

FIRE RISK ASSESSMENT

PROPERTY ASSESSED:

Holme Close 8-11

Holloway

Holloway

DE4 5BE



UPRN: FB123

Inspection Date: 21/12/2022

Validation Date: 11/01/2023

Valid to: 11/01/2025

FRA completed by: Pennington Choices

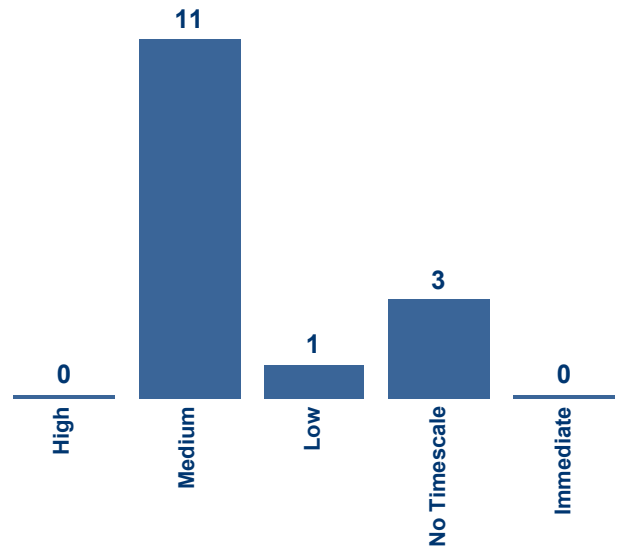
FRA Completed For: Futures



FRA Risk Rating: Moderate



FRA Action Count by Priority



FRA Action by Type

Recommendations: 3

Actions: 12

Premises Risk Rating: Moderate

Reassessment Priority: Medium - 2 Years


Recommended evacuation strategy for this building is: Stay Put


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

FRA - Summary

Responsible Person	Lindsey Williams, Chief Executive, Futures Housing Group.
Property Designation	General needs
Management Extent	Non Managed – eg GN
No of Floors	2
No of Flats (if applicable)	4
Ground floor Area (m2)	78
Total Area of all floors (m2)	156

FRA Completed By:	Adrian Gallimore
FRA Type:	Type 1
QA Validation Date:	11/01/2023
QA Carried Out By:	Jack McLinden
Validator's Signature:	









Ref.	Category	Priority	Complete By
A1	Electrical Ignition Sources	Medium	11/Apr/2023
Finding/Observation		Action/Recommendation	
<p>The consumer unit located within the entrance lobby is labelled as last being tested on 02/11/2018. The date of the next recommended test is dated as May 2019.</p> <p>Image: A11</p> 		<p>Management should refer to Electrical Condition Inspection Report to establish the reason for a 6 monthly re-test and to close any outstanding recommendations where identified.</p>	


Ref.	Category	Priority	Complete By
C2	Arson	Medium	11/Apr/2023
Finding/Observation		Action/Recommendation	
<p>Wheelie bins are stored close to the building at the rear.</p> <p>Image: C21</p> 		<p>Management should ensure that waste bins are stored away from the building</p>	


Ref.	Category	Priority	Complete By
K4	Means Of Escape	Medium	11/Apr/2023
Finding/Observation		Action/Recommendation	
<p>The front exit door has a door handle to the inside which releases the door lock. The rear door has a door handle however this can be locked with a key which may affect safe egress.</p> <p>Image: K43</p>  <p>Image: K41</p>  <p>Image: K42</p> 		<p>The lock should be replaced with thumb lock to allow safe egress.</p>	

Findings & Actions Summary





Ref.	Category	Priority	Complete By
K12	Means Of Escape	Medium	11/Apr/2023
Finding/Observation		Action/Recommendation	
Cabling is contained within plastic conduit located within common areas.		Management should replace conduit with fire rated metal trunking	
<p>Image: K121</p> 		<p>Image: K122</p> 	
<p>Image: K123</p> 		<p>Image: K124</p> 	


Ref.	Category	Priority	Complete By
L1	Flat Entrance Doors	Medium	11/Apr/2023
Finding/Observation		Action/Recommendation	
Flat 11 was sampled at the time of assessment. The door was fitted with intumescent strip but no self closer device. In addition, the door was not labelled and it was not possible to establish fire rating. Door to other dwellings were not inspected as access was not granted.		Management should inspect all doors to the premises to establish condition and fire rating and repair or replace doors with certificated FD30S self-closing fire door(s) and frame sets where necessary. These should be fitted by an approved, third party certified installation contractor.	
<p>Image: L11</p> 		<p>Image: L12</p> 	
<p>Image: L13</p> 		<p>Image: L14</p> 	
<p>Image: L15</p> 		<p>Image: L16</p> 	
<p>Image: L17</p> 		<p>Image: L18</p> 	


Ref.	Category	Priority	Complete By
P1	Means Of Giving Warning In Case Of Fire	Medium	11/Apr/2023
Finding/Observation		Action/Recommendation	
<p>Grade D LD2 AFD is installed to common areas (entrance lobby and landing). Current guidance usually recommends a 'Stay Put' evacuation strategy for purpose built general needs blocks and an communal AFD system would normally be unnecessary and undesirable. The fire procedure displayed in the entrance lobby shows that a simultaneous evacuation is recommended and the current AFD system would not facilitate this.</p>		<p>Responsible person to confirm/ensure that the installed alarm system is warranted, appropriate and effective. Depending on the outcome modify system accordingly.</p>	
<p>Image: P11</p> 			

Ref.	Category	Priority	Complete By
P7	Means Of Giving Warning In Case Of Fire	Medium	11/Apr/2023
Finding/Observation		Action/Recommendation	
<p>Hard-wired smoke / heat detection was installed to the flat sampled (flat 11). It was not possible to establish the level of detection to other dwellings within the block as no other dwellings were accessible.</p>		<p>Management should ensure that hard-wired smoke / heat alarms is installed to all flats within the block, in accordance with BS5389-6-2019 (Grade D LD2 smoke alarms). If found not to be, install to this standard. All work to be carried out by a third party accredited fire alarm company.</p>	
<p>Image: P71</p> 			


Findings & Actions Summary

Ref.	Category	Priority	Complete By
Q1	Measures To Limit Fire Spread And Development	Medium	11/Apr/2023
Finding/Observation		Action/Recommendation	
<p>Walls within common areas are brick. Floors and ceilings are solid with textured painted plasterboard to the first-floor ceiling. Breaches were identified above conduit within common areas. In addition, it was not possible to establish if there were further breaches behind conduit.</p>		<p>Management should inspect behind conduit and ensure that any compartmentation breaches identified are properly filled with fire rated building materials.</p>	
<p>Image: Q12</p> 		<p>Image: Q13</p> 	
<p>Image: Q14</p> 		<p>Image: Q11</p> 	

Ref.	Category	Priority	Complete By
Q4	Measures To Limit Fire Spread And Development	Medium	11/Apr/2023
Finding/Observation		Action/Recommendation	
<p>It was not possible to access the roof space as the inspection hatch was locked.</p>		<p>Management to check compartmentation within the roof space between the top floor flats and the common area</p>	
<p>Image: Q41</p> 			

Ref.	Category	Priority	Complete By
Q5	Measures To Limit Fire Spread And Development	Medium	11/Apr/2023
Finding/Observation		Action/Recommendation	
<p>The electrical intake cupboard within the entrance lobby did not appear to be fire rated. In addition breaches around cabling were identified.</p>		<p>Management should ensure that the electrical intake cupboard is constructed from fire rated materials and that the cupboard is kept locked to prevent unauthorised access. Compartmentation breaches should be closed with fire rated building materials.</p>	
<p>Image: Q51</p> 			

Findings & Actions Summary

Ref.	Category	Priority	Complete By
T1	Procedures And Arrangements	Medium	11/Apr/2023
Finding/Observation		Action/Recommendation	
<p>The procedure displayed within the entrance lobby shows that a simultaneous evacuation is supported however guidance for general needs purpose built blocks usually advises a 'Stay Put' policy.</p>		<p>Management should refer to P1 and O1 and depending on the outcome review the evacuation strategy accordingly.</p>	
<p>Image: T11</p> 			

Low

1

Ref.	Category	Priority	Complete By
Y1	Engagement With Residents	Low	10/Jul/2023
Finding/Observation		Action/Recommendation	
It was not possible to establish what fire safety information has been disseminated to residents.		Management should ensure that all residents have received necessary fire safety information and are aware of any procedures already in place.	

No Timescale

3

Ref.	Category	Priority	Complete By
F1	Lightning	No Timescale	
Finding/Observation		Action/Recommendation	
It was not possible to establish if lightening protection is installed to common areas.		Management should confirm if lightning protection is installed to the premise. A risk assessment should be conducted to establish if lightning protection is required.	

Ref.	Category	Priority	Complete By
T2	Procedures And Arrangements	No Timescale	
Finding/Observation		Action/Recommendation	
It was not possible to establish if a competent person has been appointed for the property.		Management to confirm there is a competent person in place to undertake the preventative and protective measures for this property.	

Findings & Actions Summary

Ref.	Category	Priority	Complete By
T6	Procedures And Arrangements	No Timescale	
Finding/Observation		Action/Recommendation	
Although this is a general needs block, it was not possible to establish if there were any disabled persons present.		Management should establish if there are any persons with disabilities or special needs that may require assistance, require a PEEPs and/or PCFRA. An appropriate procedure should be put in place once a PEEPS or PCFRA has been completed.	

Reassessment Priority	Medium - 2 Years
Responsible Person	Lindsey Williams, Chief Executive, Futures Housing Group.
BAFE Cert	CHES077

General Information

UPRN	FB123
Address	Holme Close 8-11 Holloway Holloway
Postcode	DE4 5BE
Fire Risk Assessor	Adrian Gallimore
Date of Inspection	21/12/2022
Checked by	Jack McLinden
Reassessment Date	21/12/2024

General Information

Property Designation	General needs
Property Type	Purpose built block of flats
No of Floors	2
No of Flats (if applicable)	4
Ground floor area (m2)	78
Total area of all floors	156
Building Description	Purpose built property. There are two flats to the ground floor with a stairway off the front entrance leads to the first floor with two flats (4 in total). There are two means of escape which is via the front entrance and rear door leading to communal yard / waste storage area.
Building Construction	Brick built property with tiled pitched roof. Internal dividing walls to common areas are brick with solid textured painted ceiling to the ground floor and textured painted plasterboard ceiling to the first floor. The stairway is open plan solid construction with solid vinyl tiled covered floors
Extent of common areas	Entrance lobby, stairs and landings
Areas of the building to which access was not available	Roof space
If applicable state which flats were sample inspected	Flats 11

1. The Occupants

Ref.	Question	Policy Principles
10	Management Extent	
Answer		Finding/Observation
Non Managed – eg GN		

Ref.	Question	Policy Principles
11	Details of any onsite management (hours onsite etc.)	
Answer		Finding/Observation
There are no on-site management at this property.		

Ref.	Question	Policy Principles
12	Person managing fire safety in premises	
Answer		Finding/Observation
Lindsey Williams, Chief Executive, Futures Housing		

Ref.	Question	Policy Principles
13	Person consulted during the fire risk assessment	
Answer		Finding/Observation
No persons were consulted during this fire risk assessment.		

Ref.	Question	Policy Principles
14	Number of occupants (maximum estimated)	
Answer		Finding/Observation
It was not possible to establish the number of occupants during the assessment however, a maximum number of 16 persons is estimated (4 per flat)		

Ref.	Question	Policy Principles
15	Approximate maximum number of employees at any one time	
Answer		Finding/Observation
There are no employees at this property.		

Ref.	Question	Policy Principles
16	Number of members of the public (maximum estimated)	
Answer		Finding/Observation
1-2. There were no members of the public on site during the assessment however there may be persons visiting periodically such as residents' families, contractors and postal workers etc.		

Ref.	Question	Policy Principles
17	Identify any people who are especially at risk: <ul style="list-style-type: none">- sleeping occupants- disabled occupants- occupants in remote areas and lone workers- young persons- others	
Answer	Finding/Observation	
This is a "general needs" block of flats that will have sleeping occupants. It is conceivable that there may be young persons, the elderly and children within the flats as part of families who reside there. There may also be occupants with varying degrees of physical/mental impairment. In addition, lone workers may be present within common parts of the premises.		

2. Fire Safety Legislation

Ref.	Question	Policy Principles
21	The following fire safety legislation applies to these premises	
Answer		Finding/Observation
Regulatory Reform (Fire Safety) Order 2005		

Ref.	Question	Policy Principles
22	The above legislation is enforced by	
Answer		Finding/Observation
Northamptonshire Fire and Rescue Service		

Ref.	Question	Policy Principles
23	Other key fire safety legislation (other than Building Regs 2000)	
Answer		Finding/Observation
Housing Act 2004		


Ref.	Question	Policy Principles
24	The other legislation referred to above is enforced by	
Answer		Finding/Observation
Local Governing Authority.		

Ref.	Question	Policy Principles
25	Guidance used as applicable to premises and occupation	
Answer		Finding/Observation
Home Office (September 2021) Fire Safety in Purpose Built Blocks		

Ref.	Question	Policy Principles
26	Is there an alteration or enforcement notice in force?	
Answer		Finding/Observation
Unknown		None known to assessor.

Ref.	Question	Policy Principles
27	Fire loss experience (since last FRA)	
Answer		Finding/Observation
Unknown		None known to assessor. There was no evidence of fire loss or damage at the time of assessment.

A. Electrical Ignition Sources

Ref.	Question	Policy Principles
A1	Is the fixed electrical installation periodically inspected and tested, (include dates if known)?	FHG complete Fixed wire testing in line with current regulations every 5 years and complete an annual visual inspection on all properties.
Answer		Finding/Observation
Unknown		The consumer unit located within the entrance lobby is labelled as last being tested on 02/11/2018. The date of the next recommended test is dated as May 2019.
Action/Recommendation		Priority
Management should refer to Electrical Condition Inspection Report to establish the reason for a 6 monthly re-test and to close any outstanding recommendations where identified.		Medium
		Due Date
		11/Apr/2023
Images		
<p>Image: A11</p> 		

Ref.	Question	Policy Principles
A2	Is PAT testing in common areas carried out?	PAT testing is complete at the time of the visual inspection as mentioned above. All items in the communal areas will be tested.
Answer		Finding/Observation
N/A		No portable electrical appliances were identified within common areas at the time of assessment.

Ref.	Question	Policy Principles
A3	Is there a policy for personal electrical appliances (consider restrictions of communal supply points such as outlets and T pin outlets)?	All personal items are not to be left in communal areas.
Answer		Finding/Observation
N/A		There were no personal electrical appliance within common areas at the time of assessment.

Ref.	Question	Policy Principles
A4	Is the use of adapters and leads limited?	
Answer		Finding/Observation
N/A		None present at time of assessment.

Detailed Risk Assessment

Ref.	Question	Policy Principles
A5	Are there any PV cells installed and do they have the appropriate isolation systems and signage to assist the fire and rescue service?	
Answer		Finding/Observation
N/A		None present.

B. Smoking Policies

Ref.	Question	Policy Principles
B1	Are there suitable arrangements to prevent fire as a result from smoking?	No smoking policy in all communal areas- signage displayed.
Answer		Finding/Observation
Yes		Signage is displayed within common area.



Images


Image: B11



Ref.	Question	Policy Principles
B2	Is the policy being adhered to and are "No smoking" signs provided in the common areas?	
Answer		Finding/Observation
Yes		There was no evidence of illicit smoking within common areas at the time of assessment. Signage is displayed.

C. Arson

Ref.	Question	Policy Principles
C1	Are premises secure against arson by outsiders? (Please state how)	
Answer		Finding/Observation
Yes		Entrance to the premises is by standard security lock. There is a 'Trades' button however, this was not active at the time of assessment.
Images		
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Image: C11</p>  </div> <div style="text-align: center;"> <p>Image: C12</p>  </div> </div>		

Ref.	Question	Policy Principles	
C2	Are bins secured or fire loading stored in a suitable location? (Please state bin type, location, if and how it is secured)		
Answer		Finding/Observation	
No		Wheelie bins are stored close to the building at the rear.	
Action/Recommendation		Priority	Due Date
Management should ensure that waste bins are stored away from the building		Medium	11/Apr/2023
Images			
<p>Image: C21</p> 			

D. Portable Heaters And Heating Installations

Ref.	Question	Policy Principles
D1	If used, is the use of portable heaters regarded as safe?	
Answer		Finding/Observation
N/A		There were no portable heaters within common areas at the time of assessment

Ref.	Question	Policy Principles
D2	Are fixed heating systems maintained annually?	All Safety inspections carried out annually by qualified persons.
Answer		Finding/Observation
N/A		There are no fixed heating systems within common areas at the time of assessment.

E. Cooking

Ref.	Question	Policy Principles
E1	Are reasonable measures in place to prevent fires as a result of cooking, including replacing filter(where necessary)?	
Answer	Finding/Observation	
N/A	There are no cooking facilities within common areas	

F. Lightning

Ref.	Question	Policy Principles
F1	Does the building have a lightning protection system?	
Answer		Finding/Observation
Unknown		It was not possible to establish if lightening protection is installed to common areas.

G. House-Keeping

Ref.	Question	Policy Principles
G1	Are combustible materials kept away from any sources of ignition, including gas and electrical intake cupboards?	
Answer		Finding/Observation
Yes		There were no issues identified at the time of assessment.

Ref.	Question	Policy Principles
G2	Are the escape routes kept clear of items combustible materials or waste and free of any trip hazards?	
Answer		Finding/Observation
Yes		There were no issues identified at the time of assessment

Ref.	Question	Policy Principles
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"?	
Answer		Finding/Observation
N/A		None present.

H. Hazards Introduced By Contractors

Ref.	Question	Policy Principles
H1	Is there satisfactory control over works carried out in the building by contractors (e.g. hot work permits)?	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.
Answer		Finding/Observation
Yes		See policy principle.

I. Dangerous Substances

Ref.	Question	Policy Principles
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?	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.
Answer		Finding/Observation
N/A		There were no dangerous substances identified at the time of assessment. Refer to Principle Policy Statement.

J. Other Significant Hazards

Ref.	Question	Policy Principles
J1	Are all issues deemed satisfactory? [1]	
Answer		Finding/Observation
N/A		There were no further issues identified at the time of assessment.

Ref.	Question	Policy Principles
J2	Are all issues deemed satisfactory?	
Answer		Finding/Observation
N/A		No further issues were identified at the time of assessment.

K. Means Of Escape

Ref.	Question	Policy Principles
K1	Is the escape route design deemed satisfactory? (Consider current design codes)	
Answer		Finding/Observation
Yes		The escape route is satisfactory.

Ref.	Question	Policy Principles
K2	Is the fire-resisting construction (including any glazing) protecting escape routes and staircases of a suitable standard and maintained in sound condition?	
Answer		Finding/Observation
Yes		Walls within common areas are brick with solid floor and ceiling to the ground floor. The ceiling to the first floor is textured painted plasterboard. The stairs are of solid construction.

Ref.	Question	Policy Principles
K3	Is there adequate provision of exits (including exit Widths) for the numbers who may be present?	
Answer		Finding/Observation
Yes		There is adequate provision of exits and adequate widths for the numbers present.

Ref.	Question	Policy Principles
K4	Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?)	
Answer		Finding/Observation
No		The front exit door has a door handle to the inside which releases the door lock. The rear door has a door handle however this can be locked with a key which may affect safe egress.

Action/Recommendation	Priority	Due Date
The lock should be replaced with thumb lock to allow safe egress.	Medium	11/Apr/2023

Images

Image: K43




Image: K41




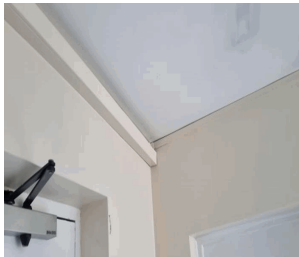


Image: K42



Ref.	Question	Policy Principles
K5	Do final exits open in the direction of escape where necessary?	
Answer		Finding/Observation
N/A		Both the front and rear exit doors open inwardly. The risk profile of the premises is low and occupancy levels are low.
Ref.	Question	Policy Principles
K6	Are travel distances satisfactory? (consider single direction and more than one direction, property risk profile and occupancy characteristics)	
Answer		Finding/Observation
Yes		Travel distances are acceptable to the risk profile.
Ref.	Question	Policy Principles
K7	Are there suitable precautions for all inner rooms?	
Answer		Finding/Observation
N/A		There are no inner room scenarios present.
Ref.	Question	Policy Principles
K8	Are escape routes separated where appropriate?	
Answer		Finding/Observation
N/A		Not required.
Ref.	Question	Policy Principles
K9	Are corridors sub-divided where appropriate?	
Answer		Finding/Observation
N/A		Not required.
Ref.	Question	Policy Principles
K10	Do escape routes lead to a place of safety?	
Answer		Finding/Observation
Yes		Escape routes lead to the external environment









Ref.	Question	Policy Principles
K11	Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision)	
Answer		Finding/Observation
Yes		Openable windows are fitted to the first floor landing.
Images		
<p>Image: K111</p> 		

Ref.	Question	Policy Principles
K12	Is there any other issues that could affect the means of escape, for example plastic conduit/loose cables not secured by fire rated fastening?	
Answer		Finding/Observation
No		Cabling is contained within plastic conduit located within common areas.
Action/Recommendation		Priority
Management should replace conduit with fire rated metal trunking		Medium
		Due Date
		11/Apr/2023
Images		
<p>Image: K121 Image: K122 Image: K123 Image: K124</p>    		

L. Flat Entrance Doors

Ref.	Question	Policy Principles	
L1	Are the sample inspection flat entrance door or doors in good condition and appropriately fire rated?		
Answer		Finding/Observation	
Unknown		Flat 11 was sampled at the time of assessment. The door was fitted with intumescent strip but no self closer device. In addition, the door was not labelled and it was not possible to establish fire rating. Door to other dwellings were not inspected as access was not granted.	
Action/Recommendation		Priority	Due Date
Management should inspect all doors to the premises to establish condition and fire rating and repair or replace doors with certificated FD30S self-closing fire door(s) and frame sets where necessary. These should be fitted by an approved, third party certified installation contractor.		Medium	11/Apr/2023




Images

Image: L11	Image: L12	Image: L13	Image: L14
			
Image: L15	Image: L16	Image: L17	Image: L18
			

M. Common Area Fire Doors

Ref.	Question	Policy Principles
M1	Are all common area fire door and frames in good condition and appropriately fire rated?	
Answer	Finding/Observation	
N/A	There are no common area fire doors to this property. See Q5 referring to electrical cupboard.	

N. Emergency Lighting


Ref.	Question	Policy Principles
N1	If emergency lighting is provided, is the coverage sufficient and in good repair? (Internal and external)	
Answer		Finding/Observation
Yes		Emergency lighting is installed to the ground and first floor and is adequate for the premises. No defects were identified at the time of assessment.
Images		
Image: N11	Image: N12	Image: N13
		

Ref.	Question	Policy Principles
N2	If EL not provided, is borrowed/artificial lighting sufficient for escape? (Internal and external)	
Answer		Finding/Observation
Yes		There is no external emergency light fitted however borrowed light is adequate

O. Fire Safety Signs & Notices

Ref.	Question	Policy Principles
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)	
Answer		Finding/Observation
No		Futures fire procedure 'Fire Action Notice' is displayed within the entrance lobby. Signage is displayed over the front exit. The fire strategy advises of a 'Get Out Stay Out' fire strategy. Usually a 'Stay Put' policy is recommended for purpose built general needs properties. Refer to P1 and T1.
Ref.	Question	Policy Principles
O2	Wayfinding Signage (buildings over 11 metres in height). Are there clear markings for flat and floor recognition provided?	
Answer		Finding/Observation
N/A		The building is under 11 metres in height.

P. Means Of Giving Warning In Case Of Fire

Ref.	Question	Policy Principles
P1	Is a reasonable fire detection and fire alarm system provided in the common areas, where necessary?	
Answer		Finding/Observation
No		Grade D LD2 AFD is installed to common areas (entrance lobby and landing). Current guidance usually recommends a 'Stay Put' evacuation strategy for purpose built general needs blocks and an communal AFD system would normally be unnecessary and undesirable. The fire procedure displayed in the entrance lobby shows that a simultaneous evacuation is recommended and the current AFD system would not facilitate this.
Action/Recommendation		Priority
Responsible person to confirm/ensure that the installed alarm system is warranted, appropriate and effective. Depending on the outcome modify system accordingly.		Medium
		Due Date
		11/Apr/2023
Images		
Image: P11		
		

Ref.	Question	Policy Principles
P2	If installed, is the common area AFD adequate for the occupancy and fire risk?	
Answer		Finding/Observation
Unknown		Refer to P1

Ref.	Question	Policy Principles
P3	If not installed, are the premises deemed safe without a common area AFD system?	
Answer		Finding/Observation
N/A		AFD is installed to common areas. Refer to P1


Ref.	Question	Policy Principles
P4	If there is a communal fire detection and fire alarm system, does it extend into the dwellings?	
Answer		Finding/Observation
Unknown		There is no linked detection installed to the dwelling sampled (Flat 11). Refer to P1 and P7

Ref.	Question	Policy Principles
P5	Where appropriate, has a fire alarm zone plan been provided?	
Answer		Finding/Observation
N/A		Not required as no fire alarm panel is installed.

Ref.	Question	Policy Principles
P6	Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?	
Answer		Finding/Observation
N/A		No fire alarm panel installed. See P1.





Ref.	Question	Policy Principles
P7	If applicable, is a separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?	
Answer		Finding/Observation
Unknown		Hard-wired smoke / heat detection was installed to the flat sampled (flat 11). It was not possible to establish the level of detection to other dwellings within the block as no other dwellings were accessible.

Action/Recommendation	Priority	Due Date
Management should ensure that hard-wired smoke / heat alarms is installed to all flats within the block, in accordance with BS5389-6-2019 (Grade D LD2 smoke alarms). If found not to be, install to this standard. All work to be carried out by a third party accredited fire alarm company.	Medium	11/Apr/2023

Images
<p>Image: P71</p> 


Ref.	Question	Policy Principles
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?	
Answer		Finding/Observation
N/A		This is a general needs block


Q. Measures To Limit Fire Spread And Development

Ref.	Question	Policy Principles			
Q1	Is there adequate levels of compartmentation between floors and between flats and the common escape routes?				
Answer		Finding/Observation			
No		Walls within common areas are brick. Floors and ceilings are solid with textured painted plasterboard to the first-floor ceiling. Breaches were identified above conduit within common areas. In addition, it was not possible to establish if there were further breaches behind conduit.			
Action/Recommendation		Priority	Due Date		
Management should inspect behind conduit and ensure that any compartmentation breaches identified are properly filled with fire rated building materials.		Medium	11/Apr/2023		
Images					
Image: Q12		Image: Q13		Image: Q14	
					
					

Ref.	Question	Policy Principles		
Q2	Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings)			
Answer		Finding/Observation		
N/A		None present		

Ref.	Question	Policy Principles		
Q3	Is there adequately fire protected service risers and/or ducts in common areas, that will restrict the spread of fire and smoke?			
Answer		Finding/Observation		
N/A		None present.		

Ref.	Question	Policy Principles
Q4	Is compartmentation maintained in the roof space?	
Answer		Finding/Observation
Unknown		It was not possible to access the roof space as the inspection hatch was locked.
Action/Recommendation		Priority
Management to check compartmentation within the roof space between the top floor flats and the common area		Medium
		Due Date
		11/Apr/2023
Images		
<p>Image: Q41</p> 		

Ref.	Question	Policy Principles
Q5	Are electrics, including embedded meters, enclosed in fire rated construction?	
Answer		Finding/Observation
Unknown		The electrical intake cupboard within the entrance lobby did not appear to be fire rated. In addition breaches around cabling were identified.
Action/Recommendation		Priority
Management should ensure that the electrical intake cupboard is constructed from fire rated materials and that the cupboard is kept locked to prevent unauthorised access. Compartmentation breaches should be closed with fire rated building materials.		Medium
		Due Date
		11/Apr/2023
Images		
<p>Image: Q51</p> 		

Ref.	Question	Policy Principles
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?	
Answer		Finding/Observation
N/A		None present.

Ref.	Question	Policy Principles
Q7	Is there reasonable limitation of linings to escape routes that might promote fire spread?	
Answer		Finding/Observation
No		Walls within common areas are brick. Floors and ceilings are solid with textured painted plasterboard to the first-floor ceiling. Breaches were identified at the time of assessment. Refer to Q1

Ref.	Question	Policy Principles
Q8	Are soft furnishings in common areas appropriate to limit fire spread/growth?	
Answer		Finding/Observation
N/A		There were no soft furnishings within common areas at the time of assessment.

Ref.	Question	Policy Principles
Q9	Does the premises have any external balconies, cladding or materials which may promote external fire spread?	
Answer		Finding/Observation
N/A		No materials were identified that is likely to promote external fire spread.

Ref.	Question	Policy Principles
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?	
Answer		Finding/Observation
N/A		External walls are of brick construction.

Ref.	Question	Policy Principles
Q11	Does the External wall note include any mitigating circumstances that may have been taken to reduce the risk?	
Answer		Finding/Observation
N/A		Not required.

Ref.	Question	Policy Principles
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.	
Answer		Finding/Observation
N/A		Not required.

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Ref.	Question	Policy Principles
Q13	Are all other fire spread/compartmentation issues satisfactory?	
Answer		Finding/Observation
N/A		No further compartmentation issues were identified at the time of assessment.

R. Fire Extinguishing Appliances

Ref.	Question	Policy Principles
R1	if required, is there reasonable provision of accessible portable fire extinguishers?	
Answer	Finding/Observation	
N/A	No extinguishers are installed, and none required.	


S. Relevant Automatic Fire Extinguishing Systems

Ref.	Question	Policy Principles
S1	Are there any automatic fire suppressant systems on site?	
Answer		Finding/Observation
N/A		No suppression system installed.

Ref.	Question	Policy Principles
S2	Are there any fixed fire fighting mains within the premises?	
Answer		Finding/Observation
N/A		None present.

Ref.	Question	Policy Principles
S3	If any other relevant systems / equipment is installed, state type of system and comment as necessary	
Answer		Finding/Observation
N/A		None present.

T. Procedures And Arrangements

Ref.	Question	Policy Principles
T1	Recommended evacuation strategy for this building is	
Answer		Finding/Observation
Stay Put		The procedure displayed within the entrance lobby shows that a simultaneous evacuation is supported however guidance for general needs purpose built blocks usually advises a 'Stay Put' policy.
Action/Recommendation		Priority
Management should refer to P1 and O1 and depending on the outcome review the evacuation strategy accordingly.		Medium
		Due Date
		11/Apr/2023
Images		
<p>Image: T11</p> 		

Ref.	Question	Policy Principles
T2	Has a competent person(s) been appointed to assist in undertaking the preventative and protective measures including in house checks?	
Answer		Finding/Observation
Unknown		It was not possible to establish if a competent person has been appointed for the property.

Ref.	Question	Policy Principles
T3	Are there appropriate documented fire safety arrangements and procedures in place in the event of fire?	
Answer		Finding/Observation
Unknown		Futures fire procedure / Fire Action Notice is displayed within the entrance lobby. Refer to T1

Ref.	Question	Policy Principles
T4	Are there suitable arrangements for liaison and calling the Fire Service?	
Answer		Finding/Observation
N/A		Residents would call the Fire Service.

Detailed Risk Assessment

Ref.	Question	Policy Principles
T5	Are there suitable fire assembly points away from any risk?	
Answer		Finding/Observation
N/A		Not required.
Ref.	Question	Policy Principles
T6	Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?	
Answer		Finding/Observation
Unknown		Although this is a general needs block, it was not possible to establish if there were any disabled persons present.
Ref.	Question	Policy Principles
T7	Are staff nominated and trained on the use of fire extinguishing appliances?	
Answer		Finding/Observation
N/A		There are no fire extinguishers installed and no staff on site.
Ref.	Question	Policy Principles
T8	Are staff nominated and trained to assist in evacuation (Where applicable e.g. Offices, supported schemes)?	
Answer		Finding/Observation
N/A		No staff at this property.

U. Training

Ref.	Question	Policy Principles
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)	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.
Answer		Finding/Observation
N/A		There are no staff at this property.

Ref.	Question	Policy Principles
U2	Are employees nominated to assist in the event of fire given additional training?	
Answer		Finding/Observation
N/A		No employees at this property.

V. Testing And Maintenance

Ref.	Question	Policy Principles
V1	Are all fire safety provisions for the building (AFD, Emergency Lighting, sprinklers etc.) routinely tested and maintained?	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
Answer	Finding/Observation	
Unknown	See policy principle.	

W. Records

Ref.	Question	Policy Principles
W1	Is all routine testing and staff training including fire drills suitably recorded and available for inspection?	
Answer	Finding/Observation	
N/A	No staff at this loaction.	

X. Premises Information Box

Ref.	Question	Policy Principles
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?	Log book is kept on SharePoint with proposed specific QR code access.
Answer		Finding/Observation
N/A		

Y. Engagement With Residents

Ref.	Question	Policy Principles
Y1	Has all Fire Safety information & procedures been disseminated to the residents?	
Answer	Finding/Observation	
Unknown	It was not possible to establish what fire safety information has been disseminated to residents.	
Action/Recommendation	Priority	Due Date
Management should ensure that all residents have received necessary fire safety information and are aware of any procedures already in place.	Low	10/Jul/2023

Z. Any Other Information

Ref.	Question	Policy Principles
Z1	Are all issues deemed satisfactory? [1]	
Answer		Finding/Observation
N/A		No further issues were identified at the time of assessment.

Ref.	Question	Policy Principles
Z2	Are all issues deemed satisfactory?	
Answer		Finding/Observation
N/A		No further issues were identified at the time of assessment.

ZAAR. Assessment Risk Ratings

Ref.	Question	Policy Principles
ZAAR1	<p>Likelihood of Fire</p> <p>Low: Unusually low likelihood of fire as a result of negligible potential sources of ignition.</p> <p>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).</p> <p>High: Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire</p>	
Answer		Finding/Observation
Medium		

Ref.	Question	Policy Principles
ZAAR2	<p>Potential Consequences of Fire</p> <p>Slight harm: Outbreak of fire unlikely to result in serious injury or death of any occupant.</p> <p>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.</p> <p>Extreme harm: Significant potential for serious injury or death of one or more occupants likely to involve multiple fatalities</p>	
Answer		Finding/Observation
Moderate Harm		

Ref.	Question	Policy Principles
ZAAR3	<p>Premises Risk Rating</p> <p>Trivial: No action is required and no detailed records need be kept</p> <p>Tolerable: No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.</p> <p>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.</p> <p>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.</p> <p>Intolerable: Building (or relevant area) should not be occupied until the risk is reduced</p>	
Answer		Finding/Observation
Moderate		

Ref.	Question	Policy Principles
ZAAR4	On satisfactory completion of all remedial works the risk rating of this building may be reduced to:	
Answer	Finding/Observation	
Tolerable		

Limitations Statement

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 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.

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

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
<p>In this context, a definition of the above terms is as follows:</p> <p>Low: Unusually low likelihood of fire as a result of negligible potential sources of ignition.</p> <p>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).</p> <p>High: Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.</p>	

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
<p>In this context, a definition of the above terms is as follows:</p> <p>Slight harm: Outbreak of fire unlikely to result in serious injury or death of any occupant.</p> <p>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.</p> <p>Extreme harm: Significant potential for serious injury or death of one or more occupants likely to involve multiple fatalities.</p>	

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



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 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 & Address of Certified Organisation:
	Pennington Choices, Broofield House, Grimsditch Lane, WA4 4EA
Part 1b	BAFE registration number of issuing Certified Organization:
	102119
Part 1c	SSAIB 3rd Party Certificate Number:
	CHES077
Part 2	Name of Client:
	Lindsey Williams, Chief Executive, Futures Housing Group.
Part 3a	Address of premises for which the fire risk assessment was carried out:
	Holme Close 8-11, Holloway, Holloway, DE4 5BE
Part 3b	Part or parts of the premises to which the fire risk assessment applies:
	Entrance lobby, stairs and landings
Part 4	Brief description of the scope and purpose of the fire risk assessment:
	Life Safety (as per agreed Specification)
Part 4b	Limitations of FRA:
	See Limitation Statement
Part 5	Effective date of the fire risk assessment:
	21/12/2022
Part 6	Recommended date for reassessment of the premises:
	21/12/2024
Part 7	Unique reference number of this certificate:
	109358

Signed for and on behalf of the issuing Certificated Organization:

James Hutton

Dated: 1/11/2023

Appendix 1. Action Details

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
A1	ELECTRICAL IGNITION SOURCES	Medium	The consumer unit located within the entrance lobby is labelled as last being tested on 02/11/2018. The date of the next recommended test is dated as May 2019.	Management should refer to Electrical Condition Inspection Report to establish the reason for a 6 monthly re-test and to close any outstanding recommendations where identified.		11/04/2023	A11
C2	ARSON	Medium	Wheelie bins are stored close to the building at the rear.	Management should ensure that waste bins are stored away from the building		11/04/2023	C21
F1	LIGHTNING	No Timescale	It was not possible to establish if lightning protection is installed to common areas.	Management should confirm if lightning protection is installed to the premise. A risk assessment should be conducted to establish if lightning protection is required.			
K4	MEANS OF ESCAPE	Medium	The front exit door has a door handle to the inside which releases the door lock. The rear door has a door handle however this can be locked with a key which may affect safe egress.	The lock should be replaced with thumb lock to allow safe egress.		11/04/2023	K43, K41, K42
K12	MEANS OF ESCAPE	Medium	Cabling is contained within plastic conduit located within common areas.	Management should replace conduit with fire rated metal trunking		11/04/2023	K121, K122, K123, K124
L1	FLAT ENTRANCE DOORS	Medium	Flat 11 was sampled at the time of assessment. The door was fitted with intumescent strip but no self closer device. In addition, the door was not labelled and it was not possible to establish fire rating. Door to other dwellings were not inspected as access was not granted.	Management should inspect all doors to the premises to establish condition and fire rating and repair or replace doors with certificated FD30S self-closing fire door(s) and frame sets where necessary. These should be fitted by an approved, third party certified installation contractor.		11/04/2023	L11, L12, L13, L14, L15, L16, L17, L18
P1	MEANS OF GIVING WARNING IN CASE OF FIRE	Medium	Grade D LD2 AFD is installed to common areas (entrance lobby and landing). Current guidance usually recommends a 'Stay Put' evacuation strategy for purpose built general needs blocks and an communal AFD system would normally be unnecessary and undesirable. The fire procedure displayed in the entrance lobby shows that a simultaneous evacuation is recommended and the current AFD system would not facilitate this.	Responsible person to confirm/ensure that the installed alarm system is warranted, appropriate and effective. Depending on the outcome modify system accordingly.		11/04/2023	P11

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
P7	MEANS OF GIVING WARNING IN CASE OF FIRE	Medium	Hard-wired smoke / heat detection was installed to the flat sampled (flat 11). It was not possible to establish the level of detection to other dwellings within the block as no other dwellings were accessible.	Management should ensure that hard-wired smoke / heat alarms is installed to all flats within the block, in accordance with BS5389-6-2019 (Grade D LD2 smoke alarms). If found not to be, install to this standard. All work to be carried out by a third party accredited fire alarm company.		11/04/2023	P71
Q1	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Medium	Walls within common areas are brick. Floors and ceilings are solid with textured painted plasterboard to the first-floor ceiling. Breaches were identified above conduit within common areas. In addition, it was not possible to establish if there were further breaches behind conduit.	Management should inspect behind conduit and ensure that any compartmentation breaches identified are properly filled with fire rated building materials.		11/04/2023	Q12, Q13, Q14, Q11
Q4	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Medium	It was not possible to access the roof space as the inspection hatch was locked.	Management to check compartmentation within the roof space between the top floor flats and the common area		11/04/2023	Q41
Q5	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Medium	The electrical intake cupboard within the entrance lobby did not appear to be fire rated. In addition breaches around cabling were identified.	Management should ensure that the electrical intake cupboard is constructed from fire rated materials and that the cupboard is kept locked to prevent unauthorised access. Compartmentation breaches should be closed with fire rated building materials.		11/04/2023	Q51
T1	PROCEDURES AND ARRANGEMENTS	Medium	The procedure displayed within the entrance lobby shows that a simultaneous evacuation is supported however guidance for general needs purpose built blocks usually advises a 'Stay Put' policy.	Management should refer to P1 and O1 and depending on the outcome review the evacuation strategy accordingly.		11/04/2023	T11
T2	PROCEDURES AND ARRANGEMENTS	No Timescale	It was not possible to establish if a competent person has been appointed for the property.	Management to confirm there is a competent person in place to undertake the preventative and protective measures for this property.			
T6	PROCEDURES AND ARRANGEMENTS	No Timescale	Although this is a general needs block, it was not possible to establish if there were any disabled persons present.	Management should establish if there are any persons with disabilities or special needs that may require assistance, require a PEEPs and/or PCFRA. An appropriate procedure should be put in place once a PEEPS or PCFRA has been completed.			
Y1	ENGAGEMENT WITH RESIDENTS	Low	It was not possible to establish what fire safety information has been disseminated to residents.	Management should ensure that all residents have received necessary fire safety information and are aware of any procedures already in place.		10/07/2023	