

Futures Fire Risk Assessment

Futures Homescape, Flats 1-12 Welbeck Close:
DE55 4AW, - UPRN: FB236 / 173537 / QA Approved
/ Andy Cloke

Complete

Flagged items

2

Actions

16

SITE NAME:

Futures Homescape, Flats 1-12
Welbeck Close: DE55 4AW, -
UPRN: FB236, Fire Risk
Assessments, Futures
Homescape

PROPERTY IMAGE



Photo 1

UPRN:

FB236

JOB NUMBER:

173537

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)

7 Sep 2025

VALIDATION DATE: (QA Use Only)

7 Sep 2023

VALIDATED BY: (QA Use Only)

Andy Cloke

VALIDATOR'S SIGNATURE: (QA Use Only)



Photo 2

Flagged items & Actions

2 flagged, 16 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

16 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 smoking within common areas at the time of assessment however no signs are displayed.

Open | Priority Low | Due 7 Sep 2024 5:25 PM BST | Created by Adrian Gallimore

B2

Management should display 'No Smoking' signage at point of entry to the common area. It is also advisable that 'No Smoking' signs are displayed on first and second floor landings.

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?

Yes

There were no combustibile materials stored within the electrical intake cupboard. The cupboard was unlocked and accessible at the time of assessment.

Open | Created by Adrian Gallimore

G1

It is advisable that management keep the electrical intake cupboard locked to prevent unauthorised access.

Detailed Risk Assessment Part 2 / H - Hazards Introduced by Contractors / H1

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 7 Dec 2023 5:32 PM 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.

Detailed Risk Assessment Part 2 / K - Means of Escape / K8

Are escape routes separated where appropriate?

No

Separating fire door sets are installed to the ground floor which separated dwelling from the entrance lobby. Separating doors are also fitted on each landing. Doors are labelled to confirm that they are certified PWL fire doors. Intumescent strips, self closure devices and Georgian reinforced glass viewing panels are fitted. Some damage was noted to the ground floor and gaps to the first and second floors were excessive.

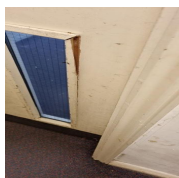


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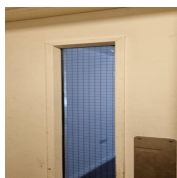


Photo 11



Photo 12

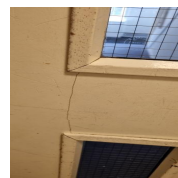


Photo 13



Photo 14

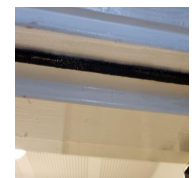


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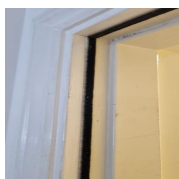


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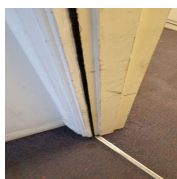


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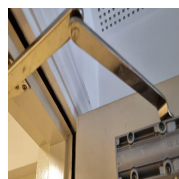


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Photo 19

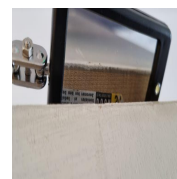


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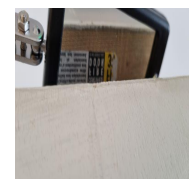


Photo 21



Photo 22



Photo 23



Photo 24

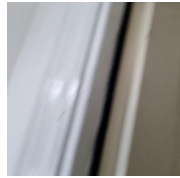


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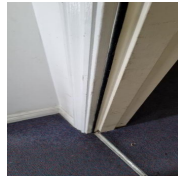


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Photo 27

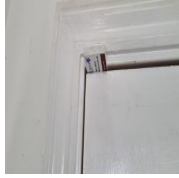


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Photo 29

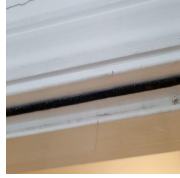


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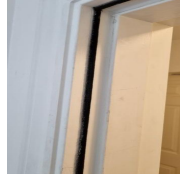


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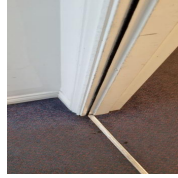


Photo 32



Photo 33

Open | Priority Medium | Due 7 Dec 2023 5:40 PM GMT | Created by Adrian Gallimore

K8

Management should inspect all separating fire doors and repair or replace as required. Any repair or installation should only be completed by a certified third-party contractor.

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

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

Unknown

Flat 1 was sampled. The door was not labelled and it was not possible to establish fire rating. Intumescent seals are fitted however they have been painted over in parts and gaps to the door were excessive. In addition it was not possible to establish fire rating or condition of other dwelling doors as no other flats were sampled.

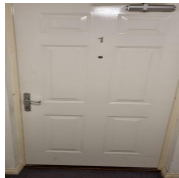


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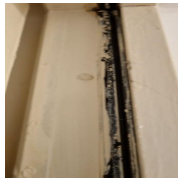


Photo 39



Photo 40

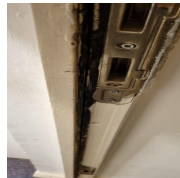


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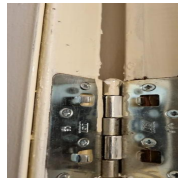


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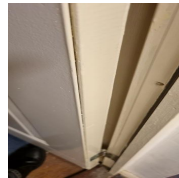


Photo 43



Photo 44

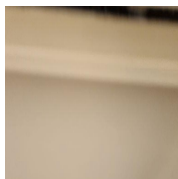


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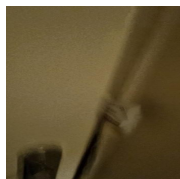


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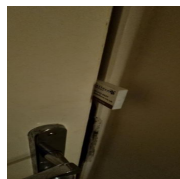


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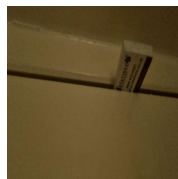


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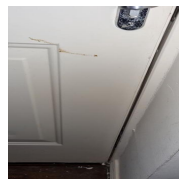


Photo 49

Open | Priority Medium | Due 7 Dec 2023 5:49 PM GMT | Created by Adrian Gallimore

L1

Management should repair the door to flat 1. Management should also inspect doors to all other dwellings to establish fire rating or condition. Where doors do not conform to a minimum of FD30 specification, they should be replaced with certified self closing fire door sets to FD30 specification. Any repairs or installation should only be completed by a certified third-party contractor.

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

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

Unknown

A light is installed to the front of the premise by the entrance however no emergency lighting was detected.



Photo 57

Open | Priority Low | Due 7 Sep 2024 5:52 PM BST | Created by Adrian Gallimore

N2

Management should install an external emergency light unit to the front of the premise.

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

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

Unknown

There is no manual fire alarm system however hard wired AFD is installed to common areas. "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. Sounders present within common area which are presumed to be interlinked with the flats."

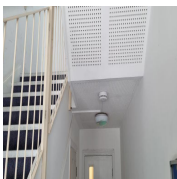


Photo 60



Photo 61



Photo 62

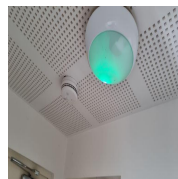


Photo 63

Open | Priority Medium | Due 7 Dec 2023 5:57 PM GMT | Created by Adrian Gallimore

P1

Responsible person to confirm 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 silencing and resetting the communal AFD system.

Open | Priority Medium | Due 7 Dec 2023 6:00 PM GMT | Created by Adrian Gallimore

P6

Management should confirm the arrangements for silencing and resetting the communal AFD system and ensure that it is 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 / heat detector to the hallway of the flat sampled (flat 1) however 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 not other flats were accessible.

Open | Priority Medium | Due 7 Dec 2023 6:04 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

The roof space was not accessible. It was not possible to establish the level of compartmentation within.



Photo 74

Open | Priority Medium | Due 7 Dec 2023 6:08 PM GMT | Created by Adrian Gallimore

Q4

Management should inspect the roof space 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 / Q - Measures to Limit Fire Spread and Development / Q5

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

No

The doors to the electrical intake cupboard a labelled as certified PWL FD30 doors however the lock has been altered which is likely to compromise fire rating. In addition, penetrations were identified.

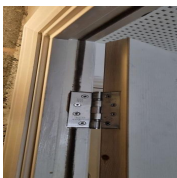


Photo 75

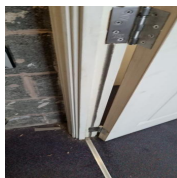


Photo 76

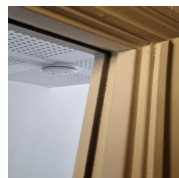


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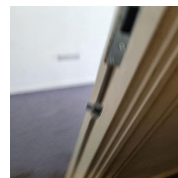


Photo 78



Photo 79



Photo 80

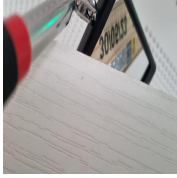


Photo 81



Photo 82

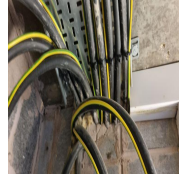


Photo 83

Open | Priority Medium | Due 7 Dec 2023 6:12 PM GMT | Created by Adrian Gallimore

Q5

Management should replace the damaged door to the electrical intake cupboard with a certified FD30 fire rated door. Penetrations within the cupboard require fire stopping with fire rated building materials. Any door repairs and fire stopping should only be conducted by a certified 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 7 Sep 2024 6:21 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):	12
1.7 Ground Floor Area (m2):	154
1.8 Total Area of all Floors (m2)	462

1.9 Building Description:

A purpose built block of general needs flats. There is one entrance leading to ground floor lobby with separating door set leading to 4 flats to the ground floor. There is a single stairway leading to the first and second floors. Each landing has a separating door set with 4 flats to each floor (12 flats in total).

1.10 Building Construction:

Brick built property with tiled pitched roof. Internal walls to the common area are emulsion painted plaster / studded plasterboard. Floors and stairs are of solid construction. The stairway is open plan with ceilings are of sound proofing material throughout.

1.11 Extent of common areas:

Entrance lobby, landings and stairway.

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

All of the common area was accessible.

1.13 If applicable, state which flats were sample inspected:

Flat 1 was sampled and was the only flat accessible at the time of assessment.

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 48 (4 per dwelling).

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)?

Yes

The label on the consumer unit within the electrical intake cupboard confirmed that the fixed wiring was last tested on 27/10/18.



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

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

B - Smoking Policies

1 action

B1

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

Yes

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

B2

1 action

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

No

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

Open | Priority Low | Due 7 Sep 2024 5:25 PM BST | Created by Adrian Gallimore

B2

Management should display 'No Smoking' signage at point of entry to the common area. It is also advisable that 'No Smoking' signs are displayed on first and second floor landings.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

C - Arson

C1

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

Yes

Access is via intercom and standard security lock.



Photo 4

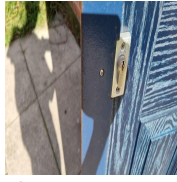


Photo 5

C2

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

Yes

There is a designated area for wheelie bins away from the building.



Photo 6

D - Portable Heaters and Installations

D1

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

N/A

There were no portable heaters 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

1 action

G1

1 action

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

Yes

There were no combustible materials stored within the electrical intake cupboard. The cupboard was unlocked and accessible at the time of assessment.

Open | Created by Adrian Gallimore

G1

It is advisable that management keep the electrical intake cupboard locked to prevent unauthorised access.

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

G2

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

Yes

Escape routes were clear the 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 7 Dec 2023 5:32 PM 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 correctly?

N/A

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. Floors and stairs are solid.

K3

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

Yes

There is one exit which is via the front entrance. This is adequate for the numbers that may be present.

K4

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

Yes

A thumb turn lock is fitted to the exit door.

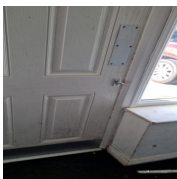


Photo 7

K5

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

Yes

The exit open in the direction of travel.

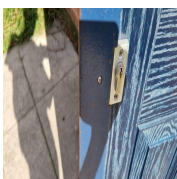


Photo 8

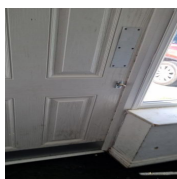


Photo 9

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

There are no inner room scenarios present.

K8

1 action

Are escape routes separated where appropriate?

No

Separating fire door sets are installed to the ground floor which separated dwelling from the entrance lobby. Separating doors are also fitted on each landing. Doors are labelled to confirm that they are certified PWL fire doors. Intumescent strips, self closure devices and Georgian reinforced glass viewing panels are fitted. Some damage was noted to the ground floor and gaps to the first and second floors were excessive.



Photo 10

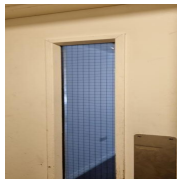


Photo 11



Photo 12

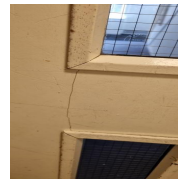


Photo 13



Photo 14

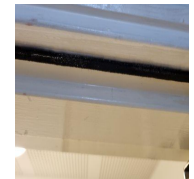


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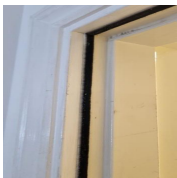


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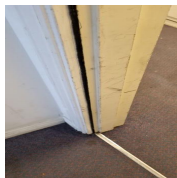


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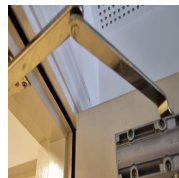


Photo 18



Photo 19

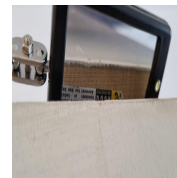


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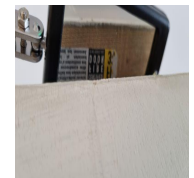


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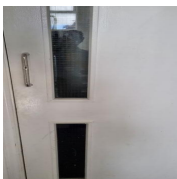


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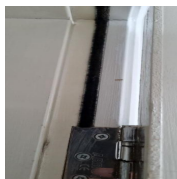


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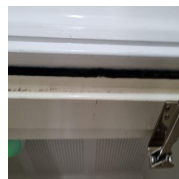


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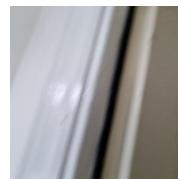


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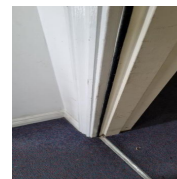


Photo 26



Photo 27

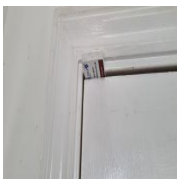


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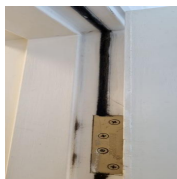


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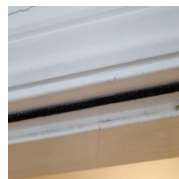


Photo 30

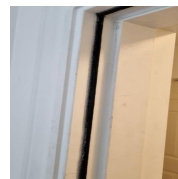


Photo 31

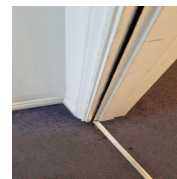


Photo 32



Photo 33

Open | Priority Medium | Due 7 Dec 2023 5:40 PM GMT | Created by Adrian Gallimore

K8

Management should inspect all separating fire doors and repair or replace as required. Any repair or installation should only be completed by a certified third-party contractor.

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

The escape leads to the external environment.

K11

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

Yes

Openable windows are fitted to the first floor. There is a automatic operating smoke vent to the second floor.



Photo 34



Photo 35

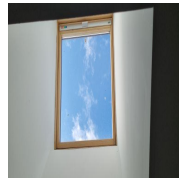


Photo 36

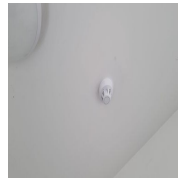


Photo 37

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

1 action

L1

1 action

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

Unknown

Flat 1 was sampled. The door was not labelled and it was not possible to establish fire rating. Intumescent seals are fitted however they have been painted over in parts and gaps to the door were excessive. In addition it was not possible to establish fire rating or condition of other dwelling

doors as no other flats were sampled.



Photo 38

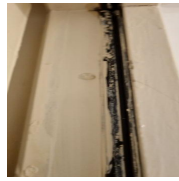


Photo 39



Photo 40

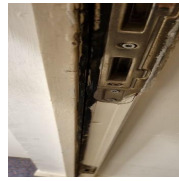


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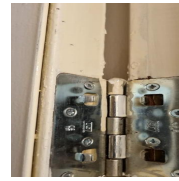


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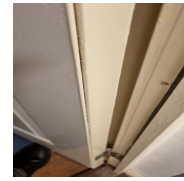


Photo 43



Photo 44

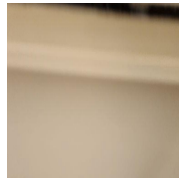


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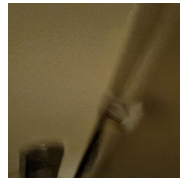


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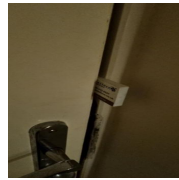


Photo 47



Photo 48

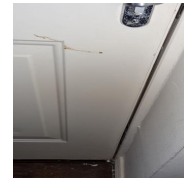


Photo 49

Open | Priority Medium | Due 7 Dec 2023 5:49 PM GMT | Created by Adrian Gallimore

L1

Management should repair the door to flat 1. Management should also inspect doors to all other dwellings to establish fire rating or condition. Where doors do not conform to a minimum of FD30 specification, they should be replaced with certified self closing fire door sets to FD30 specification. Any repairs or installation should only be completed by a certified third-party contractor.

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?

No

There are separating fire door sets installed to the ground floor and stairs landings. Some damage was identified. 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 and appeared to be adequate. No defects were identified. (See Limitations Statement).



Photo 50

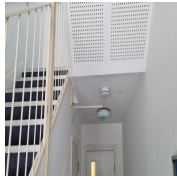


Photo 51

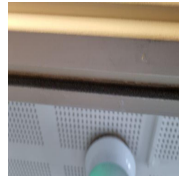


Photo 52

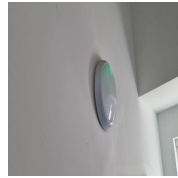


Photo 53



Photo 54

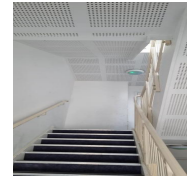


Photo 55



Photo 56

N2

1 action

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

Unknown

A light is installed to the front of the premise by the entrance however no emergency lighting was detected.



Photo 57

Open | Priority Low | Due 7 Sep 2024 5:52 PM BST | Created by Adrian Gallimore

N2

Management should install an external emergency light unit to the front of the premise.

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 that advises of a 'Stay Put' policy. Fire door signs are attached to common area fire doors.



Photo 58



Photo 59

O2

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

N/A

The building is below 11 metres.

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

There is no manual fire alarm system however hard wired AFD is installed to common areas. "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. Sounders present within common area which are presumed to be interlinked with the flats."

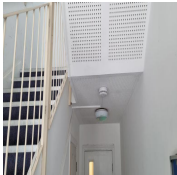


Photo 60



Photo 61



Photo 62

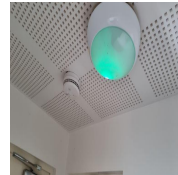


Photo 63

Open | Priority Medium | Due 7 Dec 2023 5:57 PM GMT | Created by Adrian Gallimore

P1

Responsible person to confirm 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

The dwelling sampled had hard-wired detection within the hallway, however this did not appear to be linked. Refer to P1 and P7.

P5

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

N/A

There is no manual alarm system only AFD to common areas.

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 silencing and resetting the communal AFD system.

Open | Priority Medium | Due 7 Dec 2023 6:00 PM GMT | Created by Adrian Gallimore

P6

Management should confirm the arrangements for silencing and resetting the communal AFD system and ensure that it is 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 / heat detector to the hallway of the flat sampled (flat 1) however 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 not other flats were accessible.

Open | Priority Medium | Due 7 Dec 2023 6:04 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.

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

2 actions

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 and stairs are of solid construction. No breaches were identified within common areas.

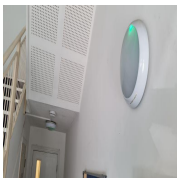


Photo 64

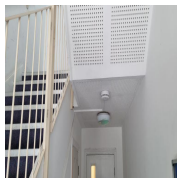


Photo 65

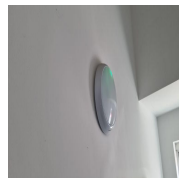


Photo 66



Photo 67

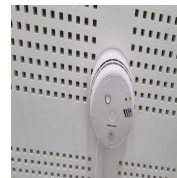


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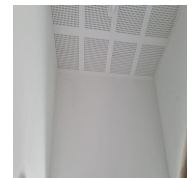


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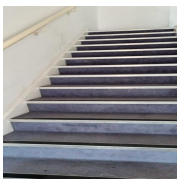


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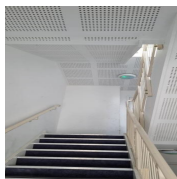


Photo 71



Photo 72



Photo 73

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

N/A

smoke?

None present.

Q4

1 action

Is compartmentation maintained in the roof space?

Unknown

The roof space was not accessible. It was not possible to establish the level of compartmentation within.



Photo 74

Open | Priority Medium | Due 7 Dec 2023 6:08 PM GMT | Created by Adrian Gallimore

Q4

Management should inspect the roof space 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:

Medium - 3 Months

Q5

1 action

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

No

The doors to the electrical intake cupboard a labelled as certified PWL FD30 doors however the lock has been altered which is likely to compromise fire rating. In addition, penetrations were identified.

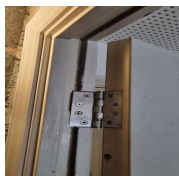


Photo 75

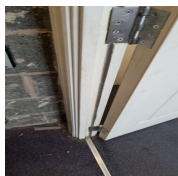


Photo 76

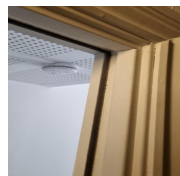


Photo 77

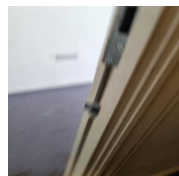


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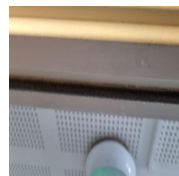


Photo 79



Photo 80

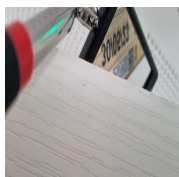


Photo 81



Photo 82

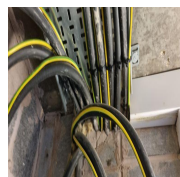


Photo 83

Open | Priority Medium | Due 7 Dec 2023 6:12 PM GMT | Created by Adrian Gallimore

Q5

Management should replace the damaged door to the electrical intake cupboard with a certified FD30 fire rated door. Penetrations within the cupboard require fire stopping with fire rated building materials. Any door repairs and fire stopping should only be conducted by a certified third-party contractor.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

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 and stairs are of 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 materials which may promote external fire spread?

N/A

None present.

Q10

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

N/A

Not required.

Q11

Does the External wall note include any mitigating

N/A

circumstances that may have been taken to reduce the risk?

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.

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.

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 staff present and no FFE installed.

T8

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

N/A

No FFE installed and 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 7 Sep 2024 6:21 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 1-12 Welbeck Close: DE55 4AW
Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies	Entrance lobby, landings and stairway.
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	7 Sep 2023
Part 6 - Recommended Date for Reassessment of the premises	7 Sep 2025
Part 7 - Unique Reference Number of this Certificate (Job Number)	173537

Signed for on behalf of the Issuing Certified Organisation

James Hutton



Dated:

7 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

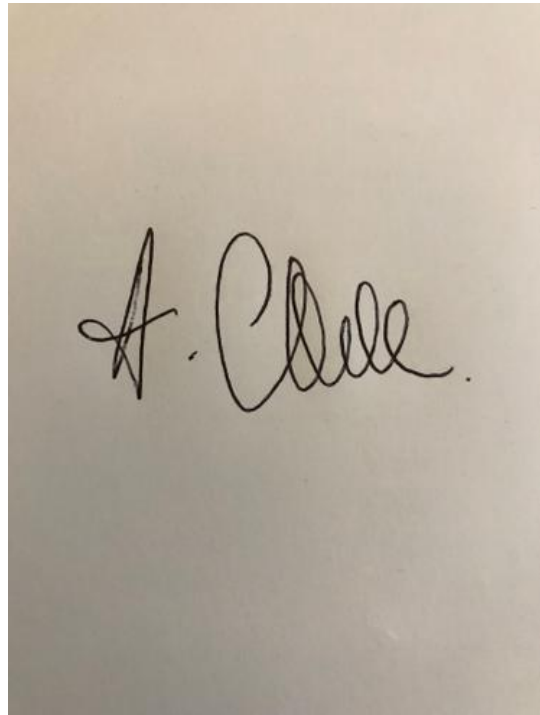


Photo 2

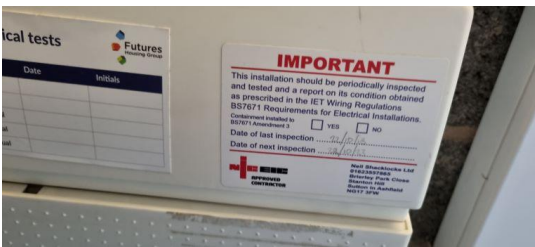


Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10

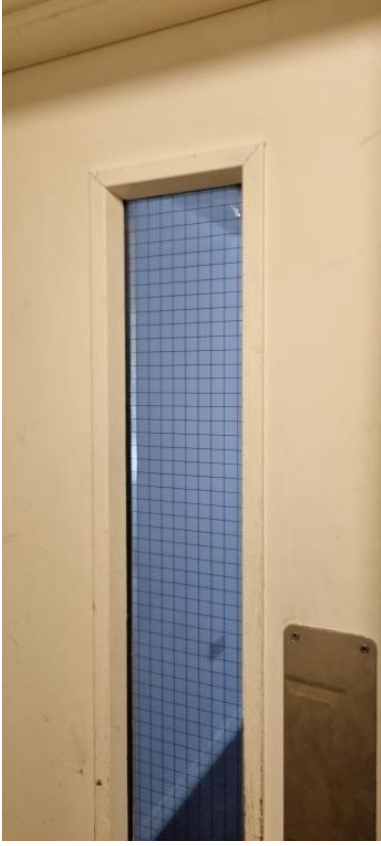


Photo 11



Photo 12



Photo 13



Photo 14

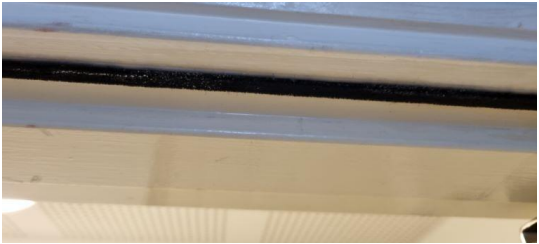


Photo 15



Photo 16



Photo 17

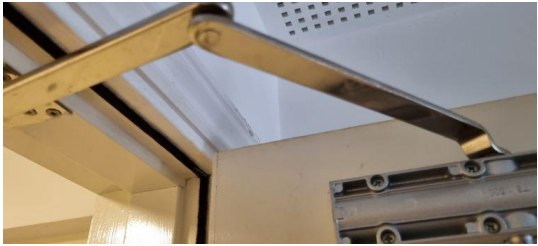


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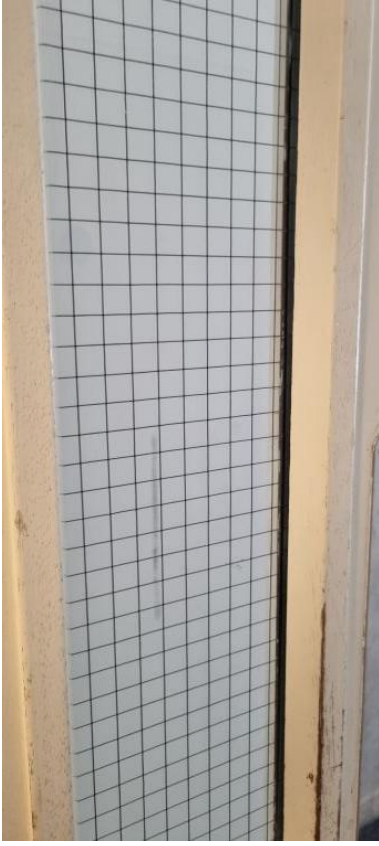


Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24

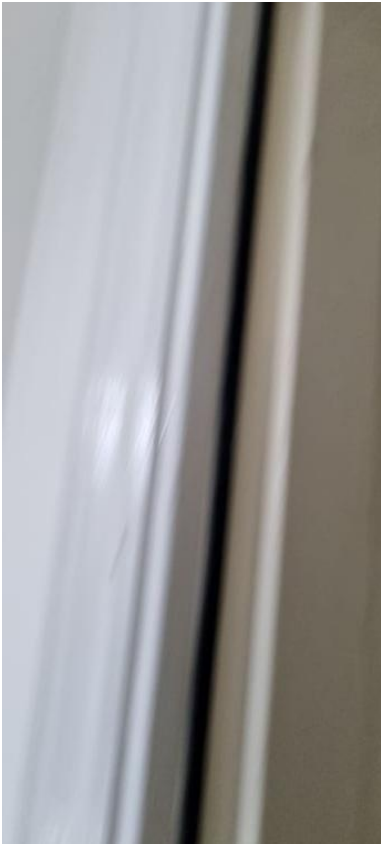


Photo 25



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

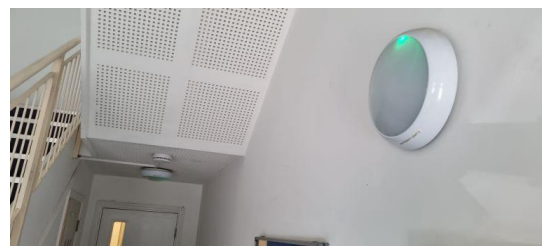


Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76

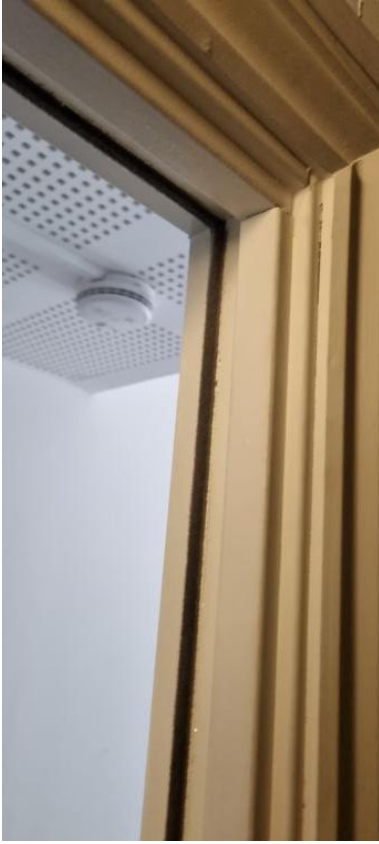


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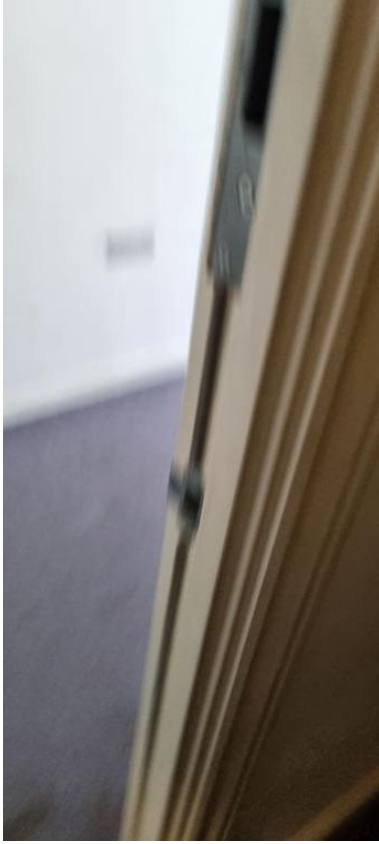


Photo 78



Photo 79



Photo 80

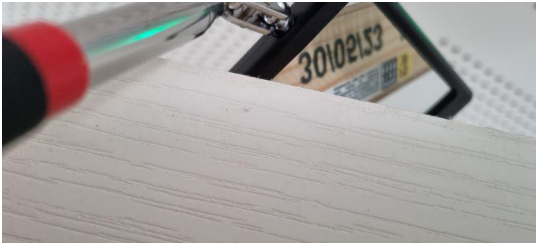


Photo 81



Photo 82

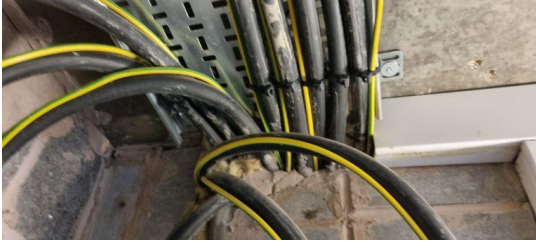


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