

Futures Fire Risk Assessment

Futures Homescape, 12 Lyncroft Avenue:
DE5 3BB, - UPRN: 11503 / 173606 / QA
Approved / Andy Cloke

Complete

Flagged items	2	Actions	6
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SITE NAME:

Futures Homescape, 12 Lyncroft
Avenue: DE5 3BB, - UPRN: 11503,
Fire Risk Assessments, Futures
Homescape

PROPERTY IMAGE



Photo 1

UPRN: 11503

JOB NUMBER: 173606

FRA COMPLETED BY: Pennington Choices Limited

FIRE RISK ASSESSOR NAME: Adrian Gallimore

INSPECTION DATE: 3 Jan 2024

REPORT STATUS: QA Approved

REASSESSMENT PRIORITY High - 1 Year

VALID TO: (QA Use Only) 19 Jan 2025

VALIDATION DATE: (QA Use Only) 19 Jan 2024

VALIDATED BY: (QA Use Only) Andy Cloke

VALIDATOR'S SIGNATURE: (QA Use Only)



Photo 2

Flagged items & Actions

2 flagged, 6 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

6 actions

Detailed Risk Assessment Part 2 / F - Lightning / F1

Does the building have a lightning protection system?

No

FHG policy states that no lightning protection is provided.

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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 resisting doors are fitted to the lounge and both bedrooms. Doors are fitted with alarm activated automatic closure devices. Intumescent strips are fitted but doors are not labelled and it was not possible to establish fire rating. The door to the front bedroom had an excessive gap and wiring to the automatic closure device had come loose of insulation.



Photo 9



Photo 10



Photo 11

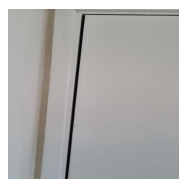


Photo 12

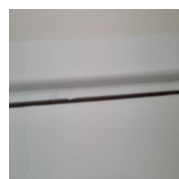


Photo 13



Photo 14

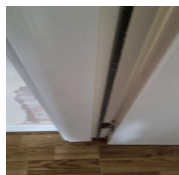


Photo 15



Photo 16

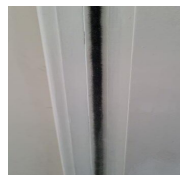


Photo 17



Photo 18

Open | Priority: Medium | Due: 19 Apr 2024 2:24 PM BST | Created by: Adrian Gallimore

M3

Management should inspect doors to establish fire rating. Where doors do not conform to a minimum of FD30 specification, they should be replaced with FD30S fire rated door sets. The

front bedroom door requires repair to the self closure device and to reduce gaps to within 4mm tolerance.

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 6Ltr 21A fire extinguishers and 2 x 2Kg CO2 units. Extinguishers are maintained under service contract with Harmony. The last inspection was completed in January 2023. Some units are not properly mounted on wall brackets or floor stands. In addition, it was not possible to establish if all staff have received training.



Photo 37

Open | Priority: Medium | Due: 19 Apr 2024 2:33 PM BST | Created by: Adrian Gallimore

R1

United Response Care should ensure that employees receive extinguisher training or liaise with Futures Housing Group to remove units. If training is to be given and extinguishers are to remain they should be properly mounted on wall brackets or floor stands.

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. 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 staff receive adequate training that is

appropriate for their job roles.

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 Care'. It was not possible if there has been consultation between duty holders.

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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 Bungalow

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 Care.

1.5 No of Floors: 1

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

The property is a bungalow with no flats. There are two bedrooms at the property, one for the resident and one for the duty member of staff.

1.7 Ground Floor Area (m2): 36

1.8 Total Area of all Floors (m2) 36

1.9 Building Description:

The building is a single storey bungalow for supported living accommodation for one resident. There front door leads to a small entrance lobby with back door and door to the main habitable room which has open plan kitchen. There is a door from the lounge leading to small hallway with two bedrooms and a bathroom. There is an addition exit to the rear of the property which is via French doors in the back bedroom. Both rear exits lead to private garden at the rear.

1.10 Building Construction:

Traditional brick built property with tiled pitched roof. All walls are solid construction with plaster-boarded, emulsion painted finish. Some walls are wallpapered.

1.11 Extent of common areas:

There front door leads to a small entrance lobby with back door and door to the main habitable room which has open plan kitchen. There is a door from the lounge leading to small hallway with two bedrooms and a bathroom.

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

All rooms within the property were accessible.

1.13 If applicable, state which flats were sample inspected:

N/A - The property is a bungalow with two bedrooms.

2. The Occupants

2.1 Management Extent

Managed Building - Manager or Senior Staff Onsite Regularly

2.2 Details of any onsite Management

There are approximately 5 members of staff working from the property, however there are usually two members of staff at any one time throughout the day, with one member of staff sleeping in during night time hours. There was only one member of staff present at the time of assessment.

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 Care.

2.4 Person consulted during the fire risk assessment

Members of United Response staff.

2.5 Number of occupants (maximum estimated)

There is one resident within the property and up to two members of United Response staff at any one time.

2.6 Approximate maximum number of employees at any one time

There are usually two members of United Response at any one time during the day, with one member of staff sleeping in during night time.

2.7 Number of members of the public (maximum estimated)

Low numbers estimated.

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 resident who is disabled lives at the property and as such there is a sleeping occupant. There is also a member of staff that will sleep in at night time. There are no young persons present. The duty member of staff during the night will be lone working.

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?

Unknown

Members of staff confirmed that there is currently no enforcement notice in force.

3.7 Fire loss experience (since last FRA)

N/A

There has been no fire loss experience since the last FRA.

Detailed Risk Assessment Part 2

6 actions

A - Electrical Ignition Sources

A1

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

Yes

The label on the consumer unit within the property confirmed that the fixed wiring was last inspected on 04/11/2022.



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

Labelling on appliances confirmed that PAT testing was last completed in March 2023.



Photo 4

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. Signage is not required due to the nature of the premises and staff on site 24/7.

C - Arson

C1

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

Yes

Standard security locks are fitted to the property. The door is kept locked at all times and only opened by a member of staff.



Photo 5

C2

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

Yes

Domestic wheelie bins for waste and recycling are located in the front garden of the property.



Photo 6

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

The duty member of staff stated that the gas safety inspection had just been completed but the certificate had not yet been received.

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

There is a domestic electric cooker within the kitchen. Cooking is completed by a member of staff.

F - Lightning

1 action

F1

1 action

Does the building have a lightning protection system?

No

FHG policy states that no lightning protection is provided.

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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. Housekeeping standards were found to be good.

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

None present.

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

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 are solid with emulsion paint / wall papered finish. Ceilings are emulsion painted plastered finish throughout.

K3

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

Yes

There are two exits from the entrance hallway (front and back). There is an additional exit from the back bedroom. Exits to the rear of the premise evacuate to an enclosed garden.

K4

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

Yes

All doors are fitted with thumb turn locks.

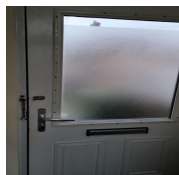


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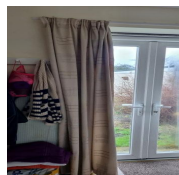


Photo 8

K5

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

Yes

The front door opens inwardly to the entrance hallway. The rear door from the entrance hallway and French doors open in the direction of travel. The property is low risk and occupancy level low.

K6

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

Yes

Travel distances are satisfactory.

K7

Are there suitable precautions for all inner rooms?

Yes

There are no inner room but the front bedroom. The bedroom is fitted with AFD and there is an adequate openable window.

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 is no lobby but there is a small entrance hallway to the front. There are doors to the front and rear and opening windows throughout. The property is a single storey bungalow with no stairs.

K12

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

N/A

No issues 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 to the building.

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 resisting doors are fitted to the lounge and both bedrooms. Doors are fitted with alarm activated automatic closure devices. Intumescent strips are fitted but doors are not labelled and it was not possible to establish fire rating. The door to the front bedroom had an excessive gap and wiring to the automatic closure device had come loose of insulation.



Photo 9



Photo 10



Photo 11

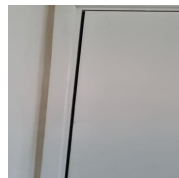


Photo 12



Photo 13



Photo 14

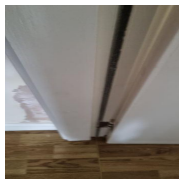


Photo 15



Photo 16

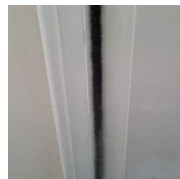


Photo 17



Photo 18

Open | Priority: Medium | Due: 19 Apr 2024 2:24 PM BST | Created by: Adrian Gallimore

M3

Management should inspect doors to establish fire rating. Where doors do not conform to a minimum of FD30 specification, they should be replaced with FD30S fire rated door sets. The front bedroom door requires repair to the self closure device and to reduce gaps to within 4mm tolerance.

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 to all rooms and hallways. No defects were identified.



Photo 19



Photo 20

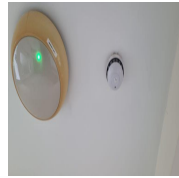


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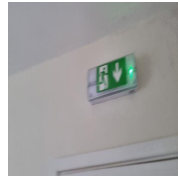


Photo 22



Photo 23



Photo 24



Photo 25

N2

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

Yes

External emergency lighting is fitted.



Photo 26



Photo 27

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

There are no fire signs attached other than illuminated exit signs

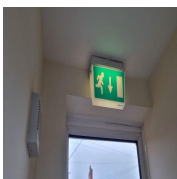


Photo 28

O2

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

N/A

Not required. The property is a single storey bungalow.

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

An automatic alarm system is installed with AFD to all habitable rooms, kitchen and hallway to BS5839:L2 specification. The alarm panel is situated within the entrance hallway and was in a healthy condition with no faults identified.

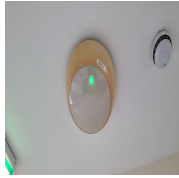


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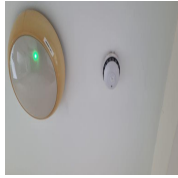


Photo 30



Photo 31

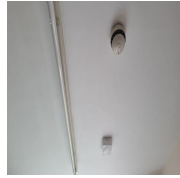


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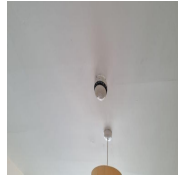


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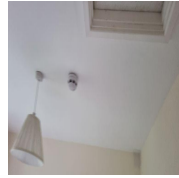


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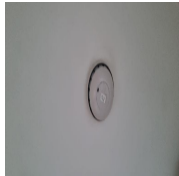


Photo 35

P2

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

Yes

The AFD system is adequate. Refer to P1.

P3

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

N/A

AFD is installed to all habitable rooms and kitchen.

P4

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

N/A

The property is a converted bungalow with no separate flats. AFD is installed to all habitable rooms.

P5

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

Yes

A zone plan is installed to the fire alarm panel.



Photo 36

P6

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

Yes

There is a member of staff present at all times that are able to silence and reset the alarm.

P7

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

Yes

The property is a converted bungalow with no separate flats. AFD is installed to all habitable rooms, kitchen and hallway.

P8

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

N/A

The property is a supported living dwelling with a member of staff on site at all times.

Q - Measures to Limit Fire Spread and Development

Q1

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

Yes

Walls are solid construction with wallpapered / emulsion painted finish. Ceilings are emulsion painted plasterboard. No compartmentation breaches were identified.

Q2

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

N/A

None present.

Q3

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

N/A

None present.

Q4

Is compartmentation maintained in the roof space?

N/A

The bungalow is a detached property with minimal risk of fire spread.

Q5

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

N/A

There is a consumer unit within the entrance hallway which does not require enclosing.

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 construction with wallpapered / emulsion painted finish. Ceilings are emulsion painted plasterboard. No compartmentation breaches were identified.

Q8

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

Unknown

Soft furnishings are of fire retardant materials.

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 compartmentation issues were 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 6Ltr 21A fire extinguishers and 2 x 2Kg CO2 units. Extinguishers are maintained under service contract with Harmony. The last inspection was completed in January 2023. Some units are not properly mounted on wall brackets or floor stands. In addition, it was not possible to establish if all staff have received training.

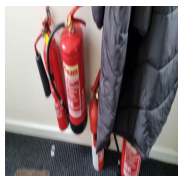


Photo 37

Open | Priority: Medium | Due: 19 Apr 2024 2:33 PM BST | Created by: Adrian Gallimore

R1

United Response Care should ensure that employees receive extinguisher training or liaise with Futures Housing Group to remove units. If training is to be given and extinguishers are to remain they should be properly mounted on wall brackets or floor stands.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

S - Relevant Automatic Fire Extinguishing Systems

S1

Are there any automatic fire suppressant systems on site?

N/A

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:

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

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

N/A

Fire procedures for residents and staff are the responsibility of United Response.

T4

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

Yes

Staff would call the fire service.

T5

Are there suitable fire assembly points away from any risk?

Yes

Staff and residents would evacuate to a place of relative safety on the street.

T6

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

Yes

PEEPs and/or PCFRA is the responsibility of United Response. Duty members of staff present confirmed that PEEPS are in place. These were not seen by the assessor.

T7

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

Unknown

Staff training is the responsibility of United Response. Refer to R1.

T8

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

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. Training records were not seen by the assessor at time of assessment. Refer to U1.

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. 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 staff receive adequate training that is appropriate for their job roles.

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

V1

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

Yes

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

W - Records

W1

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

Yes

The duty member of staff stated that there are regular fire drills with the resident. The last fire drill was completed on 24/12/2023.

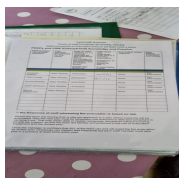


Photo 38

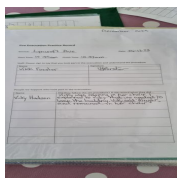


Photo 39

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.

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?

N/A

Procedures / Fire Safety information is the responsibility of United Response.

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 Care'. It was not possible if there has been consultation between duty holders.

Open | Priority: Low | Due: 19 Jan 2025 2:46 PM GMT | 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

Z2

Are all issues deemed satisfactory? [2]

N/A

No further issues were identified.

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	12 Lyncroft Avenue: DE5 3BB,
Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies	There front door leads to a small entrance lobby with back door and door to the main habitable room which has open plan kitchen. There is a door from the lounge leading to small hallway with two bedrooms and a bathroom.
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	19 Jan 2024
Part 6 - Recommended Date for Reassessment of the premises	19 Jan 2025
Part 7 - Unique Reference Number of this Certificate (Job	173606

Number)

Signed for on behalf of the Issuing Certified Organisation

James Hutton



Dated:

19 Jan 2024

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

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

Media summary



Photo 1

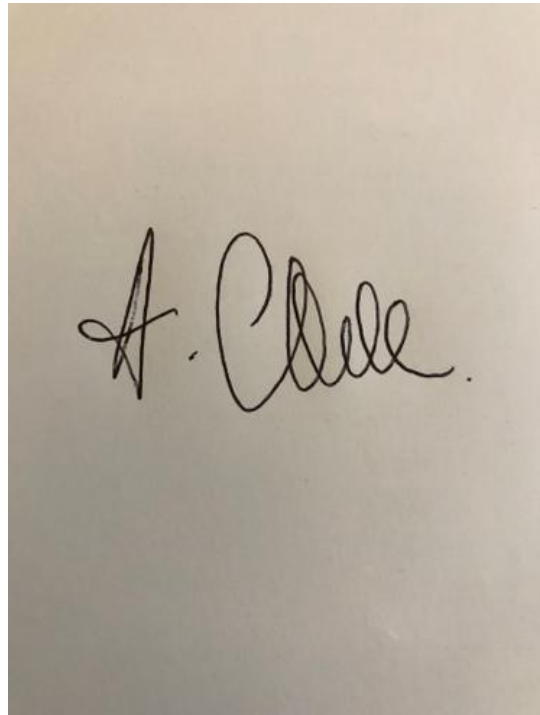


Photo 2



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



Photo 37

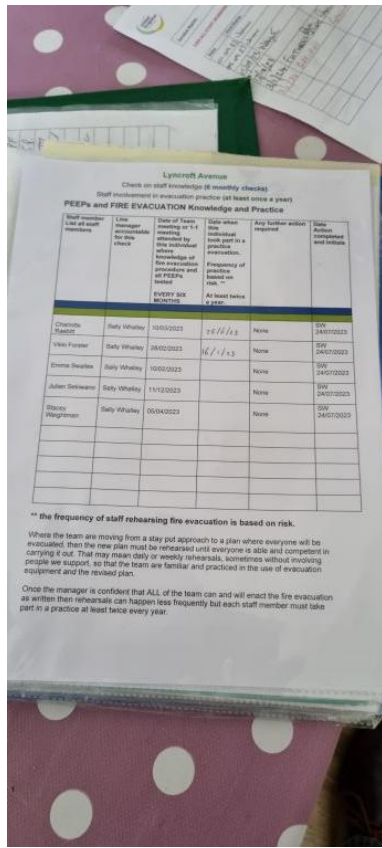


Photo 38

December 2024

Fire Evacuation Practice Record

Address: Lyncoft Ave Date: 24/12/23

Start Time: 10:35am Finish Time: 10:57am

Staff: Please sign to say that you took part in the evaluation and understand the procedure

Name	Signature
Vikki Forster	<i>Vikki Forster</i>

People we Support who took part in the evacuation:

Name	Did they follow the set procedure? If not record what they did.
Vicky Hudson	Vicky was relaxing in her chair. I explained to Vicky that we needed to leave the building. Vicky said "Alright" and remained in her chair.

Photo 39