

Futures Fire Risk Assessment

Futures Homescape, Prest House Rooms
Mayors Walk: PE3 6HB, - UPRN: 11509 /
121085 / QA Approved / Piotr Iwan

Complete

Flagged items	2	Actions	25
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SITE NAME: Futures Homescape, Prest House Rooms Mayors Walk: PE3 6HB, - UPRN: 11509, Fire Risk Assessments, Futures Homescape

PROPERTY IMAGE



Photo 1

UPRN: 11509

JOB NUMBER: 121085

FRA COMPLETED BY: Pennington Choices Limited

FIRE RISK ASSESSOR NAME: Lee Grint

INSPECTION DATE: 27 May 2023

REPORT STATUS: QA Approved

REASSESSMENT PRIORITY: Medium - 2 Years

VALID TO: (QA Use Only) 21 Jul 2025

VALIDATION DATE: (QA Use Only) 21 Jul 2023

VALIDATED BY: (QA Use Only) Piotr Iwan

VALIDATOR'S SIGNATURE: (QA Use Only)

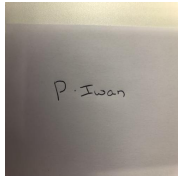


Photo 2

Flagged items & Actions

2 flagged, 25 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

25 actions

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

Is PAT testing in common areas carried out?

Yes

Portable electrical items located in the common areas and staff spaces were seen to be tested from a sample inspection. The last testing date was January 2023. See policy principle.



Photo 4

Open | Priority Low | Due 21 Jul 2024 12:00 AM BST | Created by Lee Grint

A2

A PAT testing label could not be seen for the multiple way adapter in the office. The PAT schedule should be checked to ensure this has been adequately tested.

Open | Created by Lee Grint

A2

PAT testing labels seen were handwritten. The client should ensure that contractors are using appropriate PAT testing labels. A PAT register should also be available to ensure all items have been adequately tested.

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

No items seen in the communal areas at the time of the assessment. See policy principle.

Open | Created by Lee Grint

A3

The client should ensure that residents are not using personal electrical items in the common area of the building unless they form part of the PAT testing schedule. This should be covered with residents during induction with regular checks completed by staff to ensure compliance.

Detailed Risk Assessment Part 2 / D - Portable Heaters and Installations / D1

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

Yes

A small fan heater was in place in the managers office under the desk. This was seen to be away from all combustible materials.

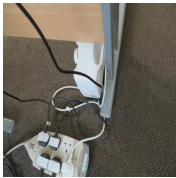


Photo 8

Open | Created by Lee Grint

D1

It is recommended that 240v oil filled radiators are used if portable heaters are required instead of fan heaters. This is due to the lower risk of an oil filled radiator compared to the fan heaters which have an exposed heating element.

Detailed Risk Assessment Part 2 / E - Cooking / E1

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

N/A

The staff kitchen contains domestic appliances only with no open flame methods of cooking.

The communal kitchen contains domestic electrical appliances only with no open flame methods of cooking present.

Fire blankets are installed to the communal kitchens.

Heat detection interlinked to the fire alarm panel is installed to the communal kitchens.

It is not known if there are adequate policies and procedures in place for the safe use of cooking equipment provided in the communal kitchen.



Photo 10



Photo 11



Photo 12

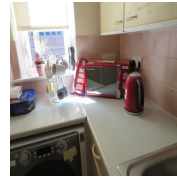


Photo 13



Photo 14



Photo 15



Photo 16



Photo 17

Open | Priority Medium | Due 21 Oct 2023 12:00 AM BST | Created by Lee Grint

E1

The client should ensure that adequate policies and procedures are in place for the safe use of the cooking equipment provided in the communal kitchen. These policies and procedures should be regularly reviewed and adjusted as necessary.

Detailed Risk Assessment Part 2 / F - Lightning / F1

Does the building have a lightning protection system?

No

No lightning protection system seen at the time of the assessment.

Open | Created by Lee Grint

F1

At the time of the assessment, it could not be confirmed that lightning protection was installed or required, it is PCL recommendation that advice is sought from a competent person to determine whether lightning protection is required or not for the building in accordance with BS EN 62305-2:2012.

Detailed Risk Assessment Part 2 / G - Housekeeping / G1

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

Yes

No combustible materials were seen close to sources of ignition at the time of the assessment. This could however not be confirmed across the building due to locked cupboards requiring non-standard keys.

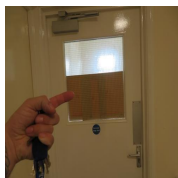


Photo 18

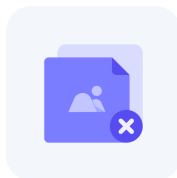


Photo 19

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G1

All locked service cupboards containing electrical and/or gas sources of ignition should be checked by the client to ensure there are no combustible materials being stored within close proximity. This should be regularly monitored by the client with regular checks to ensure compliance.

Detailed Risk Assessment Part 2 / G - Housekeeping / G2

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

Yes

Escape routes were clear of combustibles and trip hazards at the time of the assessment with the exception of wet floor signage that had been left out by cleaners.



Photo 20



Photo 21

Open | Priority Low | Due 21 Jul 2024 12:51 AM BST | Created by Lee Grint

G2

Wet floor signage should be stored away when not in use. This is due to the signage forming a trip hazard. This policy should be conveyed to cleaning staff vey the client with regular checks completed to ensure compliance.

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

There was no evidence of satisfactory controls placed on contractors at the time of the assessment.

Open | Priority Low | Due 21 Jul 2024 12:00 AM BST | Created by Lee Grint

H1

The client should ensure that there are satisfactory controls over works conducted in the building by contractors such as hot works permits and RAMS. This should apply to contractors and in house maintenance staff.

Detailed Risk Assessment Part 2 / J - Other Significant Hazards / J1

Are all issues deemed satisfactory? [1]

Yes

A laundry room is available in the block for resident use. This appeared adequate with signage installed informing residents of correct procedures.

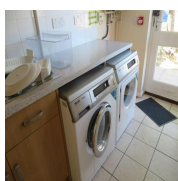


Photo 22

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J1

Staff should ensure that lint traps are emptied on a regular basis, ideally weekly. These checks should be recorded by staff for auditing purposes.

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?

Yes

Flat entrance doors were not available for inspection at the time of the assessment as residents were not available. An external visual inspection showed doors to be solid core notional timber doors installed with overhead positive action self closing devices. It could not be determined if doors were installed with intumescent strips/cold smoke seals.

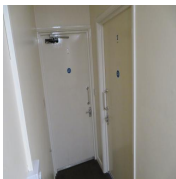


Photo 24

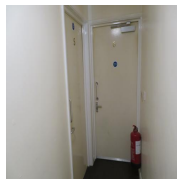


Photo 25

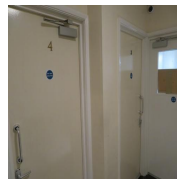


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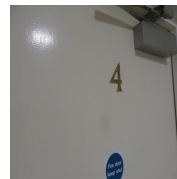


Photo 27

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L1

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

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

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

Yes

Self closing communal fire doors were seen to be upgraded notional 44mm thick solid core or glazed timber fire doors. Doors were installed with combined intumescent strips/cold smoke seals and overhead positive action self closing devices (some doors were seen to be installed with electronic self closing devices whereby the door remains open and is closed automatically on actuation of the fire detection and warning system or electronic magnetic hold open devices). The following deficiencies were noted:

- The laundry room door was wedged open.
- Excessive perimeter gaps were noted to the computer room door.

Locked communal cupboards could not all be checked at the time of the assessment due to non-standard keys being required. Doors appeared to be solid core timber doors from an external visual only inspection.



Photo 28



Photo 29



Photo 30

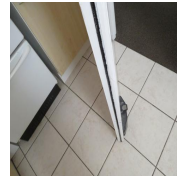


Photo 31

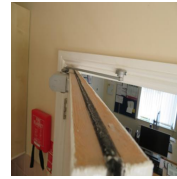


Photo 32



Photo 33

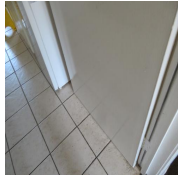


Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39

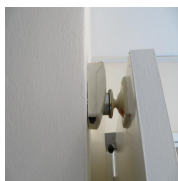


Photo 40

Open | Priority High | Due 21 Aug 2023 12:00 AM BST | Created by Lee Grint

M1

Self closing fire doors should remain closed at all times and never wedged open. Although the assessor removed the wedge at the time of the assessment, residents should be made aware of this policy with regular checks completed by staff to ensure compliance.

Open | Priority Medium | Due 21 Oct 2023 12:00 AM BST | Created by Lee Grint

M1

The door to the computer room on the ground floor should be repaired or replaced to reduce the perimeter gaps of the door to 3mm +/- 1mm. Remedial works should be completed by a competent third party accredited contractor with records and certifications kept.

Detailed Risk Assessment Part 2 / P - Means of Giving Warning in Case of Fire / P2

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

Unknown

The fire detection and warning system installed is suitable to support the simultaneous evacuation strategy for the block, subject to recommendations made in P4.

Open | Priority Medium | Due 21 Oct 2023 12:00 AM BST | Created by Lee Grint

P2

The client should instruct a competent fire alarm engineer to check the cause and effect of the fire detection and warning system to ensure it is suitable to support the simultaneous evacuation strategy in place.

Detailed Risk Assessment Part 2 / P - Means of Giving Warning in Case of Fire / P4

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

Yes

Heat detection interlinked with the common areas could not be confirmed as installed in individual flats due to none being available for sample inspection.

Open | Priority High | Due 21 Aug 2023 12:00 AM BST | Created by Lee Grint

P4

The client should check the alarm provisions with the individual resident rooms. To support the simultaneous evacuation strategy, smoke detection should be installed into rooms, with the overall category of detection for the building being a minimum of Grade A, L2 with manual call points.

Detailed Risk Assessment Part 2 / P - Means of Giving Warning in Case of Fire / P5

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

No

A zone map was not present adjacent to the alarm panel.



Photo 46



Photo 47

Open | Priority Low | Due 21 Jul 2024 12:00 AM BST | Created by Lee Grint

P5

BS 5839-1: states that zone plans are required on every system of any size. A zone map indicating the following should be provided.

- The zone plan must be a geographical representation of the building clearly showing the division into fire alarm zones;
- The drawing of the building layout should clearly show final exits, common escape routes, circulation areas and stairs.
- Fire alarm zones must be clearly identifiable;
- You must indicate a 'You Are Here' point on your zone plan.

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 is unknown what provisions are in place for silencing and resetting the alarm in the event of an actuation. Staff are not present on site 24/7 to monitor alarm signals.

Open | Priority Low | Due 21 Jul 2024 12:00 AM BST | Created by Lee Grint

P6

Management should confirm the provisions in place for silencing and resetting the fire alarm panel. It is likely not acceptable or appropriate for residents to silence and reset the alarm panel, therefore other provisions should be confirmed as in place.

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

Unknown

It could not be confirmed if the fire detection and warning system is externally monitored when staff are not on site.

Open | Priority Low | Due 21 Jul 2024 12:00 AM BST | Created by Lee Grint

P8

The early summoning of the fire and rescue service should be achieved by monitoring of the domestic smoke and heat alarms (or communal smoke and heat detectors) within each flat, so enabling fire alarm signals to be transmitted to any on-site scheme manager (or care staff in extra care housing) or, when no staff are available to respond to alarm signals, to an alarm receiving centre (ARC). In this case, alarm signals should be filtered by staff or the ARC.

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q3

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

Unknown

It was not possible to inspect all locations due to multiple stores and service cupboards being locked with non-standard keys.

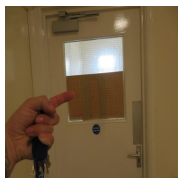


Photo 48

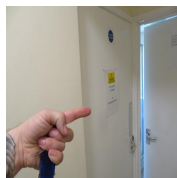


Photo 49

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Q3

The client should check the storage cupboards and service riser/electrical intake cupboards to ensure they are adequately fire resisting with penetrating services fully fire stopped. If this is not the case, fire stopping should be completed from both sides by a competent third-party accredited contractor with records and certifications kept for auditing purposes.

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

Is compartmentation maintained in the roof space?

Unknown

There was no access into the roof space from the common area. As the building operates a simultaneous evacuation policy, roof space separation is not essential, this should however be checked for best practice.

Open | Created by Lee Grint

Q4

The client should arrange for access to the roof space/loft to ensure that adequate compartment boundaries are in place between the common areas and the flats.

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q8

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

Unknown

Soft furnishings seen in the common areas could not be confirmed as compliant with the Furniture and Furnishings Regulations.

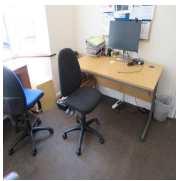


Photo 50

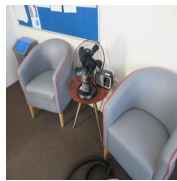


Photo 51

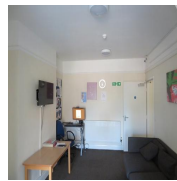


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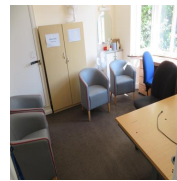


Photo 53

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Q8

The Furniture and Furnishings (Fire) (Safety) Regulations 1988, as amended, were introduced to control fires in domestic premises. Guidance in BS 7176 should be followed by landlords who provide furniture and furnishings in the common areas of premises. The client should confirm furniture is compliant as detailed above or arrange for suitable compliant replacements to be installed.

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

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

No

Manual fire extinguishing appliances were installed to the common areas. It is not considered necessary to provide fire extinguishers in the common parts of sheltered or extra care housing. Such equipment should only be used by those trained in its use, and it is not considered appropriate, or advisable, for older or frail residents to use fire-fighting equipment. In addition, if a fire occurs in a flat, the provision of fire extinguishing appliances in the common parts might encourage some residents to enter the common parts to obtain an appliance to fight the fire.

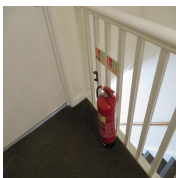


Photo 54



Photo 55

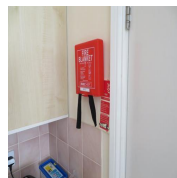


Photo 56



Photo 57

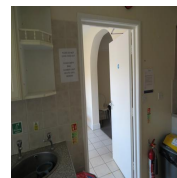


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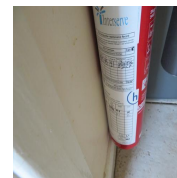


Photo 59

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R1

Management should review the current policy surrounding the presence of manual fire extinguishing appliances within the building. Based upon NFCC guidance as stated in R1, if there are no trained staff members present to use extinguishers, then consideration should be given to the removal of the manual fire extinguishing devices from the common areas.

Detailed Risk Assessment Part 2 / T - Procedures and Arrangements / T4

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

Yes

Residents are required to call the fire and rescue service in the event of a fire. It has also been recommended that internal smoke detection is connected to the telecare system for external monitoring. See P8.

Open | Priority Low | Due 21 Jul 2024 12:00 AM BST | Created by Lee Grint

T4

The client should confirm that all residents are capable of calling the FRS in the event of a fire situation. If residents are not capable of self evacuation, or are slow to evacuate, the communal fire detection and warning system should be confirmed as monitored by an ARC.

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

This sheltered housing block is low risk and thought to house residents capable of independent living capable of self evacuation.

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T6

It is recommended that a Person-Centred Fire Risk Assessment be completed for vulnerable residents and appropriate additional fire safety measures be put in place depending on the findings.

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

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

Unknown

It could not be confirmed if the fire safety information and procedures have been disseminated to the residents of the block.

Open | Priority Medium | Due 21 Oct 2023 12:00 AM BST | Created by Lee Grint

Y1

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

Detailed Risk Assessment Part 1

1. General Information

1.1 FRA Type:	Type 1
1.2 Property Type:	Purpose Built Sheltered Accommodation
1.3 Property Designation:	Supported Accommodation
1.4 Responsible Person:	Lindsey Williams - CEO Futures Housing Group
1.5 No of Floors:	2
1.6 No of Flats (if applicable):	7
1.7 Ground Floor Area (m2):	120m2
1.8 Total Area of all Floors (m2)	240m2

1.9 Building Description:

Press House is a converted block of 7 self contained residential bedsit style rooms, 6 of which are used as supported living accommodation for homeless persons and 1 of which is used for staff during the week. The staff bedroom is located on the ground floor and is accessed via the managers office. Resident rooms are all accessed via the 1st floor landing without lobby protection.

The ground floor of the block contains the entrance lobby, office, staff kitchen, staff bedroom and bathroom, computer room, communal lounge, communal dining room, communal kitchen, communal laundry room. Stairs in the entrance lobby lead to the first floor which contains 6no bedroom doors, stores and shower rooms.

Means of escape - Stairs from the first floor terminate at ground level in the hallway/lobby. This in turn leads to the front entrance door which discharges outside. A final exit door is also available to the rear of the block via the laundry room. Both doors lead to places of safety. A final exit door is also available from the staff bedroom which discharges immediately outside to a place of safety.

The block operates a simultaneous evacuation strategy. This is supported by an automatic conventional fire detection and warning system believed to be broadly compliant with BS5839:1. Emergency escape lighting was also seen to be installed.

Bins for the block were located outside in the car park away from the building.

1.10 Building Construction:

The building is constructed using brick and block, timber stairs and floors, under a pitched and tiled roof. Internal walls are a mixture of stud and brick and block.

1.11 Extent of common areas:

Communal kitchens, lounges, laundry, WC's, stores, landings, stairs, lobbies.

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

Electrical intake cupboard, boiler cupboard, stores not accessible due to non-standard keys being required.

1.13 If applicable, state which flats were sample inspected:

No rooms sample inspected. No residents available.

2. The Occupants

2.1 Management Extent

Partially Managed Building - Manager or Senior Staff Not Onsite Regularly

2.2 Details of any onsite Management

Staff present on site Monday-Friday. 1 Day staff and 1 sleeping night staff in a different building on site. No weekend staff present.

2.3 Person managing fire safety in the premises

All support workers manage the fire safety in the premises.

2.4 Person consulted during the fire risk assessment

None

2.5 Number of occupants (maximum estimated)

6

2.6 Approximate maximum number of employees at any one time

Occasional staff attendance expected - Low numbers anticipated.

2.7 Number of members of the public (maximum estimated)

Residential Block - Low numbers of visitors expected at any one time.

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

The building will have sleeping occupants. This is a supported living home, and there may be occupants with varying degrees of physical/mental disability. All service users are ambulant and able to self evacuate.

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	Cambridgeshire 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 Housing Authority.	
3.5 Guidance used as applicable to premises and occupation	Sleeping Accommodation
3.6 Is there an alteration or enforcement notice in force? No information to suggest an alterations or enforcement notice is in place.	Unknown
3.7 Fire loss experience (since last FRA) None known/reported.	Unknown

Detailed Risk Assessment Part 2

25 actions

A - Electrical Ignition Sources

3 actions

A1

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

Yes

A label affixed to the fixed electrical installation showed a testing date of May 2019. See policy principle.



Photo 3

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

A2

2 actions

Is PAT testing in common areas carried out?

Yes

Portable electrical items located in the common areas and staff spaces were seen to be tested from a sample inspection. The last testing date was January 2023. See policy principle.



Photo 4

Open | Priority Low | Due 21 Jul 2024 12:00 AM BST | Created by Lee Grint

A2

A PAT testing label could not be seen for the multiple way adapter in the office. The PAT schedule should be checked to ensure this has been adequately tested.

Open | Created by Lee Grint

A2

PAT testing labels seen were handwritten. The client should ensure that contractors are using appropriate PAT testing labels. A PAT register should also be available to ensure all items have been adequately tested.

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

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

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

No items seen in the communal areas at the time of the assessment. See policy principle.

Open | Created by Lee Grint

A3

The client should ensure that residents are not using personal electrical items in the common area of the building unless they form part of the PAT testing schedule. This should be covered with residents during induction with regular checks completed by staff to ensure compliance.

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?

Yes

Adapter use was limited to areas occupied by staff. The use of adaptors appeared safe and reasonably without overload occurring. This is deemed acceptable.

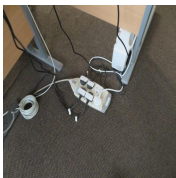


Photo 5

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 PV systems noted.

B - Smoking Policies

B1

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

Yes

See policy principle.

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

B2

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

Yes

'No Smoking' signage seen in the communal areas.

C - Arson

C1

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

Yes

The block is secured via fob and intercom access. The entrance door was seen to be self closing to prevent unauthorised access.

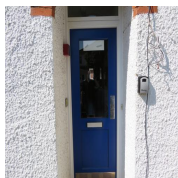


Photo 6



Photo 7

C2

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

Yes

Domestic wheelie bins are located in the front car park away from the building.

D - Portable Heaters and Installations

1 action

D1

1 action

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

Yes

A small fan heater was in place in the managers office under the desk. This was seen to be away from all combustible materials.

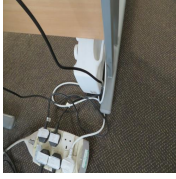


Photo 8

Open | Created by Lee Grint

D1

It is recommended that 240v oil filled radiators are used if portable heaters are required instead of fan heaters. This is due to the lower risk of an oil filled radiator compared to the fan heaters which have an exposed heating element.

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

D2

Are fixed heating systems maintained annually?

Yes

The boiler was located in the laundry room to the rear of the block and appeared to be in good visual condition. See policy principle.



Photo 9

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

E - Cooking

1 action

E1

1 action

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

N/A

The staff kitchen contains domestic appliances only with no open flame methods of cooking.

The communal kitchen contains domestic electrical appliances only with no open flame methods of cooking present.

Fire blankets are installed to the communal kitchens.

Heat detection interlinked to the fire alarm panel is installed to the communal kitchens.

It is not known if there are adequate policies and procedures in place for the safe use of cooking equipment provided in the communal kitchen.



Photo 10



Photo 11



Photo 12

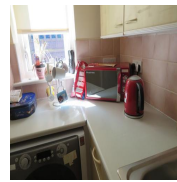


Photo 13



Photo 14



Photo 15



Photo 16



Photo 17

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E1

The client should ensure that adequate policies and procedures are in place for the safe use of the cooking equipment provided in the communal kitchen. These policies and procedures should be regularly reviewed and adjusted as necessary.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

F - Lightning

1 action

F1

1 action

Does the building have a lightning protection system?

No

No lightning protection system seen at the time of the assessment.

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F1

At the time of the assessment, it could not be confirmed that lightning protection was installed or required, it is PCL recommendation that advice is sought from a competent person to determine whether lightning protection is required or not for the building in accordance with BS EN 62305-2:2012.

Policy Principle: No lightning protection policy in place

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

G - Housekeeping

2 actions

G1

1 action

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

Yes

No combustible materials were seen close to sources of ignition at the time of the assessment. This could however not be confirmed across the building due to locked cupboards requiring non-standard keys.

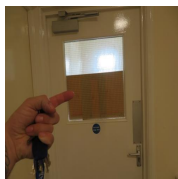


Photo 18

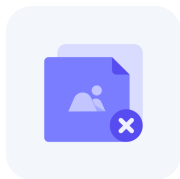


Photo 19

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G1

All locked service cupboards containing electrical and/or gas sources of ignition should be checked by the client to ensure there are no combustible materials being stored within close proximity. This should be regularly monitored by the client with regular checks to ensure compliance.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

G2

1 action

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

Yes

Escape routes were clear of combustibles and trip hazards at the time of the assessment with the exception of wet floor signage that had been left out by cleaners.



Photo 20



Photo 21

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G2

Wet floor signage should be stored away when not in use. This is due to the signage forming a trip hazard. This policy should be conveyed to cleaning staff vey the client with regular checks completed to ensure compliance.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

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

N/A.

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

There was no evidence of satisfactory controls placed on contractors at the time of the assessment.

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H1

The client should ensure that there are satisfactory controls over works conducted in the building by contractors such as hot works permits and RAMS. This should apply to contractors and in house maintenance staff.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 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 noted being stored or in use at the time of the inspection.

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

1 action

J1

1 action

Are all issues deemed satisfactory? [1]

Yes

A laundry room is available in the block for resident use. This appeared adequate with signage installed informing residents of correct procedures.

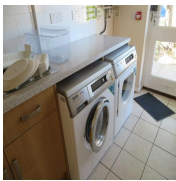


Photo 22

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J1

Staff should ensure that lint traps are emptied on a regular basis, ideally weekly. These checks should be recorded by staff for auditing purposes.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

J2

Are all issues deemed satisfactory? [2]

Yes

No other issues identified.

K - Means of Escape

K1

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

Yes

The means of escape design is broadly in accordance with current design codes and is deemed 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

The escape routes are considered to be adequately protected. Bedroom doors open directly onto the escape route on the 1st floor landing. This is acceptable for this building design and type.

K3

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

Yes

The exit widths provided appear adequate for the numbers expected to be present.

K4

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

Yes

All doors on escape routes are fitted with ironmongery, which is easily opened without the use of a key, and there are no sliding or revolving doors.



Photo 23

K5

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

Yes

The front entrance door opens inwards. This is deemed acceptable due to the occupancy levels expected.

K6

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

Yes

Travel distances appear to be in line with that allowed in DCLG Sleeping Accommodation Guidance.

K7

Are there suitable precautions for all inner rooms?

N/A

No inner room conditions noted.

K8

Are escape routes separated where appropriate?

Yes

Escape routes to the front and rear of the building are adequately separated with fire resisting construction (subject to any recommendations made elsewhere in this report).

K9

Are corridors sub-divided where appropriate?

N/A

No corridors requiring sub-division.

K10

Do escape routes lead to a place of safety?

Yes

All escape routes were seen to lead to places of safety.

K11

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

Yes

The common area is adequately ventilated via the front and rear block entrance doors only. Ventilation of the first floor would be possible for firefighters with the use of wedges to open individual doors, with a view to ventilate via manually opening windows in bedrooms (Tactical Ventilation). This is deemed adequate.

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

N/A.

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?

Yes

Flat entrance doors were not available for inspection at the time of the assessment as residents were not available. An external visual inspection showed doors to be solid core notional timber doors installed with overhead positive action self closing devices. It could not be determined if doors were installed with intumescent strips/cold smoke seals.

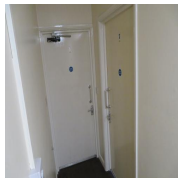


Photo 24

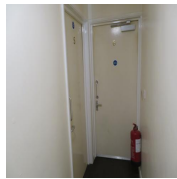


Photo 25



Photo 26

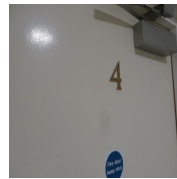


Photo 27

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L1

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

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

M - Common Area Fire Doors

2 actions

M1

2 actions

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

Yes

Self closing communal fire doors were seen to be upgraded notional 44mm thick solid core or glazed timber fire doors. Doors were installed with combined intumescent strips/cold smoke seals and overhead positive action self closing devices (some doors were seen to be installed with electronic self closing devices whereby the door remains open and is closed automatically on actuation of the fire detection and warning system or electronic magnetic hold open devices). The following deficiencies were noted:

- The laundry room door was wedged open.
- Excessive perimeter gaps were noted to the computer room door.

Locked communal cupboards could not all be checked at the time of the assessment due to non-standard keys being required. Doors appeared to be solid core timber doors from an external visual only inspection.

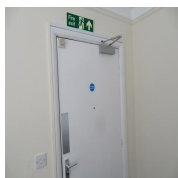


Photo 28



Photo 29



Photo 30

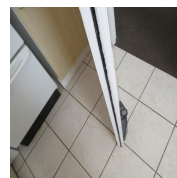


Photo 31

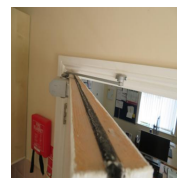


Photo 32



Photo 33

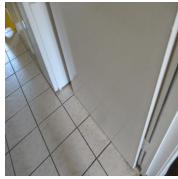


Photo 34



Photo 35



Photo 36

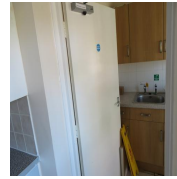


Photo 37



Photo 38



Photo 39

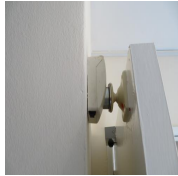


Photo 40

Open | Priority High | Due 21 Aug 2023 12:00 AM BST | Created by Lee Grint

M1

Self closing fire doors should remain closed at all times and never wedged open. Although the assessor removed the wedge at the time of the assessment, residents should be made aware of this policy with regular checks completed by staff to ensure compliance.

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M1

The door to the computer room on the ground floor should be repaired or replaced to reduce the perimeter gaps of the door to 3mm +/- 1mm. Remedial works should be completed by a competent third party accredited contractor with records and certifications kept.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

N - Emergency Lighting

N1

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

Yes

A visual inspection of the emergency lighting system installed to the client's premises confirmed that it appears to be in accordance with BS 5266.

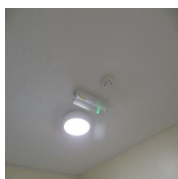


Photo 41

N2

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

N/A

N/A.

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

Fire action notices were installed throughout the common areas denoting the 'simultaneous evacuation' strategy in place for the block.

Mandatory Fire Door signage was installed where required.

Directional signage was in place.



Photo 42

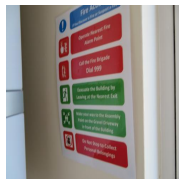


Photo 43

O2

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

N/A

This block is under 11m in height.

P - Means of Giving Warning in Case of Fire

5 actions

P1

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

Yes

An automatic conventional fire detection and warning system was installed to the common areas of the block. This is believed to be broadly compliant with BS5839:1. The exact category could not be determined as resident rooms were not available for sample inspection. See P4.



Photo 44



Photo 45

P2

1 action

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

Unknown

The fire detection and warning system installed is suitable to support the simultaneous evacuation strategy for the block, subject to recommendations made in P4.

Open | Priority Medium | Due 21 Oct 2023 12:00 AM BST | Created by Lee Grint

P2

The client should instruct a competent fire alarm engineer to check the cause and effect of the fire detection and warning system to ensure it is suitable to support the simultaneous evacuation strategy in place.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

P3

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

N/A

N/A. See P1.

P4

1 action

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

Yes

Heat detection interlinked with the common areas could not be confirmed as installed in individual flats due to none being available for sample inspection.

Open | Priority High | Due 21 Aug 2023 12:00 AM BST | Created by Lee Grint

P4

The client should check the alarm provisions with the individual resident rooms. To support the simultaneous evacuation strategy, smoke detection should be installed into rooms, with the overall category of detection for the building being a minimum of Grade A, L2 with manual call points.

Action/Recommendation Required?

Yes

Action Priority:

High - 1 Month

P5

1 action

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

No

A zone map was not present adjacent to the alarm panel.



Photo 46



Photo 47

Open | Priority Low | Due 21 Jul 2024 12:00 AM BST | Created by Lee Grint

P5

BS 5839-1: states that zone plans are required on every system of any size. A zone map indicating the following should be provided.

- The zone plan must be a geographical representation of the building clearly showing the division into fire alarm zones;
- The drawing of the building layout should clearly show final exits, common escape routes, circulation areas and stairs.
- Fire alarm zones must be clearly identifiable;
- You must indicate a 'You Are Here' point on your zone plan.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

P6

1 action

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

Unknown

It is unknown what provisions are in place for silencing and resetting the alarm in the event of an actuation. Staff are not present on site 24/7 to monitor alarm signals.

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P6

Management should confirm the provisions in place for silencing and resetting the fire alarm panel. It is likely not acceptable or appropriate for residents to silence and reset the alarm panel, therefore other provisions should be confirmed as in place.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

P7

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

Unknown

It was not possible to sample inspect resident rooms at the time of the assessment. Recommendation made to check provisions within rooms in P4. No further recommendation required.

P8

1 action

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?

Unknown

It could not be confirmed if the fire detection and warning system is externally monitored when staff are not on site.

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P8

The early summoning of the fire and rescue service should be achieved by monitoring of the domestic smoke and heat alarms (or communal smoke and heat detectors) within each flat, so enabling fire alarm signals to be transmitted to any on-site scheme manager (or care staff in extra care housing) or, when no staff are available to respond to alarm signals, to an alarm receiving centre (ARC). In this case, alarm signals should be filtered by staff or the ARC.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

Q - Measures to Limit Fire Spread and Development

3 actions

Q1

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

Yes

Compartmentation appears to be adequate to support the evacuation strategy in place.

Q2

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

N/A

No hidden voids were identified during this inspection. A type 1 fire risk assessment is unable to provide full information in this regard.

Q3

1 action

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

Unknown

It was not possible to inspect all locations due to multiple stores and service cupboards being locked with non-standard keys.



Photo 48



Photo 49

Open | Priority Medium | Due 21 Oct 2023 12:00 AM BST | Created by Lee Grint

Q3

The client should check the storage cupboards and service riser/electrical intake cupboards to ensure they are adequately fire resisting with penetrating services fully fire stopped. If this is not the case, fire stopping should be completed from both sides by a competent third-party accredited contractor with records and certifications kept for auditing purposes.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

Q4

1 action

Is compartmentation maintained in the roof space?

Unknown

There was no access into the roof space from the common area. As the building operates a simultaneous evacuation policy, roof space separation is not essential, this should however be checked for best practice.

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Q4

The client should arrange for access to the roof space/loft to ensure that adequate compartment boundaries are in place between the common areas and the flats.

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

Q5

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

N/A

There were no recessed or embedded meters noted within the common areas.

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

There were no dampers or common area ventilation systems noted within the common area of the property.

Q7

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

Yes

Internally within the main building the wall linings are limited and are largely block / brickwork or plasterboard. This is likely to meet a class O fire rating.

Q8

1 action

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

Unknown

Soft furnishings seen in the common areas could not be confirmed as compliant with the Furniture and Furnishings Regulations.

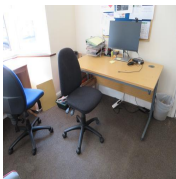


Photo 50

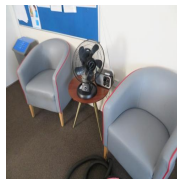


Photo 51

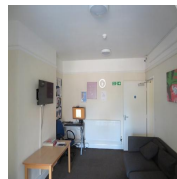


Photo 52

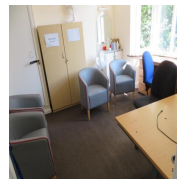


Photo 53

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Q8

The Furniture and Furnishings (Fire) (Safety) Regulations 1988, as amended, were introduced to control fires in domestic premises. Guidance in BS 7176 should be followed by landlords who provide furniture and furnishings in the common areas of premises. The client should confirm furniture is compliant as detailed above or arrange for suitable compliant replacements to be installed.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

Q9

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

No

A ground level visual inspection did not identify and external balconies or cladding materials which may contribute to or promote external fire spread.

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?

Unknown

It is unknown if an external wall note has been prepared regarding the external facade of the building. A ground level assessment of the property would not deem this to be necessary.

Q11

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

No

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

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

N/A.

Q13

Are all other fire spread/compartmentation issues satisfactory?

Yes

No other issues noted at the time of the assessment. The external walls of the building appear satisfactory with regard to combustibility and fire spread. This is based on a limited visual inspection from the ground only, and should therefore not be considered as conclusive evidence of compliance.

R - Fire Extinguishing Appliances

1 action

R1

1 action

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

No

Manual fire extinguishing appliances were installed to the common areas. It is not considered necessary to provide fire extinguishers in the common parts of sheltered or extra care housing. Such equipment should only be used by those trained in its use, and it is not considered appropriate, or advisable, for older or frail residents to use fire-fighting equipment. In addition, if a fire occurs in a flat, the provision of fire extinguishing appliances in the common parts might encourage some residents to enter the common parts to obtain an appliance to fight the fire.

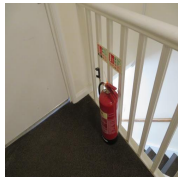


Photo 54



Photo 55

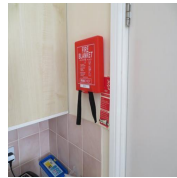


Photo 56



Photo 57

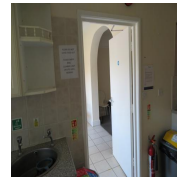


Photo 58

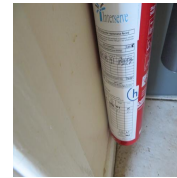


Photo 59

Open | Priority Low | Due 21 Jul 2024 12:00 AM BST | Created by Lee Grint

R1

Management should review the current policy surrounding the presence of manual fire extinguishing appliances within the building. Based upon NFCC guidance as stated in R1, if there are no trained staff members present to use extinguishers, then consideration should be given to the removal of the manual fire extinguishing devices from the common areas.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

S - Relevant Automatic Fire Extinguishing Systems

S1

Are there any automatic fire suppressant systems on site?

N/A

S2

Are there any fixed fire fighting mains within the premises?

N/A

S3

If any other relevant systems / equipment is installed, state type of system and comment as necessary

Yes

A fire brigade drop key is installed to the front entrance of the block. This was in good working order at the time of the assessment.



Photo 60

T - Procedures and Arrangements

2 actions

T1

Recommended evacuation strategy for this building is:

Simultaneous Evacuation

T2

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

Yes

Regular checks of the block are conducted by staff.

The client has appointed Pennington Choices to provide fire safety advice and to conduct this Fire Risk Assessment.

T3

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

Yes

Fire Action Notices in place in the common area.

T4

1 action

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

Yes

Residents are required to call the fire and rescue service in the event of a fire. It has also been recommended that internal smoke detection is connected to the telecare system for external monitoring. See P8.

Open | Priority Low | Due 21 Jul 2024 12:00 AM BST | Created by Lee Grint

T4

The client should confirm that all residents are capable of calling the FRS in the event of a fire situation. If residents are not capable of self evacuation, or are slow to evacuate, the communal fire detection and warning system should be confirmed as monitored by an ARC.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

T5

Are there suitable fire assembly points away from any risk?

Yes

Fire assembly point detailed is deemed suitable and sufficient. Evacuation maps are present throughout the common areas detailing the route to the assembly point.

T6

1 action

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

Unknown

This sheltered housing block is low risk and thought to house residents capable of independent living capable of self evacuation.

Open | Priority Low | Due 21 Jul 2024 12:00 AM BST | Created by Lee Grint

T6

It is recommended that a Person-Centred Fire Risk Assessment be completed for vulnerable residents and appropriate additional fire safety measures be put in place depending on the findings.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

T7

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

N/A

Although staff are present on site during the week, this is in a different building on site. Staff are not based within this block.

T8

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

Yes

When present on staff, all members of staff are nominated to assist in the evacuation of residents.

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)

Yes

See policy principle.

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

U2

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

No

No additional training given. Residents are reportedly capable of self evacuation and staff are not present to assist with evacuation 24/7. A review of this should be completed in relation to PCFRA's conducted as advised in T6 if required.

V - Testing and Maintenance

V1

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

Yes

See policy principle.

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

W - Records

W1

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

Yes

Records are kept by the client centrally with local testing information held on site.

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

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 could not be confirmed if the fire safety information and procedures have been disseminated to the residents of the block.

Open | Priority Medium | Due 21 Oct 2023 12:00 AM BST | Created by Lee Grint

Y1

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

Action/Recommendation Required? Yes

Action Priority: Medium - 3 Months

Z - Any Other Information

Z1

Are all issues deemed satisfactory? [1] Yes
No other deficiencies identified.

Z2

Are all issues deemed satisfactory? [2] Yes

Action/Recommendation Required?
No other deficiencies identified.

Assessment Risk Ratings

2 flagged

Risk Rating

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

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

Likelihood of Fire

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

MEDIUM

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

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

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

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

Potential Consequences of Fire

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

MODERATE HARM

Potential Consequences of Fire

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

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

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

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

Premises Risk Rating

1 flagged

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

MODERATE

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

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

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

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

TOLERABLE

Limitations Statement

Fire Risk Assessment – Limitations

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

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

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

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

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

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

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

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

reasonable assumptions and judgements.

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

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

If there are reasons to suspect the fire resistance within the Premises has not been sufficiently maintained the responsibility to provide this technical information rests with the Responsible Person\duty holder.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

This Fire Risk Assessment is not a Health and Safety Report. A Health and Safety review

should be conducted to ensure compliance with the Health and Safety at Work Act 1974.

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

The Responsible Person will always remain responsible for the outcome of the Fire Risk Assessment and/or its review. This includes the accuracy of details contained within this report.

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

BAFE Certificate (QA Use Only)



Life Safety Fire Risk Assessment Certificate of Conformity

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

Schedule

Part 1a - Name and Address of Certified Organisation	Pennington Choices Limited
Part 1b - BAFE Registration Number of Issuing Certified Organisation	102119
Part 1c - SSAIB 3rd Party Certificate Number	CHES077
Part 2 - Name of Client	Futures Housing Group
Part 3a - Address of premises for which the Fire Risk Assessment was carried out	Prest House Rooms Mayors Walk: PE3 6HB
Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies	Communal kitchens, lounges, laundry, WC's, stores, landings, stairs, lobbies.
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	21 Jul 2023
Part 6 - Recommended Date for Reassessment of the premises	21 Jul 2025

Part 7 - Unique Reference Number of this Certificate (Job Number)

121085

Signed for on behalf of the Issuing Certified Organisation

James Hutton



Dated:

21 Jul 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

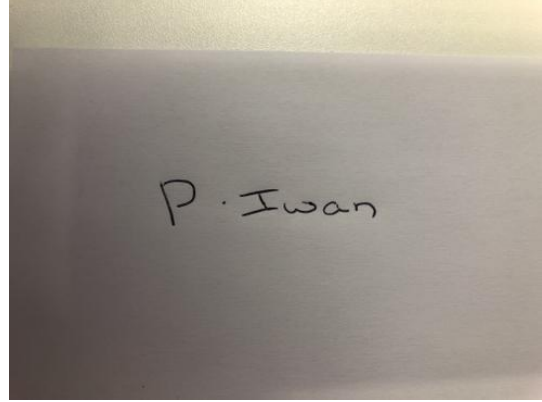


Photo 2



Photo 3



Photo 4



Photo 5

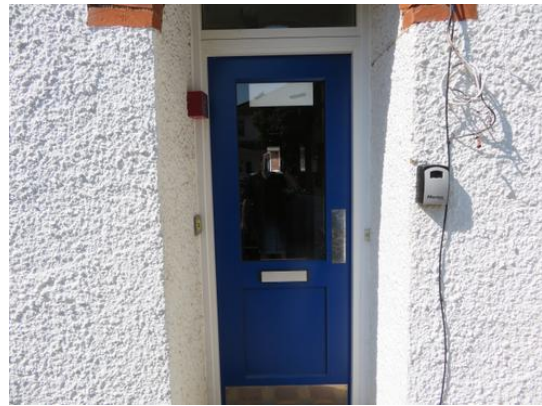


Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18

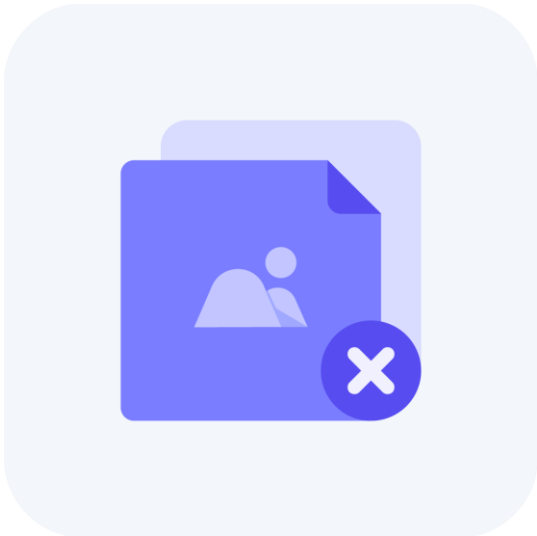


Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24

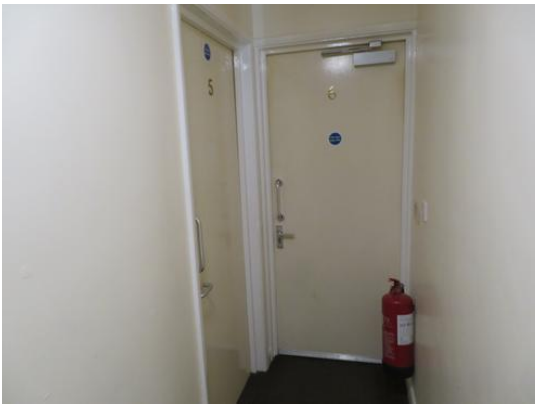


Photo 25



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