

## Futures Fire Risk Assessment

Futures Homescape, Community Centre  
 Ecclesbourne Close: DE56 4GJ, - UPRN: 11 /  
 173531 / QA Approved / Gary Leigh

Complete

Flagged items	2	Actions	16
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**SITE NAME:** Futures Homescape,  
 Community Centre  
 Ecclesbourne Close: DE56  
 4GJ, - UPRN: 11, Fire Risk  
 Assessments, Futures  
 Homescape

### PROPERTY IMAGE

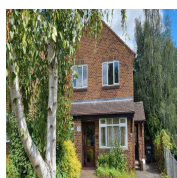


Photo 1

**UPRN:** 11

**JOB NUMBER:** 173531

**FRA COMPLETED BY:** Pennington Choices Limited

**FIRE RISK ASSESSOR NAME:** Adrian Gallimore

**INSPECTION DATE:** 23 Aug 2023

**REPORT STATUS:** QA Approved

**REASSESSMENT PRIORITY** Medium - 2 Years

**VALID TO: (QA Use Only)** 21 Sep 2025

**VALIDATION DATE: (QA Use Only)** 21 Sep 2023

**VALIDATED BY: (QA Use Only)** Gary Leigh

VALIDATOR'S SIGNATURE: (QA Use Only)

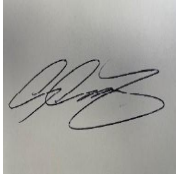


Photo 2

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## Flagged items & Actions

2 flagged, 16 actions

### Flagged items

2 flagged, 0 actions

Assessment Risk Ratings / Premises Risk Rating

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

MODERATE

Assessment Risk Ratings

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

TOLERABLE

### Other actions

16 actions

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

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

Unknown

No personal electrical appliances were identified as the centre was not in use at the time of assessment. It was not possible to establish the policy for community centre users that may use their own electrical appliances such as charging of mobile phones etc.

**Open** | Created by Adrian Gallimore

A3

Management should confirm the policy on the use of personal electrical appliances within the community centre and ensure that it is communicated to centre users.

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

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

No

There was no evidence of illicit smoking within the community centre however, there is no signage displayed.

**Open** | Priority Low | Due 21 Sep 2024 11:14 AM BST | Created by Adrian Gallimore

B2

Management should display no smoking signage at the point of entry to state 'It is against the law to smoke on these premises'.

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)

Unknown

It was not possible to establish the arrangement for waste as no waste bins were identified at the time of assessment, however, the community centre is not currently used.

Open | Created by Adrian Gallimore

C2

If the community centre is used in future and waste bins are provided, management should ensure that they are located in a safe place away from the building.

Detailed Risk Assessment Part 2 / F - Lightning / F1

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

No

FHG Policy Principal confirms that there is no lightning protection installed.

Open | Created by Adrian Gallimore

F1

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

Detailed Risk Assessment Part 2 / G - Housekeeping / G2

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

Unknown

Escape routes are clear however, persons exiting the building from the rear of the sitting room would need to egress over the parking area for the dwelling above, to the side of the property. The ground is uneven and trip hazards are present.



Photo 13

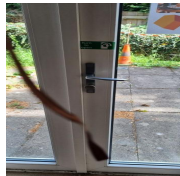


Photo 14

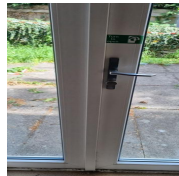


Photo 15

Open | Due 11 Mar 2024 11:29 AM GMT | Created by Adrian Gallimore

G2

Should the community centre be used in future, management should ensure that the egress route from the rear of the premise is safe, free from trip hazards and well lit.

Detailed Risk Assessment Part 2 / G - Housekeeping / G3

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

N/A

No mobility scooters were identified however, the centre was not used at the time of assessment. It is likely that members of the local community may attend the centre (in future) in a mobility scooter. It was not possible to establish if a risk assessment has been completed as the information was not accessible at the time of assessment.

Open | Created by Adrian Gallimore

G3

Management should confirm if they allow the charging of mobility scooters within the community centre. Where charging is allowed, management should ensure that there is a suitable risk assessment in place. Any risk assessment should take into account any risks associated with Lithium-Ion batteries.

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

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

Unknown

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

Open | Priority Medium | Due 21 Dec 2023 11:33 AM GMT | Created by Adrian Gallimore

H1

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

Detailed Risk Assessment Part 2 / K - Means of Escape / 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?**

Unknown

Conduit and cables were noted throughout, and it was not possible to confirm that the requirements of Regulation 521.10.202 of the BS 7671 - 18th Edition of The IET Wiring Regulations, which requires all cables to be adequately supported using non-combustible fixings to prevent premature collapse in the event of a fire. The new regulation is not applied retrospectively so any wiring systems fitted before 2019 do not need to be immediately updated. Any new installation or additions and alterations to existing systems, including temporary wiring, have to comply with the regulations.

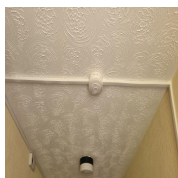


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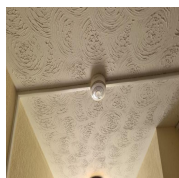


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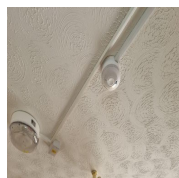


Photo 24



Photo 25

Open | Created by Adrian Gallimore

K12

Management is to consider the requirements of the Regulation 521.10.202 of the BS 7671 - 18th Edition. The IET Wiring Regulations which requires all cables to be adequately supported using non-combustible fixings to prevent premature collapse in the event of a fire albeit not retrospective and seek the advice of a suitably qualified competent person or organisation and undertake any remediation identified by the aforementioned competent person or organisation.

#### 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?**

Unknown

Fire door hinges do not appear to be fire rated and it was not possible to confirm fire rating of doors. Intumescent strips are fitted however some were painted over.

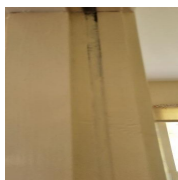


Photo 26

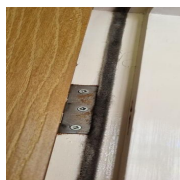


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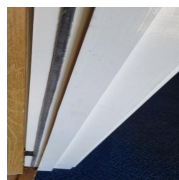


Photo 28



Photo 29

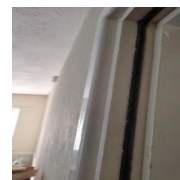


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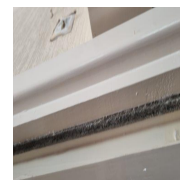


Photo 31



Photo 32



Photo 33

**Open** | Priority Low | Due 21 Sep 2024 11:52 AM BST | Created by Adrian Gallimore

M1

The assessor has placed a guide for remediation as 12 months as the centre is not used. Remediation should be completed within 3 months if there are any plans to use the community centre in future.

**Open** | Priority Low | Due 21 Sep 2024 11:48 AM BST | Created by Adrian Gallimore

M1

Management should confirm the fire rating of doors to the kitchen and sitting room. Where doors do not conform, they should be replaced with certified self-closing fire door sets to FD30 specification. The intumescent strip to the sitting room requires repair. Any door replacement / repair should only be completed by a certified third-party contractor.

#### Detailed Risk Assessment Part 2 / N - Emergency Lighting / N1

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

No

Emergency lighting is fitted, and coverage is considered adequate however, some units appeared defective.



Photo 34



Photo 35

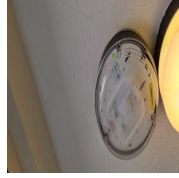


Photo 36

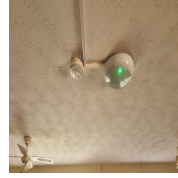


Photo 37



Photo 38



Photo 39

**Open** | Priority Medium | Due 21 Dec 2023 11:55 AM GMT | Created by Adrian Gallimore

N1

Management should inspect emergency lighting and repair any defective units identified.

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

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

Unknown

No emergency lighting was detected above the exits. It was not possible to establish if borrowed lighting is adequate as the assessment was completed within daylight hours.

**Open** | Priority Low | Due 21 Sep 2024 11:56 AM BST | Created by Adrian Gallimore

N2

Management should install external emergency lighting above front and rear exits. Management should also ensure that there is adequate emergency lighting to the side of the premises.

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

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

Unknown

It was not possible to establish the arrangements for silencing and resetting the AFD system.

**Open** | Priority Medium | Due 21 Dec 2023 12:12 PM GMT | Created by Adrian Gallimore

P6

Management should confirm the arrangements for silencing and resetting the AFD system and ensure that it is communicated to community centre users.

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q1

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

Unknown

Walls are solid with emulsion painted plaster / wallpaper covering with plaster boarded ceilings and solid floors. No obvious penetrations were identified. It was not possible to determine the level of compartmentation between the community centre and the dwelling above.



Photo 47

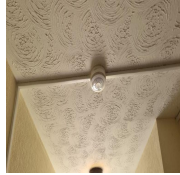


Photo 48



Photo 49



Photo 50



Photo 51

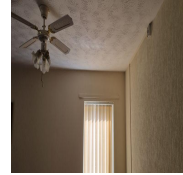


Photo 52

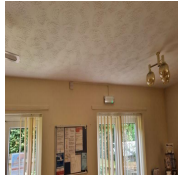


Photo 53

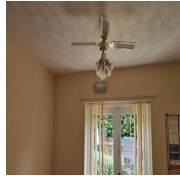


Photo 54

**Open** | Created by Adrian Gallimore

Q1

Management should ensure that there is adequate compartmentation between the community centre and dwelling above.

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

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

No

There are 1 x 9L 27A Water, 1 x 21A Foam and 1 x 2Kg CO2 units installed which is in accordance with BS5306: Part 8. Extinguishers are maintained under a service contract with Harmony. The last service was completed in January 2023. Community centre users are unlikely to be trained on the use of FFE and no signage is displayed to state 'only to be used by trained persons'

**Open** | Priority Low | Due 21 Sep 2024 12:20 PM BST | Created by Adrian Gallimore

R1

Management should display signage at fire points to state 'extinguishers should only be used by trained persons'

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

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

Unknown

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

**Open** | Created by Adrian Gallimore

T2

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



# Detailed Risk Assessment Part 1

## 1. General Information

<b>1.1 FRA Type:</b>	Type 1 (Non-Destructive)
<b>1.2 Property Type:</b>	Purpose Built Community Centre
<b>1.3 Property Designation:</b>	Community Centre
<b>1.4 Responsible Person:</b>	Lindsey Williams - CEO Futures Housing Group
<b>1.5 No of Floors:</b>	1
<b>1.6 No of Flats (if applicable):</b>	N/A
<p>The premise is a community centre with no dwellings. There is a dwelling above that is separate from the community centre with own access to the side of the property (currently unoccupied).</p>	
<b>1.7 Ground Floor Area (m2):</b>	65
<b>1.8 Total Area of all Floors (m2)</b>	65
<b>1.9 Building Description:</b>	<p>The entrance leads to a small entrance foyer with a disused empty room to the left hand side. There is also a small kitchen and toilet from the foyer. There is a separating door leading to the sitting room. There are two exits which are via the front door and double French doors from the sitting room. There is an unoccupied dwelling above that is separate from the community centre.</p>
<b>1.10 Building Construction:</b>	<p>Traditional brick built property with tiled pitched roof to the dwelling above. Internal walls are solid with emulsion painted plaster / wallpapered . Ceilings are emulsion painted plaster / textured paint and floors are solid.</p>
<b>1.11 Extent of common areas:</b>	<p>Entrance foyer, kitchen and sitting room.</p>
<b>1.12 Areas of the building to which access was not available:</b>	<p>All of the community centre was accessible.</p>
<b>1.13 If applicable, state which flats were sample inspected:</b>	<p>N/A - No dwellings.</p>

## 2. The Occupants

### 2.1 Management Extent

Non Managed – eg GN

### 2.2 Details of any onsite Management

There were no on-site management at the property.

### 2.3 Person managing fire safety in the premises

Lindsey Williams, CEO, Futures Housing Group.

### 2.4 Person consulted during the fire risk assessment

No persons were consulted during the assessment.

### 2.5 Number of occupants (maximum estimated)

There were no persons onsite at the time of assessment and the community centre is rarely used by residents of the local housing scheme. The sitting room is 30 square metres with seating around tables for 20 persons.

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

There were no employees present at the time of assessment. There may be staff from FHG that attend periodically to carry out routine checks and maintenance.

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

Refer to 2.5

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

The community centre is unlikely to have sleeping occupants or young children present unless accompanied by a parent, guardian or responsible person. It is likely that community centre users may have varying disabilities however it is reasonable to assume that would be able to make their own way there or with the assistance of a carer or helper.

## 3. Fire Safety Legislation

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

Regulatory Reform (Fire Safety) Order 2005

### 3.2 The above legislation is enforced by

Derbyshire Fire and Rescue Service

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

None

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

N/A.

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

Small & Medium Places of Assembly

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

Unknown

None known to the assessor.

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

Unknown

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

## Detailed Risk Assessment Part 2

16 actions

### A - Electrical Ignition Sources

1 action

#### A1

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

Yes

The electrical consumer unit is located in the front disused room. The label on the consumer unit confirms that the fixed wiring was last tested on 16/01/2020.



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?**

Yes

Labels on portable electrical appliances confirm that PAT testing was last completed on 05/01/2023.



Photo 4



Photo 5

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

#### A3

1 action

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

Unknown

No personal electrical appliances were identified as the centre was not in use at the time of assessment. It was not possible to establish the policy for community centre users that may use their own electrical appliances such as charging of mobile phones etc.

A3

Management should confirm the policy on the use of personal electrical appliances within the community centre and ensure that it is communicated to centre users.

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

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

A4

Is the use of adapters and leads limited?

N/A

No adapters or leads were present at the time of assessment.

A5

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

N/A

None present.

## B - Smoking Policies

1 action

B1

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

Yes

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

B2

1 action

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

No

There was no evidence of illicit smoking within the community centre however, there is no signage displayed.

Open | Priority Low | Due 21 Sep 2024 11:14 AM BST | Created by Adrian Gallimore

B2

Management should display no smoking signage at the point of entry to state 'It is against the law to smoke on these premises'.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

## C - Arson

1 action

### C1

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

Yes

A standard security lock is fitted to the entrance door.



Photo 6

### C2

1 action

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

Unknown

It was not possible to establish the arrangement for waste as no waste bins were identified at the time of assessment however, the community centre is not currently used.

**Open** | Created by Adrian Gallimore

### C2

If the community centre is used in future and waste bins are provided, managements should ensure that they are located in a safe place away from the building.

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

## D - Portable Heaters and Installations

### D1

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

N/A

No portable heaters were identified at the time of assessment.

### D2

Are fixed heating systems maintained annually?

Yes

There is a domestic gas boiler within the community centre. The date of the last gas safety inspection was 05/06/2023.

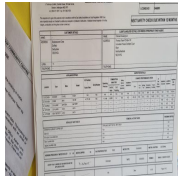


Photo 7

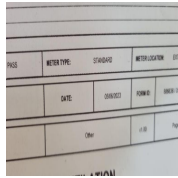


Photo 8



Photo 9

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)?**

Yes

There is a gas cooker within the kitchen that has been disconnected. There is also microwave and kettle which are subject to annual PAT testing.



Photo 10



Photo 11



Photo 12

## F - Lightning

1 action

### F1

1 action

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

No

FHG Policy Principal confirms that there is no lightning protection installed.

**Open** | Created by Adrian Gallimore

### F1

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

Policy Principle: No lightning protection policy in place

**Action/Recommendation Required?**

Yes

**Action Priority:**

Recommendation - No Timescale

## G - Housekeeping

2 actions

G1

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

N/A

No issues were identified at the time of assessment.

G2

1 action

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

Unknown

Escape routes are clear however, persons exiting the building from the rear of the sitting room would need to egress over the parking area for the dwelling above, to the side of the property. The ground is uneven and trip hazards are present.



Photo 13



Photo 14



Photo 15

Open | Due 11 Mar 2024 11:29 AM GMT | Created by Adrian Gallimore

G2

Should the community centre be used in future, management should ensure that the egress route from the rear of the premise is safe, free from trip hazards and well lit.

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

G3

1 action

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

N/A

No mobility scooters were identified however, the centre was not used at the time of assessment. It is likely that members of the local community may attend the centre (in future) in a mobility scooter. It was not possible to establish if a risk assessment has been completed as the information was not accessible at the time of assessment.

Open | Created by Adrian Gallimore

G3



Management should confirm if they allow the charging of mobility scooters within the community centre. Where charging is allowed, management should ensure that there is a suitable risk assessment in place. Any risk assessment should take into account any risks associated with Lithium Ion batteries.

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

## H - Hazards Introduced by Contractors

1 action

H1

1 action

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

Unknown

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

Open | Priority Medium | Due 21 Dec 2023 11:33 AM GMT | Created by Adrian Gallimore

H1

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

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

## I - Dangerous Substances

I1

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

N/A

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

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

## J - Other Significant Hazards

J1

Are all issues deemed satisfactory? [1]

N/A

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

J2

Are all issues deemed satisfactory? [2]

N/A

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

## K - Means of Escape

1 action

K1

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

Yes

The escape route is satisfactory.

K2

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

Yes

Walls are solid construction with wallpaper covering. Ceilings are emulsion painted plaster / Artex and floors are solid.

K3

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

Yes

Exits are via the front entrance and double French doors to the rear. Exits are adequate in number / width for those that may be present.

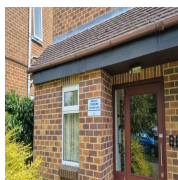


Photo 16

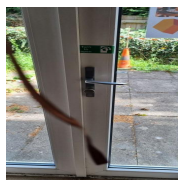


Photo 17

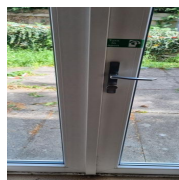


Photo 18

K4

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

Yes

All exit doors have thumb turn locks fitted. Doors were tested and opened freely without obstruction.



Photo 19



Photo 20



Photo 21

**K5**

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

Yes

All exits open in the direction of travel.

**K6**

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

Yes

Travel distances are acceptable.

**K7**

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

Yes

There are inner room scenarios from the kitchen and a disused room to the front. Travel distances to the nearest exit are low.

**K8**

**Are escape routes separated where appropriate?**

N/A

Not required.

**K9**

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

N/A

Not required.

**K10**

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

Yes

Exits lead to the external environment.

**K11**

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

Yes

The premise is a ground floor property with no stairs. There is adequate ventilation from doors and windows.

K12

1 action

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

Unknown

Conduit and cables were noted throughout and it was not possible to confirm that the requirements of Regulation 521.10.202 of the BS 7671 - 18th Edition of The IET Wiring Regulations, which requires all cables to be adequately supported using non-combustible fixings to prevent premature collapse in the event of a fire. The new regulation is not applied retrospectively so any wiring systems fitted before 2019 do not need to be immediately updated. Any new installation or additions and alterations to existing systems, including temporary wiring, have to comply with the regulations.

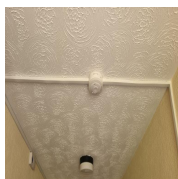


Photo 22

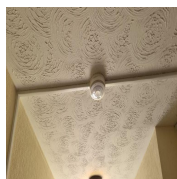


Photo 23

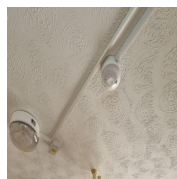


Photo 24

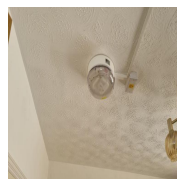


Photo 25

**Open** | Created by Adrian Gallimore

K12

Management is to consider the requirements of the Regulation 521.10.202 of the BS 7671 - 18th Edition The IET Wiring Regulations which requires all cables to be adequately supported using non-combustible fixings to prevent premature collapse in the event of a fire albeit not retrospective and seek the advice of a suitably qualified competent person or organisation and undertake any remediation identified by the aforementioned competent person or organisation.

**Action/Recommendation Required?**

Yes

**Action Priority:**

Recommendation - No Timescale

## L - Flat Entrance Doors

L1

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

N/A

The premise is a community centre with no dwellings.

## M - Common Area Fire Doors

2 actions

M1

2 actions

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

Unknown

Fire door hinges do not appear to be fire rated and it was not possible to confirm fire rating of doors. Intumescent strips are fitted however some were painted over.



Photo 26



Photo 27



Photo 28



Photo 29

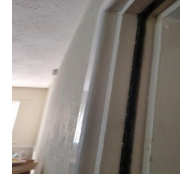


Photo 30



Photo 31



Photo 32

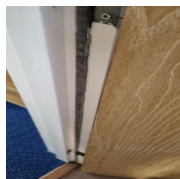


Photo 33

Open | Priority Low | Due 21 Sep 2024 11:52 AM BST | Created by Adrian Gallimore

M1

The assessor has placed a guide for remediation as 12 months as the centre is not used. Remediation should be completed with 3 months if there are any plans to use the community centre in future.

Open | Priority Low | Due 21 Sep 2024 11:48 AM BST | Created by Adrian Gallimore

M1

Management should confirm fire rating of doors to the kitchen and sitting room. Where doors do not conform, they should be replaced with certified self closing fire door sets to FD30 specification. The intumescent strip to the sitting room requires repair. Any door replacement / repair should only be completed by a certified third-party contractor.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

N - Emergency Lighting

2 actions

N1

1 action

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

No

Emergency lighting is fitted and coverage is considered adequate however, some units appeared defective.



Photo 34



Photo 35



Photo 36

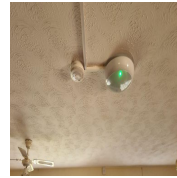


Photo 37



Photo 38



Photo 39

**Open** | Priority Medium | Due 21 Dec 2023 11:55 AM GMT | Created by Adrian Gallimore

N1

Management should inspect emergency lighting and repair any defective units identified.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

N2

1 action

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

Unknown

No emergency lighting was detected above exits. It was not possible to establish if borrowed lighting is adequate as the assessment was completed within daylight hours.

**Open** | Priority Low | Due 21 Sep 2024 11:56 AM BST | Created by Adrian Gallimore

N2

Management should install external emergency lighting above front and rear exits. Management should also ensure that there is adequate emergency lighting to the side of the premises.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

## O - Fire Safety Signs and Notices

O1

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

Yes

Illuminated exit signs are installed. A Fire Action Notice is displayed and signs are attached to fire doors. Signage is also attached to exit thumb turn locks.



Photo 40

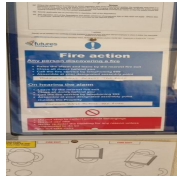


Photo 41



Photo 42



Photo 43

## O2

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

N/A

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?

Yes

There is no manual fire alarm system however hard-wired smoke / heat detection is installed to all rooms.



Photo 44



Photo 45



Photo 46

### P2

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

Yes

AFD is adequate.

### P3

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

N/A

AFD is installed.

### P4

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

N/A

No dwellings present.

P5

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

N/A

Not required - Hard-wired smoke / heat detection only installed.

P6

1 action

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

Unknown

It was not possible to establish the arrangements for silencing and resetting the AFD system.

**Open** | Priority Medium | Due 21 Dec 2023 12:12 PM GMT | Created by Adrian Gallimore

P6

Management should confirm the arrangements for silencing and resetting the AFD system and ensure that it is communicated to community centre users.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

P7

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

N/A

N/A - The premise is a community centre with no dwellings.

P8

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

N/A

N/A - The premise is a community centre.

Q - Measures to Limit Fire Spread and Development

1 action

Q1

1 action

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

Unknown

Walls are solid with emulsion painted plaster / wallpaper covering with plaster boarded ceilings and solid floors. No obvious penetrations were identified. It was not possible to determine the level of compartmentation between the community centre and the dwelling above.





Photo 47

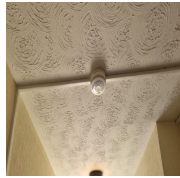


Photo 48

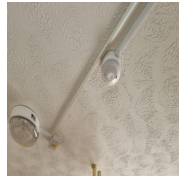


Photo 49



Photo 50



Photo 51

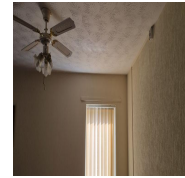


Photo 52

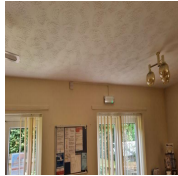


Photo 53

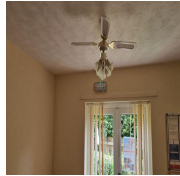


Photo 54

**Open** | Created by Adrian Gallimore

**Q1**

Management should ensure that there is adequate compartmentation between the community centre and dwelling above.

**Action/Recommendation Required?**

Yes

**Action Priority:**

Recommendation - No Timescale

**Q2**

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

N/A

None present.

**Q3**

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

N/A

None present.

**Q4**

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

N/A

The community centre is a ground floor premise.

**Q5**

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

N/A

The consumer unit is located within the disused room. It is not required to be located within a fire rated cabinet.

#### Q6

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

N/A

None present.

#### Q7

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

Yes

Walls are solid with emulsion painted plaster / wallpaper covering with plaster boarded ceilings and solid floors. No obvious penetrations were identified. It was not possible to determine the level of compartmentation between the community centre and the dwelling above.

#### Q8

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

Yes

Soft furnishings were examined and were found to be of fire retardant material.

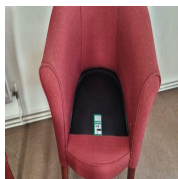


Photo 55

#### Q9

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

N/A

None present.

#### Q10

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

N/A

Not required.

Q11

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

N/A

Not required.

Q12

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

N/A

Not required.

Q13

Are all other fire spread/compartmentation issues satisfactory?

N/A

No further compartmentation issues were identified.

## R - Fire Extinguishing Appliances

1 action

R1

1 action

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

No

There are 1 x 9L 27A Water, 1 x 21A Foam and 1 x 2Kg CO2 units installed which is in accordance with BS5306: Part 8. Extinguishers are maintained under service contract with Harmony. The last service was completed in January 2023. Community centre users are unlikely to be trained on the use of FFE and no signage is displayed to state 'only to be used by trained persons'

**Open** | Priority Low | Due 21 Sep 2024 12:20 PM BST | Created by Adrian Gallimore

R1

Management should display signage at fire points to state 'extinguishers should only be used by trained persons'

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

## S - Relevant Automatic Fire Extinguishing Systems

S1

Are there any automatic fire suppressant systems on site?

N/A

None present.

S2

Are there any fixed fire fighting mains within the premises?

N/A

None present.

S3

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

N/A

None present.

## T - Procedures and Arrangements

1 action

T1

Recommended evacuation strategy for this building is:

Simultaneous Evacuation

T2

1 action

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

Unknown

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

[Open](#) | Created by Adrian Gallimore

T2

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

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

T3

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

Yes

A Fire Action Notice is displayed that advises of a simultaneous evacuation.

T4

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

Yes

Community Centre users would call the Fire Service.

T5

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

Yes

The Fire Assembly point is detailed on the Fire Action Notice.

T6

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

N/A

There were no persons present during the assessment. It is possible that community members using the centre could have various forms of disabilities. It is likely that they would exit the premises by the way that they entered or would be accompanied by another person.

T7

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

N/A

No staff present

T8

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

N/A

No staff present

## U - Training

U1

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

N/A

No staff present

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

U2

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

N/A

No staff present

---

## V - Testing and Maintenance

---

V1

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

Yes

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

---

## W - Records

---

W1

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

N/A

No staff present

---

## X - Premises Information Box

---

X1

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

N/A

No PIB installed.

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

---

## Y - Engagement with Residents

---

Y1

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

N/A

No residents present.

---

## Z - Any Other Information

---

Z1

Are all issues deemed satisfactory? [1]

N/A

No residents present.

---

Z2

---

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

N/A

No residents present.

---

## Risk Rating

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

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

## Likelihood of Fire

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

MEDIUM

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

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

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

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

## Potential Consequences of Fire

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

MODERATE HARM

Potential Consequences of Fire



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

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

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

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

## Premises Risk Rating

1 flagged

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

MODERATE

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

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

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

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

TOLERABLE

## Limitations Statement

## Fire Risk Assessment – Limitations

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

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

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

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

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

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

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

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

All services or penetrations traversing fire resisting compartments are not confirmed as being sufficiently fire stopped with fire resisting material to the appropriate standard. If fire compartments\fire dampers\voids (ceilings, floors or other voids) are considered

inaccessible for safety reasons or any other reason and cannot be physically accessed or are outside the visual range of the assessor, technical comment on these areas cannot be provided.

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

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

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

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

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

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

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

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

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

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

The report will highlight the Significant Findings (Split into Recommendations and Action(s))

that the Fire Risk Assessor found at the time of the assessment.

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

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

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

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

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

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

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

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

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

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

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

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

## Assessment

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

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

## BAFE Certificate (QA Use Only)



### Life Safety Fire Risk Assessment Certificate of Conformity

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

#### Schedule

Part 1a - Name and Address of Certified Organisation	Pennington Choices Limited
Part 1b - BAFE Registration Number of Issuing Certified Organisation	102119
Part 1c - SSAIB 3rd Party Certificate Number	CHES077
Part 2 - Name of Client	Futures Housing Group
Part 3a - Address of premises for which the Fire Risk Assessment was carried out	Community Centre Ecclesbourne Close: DE56 4GJ
Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies	Entrance foyer, kitchen and sitting room.
Part 4 - Brief description of the scope and purpose of the Fire Risk Assessment	Life Safety (as agreed spec)
Part 4b - Limitations of FRA	See Limitations Statement
Part 5 - Effective Date of the Fire Risk Assessment	21 Sep 2023
Part 6 - Recommended Date for Reassessment of the premises	21 Sep 2025

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

173531

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Signed for on behalf of the Issuing Certified Organisation

**James Hutton**



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Dated:

21 Sep 2023

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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

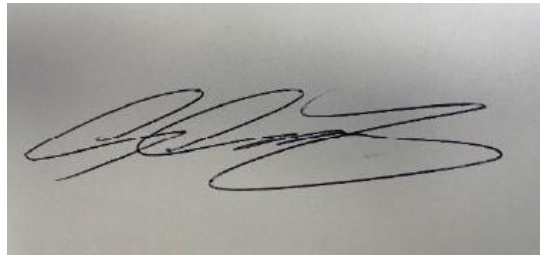


Photo 2



Photo 4

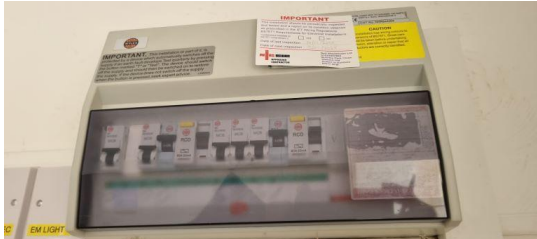


Photo 3



Photo 5



Photo 6

CUSTOMER DETAILS		METER TYPE	
NAME	Customer Name	METER TYPE	STANDARD
ADDRESS	Address	METER LOCATION	EXT
DATE	11	DATE	05/06/2023
STATUS	11	FORM ID	888636 / 03

METER TYPE		METER LOCATION	
METER TYPE	STANDARD	METER LOCATION	EXT
DATE	05/06/2023	FORM ID	888636 / 03
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