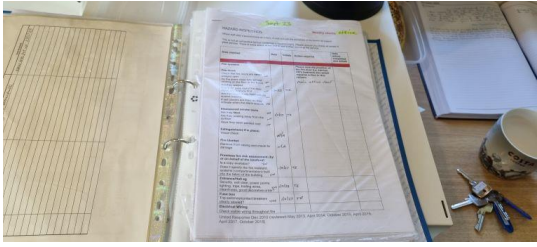


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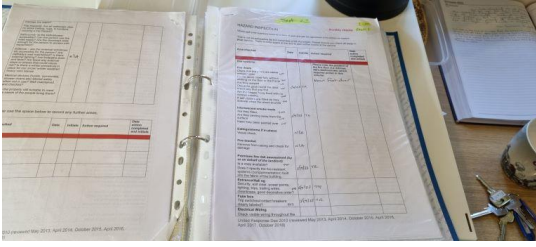


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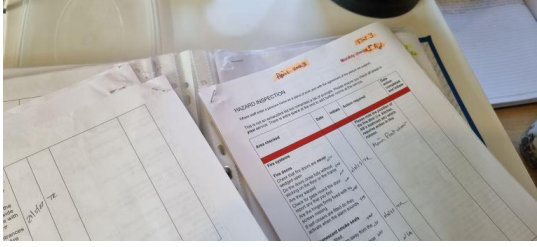


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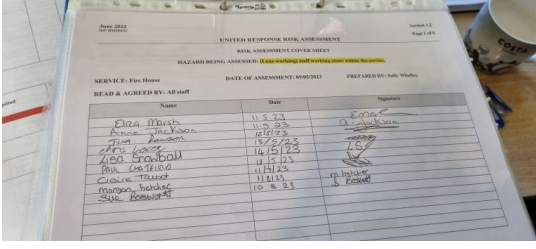


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