

Futures Fire Risk Assessment

Futures Homescape, Flats 1-4 The Bank :
 NN1 5JD, - UPRN: PYC001-BLK / 173594 /
 QA Approved / Andy Cloke

Complete

Flagged items	2	Actions	9
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SITE NAME:

Futures Homescape, Flats 1-4 The
 Bank : NN1 5JD, - UPRN:
 PYC001-BLK, Fire Risk
 Assessments, Futures Homescape

PROPERTY IMAGE



Photo 1

UPRN: PYC001-BLK

JOB NUMBER: 173594

FRA COMPLETED BY: Pennington Choices Limited

FIRE RISK ASSESSOR NAME: Lee Grint

INSPECTION DATE: 26 Jan 2024

REPORT STATUS: QA Approved

REASSESSMENT PRIORITY Medium - 2 Years

VALID TO: (QA Use Only) 8 Feb 2026

VALIDATION DATE: (QA Use Only) 8 Feb 2024

VALIDATED BY: (QA Use Only) Andy Cloke

VALIDATOR'S SIGNATURE: (QA Use Only)



Photo 2

Flagged items & Actions

2 flagged, 9 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:

TOLERABLE

Assessment Risk Ratings

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

TOLERABLE

Other actions

9 actions

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

Is PAT testing in common areas carried out?

Assessor Findings

Portable AV equipment was noted in the electrical intake cupboard on the ground floor. There was no evidence of testing seen at the time of the assessment.



Photo 4

Open | Priority: Medium | Due: 8 May 2024 12:00 AM BST | Created by: Lee Grint

A2

Ensure that any portable electrical appliances identified/present in the building are being used in accordance with manufactures instructions and are subject to portable appliance (PAT) testing annually by a competent person. An alternative to negate the need for PAT testing would be to have the appliances hard wired by a competent electrical contractor to BS 7671.

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)?

Assessor Findings

Standard wall mounted sockets were located in the common area. No evidence of a policy in place to restrict their use by residents.



Photo 5

Open | Priority: Low | Due: 8 Feb 2025 12:00 AM GMT | Created by: Lee Grint

A3

The client should ensure that a policy is in place to restrict resident use of communal electrical sockets. Alternatively the client should install lockable sockets to prevent unauthorised access.

Detailed Risk Assessment Part 2 / F - Lightning / F1

Does the building have a lightning protection system?

Assessor Findings

No lightning protection system appears to be provided for the premise. At building design there was no requirement to install lightning protection. However, taking into account of the premises buildings, a risk assessment should be undertaken on the property to identify if an LPS is required in line with BS EN 62305-2.

Open | Created by: Lee Grint

F1

At the time of the assessment, it could not be confirmed that lightning protection was installed or required, 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 / K4

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

Assessor Findings

Final exit doors were both noted to be installed with standard euro cylinders lockable with keys.

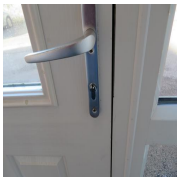


Photo 8



Photo 9

Open | Priority: Medium | Due: 8 May 2024 12:00 AM BST | Created by: Lee Grint

K4

The euro cylinders noted should be replaced with thumb turn mechanisms or other suitable non-lockable quick release mechanisms that do not require the use of a key.

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

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

Assessor Findings

Flat entrance doors were seen to be FD30/S timber fire doors. (NB. - from limited visual inspection, certification not seen; adequacy of installation not confirmed).

The fire rated flat entrance doors appear to be in good condition.

There is no glazing present to any flat entrance doors in this property.

There are no fanlights over the flat entrance doors in this property.

No flats available for sample inspection at the time of the assessment.

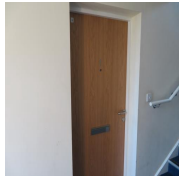


Photo 13



Photo 14

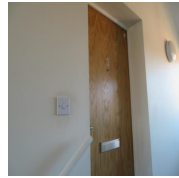


Photo 15



Photo 16

Open | Priority: Low | Due: 8 Feb 2025 12:00 AM GMT | Created by: Lee Grint

L1

Management should establish an ongoing programme of rolling checks to flat entrance doors to ensure they are installed with combined intumescent strips/cold smoke seals and positive action self-closing devices.

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

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

Assessor Findings

The electrical intake cupboard door was noted to be a 54mm thick solid core timber fire door. The door was kept locked at the time of the assessment and was installed with combined intumescent strips/cold smoke seals to the frame.

It was noted that the strips/seals were damaged requiring replacement.

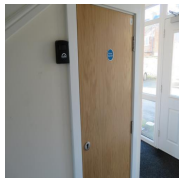


Photo 17

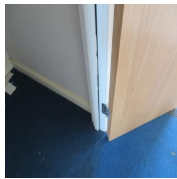


Photo 18

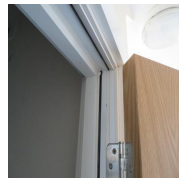


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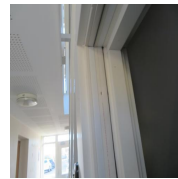


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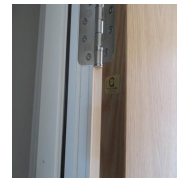


Photo 21

Open | Priority: Low | Due: 8 Feb 2025 1:39 PM GMT | Created by: Lee Grint

M1

The combined strips/seals should be replaced along the entire door frame. This is due to the rubber seals being damaged and replacement of all sides is to maintain compatibility.

Detailed Risk Assessment Part 2 / P - Means of Giving Warning in Case of Fire / P7

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

Purpose built blocks of flats guide section 66.1 states that "In all flats, early warning of fire should be provided by means of smoke alarms installed in accordance with BS 5839-6. A category LD3 system should be considered the minimum in all circumstances". However, BS 5839-6:2019 states that "heat detectors should be installed in every kitchen. A smoke detector should also be installed in the principal habitable room. Where more than one room might be used as the principal habitable room, a smoke detector should be installed in each of these rooms". Where this standard is not present, upgrades are to take place to ensure all flats have detection, meeting Grade D, LD2 standard.

No flats available for sample inspection at the time of the assessment.

Open | Priority: Low | Due: 8 Feb 2025 1:42 PM GMT | Created by: Lee Grint

P7

It is recommended that management undertake a rolling schedule of inspection to ensure that all flats are fitted with a suitable, automatic fire detection and warning system. The system should

meet compliance with BS5839-6:2019, with the level of protection from the system meeting Grade D, LD2 standard. Where this standard is not present, upgrades should take place. All work must be completed by a third-party accredited contractor.

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

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

Assessor Findings

No suitable arrangements were identified to the assessor.

Open | Created by: Lee Grint

T6

Management should encourage residents of this General Needs property to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. This could be achieved by adding a contact reference for assistance to the fire action notices for the premises, by providing additional separate notices containing the information or making direct contact with residents via letter, flyer or website for example.

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

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

Assessor Findings

It could not be confirmed that all Fire Safety information & procedures have been disseminated to the residents.

Open | Priority: Medium | Due: 8 May 2024 1:55 PM BST | Created by: Lee Grint

Y1

The client should ensure that residents are provided with a copy of the fire safety instruction notice for the premises (when moving in and annually thereafter). The client should also ensure that information regarding Fire Door is provided to new residents when they move in and re-issued to all residents as required by the Fire Safety (England) Regulations 2022.

Detailed Risk Assessment Part 1

1. General Information

1.1 FRA Type:	Type 1 (Non-Destructive)
1.2 Property Type:	Purpose Built Block of Flats
1.3 Property Designation:	General Needs
1.4 Responsible Person:	Lindsey Williams - CEO Futures Housing Group
1.5 No of Floors:	4
1.6 No of Flats (if applicable):	4
1.7 Ground Floor Area (m2):	120m2
1.8 Total Area of all Floors (m2)	360m2

1.9 Building Description:

1-4 The Bank is a purpose built block of 4 self contained general needs flats set across 4 storeys. Flats 1 & 2 are located on the ground floor. There are no flats located on the 1st floor. Flats 3 & 4 are located on the 2nd floor. It is thought that ground floor flats are set across 2 storeys and second floor flats are set across 2 storeys with the uppermost storey comprising of part of the roof space.

The entrance door to the block opens into the ground floor lobby. This contains 2no flat entrance doors, the under stairs electrical intake cupboard, the stairs and a door at the rear leading to the car parking area. The first floor landing does not contain any flat entrance doors or risers. The second floor landing contains 2no flat entrance doors only.

Means of escape from the block is via the internal stairwell which terminates at ground level. Escape is via the front and rear entrance doors, both of which discharge outside to places of ultimate safety.

The block operates a Stay Put evacuation strategy. There was no communal fire detection and warning system seen. The block was installed with emergency escape lighting throughout.

1.10 Building Construction:

The building is constructed from traditional brick and block construction under a pitched and tiled roof. Internally, walls separating the common areas from flats are of fire resisting construction. Floors are assumed reinforced concrete.

There were noted to be small sections to the front of the building which have been clad in a timber material. This amounts to approximately 10% of the building front area and covers the communal area windows above and below only.

1.11 Extent of common areas:

Car park located to the rear of the building.

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

None

1.13 If applicable, state which flats were sample inspected:

None

2. The Occupants

2.1 Management Extent

Non Managed – eg GN

2.2 Details of any onsite Management

No staff on site - Occasional staff attendance expected – low numbers anticipated

2.3 Person managing fire safety in the premises

Lindsey Williams - CEO Futures Housing Group

2.4 Person consulted during the fire risk assessment

N/A

2.5 Number of occupants (maximum estimated)

Assumed to be two residents per flat - Exact numbers not known

2.6 Approximate maximum number of employees at any one time

No staff on site - Occasional staff attendance expected – low numbers anticipated

2.7 Number of members of the public (maximum estimated)

Residential block - low number of visitors expected at any one time

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

General Needs - No information, however, General Needs premises so occupants are typical of the general population.

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

Northamptonshire Fire and Rescue Service

3.3 Other key fire safety legislation (other than Building Regs 2000)

Housing Act 2004

3.4 The other legislation referred to above is enforced by

Local Authority

3.5 Guidance used as applicable to premises and occupation

Home Office Fire Safety in Purpose Built Blocks

3.6 Is there an alteration or enforcement notice in force?

Unknown

None known/reported

3.7 Fire loss experience (since last FRA)

Unknown

None known/reported.

Detailed Risk Assessment Part 2

9 actions

A - Electrical Ignition Sources

2 actions

A1

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

No evidence of an EICR being undertaken.

The EICR sticker appears to have been torn off of the electrical installation.

See policy principle.



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

1 action

Is PAT testing in common areas carried out?

Assessor Findings

Portable AV equipment was noted in the electrical intake cupboard on the ground floor. There was no evidence of testing seen at the time of the assessment.



Photo 4

Open | Priority: Medium | Due: 8 May 2024 12:00 AM BST | Created by: Lee Grint

A2

Ensure that any portable electrical appliances identified/present in the building are being used in accordance with manufactures instructions and are subject to portable appliance (PAT) testing annually by a competent person. An alternative to negate the need for PAT testing would be to have the appliances hard wired by a competent electrical contractor to BS 7671.

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 T pin outlets)?

Assessor Findings

Standard wall mounted sockets were located in the common area. No evidence of a policy in place to restrict their use by residents.



Photo 5

Open | Priority: Low | Due: 8 Feb 2025 12:00 AM GMT | Created by: Lee Grint

A3

The client should ensure that a policy is in place to restrict resident use of communal electrical sockets. Alternatively the client should install lockable sockets to prevent unauthorised access.

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

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

A4

Is the use of adapters and leads limited?

None noted as being in use in either the common parts or landlord areas at the time of this 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?

No Photovoltaic, (PV), cells were identified at this address.

B - Smoking Policies

B1

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

In line with current UK legislation, no smoking is permitted in the common or landlord controlled areas. Resident must either smoke within their own flat, or outside of the block.

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?

There was no evidence of any illicit smoking and adequate signage instructing persons not to smoke in the communal areas is displayed.



Photo 6

C - Arson

C1

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

All of the entrances into the building are secured locked shut. They can only be opened from outside by the resident's fobs/keys, entryphone system or Fire override.

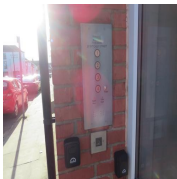


Photo 7

C2

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

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

D - Portable Heaters and Installations

D1

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

No portable Heaters are used within the premises.

D2

Are fixed heating systems maintained annually?

No fixed heating was observed in common areas. It is assumed that the individual heating systems are maintained within the flats by the responsible person.

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)?

No cooking facilities within communal areas. Cooking takes place within individual flats which falls outside the Regulatory Reform (Fire Safety) Order 2005.

F - Lightning

1 action

F1

1 action

Does the building have a lightning protection system?

Assessor Findings

No lightning protection system appears to be provided for the premise. At building design there was no requirement to install lightening protection. However, taking into account of the premises buildings, a risk assessment should be undertaken on the property to identify if an LPS is required in line with BS EN 62305-2.

Open | Created by: Lee Grint

F1

At the time of the assessment, it could not be confirmed that lightning protection was installed or required, 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?

No combustibles were noted as being located adjacent to any ignition sources at the time of this assessment.

G2

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

At the time of this assessment the escape routes were clear.

G3

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

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

H - Hazards Introduced by Contractors

H1

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

See Principle Policy

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

I - Dangerous Substances

I1

If dangerous substances are used, has a risk assessment been carried out as required by the Dangerous Substances and Explosives Atmospheres Regulations 2002 and are they stored correctly?

No hazardous materials were found to be stored on the premises at the time of this assessment.

J - Other Significant Hazards

J1

Are all issues deemed satisfactory? [1]

No issues to report

J2

Are all issues deemed satisfactory? [2]

No issues to report

K - Means of Escape

1 action

K1

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

The means of escape appears to be adequate from all areas.

K2

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

This property was built to modern building regulations. The walls protecting the escape route appear to provide a minimum of 60 minutes protection from any risk, with doors providing a minimum of 30 minutes FR.

K3

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

The exit provided is adequate for the maximum number of persons ever likely to need it to escape from a fire, taking into account the evacuation strategy in place for the building.

K4

1 action

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

Assessor Findings

Final exit doors were both noted to be installed with standard euro cylinders lockable with keys.



Photo 8



Photo 9

Open | Priority: Medium | Due: 8 May 2024 12:00 AM BST | Created by: Lee Grint

K4

The euro cylinders noted should be replaced with thumb turn mechanisms or other suitable non-lockable quick release mechanisms that do not require the use of a key.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

K5

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

The final exit door opens against the direction of travel. However, taking into consideration the maximum number of persons ever likely to need to use this door to escape from a fire, this is considered acceptable.

K6

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

The travel distances from all areas are within the maximum distances recommended in national guidance.

K7

Are there suitable precautions for all inner rooms?

There are no inner rooms in the communal or landlord only parts at this address.

K8

Are escape routes separated where appropriate?

There is just a single means of escape.

K9

Are corridors sub-divided where appropriate?

The corridors do not require sub dividing

K10

Do escape routes lead to a place of safety?

The escape staircase exits lead to a place of, "Ultimate Safety"

K11

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

There are openable windows throughout the escape staircase enclosure.



Photo 10



Photo 11

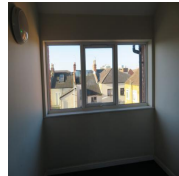


Photo 12

K12

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

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

L - Flat Entrance Doors

1 action

L1

1 action

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

Assessor Findings

Flat entrance doors were seen to be FD30/S timber fire doors. (NB. - from limited visual inspection, certification not seen; adequacy of installation not confirmed).

The fire rated flat entrance doors appear to be in good condition.

There is no glazing present to any flat entrance doors in this property.

There are no fanlights over the flat entrance doors in this property.

No flats available for sample inspection at the time of the assessment.

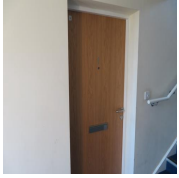


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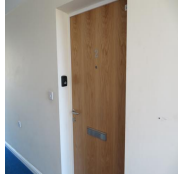


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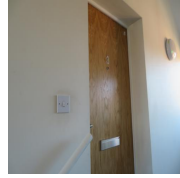


Photo 15



Photo 16

Open | Priority: Low | Due: 8 Feb 2025 12:00 AM GMT | Created by: Lee Grint

L1

Management should establish an ongoing programme of rolling checks to flat entrance doors to ensure they are installed with combined intumescent strips/cold smoke seals and positive action self-closing devices.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

M - Common Area Fire Doors

1 action

M1

1 action

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

Assessor Findings

The electrical intake cupboard door was noted to be a 54mm thick solid core timber fire door. The door was kept locked at the time of the assessment and was installed with combined intumescent strips/cold smoke seals to the frame.

It was noted that the strips/seals were damaged requiring replacement.



Photo 17



Photo 18

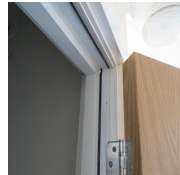


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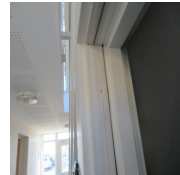


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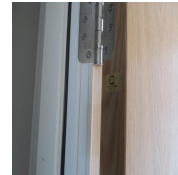


Photo 21

Open | Priority: Low | Due: 8 Feb 2025 1:39 PM GMT | Created by: Lee Grint

M1

The combined strips/seals should be replaced along the entire door frame. This is due to the rubber seals being damaged and replacement of all sides is to maintain compatibility.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

N - Emergency Lighting

N1

Emergency lighting is provided

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

throughout the escape routes and the coverage is sufficient. it appears to be in accordance with BS 5266 Pt 1 2016 (See limitations statement)

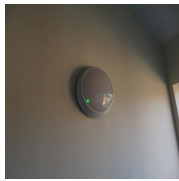


Photo 22



Photo 23

N2

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

See N1

O - Fire Safety Signs and Notices

O1

Is there adequate provision of visible fire safety signs and notices? (Consider directional, exits, stairs, fire action notices, Fire door keep shut, fire equipment and 'do not use lift' signage)

There is adequate provision of visible fire safety signs and notices, including directional, exits, stairs, fire action notices, Fire door keep shut, fire equipment and 'do not use lift' signage



Photo 24



Photo 25

O2

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

Wayfinding signage is not required

P - Means of Giving Warning in Case of Fire

1 action

P1

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

In line with recommendations in national guidance for purpose built residential blocks, designed to facilitate a, 'Defend in Place/Stay Put) evacuation strategy, no communal fire alarm system is provided at this address.

P2

Being a purpose built residential

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

block, designed to facilitate a 'Defend in Place'/stay put) evacuation strategy, the provision of no communal fire alarm system is appropriate.

P3

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

See P1 and P2

P4

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

There is no communal alarm installed

P5

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

No communal alarm fitted

P6

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

No communal alarm

P7

1 action

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

Purpose built blocks of flats guide section 66.1 states that "In all flats, early warning of fire should be provided by means of smoke alarms installed in accordance with BS 5839-6. A category LD3 system should be considered the minimum in all circumstances". However, BS 5839-6:2019 states that "heat detectors should be installed in every kitchen. A smoke detector should also be installed in the principal habitable room. Where more than one room might be used as the principal habitable room, a smoke detector should be installed in each of these rooms". Were this standard is not present, upgrades are to take place to ensure all flats have detection, meeting Grade D, LD2 standard.

No flats available for sample inspection at the time of the assessment.

Open | Priority: Low | Due: 8 Feb 2025 1:42 PM GMT | Created by: Lee Grint

P7

It is recommended that management undertake a rolling schedule of inspection to ensure that all flats are fitted with a suitable, automatic fire detection and warning system. The system should meet compliance with BS5839-6:2019, with the level of protection from the system meeting Grade D, LD2 standard. Where this standard is not present, upgrades should take place. All work must be completed by a third-party accredited contractor.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

P8

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

This is a general needs property and therefore no requirement.

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?

This is a purpose built block, from a visual inspection there is no evidence was seen to doubt adequacy of the compartmentation.

Q2

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

No hidden voids were identified during this inspection. (A Type 1 Fire Risk Assessment (non-intrusive/non-destructive) is unable to provide full information in this regard).

Q3

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

Assessor Findings

The electrical intake cupboard appears to be adequately fire resisting and firestopped.

Q4

Is compartmentation maintained in the roof space?

Assessor finding

The top floor flats accommodation is within the roof space. No roof voids noted.

Q5

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

No meters in the means of escape or communal area

Q6

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

There are no ventilation systems in the communal areas at this block.

Q7

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

It was not possible to confirm the FR of wall and ceiling linings. However, the existing finishes are in reasonable condition and do not appear to present a

significant risk to fire spread or safe escape.

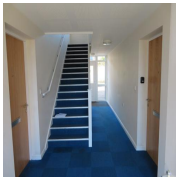


Photo 26

Q8

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

No soft furniture in the common areas

Q9

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

The premises have external balconies, cladding or materials which has been assessed by a competent person and has determined that there is no fire risk.

Small sections of timber are installed between the common area windows. These are deemed low risk and suitable of being assessed as part of this fire risk assessment.

The external wall construction of the building appears to be of sufficiently low risk that it can be assessed visually as part of this Type 1 assessment. The external wall is constructed from traditional brick and block under a pitched and tiled roof.

Q10

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

No not required

Q11

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

N/A

Q12

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

N/A

Q13

Are all other fire spread/compartmentation issues satisfactory?

No other issues noted at the time of this assessment.

R - Fire Extinguishing Appliances

R1	
If required, is there reasonable provision of accessible portable fire extinguishers?	No fire fighting appliances observed at time of inspection. 67.1 of the purpose-built guide states, "it is not normally considered necessary to provide fire extinguishers or hose reels in the common parts of blocks of flats. Such equipment should only be used by those trained in its use. It is not considered appropriate or practicable for residents in a block of flats to receive such training.
S - Relevant Automatic Fire Extinguishing Systems	
S1	
Are there any automatic fire suppressant systems on site?	No sprinkler system is provided or required at this address.
S2	
Are there any fixed fire fighting mains within the premises?	No DRM is provided or required at this address.
S3	
If any other relevant systems / equipment is installed, state type of system and comment as necessary	N/A
T - Procedures and Arrangements	
T1	
Recommended evacuation strategy for this building is:	Stay Put
T2	
Has a competent person(s) been appointed to assist in undertaking the preventative and protective measures including in house checks?	Yes.
T3	
Are there appropriate documented fire safety arrangements and procedures in place in the event of fire?	Fire Action Notices display this information, please see question O1.
T4	
Are there suitable arrangements for liaison and calling the Fire Service?	Residents are expected to call the Fire and Rescue Service.

T5	
Are there suitable fire assembly points away from any risk?	General needs property no fire assembly point required. Once outside, residents can move freely to a safe distance away from the premises. Assembly point(s) are any safe place clear of the building.

T6	1 action
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Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?	Assessor Findings
No suitable arrangements were identified to the assessor.	

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T6	Management should encourage residents of this General Needs property to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. This could be achieved by adding a contact reference for assistance to the fire action notices for the premises, by providing additional separate notices containing the information or making direct contact with residents via letter, flyer or website for example.
----	---

Action/Recommendation Required?	Yes
Action Priority:	Recommendation - No Timescale

T7	
Are staff nominated and trained on the use of fire extinguishing appliances?	No staff onsite

T8	
Are staff nominated and trained to assist in evacuation (Where applicable e.g. Offices, supported schemes)?	No staff on site

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)	No staff on site

Policy Principle: All touchdown points (small offices) staff receive Inductions and annual refreshers on fire safety fire safety. But at all the schemes no permanent staff are present.

U2

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

No employees on site

V - Testing and Maintenance

V1

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

See Principle Policy

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?

Routine testing is carried out but no staff on site. Records were not seen by an assessor as they are held on a central database.

X - Premises Information Box

X1

Is a Premises Information Box located at the premises accessible to the Fire and Rescue Service, secure from unauthorised access and kept up to date?

No PIB required for this type of premises.

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

Y - Engagement with Residents

1 action

Y1

1 action

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

Assessor Findings

It could not be confirmed that all Fire Safety information & procedures have been disseminated to the residents.

Open | Priority: Medium | Due: 8 May 2024 1:55 PM BST | Created by: Lee Grint

Y1

The client should ensure that residents are provided with a copy of the fire safety instruction notice for the premises (when moving in and annually thereafter). The client should also ensure

that information regarding Fire Door is provided to new residents when they move in and re-issued to all residents as required by the Fire Safety (England) Regulations 2022.

Action/Recommendation Required?	Yes
Action Priority:	Medium - 3 Months
Z - Any Other Information	
Z1	
Are all issues deemed satisfactory? [1]	Yes
Z2	
Are all issues deemed satisfactory? [2]	Yes

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:

SLIGHT 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:

TOLERABLE

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	301921
Part 1c - SSAIB 3rd Party Certificate Number	CHES077
Part 2 - Name of Client	Futures Housing Group
Part 3a - Address of premises for which the Fire Risk Assessment was carried out	Flats 1-4 The Bank : NN1 5JD
Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies	The stairways, common escape route corridors and ancillary accommodation
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	8 Feb 2024
Part 6 - Recommended Date for Reassessment of the premises	8 Feb 2026
Part 7 - Unique Reference Number of this Certificate (Job Number)	173594

Signed for on behalf of the Issuing Certified Organisation

James Hutton



Dated:

8 Feb 2024

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

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

Media summary



Photo 1

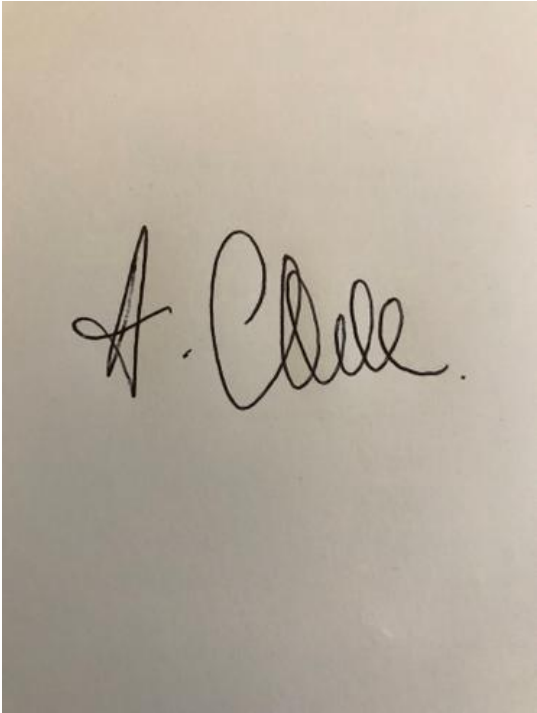


Photo 2



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