

Futures Fire Risk Assessment

Futures Homescape, Flats 1-9 Abbott Court: DE55 1SH, - UPRN: FB277 / 173526 / QA Approved / Andy Cloke

Complete

Flagged items

2

Actions

18

SITE NAME:

Futures Homescape, Flats 1-9
Abbott Court: DE55 1SH, -
UPRN: FB277, Fire Risk
Assessments, Futures
Homescape

PROPERTY IMAGE

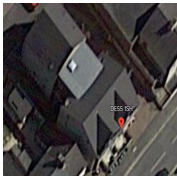


Photo 1

UPRN:

FB277

JOB NUMBER:

173526

FRA COMPLETED BY:

Pennington Choices Limited

FIRE RISK ASSESSOR NAME:

Adrian Gallimore

INSPECTION DATE:

22 Aug 2023

REPORT STATUS:

QA Approved

REASSESSMENT PRIORITY

Medium - 2 Years

VALID TO: (QA Use Only)

8 Sep 2025

VALIDATION DATE: (QA Use Only)

8 Sep 2023

VALIDATED BY: (QA Use Only)

Andy Cloke

VALIDATOR'S SIGNATURE: (QA Use Only)



Photo 2

Flagged items & Actions

2 flagged, 18 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

18 actions

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

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

Unknown

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

Open | Created by Adrian Gallimore

A3

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

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

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

No

There was no evidence of illicit smoking identified at the time of assessment however, there are no signs displayed within common areas.

Open | Priority Low | Due 8 Sep 2024 11:27 AM BST | Created by Adrian Gallimore

B2

Management should display 'No Smoking' sign at the point of entry.

Detailed Risk Assessment Part 2 / C - Arson / C1

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

No

The door has electronic key pad entry system however, the door system does not work and the entrance door is constantly unlocked.



Photo 4



Photo 5

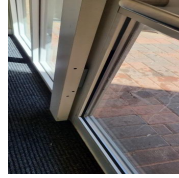


Photo 6

Open | Priority Medium | Due 8 Dec 2023 11:30 AM GMT | Created by Adrian Gallimore

C1

Management should repair the electronic door lock to ensure that adequate measures of security are maintained.

Detailed Risk Assessment Part 2 / F - Lightning / F1

Does the building have a lightning protection system?

No

FHG Policy Principal confirms that there is no lightning protection installed

Open | Created by Adrian Gallimore

F1

It is PCL recommendation that advice is sought from a competent person to determine whether lightning protection is required or not for the building in accordance with BS EN 62305-2:2012.

Detailed Risk Assessment Part 2 / G - Housekeeping / G1

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

Unknown

There are cupboards within the entrance lobby that were not accessible at the time of assessment. It was not possible to establish the level of ignition sources or if combustibile materials are stored within. In addition, it was not possible to establish fire rating / condition of doors or if there are any compartmentation issues within.

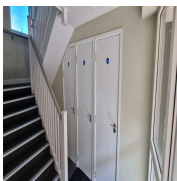


Photo 7

Open | Priority Medium | Due 8 Dec 2023 11:36 AM GMT | Created by Adrian Gallimore

G1

Where ignition sources are present, cupboard doors should conform to a minimum of FD30 specification. Where doors do not conform, they should be replaced with certified FD30 fire door sets. Any penetrations identified within should be fire stopped with fire rated building materials. Any work required should only be conducted by a certified third-party contractor.

Open | Priority Medium | Due 8 Dec 2023 11:35 AM GMT | Created by Adrian Gallimore

G1

Management should ensure that no combustibile materials are stored in proximity of ignition sources.

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

Unknown

It was not possible to establish contractor control procedures as the information was not available at the time of assessment.

Open | Priority Medium | Due 8 Dec 2023 11:38 AM GMT | Created by Adrian Gallimore

H1

Management should confirm that suitable and sufficient procedures are in place for controlling contractor activities to include Method Statements and Risk Assessments and Hot Work Permit where required.

Are escape routes separated where appropriate?

Unknown

Separating doors are fitted to first and second floors which separate dwellings doors from the stairway. Doors are in good condition with self closures, intumescent strips and fire rated glass fitted however no labels could be detected and it was not possible to establish fire rating.

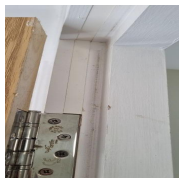


Photo 11



Photo 12

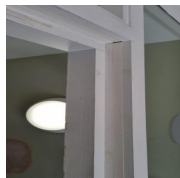


Photo 13



Photo 14



Photo 15

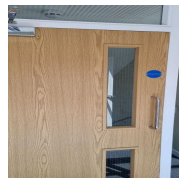


Photo 16



Photo 17

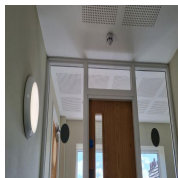


Photo 18

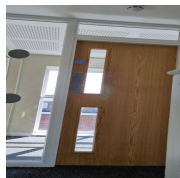


Photo 19

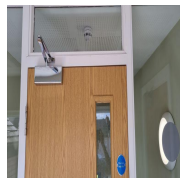


Photo 20

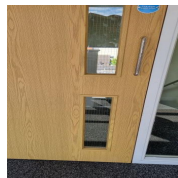


Photo 21

Open | Priority Medium | Due 8 Dec 2023 11:56 AM GMT | Created by Adrian Gallimore

K8

Management should confirm fire rating of separating fire doors to ensure that they are to a minimum of FD30 specification. Where doors are not fire rated, they should be replaced with a certified FD30 (minimum) self closing fire door set. Any installation should only be completed by a certified third-part installer.

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

No

Flat 9 was sampled. The door is fitted with a self closure device and smoke seals are fitted to the frame however seals have been painted over. The door is arrow labelled to confirm that it is a certified fire door to FD30 specification. The gap to the lock side of the door is excessive. It was not possible to establish fire rating or condition of other dwelling doors as no other flats were sampled.



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34

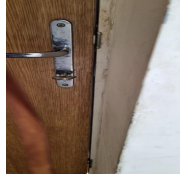


Photo 35

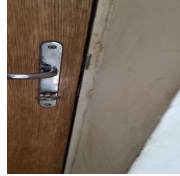


Photo 36

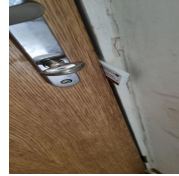


Photo 37

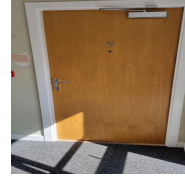


Photo 38



Photo 39

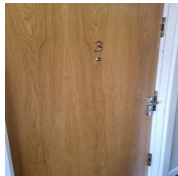


Photo 40

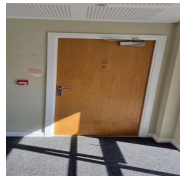


Photo 41

Open | Priority Medium | Due 8 Dec 2023 12:05 PM GMT | Created by Adrian Gallimore

L1

Management should inspect door to all other dwellings to confirm fire rating and condition. Where doors do not conform, they should be replaced with a minimum of an FD30 certified self closing fire door set. Any work required should only be completed by a certified third-party contractor.

Open | Priority Medium | Due 8 Dec 2023 12:05 PM GMT | Created by Adrian Gallimore

L1

Management should repair / adjust to the door to flat 9 to ensure gaps meet the required 4 mm tolerance and that smoke seals are free of paint contamination.

Detailed Risk Assessment Part 2 / N - Emergency Lighting / N2

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

No

The external emergency light to the front entrance appeared defective.

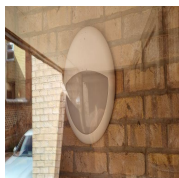


Photo 49

Open | Priority Low | Due 8 Sep 2024 12:10 PM BST | Created by Adrian Gallimore

N2

Management should inspect the external emergency light unit and repair as required.

Detailed Risk Assessment Part 2 / P - Means of Giving Warning in Case of Fire / P1

Is a reasonable fire detection and fire alarm system provided

Unknown

in the common areas, where necessary?

An automatic alarm system is installed with AFD installed to common areas. The alarm panel is located within the entrance lobby and was in a health condition with no defects identified. It was not possible to confirm the specification of install and there are cupboards that were not accessible and it was not possible to establish if the system is linked to dwellings. "Section 20.4 of the guidance used highlights how in 'general needs' blocks designed to support a 'stay put' policy, it is unnecessary and undesirable for a fire alarm system to be provided. A communal fire detection and alarm system will inevitably lead to a proliferation of false alarms. This will impose a burden on fire and rescue services and lead to residents ignoring warnings of genuine fires. This is dependent on compartmentation within the block.



Photo 53



Photo 54

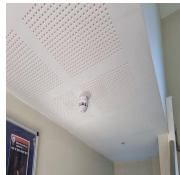


Photo 55



Photo 56

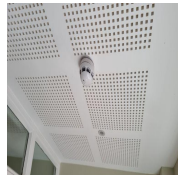


Photo 57



Photo 58

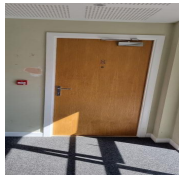


Photo 59

Open | Priority Medium | Due 8 Dec 2023 12:18 PM GMT | Created by Adrian Gallimore

P1

Responsible person to confirm the specification of installation that the installed alarm system is warranted, appropriate and effective. Depending on the outcome modify system accordingly.

Detailed Risk Assessment Part 2 / P - Means of Giving Warning in Case of Fire / P6

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

Unknown

It was not possible to establish the arrangements for resetting and silencing the alarm system as the information was not available at the time of assessment.

Open | Priority Medium | Due 8 Dec 2023 12:25 PM GMT | Created by Adrian Gallimore

P6

Management should ensure that there area adequate arrangement for resetting and silencing the alarm system and that the arrangements are communicated to residents.

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

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

Unknown

There is a hard-wired smoke detector within the hallway of the dwelling sampled. It was not possible to establish if detection is installed to other rooms within the dwelling (Type 1 survey). In addition, it was not possible to establish the level of detection to other dwellings as no other flats were sampled.

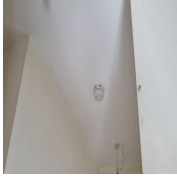


Photo 61

Open | Priority Medium | Due 8 Dec 2023 12:27 PM GMT | Created by Adrian Gallimore

P7

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

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

Is compartmentation maintained in the roof space?

Unknown

There is no roof space above the common area. It was not possible to establish the level of compartmentation within the roof space above dwellings.

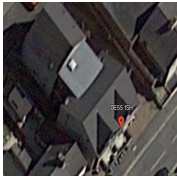


Photo 76

Open | Created by Adrian Gallimore

Q4

Management should inspect the roof space above dwellings to ensure that is an adequate fire break for the size of compartment in accordance with building regulations. Any penetrations identified should be fire stopped using fire rated building materials. Any work required should only be conducted by an approved third-party contractor.

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

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

Unknown

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

Open | Created by Adrian Gallimore

T2

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

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

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

Unknown

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

persons present.

Open | Created by Adrian Gallimore

T6

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

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

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

Unknown

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

Open | Priority Low | Due 8 Sep 2024 12:41 PM BST | Created by Adrian Gallimore

Y1

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

Detailed Risk Assessment Part 1

1. General Information

| | |
|--|--|
| 1.1 FRA Type: | Type 1 (Non-Destructive) |
| 1.2 Property Type: | Purpose Built Block of Flats |
| 1.3 Property Designation: | General Needs |
| 1.4 Responsible Person: | Lindsey Williams - CEO Futures Housing Group |
| 1.5 No of Floors: | 3 |
| 1.6 No of Flats (if applicable): | 9 |
| 1.7 Ground Floor Area (m2): | 171 |
| 1.8 Total Area of all Floors (m2) | 513 |
| 1.9 Building Description: | <p>A purpose built, general needs block of flats. There are three flats to the ground floor that have own access at street level. A single central entrance leads to a ground floor lobby which has a single stairway and 3 cupboards. This stairway leads to the first floor with 3 flats and the second floor with 3 flats (9 flats in total with 6 accessible from common area). First and second floor landings have separating fire doors sets fitted. There are two exits from the ground floor lobby.</p> |
| 1.10 Building Construction: | <p>Brick built property with tiled pitched roof. Internal walls to the common area are emulsion painted plaster / studded plasterboard. The stairway is open plan with ceilings are of sound proofing material throughout. The floor to the ground floor is solid with wooden stairs and wooden floors to the first and second floors.</p> |
| 1.11 Extent of common areas: | <p>Entrance lobby, stairway and landings.</p> |
| 1.12 Areas of the building to which access was not available: | <p>Cupboards to the ground floor lobby were not accessible.</p> |
| 1.13 If applicable, state which flats were sample inspected: | <p>Flat 9 was sampled.</p> |
| 2. The Occupants | |
| 2.1 Management Extent | Non Managed – eg GN |

2.2 Details of any onsite Management

There are no on-site management at this property.

2.3 Person managing fire safety in the premises

Lindsey Williams, CEO, Futures Housing Group.

2.4 Person consulted during the fire risk assessment

No persons were consulted during the assessment.

2.5 Number of occupants (maximum estimated)

It was not possible to establish the total number of occupants however, a maximum occupancy is estimated at 36 (4 per dwelling). Dwellings with own access doors would evacuate directly to the external environment. There would be an estimated of up to 24 persons evacuating using exit doors from the common area

2.6 Approximate maximum number of employees at any one time

There are no employees at this location.

2.7 Number of members of the public (maximum estimated)

1-2. There were no members of the public on site during the assessment however, there may be persons visiting periodically such as residents' families, contractors and postal workers etc.

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

This is a "general needs" block of flats that will have sleeping occupants. It is conceivable that there may be young persons, the elderly and children within the flats as part of families who reside there. There may also be occupants with varying degrees of physical/mental impairment. In addition, lone workers may be present within common parts of the premises.

3. Fire Safety Legislation

3.1 The following fire safety legislation applies to these premises

Regulatory Reform (Fire Safety) Order 2005

3.2 The above legislation is enforced by

Derbyshire Fire and Rescue Service

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

Housing Act 2004

3.4 The other legislation referred to above is enforced by

Local Governing Authority.

3.5 Guidance used as applicable to premises and occupation

Home Office Fire Safety in Purpose Built Blocks

3.6 Is there an alteration or enforcement notice in force?

Unknown

None known to the assessor.

3.7 Fire loss experience (since last FRA)

Unknown

None known to the assessor. There was no evidence of fire loss or damage at the time of assessment.

A - Electrical Ignition Sources

1 action

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

Unknown

There are cupboards within the ground floor lobby that were not accessible at the time of assessment. It is likely that the electrical intake / consumer unit is located within. It was not possible to establish the date of the last fixed wiring test. Refer to 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**Is PAT testing in common areas carried out?**

N/A

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

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

A3

1 action

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

Unknown

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

Open | Created by Adrian Gallimore**A3**

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

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

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

A4

Is the use of adapters and leads limited?

N/A

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

A5

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

N/A

None present.

B - Smoking Policies

1 action

B1

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

Yes

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

B2

1 action

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

No

There was no evidence of illicit smoking identified at the time of assessment however, there are no signs displayed within common areas.

Open | Priority Low | Due 8 Sep 2024 11:27 AM BST | Created by Adrian Gallimore

B2

Management should display 'No Smoking' sign at the point of entry.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

C - Arson

1 action

C1

1 action

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

No

The door has electronic key pad entry system however, the door system does not work and the

entrance door is constantly unlocked.



Photo 4



Photo 5



Photo 6

Open | Priority Medium | Due 8 Dec 2023 11:30 AM GMT | Created by Adrian Gallimore

C1

Management should repair the electronic door lock to ensure that adequate measures of security are maintained.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

C2

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

Yes

Waste wheelie bins are stored in a secure location to the rear of the property away from the building

D - Portable Heaters and Installations

D1

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

N/A

There were no portable heaters within common areas.

D2

Are fixed heating systems maintained annually?

Yes

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

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

E - Cooking

E1

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

N/A

There are no cooking facilities within common areas.

F - Lightning

1 action

F1

1 action

Does the building have a lightning protection system?

No

FHG Policy Principal confirms that there is no lightning protection installed

Open | Created by Adrian Gallimore

F1

It is PCL recommendation that advice is sought from a competent person to determine whether lightning protection is required or not for the building in accordance with BS EN 62305-2:2012.

Policy Principle: No lightning protection policy in place

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

G - Housekeeping

2 actions

G1

2 actions

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

Unknown

There are cupboards within the entrance lobby that were not accessible at the time of assessment. It was not possible to establish the level of ignition sources or if combustible materials are stored within. In addition, it was not possible to establish fire rating / condition of doors or if there are any compartmentation issues within.

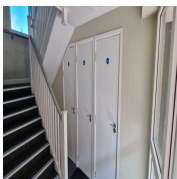


Photo 7

Open | Priority Medium | Due 8 Dec 2023 11:36 AM GMT | Created by Adrian Gallimore

G1

Where ignition sources are present, cupboard doors should conform to a minimum of FD30 specification. Where doors do not conform, they should be replaced with certified FD30 fire door sets. Any penetrations identified within should be fire stopped with fire rated building materials. Any work required should only be conducted by a certified third-party contractor.

Open | Priority Medium | Due 8 Dec 2023 11:35 AM GMT | Created by Adrian Gallimore

G1

Management should ensure that no combustible materials are stored in proximity of ignition sources.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

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

1 action

H1

1 action

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

Unknown

It was not possible to establish contractor control procedures as the information was not available at the time of assessment.

Open | Priority Medium | Due 8 Dec 2023 11:38 AM GMT | Created by Adrian Gallimore

H1

Management should confirm that suitable and sufficient procedures are in place for controlling contractor activities to include Method Statements and Risk Assessments and Hot Work Permit where required.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

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

N/A

correctly?

No dangerous substances were identified within common areas at the time of assessment. See Policy Principle.

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

J - Other Significant Hazards

J1

Are all issues deemed satisfactory? [1]

N/A

There were no additional significant hazards identified at the time of assessment.

J2

Are all issues deemed satisfactory? [2]

N/A

There were no additional significant hazards identified at the time of assessment.

K - Means of Escape

1 action

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 emulsion painted plaster / studded plasterboard. Ceilings are plastered with sound proofing material.

K3

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

Yes

There are two exits from the ground floor lobby which are via the front entrance and fire exit door to the rear.

K4

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

Yes

revolving doors avoided?)

Doors are fitted with door release buttons and green break glass devices. The rear door also has a push bar fitted.



Photo 8



Photo 9

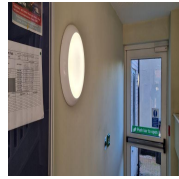


Photo 10

K5

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

Yes

Both front and rear doors open in the direction of travel.

K6

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

Yes

Travel distances are acceptable.

K7

Are there suitable precautions for all inner rooms?

N/A

No inner room scenarios present.

K8

1 action

Are escape routes separated where appropriate?

Unknown

Separating doors are fitted to first and second floors which separate dwellings doors from the stairway. Doors are in good condition with self closures, intumescent strips and fire rated glass fitted however no labels could be detected and it was not possible to establish fire rating.



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16

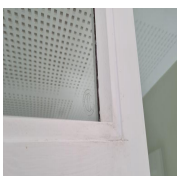


Photo 17

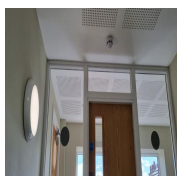


Photo 18

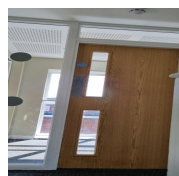


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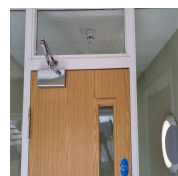


Photo 20



Photo 21

K8

Management should confirm fire rating of separating fire doors to ensure that they are to a minimum of FD30 specification. Where doors are not fire rated, they should be replaced with a certified FD30 (minimum) self closing fire door set. Any installation should only be completed by a certified third-part installer.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

K9

Are corridors sub-divided where appropriate?

N/A

Not required.

K10

Do escape routes lead to a place of safety?

Yes

Escapes lead to the external environment.

K11

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

Yes

The stairway has a automatic operating smoke vent fitted. Landings to dwellings have openable windows installed.

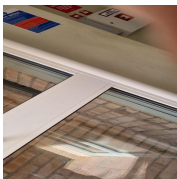


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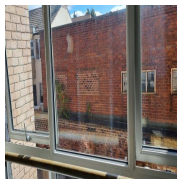


Photo 23



Photo 24

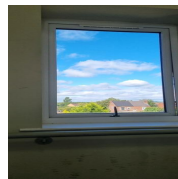


Photo 25

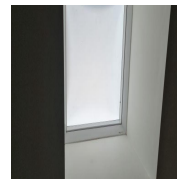


Photo 26

K12

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

N/A

No issues identified.

L - Flat Entrance Doors

2 actions

L1

2 actions

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

No

Flat 9 was sampled. The door is fitted with a self closure device and smoke seals are fitted to the frame however seals have been painted over. The door is arrow labelled to confirm that it is a certified fire door to FD30 specification. The gap to the lock side of the door is excessive. It was not possible to establish fire rating or condition of other dwelling doors as no other flats were sampled.



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34

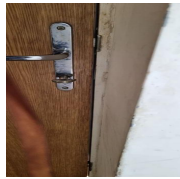


Photo 35

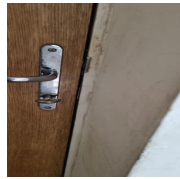


Photo 36

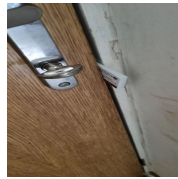


Photo 37

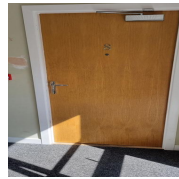


Photo 38



Photo 39

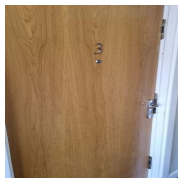


Photo 40

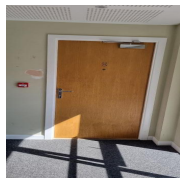


Photo 41

Open | Priority Medium | Due 8 Dec 2023 12:05 PM GMT | Created by Adrian Gallimore

L1

Management should inspect door to all other dwellings to confirm fire rating and condition. Where doors do not conform, they should be replaced with a minimum of an FD30 certified self closing fire door set. Any work required should only be completed by a certified third-party contractor.

Open | Priority Medium | Due 8 Dec 2023 12:05 PM GMT | Created by Adrian Gallimore

L1

Management should repair / adjust to the door to flat 9 to ensure gaps meet the required 4 mm tolerance and that smoke seals are free of paint contamination.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

M - Common Area Fire Doors

M1

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

Unknown

Separating fire doors are fitted to landings. Doors are in good condition however fire rating could not be confirmed. Refer to K8.

N - Emergency Lighting

1 action

N1

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

Yes

Emergency lighting is installed to common areas and appeared adequate. No defects were identified. (See Limitations Statement).

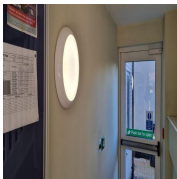


Photo 42

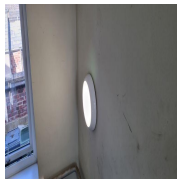


Photo 43

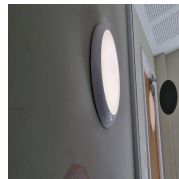


Photo 44



Photo 45

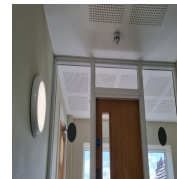


Photo 46

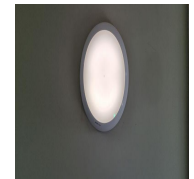


Photo 47

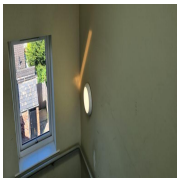


Photo 48

N2

1 action

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

No

The external emergency light to the front entrance appeared defective.

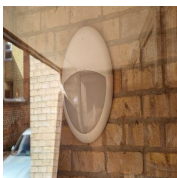


Photo 49

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N2

Management should inspect the external emergency light unit and repair as required.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

O - Fire Safety Signs and Notices

O1

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

Yes

A Fire Action Notice is displayed within the entrance lobby which advises of a 'Stay Put' policy. Fire door signage is attached to common area fire doors.



Photo 50



Photo 51

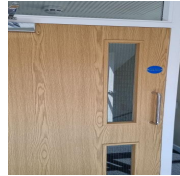


Photo 52

O2

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

N/A

Not required. The building is less than 11 metres in height.

P - Means of Giving Warning in Case of Fire

3 actions

P1

1 action

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

Unknown

An automatic alarm system is installed with AFD installed to common areas. The alarm panel is located within the entrance lobby and was in a health condition with no defects identified. It was not possible to confirm the specification of install and there are cupboards that were not accessible and it was not possible to establish if the system is linked to dwellings. "Section 20.4 of the guidance used highlights how in 'general needs' blocks designed to support a 'stay put' policy, it is unnecessary and undesirable for a fire alarm system to be provided. A communal fire detection and alarm system will inevitably lead to a proliferation of false alarms. This will impose a burden on fire and rescue services and lead to residents ignoring warnings of genuine fires. This is dependent on compartmentation within the block.

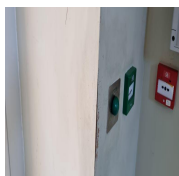


Photo 53

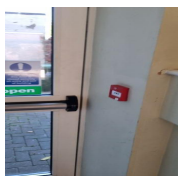


Photo 54

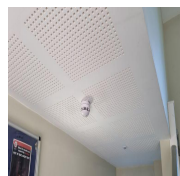


Photo 55

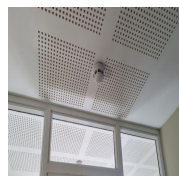


Photo 56

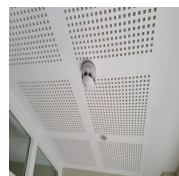


Photo 57



Photo 58

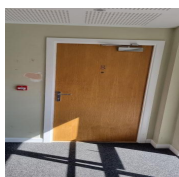


Photo 59

P1

Responsible person to confirm the specification of installation that the installed alarm system is warranted, appropriate and effective. Depending on the outcome modify system accordingly.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

P2

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

Unknown

Refer to P1.

P3

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

N/A

AFD is installed to common areas.

P4

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

Unknown

There is a hard-wired smoke detector within the hallway of the dwelling sampled (9); It was not possible to establish if it is linked to the common area fire alarm system. Refer to P1 and P7.

P5

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

Yes

A fire alarm zone plan is displayed adjacent to the alarm panel.



Photo 60

P6

1 action

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

Unknown

It was not possible to establish the arrangements for resetting and silencing the alarm system as the information was not available at the time of assessment.

P6

Management should ensure that there area adequate arrangement for resetting and silencing the alarm system and that the arrangements are communicated to residents.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

P7

1 action

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

Unknown

There is a hard-wired smoke detector within the hallway of the dwelling sampled. It was not possible to establish if detection is installed to other rooms within the dwelling (Type 1 survey). In addition, it was not possible to establish the level of detection to other dwellings as no other flats were sampled.

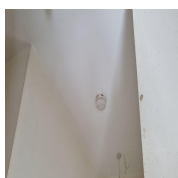


Photo 61

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P7

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

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

P8

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

N/A

The premise is a purpose built, general needs block.

Q - Measures to Limit Fire Spread and Development

1 action

Q1

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

Yes

Walls are emulsion painted plaster / plasterboard. Ceilings are emulsion painted soundproof boarded. Floors to the first and second floors and stairs are of wooden construction. The ground floor is solid construction. No breaches were identified within common areas.



Photo 62



Photo 63

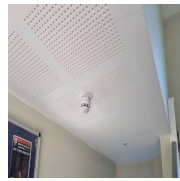


Photo 64

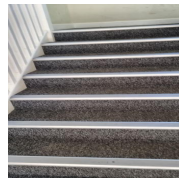


Photo 65

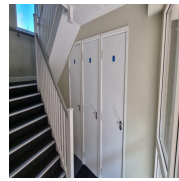


Photo 66



Photo 67

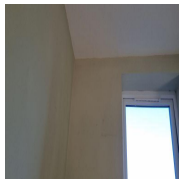


Photo 68

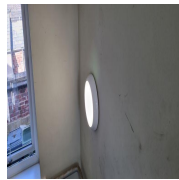


Photo 69



Photo 70

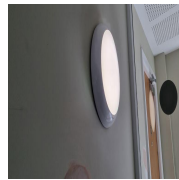


Photo 71

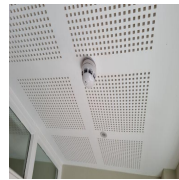


Photo 72

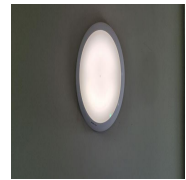


Photo 73



Photo 74

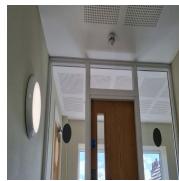


Photo 75

Q2

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

N/A

No hidden voids identified.

Q3

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

N/A

None present.

Q4

1 action

Is compartmentation maintained in the roof space?

Unknown

There is no roof space above the common area. It was not possible to establish the level of compartmentation within the roof space above dwellings.

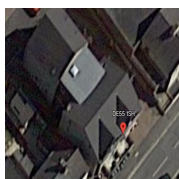


Photo 76

Q4

Management should inspect the roof space above dwellings to ensure that is an adequate fire break for the size of compartment in accordance with building regulations. Any penetrations identified should be fire stopped using fire rated building materials. Any work required should only be conducted by an approved third-party contractor.

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

Q5

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

Unknown

There are cupboards within the ground floor lobby that were not accessible. Refer to G1.



Photo 77

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 emulsion painted plaster / plasterboard. Ceilings are emulsion painted soundproof boarded. Floors to the first and second floors and stairs are of wooden construction. The ground floor is solid construction.

Q8

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

N/A

There are no soft furnishings to the common area.

Q9

Does the premises have any external balconies, cladding or

N/A

materials which may promote external fire spread?

None present.

Q10

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

N/A

Not required.

Q11

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

N/A

Not required.

Q12

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

N/A

Not required.

Q13

Are all other fire spread/compartmentation issues satisfactory?

N/A

No further compartmentation issues were identified.

R - Fire Extinguishing Appliances

R1

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

N/A

No FFE installed and none required.

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

2 actions

T1

Recommended evacuation strategy for this building is:

Stay Put

T2

1 action

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

Unknown

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

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T2

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

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

T3

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

Yes

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

T4

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

Yes

Residents would call the Fire Service.

T5

Are there suitable fire assembly points away from any risk?

N/A

Not required.

T6

1 action

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

Unknown

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

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T6

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

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

T7

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

N/A

No FFE installed and no staff present.

T8

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

N/A

No staff present.

U - Training

U1

Do staff receive adequate induction and annual refresher fire safety training? (To include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm, location and use of fire extinguishers, calling the fire service)

N/A

No staff present.

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

U2

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

N/A

No staff present.

V - Testing and Maintenance

V1

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

Yes

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

W - Records

W1

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

N/A

No staff present.

X - Premises Information Box

X1

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

N/A

There is no Premises Information Box installed.

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

Y - Engagement with Residents

1 action

Y1

1 action

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

Unknown

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

Open | Priority Low | Due 8 Sep 2024 12:41 PM BST | Created by Adrian Gallimore

Y1

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

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

Z - Any Other Information

Z1

Are all issues deemed satisfactory? [1]

N/A

No further issues were identified at the time of assessment.

Z2

Are all issues deemed satisfactory? [2]

N/A

No further issues were identified at the time of assessment.

Risk Rating

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

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

Likelihood of Fire

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

MEDIUM

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

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

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

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

Potential Consequences of Fire

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

MODERATE HARM

Potential Consequences of Fire

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

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

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

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

Premises Risk Rating

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

MODERATE

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

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

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

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

TOLERABLE

Limitations Statement

Fire Risk Assessment – Limitations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Life Safety Fire Risk Assessment Certificate of Conformity

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

Schedule

| | |
|--|---|
| Part 1a - Name and Address of Certified Organisation | Pennington Choices Limited |
| Part 1b - BAFE Registration Number of Issuing Certified Organisation | 102119 |
| Part 1c - SSAIB 3rd Party Certificate Number | CHES077 |
| Part 2 - Name of Client | Futures Housing Group |
| Part 3a - Address of premises for which the Fire Risk Assessment was carried out | Flats 1-9 Abbott Court: DE55 1SH |
| Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies | Entrance lobby, stairway and landings. |
| 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 Sep 2023 |
| Part 6 - Recommended Date for Reassessment of the premises | 8 Sep 2025 |
| Part 7 - Unique Reference Number of this Certificate (Job Number) | 173526 |

Signed for on behalf of the Issuing Certified Organisation

James Hutton



Dated:

8 Sep 2023

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

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

Media summary



Photo 1

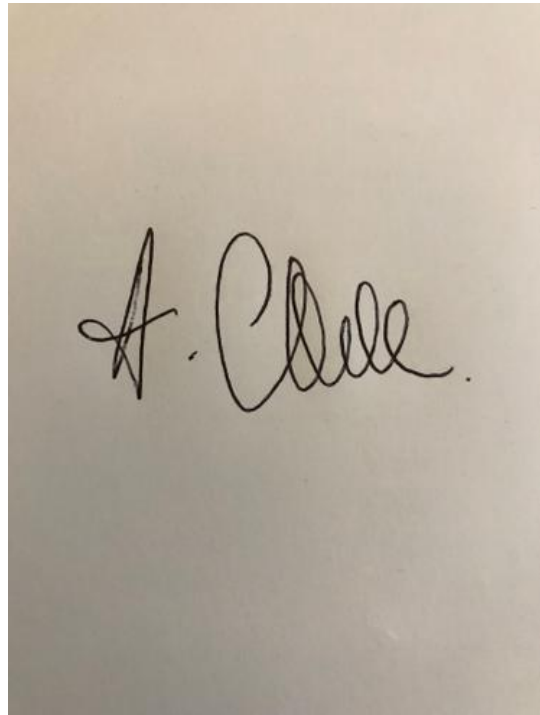


Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59

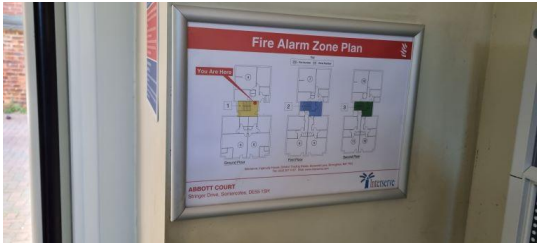


Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77