

## Futures Fire Risk Assessment

Futures Homescape, Flats 16-14 Yellow  
Hammer House: NN4 9DQ, - UPRN:  
YEL601-BLK / 173604 / QA Approved /  
Rizwan Tanveer

**Complete**

<b>Flagged items</b>	2	<b>Actions</b>	12
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### SITE NAME:

Futures Homescape, Flats 16-14  
Yellow Hammer House: NN4 9DQ,  
- UPRN: YEL601-BLK, Fire Risk  
Assessments, Futures Homescape

### PROPERTY IMAGE



Photo 1

<b>UPRN:</b>	YEL601-BLK
<b>JOB NUMBER:</b>	173604
<b>FRA COMPLETED BY:</b>	Pennington Choices Limited
<b>FIRE RISK ASSESSOR NAME:</b>	Lee Grint
<b>INSPECTION DATE:</b>	24 Jan 2024
<b>REPORT STATUS:</b>	QA Approved
<b>REASSESSMENT PRIORITY</b>	Medium - 2 Years
<b>VALID TO: (QA Use Only)</b>	1 Mar 2026
<b>VALIDATION DATE: (QA Use Only)</b>	1 Mar 2024
<b>VALIDATED BY: (QA Use Only)</b>	Rizwan Tanveer
<b>VALIDATOR'S SIGNATURE: (QA Use Only)</b>	

A handwritten signature or set of initials, possibly 'R. W.', written in black ink. The letters are stylized and connected.

Photo 2

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## Flagged items & Actions

2 flagged, 12 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

12 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)?**

Assessor Findings

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



Photo 4

**Open** | Priority: Low | Due: 1 Mar 2025 12:00 AM GMT | Created by: Lee Grint

A3

Consideration should be given to the installation of security sockets that prevent resident use of communal 3 pin electrical sockets.

Detailed Risk Assessment Part 2 / C - Arson / C2

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

Assessor Finding

The bin store is located to the front of the block and was found to be unsecured at the time of the assessment.

Fire loading within the bin store was noted to be excessive with large amounts of cardboard discarded outside of provided waste receptacles.

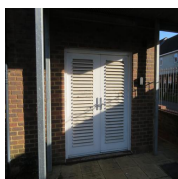


Photo 7

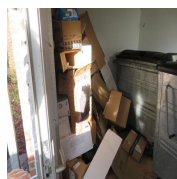


Photo 8

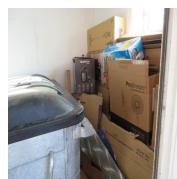


Photo 9

**Open** | Priority: Medium | Due: 1 Jun 2024 3:36 PM BST | Created by: Lee Grint

C2

Excess waste materials should be removed from the bin store as soon as is reasonably practicable. The client should instruct residents that if waste does not fit in bins, it must be discarded elsewhere. Regular checks should be made to ensure compliance.

**Open** | Created by: Lee Grint

C2

It is recommended that the bin store is installed with a coded locking mechanism and overhead self closing devices to prevent unauthorised access.

Detailed Risk Assessment Part 2 / F - Lightning / F1

### Does the building have a lightning protection system?

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

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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.

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

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

Assessor Findings

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

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

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

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

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

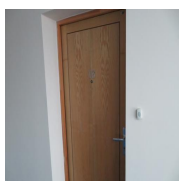


Photo 14



Photo 15



Photo 16

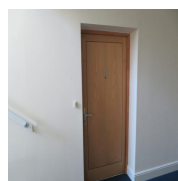


Photo 17



Photo 18



Photo 19

**Open** | Priority: Low | Due: 1 Mar 2025 3:44 PM GMT | Created by: Lee Grint

## L1

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

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

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

Assessor Findings

Riser cupboard doors were noted to be 44mm thick solid core timber fire doors. The doors were kept locked at the time of the assessment and were installed with intumescent strips only.



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25

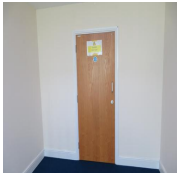


Photo 26



Photo 27

**Open** | Priority: Medium | Due: 1 Jun 2024 3:49 PM BST | Created by: Lee Grint

## M1

It is advised that the client replace the intumescent strips with a combined intumescent strip and cold smoke seal. This is to prevent the passage of cold smoke and other products of combustion between the electrical riser cupboards and the communal escape route.

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

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

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

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

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## P7

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

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

Assessor Findings

Penetrating services noted in the electrical intake cupboard and service riser cupboards were not adequately fire stopped.



Photo 31

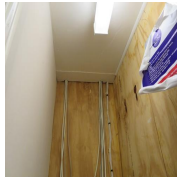


Photo 32

**Open** | Priority: Medium | Due: 1 Jul 2024 3:52 PM BST | Created by: Lee Grint

**Q3**

The penetrating services noted should be adequately fire stopped. Remedial works should be completed by a competent third party accredited contractor.

**Is compartmentation maintained in the roof space?**

Assessor finding

No access to the roof space from the communal areas.

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**Q4**

There was no access to the roof space from the common area of the block. It is recommended that the client install an access hatch in the common area and check that the roof space above the common area is installed with adequate fire separation.

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

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

The front elevation of the building is installed with a large glazed section. This covers the communal area only of which the sources of ignition are negligible. The glass is deemed low risk and suitable of being assessed as part of this fire risk assessment.

Balconies are installed to the LHS and RHS of the block. These appear to be constructed from a steel frame with timber decks.

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.



Photo 34



Photo 35



Photo 36

**Open** | Priority: Low | Due: 1 Mar 2025 4:24 PM GMT | Created by: Lee Grint

Q9

It is recommended that the client commission an FRAEW due to the external wall items noted that could promote external fire spread. This should be conducted by a third party accredited contractor.

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

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

This premises is down as a general needs block. However, no evidence of any procedures were observed in regards to the evacuation of any potential disabled persons.

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T6

PEEPs are currently not applicable in general needs properties, however a Person-Centred Fire Risk Assessment (PCFRA) may be appropriate, if a resident has been identified as especially vulnerable and at risk from fire hazards in their property. It is recommended that the provider works with the identified vulnerable resident or their representative to help to reduce risk from fire and where necessary involve other agencies.

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

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

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

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Y1

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

## Detailed Risk Assessment Part 1

### 1. General Information

<b>1.1 FRA Type:</b>	Type 1 (Non-Destructive)
<b>1.2 Property Type:</b>	Purpose Built Block of Flats
<b>1.3 Property Designation:</b>	General Needs
<b>1.4 Responsible Person:</b>	Lindsey Williams - CEO Futures Housing Group
<b>1.5 No of Floors:</b>	3
<b>1.6 No of Flats (if applicable):</b>	6
<b>1.7 Ground Floor Area (m2):</b>	Unknown
<b>1.8 Total Area of all Floors (m2)</b>	Unknown

### 1.9 Building Description:

Flats 16-24 Yellow Hammer House is a purpose built block of 6 self contained general needs flats set across 3 storeys. Flats 16 & 16a are located on the ground floor., flats 18 & 20 are located on the first floor and flats 22 & 24 are located on the second floor. Flats are accessed directly from the means of escape without lobby protection.

The entrance door to the block opens into the ground floor lobby. This contains 2 flat entrance doors, the electrical intake cupboard and stairs leading to the upper floors. The first floor landing consists of 2 flat entrance doors and a service riser cupboard. The second floor landing mirrors the first floor in layout.

Means of escape from the block is via the internal stairwell which terminates at ground level. Escape is via the front entrance door which discharges outside to a place of ultimate safety.

An integrated bin store was located at the front of the building on ground level at the RHS.

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

### 1.10 Building Construction:

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

The external facade of the building was for the majority constructed from traditional brick facings, there was however a large glazed section on the front elevation which covers the common area. Steel framed balconies were located to the front of the block on the LHS and RHS.

### 1.11 Extent of common areas:

Lobby, stairs, landing, bin store.

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

Flats and roof space.



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**1.13 If applicable, state which flats were sample inspected:**

None

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**2. The Occupants**

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**2.1 Management Extent**

Non Managed – eg GN

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**2.2 Details of any onsite Management**

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

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**2.3 Person managing fire safety in the premises**

Lindsey Williams - CEO Futures Housing Group

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**2.4 Person consulted during the fire risk assessment**

N/A

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**2.5 Number of occupants (maximum estimated)**

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

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**2.6 Approximate maximum number of employees at any one time**

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

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**2.7 Number of members of the public (maximum estimated)**

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

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

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

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**3. Fire Safety Legislation**

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**3.1 The following fire safety legislation applies to these premises**

Regulatory Reform (Fire Safety)  
Order 2005

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**3.2 The above legislation is enforced by**

Northamptonshire Fire and  
Rescue Service

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

Housing Act 2004

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**3.4 The other legislation referred to above is enforced by**

Local Authority

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**3.5 Guidance used as applicable to premises and occupation**

Home Office Fire Safety in  
Purpose Built Blocks

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**3.6 Is there an alteration or enforcement notice in force?**

Unknown

None known/reported.

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**3.7 Fire loss experience (since last FRA)**

Unknown

None known/reported.

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## Detailed Risk Assessment Part 2

12 actions

### A - Electrical Ignition Sources

1 action

A1

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

It is policy for the client to carry out statutory 5 yearly inspections and testing of the landlord's electrical supply system. Records of all testing inspection and maintenance were observed.

See policy principle.

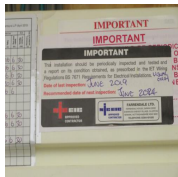


Photo 3

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

#### Is PAT testing in common areas carried out?

See Policy principle

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)?

Assessor Findings

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



Photo 4

**Open** | Priority: Low | Due: 1 Mar 2025 12:00 AM GMT | Created by: Lee Grint

A3

Consideration should be given to the installation of security sockets that prevent resident use of communal 3 pin electrical sockets.

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.

<b>Action/Recommendation Required?</b>	Yes
<b>Action Priority:</b>	Low - 12 Months
A4	
<b>Is the use of adapters and leads limited?</b>	None noted as being in use in either the common parts or landlord areas at the time of this assessment.
A5	
<b>Are there any PV cells installed and do they have the appropriate isolation systems and signage to assist the fire and rescue service?</b>	No Photovoltaic, (PV), cells were identified at this address.
B - Smoking Policies	
B1	
<b>Are there suitable arrangements to prevent fire as a result from smoking?</b>	In line with current UK legislation, no smoking is permitted in the common or landlord controlled areas. Resident must either smoke within their own flat, or outside of the block.
<p>Policy Principle: No smoking policy in all communal areas- signage displayed.</p>	
B2	
<b>Is the policy being adhered to and are "No smoking" signs provided in the common areas?</b>	There was no evidence of any illicit smoking and adequate signage instructing persons not to smoke in the communal areas is displayed.
	
Photo 5	
C - Arson	
2 actions	
C1	
<b>Are premises secure against arson by outsiders? (Please</b>	All of the entrances into the building are secured locked shut.

state how)

They can only be opened from outside by the resident's fobs/keys, entryphone system or Fire override.



Photo 6

C2

2 actions

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

Assessor Finding

The bin store is located to the front of the block and was found to be unsecured at the time of the assessment.

Fire loading within the bin store was noted to be excessive with large amounts of cardboard discarded outside of provided waste receptacles.



Photo 7

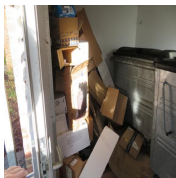


Photo 8

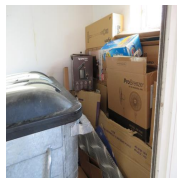


Photo 9

**Open** | Priority: Medium | Due: 1 Jun 2024 3:36 PM BST | Created by: Lee Grint

C2

Excess waste materials should be removed from the bin store as soon as is reasonably practicable. The client should instruct residents that if waste does not fit in bins, it must be discarded elsewhere. Regular checks should be made to ensure compliance.

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C2

It is recommended that the bin store is installed with a coded locking mechanism and overhead self closing devices to prevent unauthorised access.

**Action/Recommendation Required?**

Yes

**Action Priority:**

Medium - 3 Months

D - Portable Heaters and Installations

D1

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

No portable Heaters are used within the premises.

D2

**Are fixed heating systems maintained annually?**

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

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

E - Cooking

E1

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

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

F - Lightning

1 action

F1

1 action

**Does the building have a lightning protection system?**

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

**Open** | Created by: Lee Grint

F1

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

Policy Principle: No lightning protection policy in place

**Action/Recommendation Required?**

Yes

**Action Priority:**

Recommendation - No Timescale

G - Housekeeping

G1

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

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

G2

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

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

G3

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

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

H - Hazards Introduced by Contractors

H1

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

See Principle Policy

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

I - Dangerous Substances

I1

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

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

J - Other Significant Hazards

J1

**Are all issues deemed satisfactory? [1]**

No issues to report

J2

**Are all issues deemed satisfactory? [2]**

No issues to report

K - Means of Escape

K1

**Is the escape route design deemed satisfactory? (Consider**

The means of escape appears to

current design codes)

be adequate from all areas.

K2

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

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

K3

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

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

K4

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

The final exit doors are provided with single action devices such as a thumb turn lock.

Final exit doors were both noted to be installed with standard euro cylinders (thumb turn).

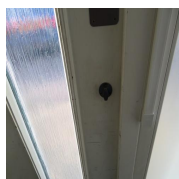


Photo 10

K5

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

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

K6

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

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

K7

**Are there suitable precautions for all inner rooms?**

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

K8



**Are escape routes separated where appropriate?**

There is just a single means of escape.

K9

**Are corridors sub-divided where appropriate?**

The corridors do not require sub dividing

K10

**Do escape routes lead to a place of safety?**

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

K11

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

Automatic or remotely operated vent systems are provided and are adequate at this premises.

The building is installed with a remote operated AOV at the head of the stairs. There are afforded manual controls at the base and head of the stairs.

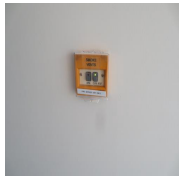


Photo 11



Photo 12

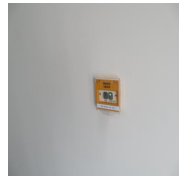


Photo 13

K12

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

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

L - Flat Entrance Doors

1 action

L1

1 action

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

Assessor Findings

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

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

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

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

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



Photo 14



Photo 15

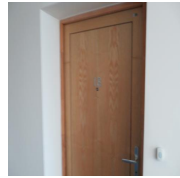


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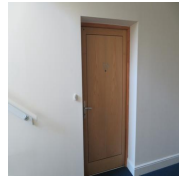


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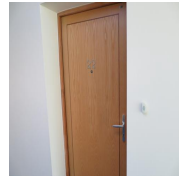


Photo 18



Photo 19

**Open** | Priority: Low | Due: 1 Mar 2025 3:44 PM GMT | Created by: Lee Grint

L1

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

**Action/Recommendation Required?**

Yes

**Action Priority:**

Low - 12 Months

M - Common Area Fire Doors

1 action

M1

1 action

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

Assessor Findings

Riser cupboard doors were noted to be 44mm thick solid core timber fire doors. The doors were kept locked at the time of the assessment and were installed with intumescent strips only.

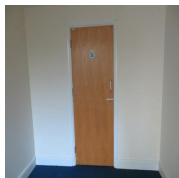


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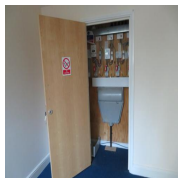


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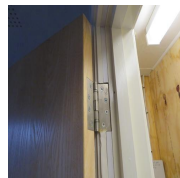


Photo 22

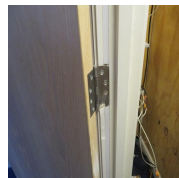


Photo 23

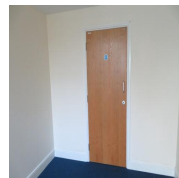


Photo 24

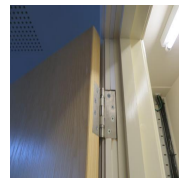


Photo 25

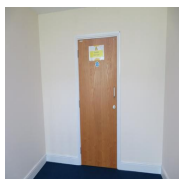


Photo 26



Photo 27

**Open** | Priority: Medium | Due: 1 Jun 2024 3:49 PM BST | Created by: Lee Grint

M1

It is advised that the client replace the intumescent strips with a combined intumescent strip and cold smoke seal. This is to prevent the passage of cold smoke and other products of combustion between the electrical riser cupboards and the communal escape route.

**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)**

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

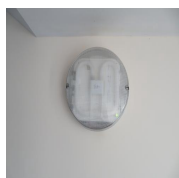


Photo 28



Photo 29

N2

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

See N1

## O - Fire Safety Signs and Notices

O1

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

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



Photo 30

O2

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

Wayfinding signage is not required

## P - Means of Giving Warning in Case of Fire

1 action

P1

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

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

system is provided at this address.

P2

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

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

P3

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

See P1 and P2

P4

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

There is no communal alarm installed

P5

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

No communal alarm fitted

P6

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

No communal alarm

P7

1 action

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

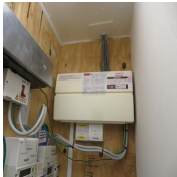
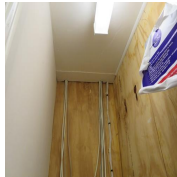
Purpose built blocks of flats guide section 66.1 states that "In all flats, early warning of fire should be provided by means of smoke alarms installed in accordance with BS 5839-6. A category LD3 system should be considered the minimum in all circumstances". However, BS 5839-6:2019 states that "heat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

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

**Open** | Priority: Medium | Due: 1 Jun 2024 12:00 AM BST | Created by: Lee Grint

P7

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

<b>Action/Recommendation Required?</b>	Yes
<b>Action Priority:</b>	Medium - 3 Months
P8	
<b>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?</b>	This is a general needs property and therefore no requirement.
Q - Measures to Limit Fire Spread and Development	3 actions
Q1	
<b>Is there adequate levels of compartmentation between floors and between flats and the common escape routes?</b>	This is a purpose built block, from a visual inspection there is no evidence was seen to doubt adequacy of the compartmentation.
Q2	
<b>Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings)</b>	No hidden voids were identified during this inspection. (A Type 1 Fire Risk Assessment (non-intrusive/non-destructive) is unable to provide full information in this regard).
Q3	1 action
<b>Is there adequately fire protected service risers and/or ducts in common areas, that will restrict the spread of fire and smoke?</b>	Assessor Findings
Penetrating services noted in the electrical intake cupboard and service riser cupboards were not adequately fire stopped.	
 	
Photo 31      Photo 32	
<b>Open</b>   Priority: Medium   Due: 1 Jul 2024 3:52 PM BST   Created by: Lee Grint	
Q3	
The penetrating services noted should be adequately fire stopped. Remedial works should be completed by a competent third party accredited contractor.	
<b>Action/Recommendation Required?</b>	Yes
<b>Action Priority:</b>	Medium - 3 Months

Q4

1 action

**Is compartmentation maintained in the roof space?**

Assessor finding

No access to the roof space from the communal areas.

**Open** | Priority: Low | Due: 1 Mar 2025 4:20 PM GMT | Created by: Lee Grint

Q4

There was no access to the roof space from the common area of the block. It is recommended that the client install an access hatch in the common area and check that the roof space above the common area is installed with adequate fire separation.

**Action/Recommendation Required?**

Yes

**Action Priority:**

Low - 12 Months

Q5

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

No meters in the means of escape or communal area

Q6

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

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

Q7

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

It was not possible to confirm the FR of wall and ceiling linings. However, the existing finishes are in reasonable condition and do not appear to present a significant risk to fire spread or safe escape.

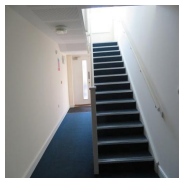


Photo 33

Q8

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

No soft furniture in the common areas

Q9

1 action

The premises have external

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

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

The front elevation of the building is installed with a large glazed section. This covers the communal area only of which the sources of ignition are negligible. The glass is deemed low risk and suitable of being assessed as part of this fire risk assessment.

Balconies are installed to the LHS and RHS of the block. These appear to be constructed from a steel frame with timber decks.

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.



Photo 34



Photo 35



Photo 36

**Open** | Priority: Low | Due: 1 Mar 2025 4:24 PM GMT | Created by: Lee Grint

Q9

It is recommended that the client commission an FRAEW due to the external wall items noted that could promote external fire spread. This should be conducted by a third party accredited contractor.

**Action/Recommendation Required?**

Yes

**Action Priority:**

Low - 12 Months

Q10

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

No PAS 9980/EWS seen by the assessor the client to confirm one has been completed.

See Q9

Q11

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

N/A

Q12

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

N/A

Q13

**Are all other fire spread/compartmentation issues satisfactory?**

No other issues noted at the time of this assessment.

R - Fire Extinguishing Appliances

R1

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

No fire fighting appliances observed at time of inspection. 67.1 of the purpose-built guide states, "it is not normally considered necessary to provide fire extinguishers or hose reels in the common parts of blocks of flats. Such equipment should only be used by those trained in its use. It is not considered appropriate or practicable for residents in a block of flats to receive such training.

S - Relevant Automatic Fire Extinguishing Systems

S1

**Are there any automatic fire suppressant systems on site?**

No sprinkler system is provided or required at this address.

S2

**Are there any fixed fire fighting mains within the premises?**

No DRM is provided or required at this address.

S3

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

Yes

A Fire Brigade drop key facility is installed to the block. This was working at the time of the assessment.

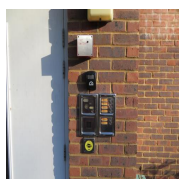


Photo 37

T - Procedures and Arrangements

1 action

T1

**Recommended evacuation strategy for this building is:**

Stay Put

T2

**Has a competent person(s) been appointed to assist in**

Yes.



**undertaking the preventative and protective measures including in house checks?**

T3

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

Fire Action Notices display this information, please see question O1.

T4

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

Residents are expected to call the Fire and Rescue Service.

T5

**Are there suitable fire assembly points away from any risk?**

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

T6

1 action

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

This premises is down as a general needs block. However, no evidence of any procedures were observed in regards to the evacuation of any potential disabled persons.

**Open** | Created by: Lee Grint

T6

PEEPs are currently not applicable in general needs properties, however a Person-Centred Fire Risk Assessment (PCFRA) may be appropriate, if a resident has been identified as especially vulnerable and at risk from fire hazards in their property. It is recommended that the provider works with the identified vulnerable resident or their representative to help to reduce risk from fire and where necessary involve other agencies.

**Action/Recommendation Required?**

Yes

**Action Priority:**

Recommendation - No Timescale

T7

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

No staff onsite

T8

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

No staff on site

## U - Training

### U1

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

No staff on site

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

### U2

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

No employees on site

## V - Testing and Maintenance

### V1

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

See Principle Policy

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

## W - Records

### W1

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

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

## X - Premises Information Box

### X1

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

No PIB required for this type of premises.

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

## Y - Engagement with Residents

1 action

Y1

1 action

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

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

**Open** | Priority: Low | Due: 1 Mar 2025 5:19 PM GMT | Created by: Lee Grint

Y1

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

**Action/Recommendation Required?**

Yes

**Action Priority:**

Low - 12 Months

Z - Any Other Information

Z1

**Are all issues deemed satisfactory? [1]**

Yes

Z2

**Are all issues deemed satisfactory? [2]**

Yes

## Assessment Risk Ratings

2 flagged

### Risk Rating

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

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

### Likelihood of Fire

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

MEDIUM

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

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

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

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

### Potential Consequences of Fire

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

MODERATE HARM

### Potential Consequences of Fire

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

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

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

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

### Premises Risk Rating

1 flagged

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

MODERATE

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

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

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

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

**TOLERABLE**

## Limitations Statement

### Fire Risk Assessment – Limitations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

assessor as this is not within their control.

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

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

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

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

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

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

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

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

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## 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

<b>Part 1a - Name and Address of Certified Organisation</b>	Pennington Choices Limited
<b>Part 1b - BAFE Registration Number of Issuing Certified Organisation</b>	301921
<b>Part 1c - SSAIB 3rd Party Certificate Number</b>	CHES077
<b>Part 2 - Name of Client</b>	Futures Housing Group
<b>Part 3a - Address of premises for which the Fire Risk Assessment was carried out</b>	Flats 16-14 Yellow Hammer House: NN4 9DQ
<b>Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies</b>	Lobby, stairs, landing, bin store.
<b>Part 4 - Brief description of the scope and purpose of the Fire Risk Assessment</b>	Life Safety (as agreed spec)
<b>Part 4b - Limitations of FRA</b>	See Limitations Statement
<b>Part 5 - Effective Date of the Fire Risk Assessment</b>	1 Mar 2024
<b>Part 6 - Recommended Date for Reassessment of the premises</b>	1 Mar 2026
<b>Part 7 - Unique Reference Number of this Certificate (Job Number)</b>	173604

Signed for on behalf of the Issuing Certified Organisation

James Hutton



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**Dated:**

1 Mar 2024

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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](mailto:info@bafes.org.uk) | [www.bafes.org.uk](http://www.bafes.org.uk)

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## Media summary



Photo 1

A handwritten signature in black ink that reads "R. J. Allen". The signature is written in a cursive style and is underlined.

Photo 2

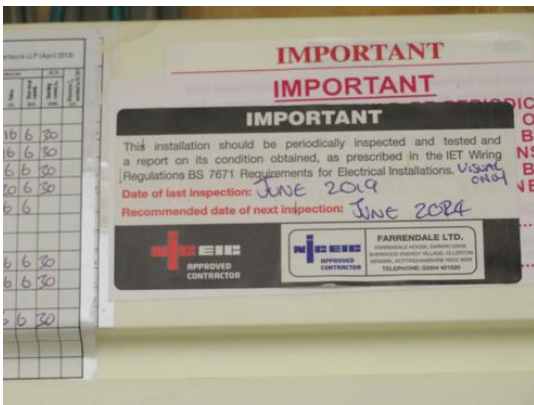


Photo 3



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

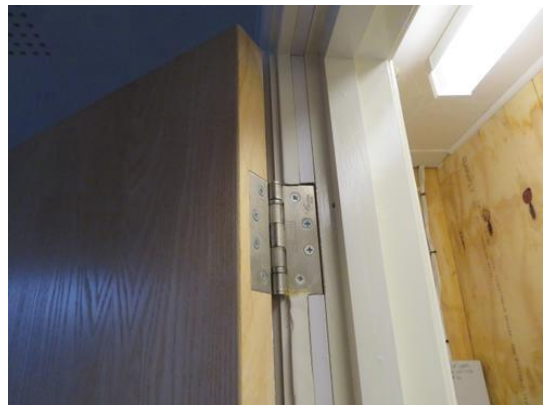


Photo 22



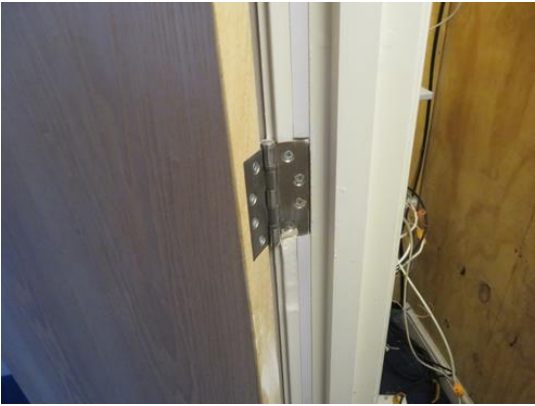


Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32

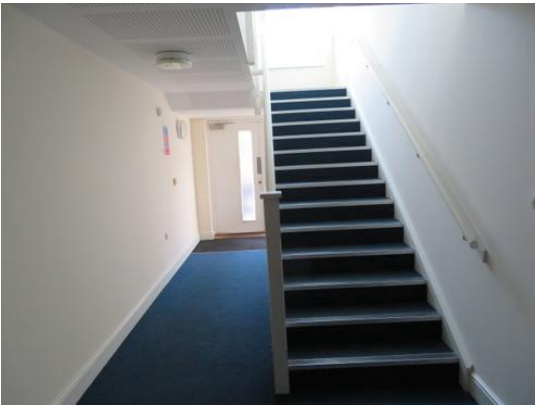


Photo 33



Photo 34



Photo 35



Photo 36



Photo 37