

Futures Fire Risk Assessment

Futures Homescape, Valerie Hanson
House: NN2 7JQ, - UPRN: JUN002-BLK /
173568 / QA Approved / Colin Reilly

Complete

| | | | |
|---------------|---|---------|----|
| Flagged items | 2 | Actions | 13 |
|---------------|---|---------|----|

SITE NAME:

Futures Homescape, Valerie Hanson House: NN2 7JQ, - UPRN: JUN002-BLK, Fire Risk Assessments, Futures Homescape

PROPERTY IMAGE



Photo 1

UPRN: JUN002-BLK

JOB NUMBER: 173568

FRA COMPLETED BY: Pennington Choices Limited

FIRE RISK ASSESSOR NAME: Lee Grint

INSPECTION DATE: 20 Oct 2023

REPORT STATUS: QA Approved

REASSESSMENT PRIORITY: High - 1 Year

VALID TO: (QA Use Only) 15 Nov 2024

VALIDATION DATE: (QA Use Only) 15 Nov 2023

VALIDATED BY: (QA Use Only) Colin Reilly

VALIDATOR'S SIGNATURE: (QA Use Only)



Photo 2

Flagged items & Actions

2 flagged, 13 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

13 actions

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

Is PAT testing in common areas carried out?

Unknown

Portable appliances were not noted to be PAT tested. On site management state they are in the process of starting their own PAT testing schedule.

See Policy Principle.

Open | Priority **Medium** | Due **15 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

A2

Ensure that any portable electrical appliances identified/present in the building are being used in accordance with manufactures instructions and are subject to portable appliance (PAT) testing annually by a competent person. An alternative to negate the need for PAT testing would be to have the appliances hard wired by a competent electrical contractor to BS 7671.

Detailed Risk Assessment Part 2 / F - Lightning / F1

Does the building have a lightning protection system?

No

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

Open | Created by **Lee Grint**

F1

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

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

Are all issues deemed satisfactory? [1]

No

The laundry room is installed with drying machines. There was no evidence to suggest regular checking of the lint traps, nor any signage erected to instruct residents to empty traps at the end of each use.



Photo 14



Photo 15

Open | Priority **Low** | Due **15 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

J1

Management should ensure that lint traps for dryers are emptied regularly. Signage should be erected instructing residents to empty the traps following each use. Regular checks should be conducted and recorded to ensure compliance.

Detailed Risk Assessment Part 2 / K - Means of Escape / K4

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

No

All doors on escape routes are fitted with ironmongery which is easily opened without the use of a key, and there are no sliding or revolving doors with the exception of the door leading from the staff bedroom to the escape route which is lockable with a key.

The front entrance door to the block was installed with a push button override with an emergency call point installed to override the mechanism in the event of an emergency.

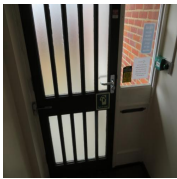


Photo 16



Photo 17

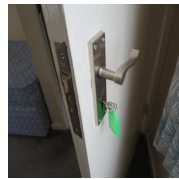


Photo 18

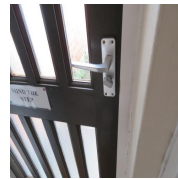


Photo 19

Open | Priority **Medium** | Due **15 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

K4

The lockable door noted should have the locking mechanism replaced with a thumb turn style mechanism.

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

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

Yes

All common area fire doors and/or frames appear to be upgraded notional 44mm thick timber fire doors either solid core or glazed. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

All glazing to common area fire doors appears to be appropriately fire rated.

Common area fire doors are fitted with adequate self-closing devices where required.

Common area fire doors are provided with adequate intumescent strips and smoke seals.

The following deficiencies were noted to communal fire doors:

- An air transfer grille was installed to the cellar fire door. This did not appear to be an intumescent grille
- Excessive perimeter gaps were noted to the fire door leading from the dining room back into the main house.
- Excessive threshold gaps were noted to the door leading from the kitchen to the staff areas.

Common area fire doors are considered adequate (subject to any issues noted elsewhere in this report).



Photo 27



Photo 28



Photo 29

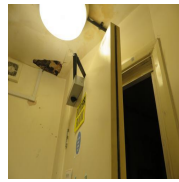


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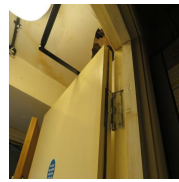


Photo 31



Photo 32



Photo 33

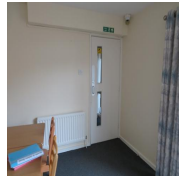


Photo 34



Photo 35



Photo 36

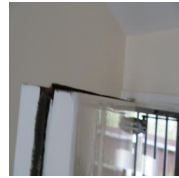


Photo 37

Open | Priority **Medium** | Due **15 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

M1

Doors noted with excessive perimeter and/or threshold gaps should be repaired by a competent contractor to reduce the gaps to within acceptable tolerances. If doors cannot be repaired then they should be replaced with FD30/S certified replacements. Remedial works should be completed by a competent contractor.

Open | Priority **Medium** | Due **15 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

M1

It is recommended that the grille noted to the cellar fire door is replaced with an intumescent style grille. Alternatively the door should be replaced with an FD30/S timber fire door with intumescent grille installed if required.

Detailed Risk Assessment Part 2 / 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)

No

Fire action notices detailing a 'simultaneous evacuation' strategy were installed throughout the common areas.

Fire door signage was installed where required with the exception of the fire door leading into the main building from the dining room and from the kitchen to the staff areas.



Photo 41



Photo 42

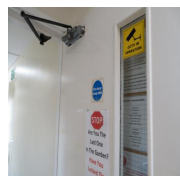


Photo 43



Photo 44



Photo 45

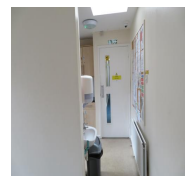


Photo 46



Photo 47

Open | Priority **Medium** | Due **15 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

O1

'Fire Door - Keep Shut' signage should be installed to both faces of the door noted.

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

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

No

Although a zone map is installed, it is not compliant with BS5839:1.



Photo 54

Open | Priority **Low** | Due **15 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

P5

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

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

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

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

No

The boiler cupboard was noted to have penetrating services that were not adequately fire stopped.

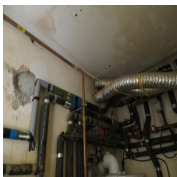


Photo 55

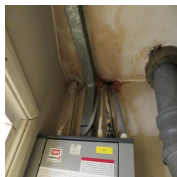


Photo 56



Photo 57

Open | Priority **Medium** | Due **15 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

Q3

All penetrating services in the boiler cupboard that lead to neighbouring compartments either horizontally or vertically should be fire stopped from both sides. Remedial works should be completed by a competent third party accredited contractor.

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q5

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

No

A consumer unit was noted on the wall on the escape route opposite the office on the ground floor. This was not enclosed within fire resisting construction.

No recessed meter enclosures noted in the common areas.



Photo 58

Open | Priority **Medium** | Due **15 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

Q5

The consumer unit noted should be enclosed within 30 minute fire resisting construction with all penetrating services adequately fire stopped from both sides. An FD30/S door should also be installed and kept locked when not in use. Remedial works should be completed by a competent third party accredited contractor.

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q7

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

Yes

The wall and ceiling linings would appear to be appropriate to limit fire spread with the exception of the ceiling outside of the boiler room which appears to have suffered water damage.

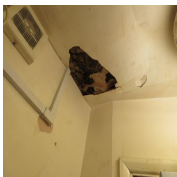


Photo 59

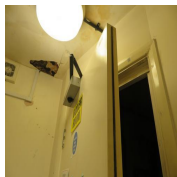


Photo 60

Open | Priority **Low** | Due **15 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

Q7

The section of ceiling noted outside of the boiler cupboard should be replaced by a competent third party accredited contractor to ensure that fire resistance of the compartment is maintained.

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

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

No

Fire blankets were noted to be installed to the kitchenette and staff kitchen. These were not seen to be adequately tested. The last test date noted was 10/2021.

Management state that residents are given training on the use of the fire blanket on induction.

Open | Priority **Medium** | Due **15 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

R1

Subject to fire blankets remaining in place, management should ensure that they are tested annually by a competent third party accredited contractor

Open | Created by **Lee Grint**

R1

As official training in the use of fire blankets has not been provided, and staff and not permanently present, consideration should be given to the removal of fire blankets to avoid untrained persons attempting to tackle a fire.

Detailed Risk Assessment Part 1

1. General Information

1.1 FRA Type: **Type 1 (Non-Destructive)**

1.2 Property Type: **Converted Semi-Detached House**

1.3 Property Designation: **Hostel/Refuge Centre**

1.4 Responsible Person: **Lindsey Williams - CEO Futures Housing Group**

1.5 No of Floors: **2**

The building is 2 storey to the front (plus a small basement), and single storey to the rear in the staff areas.

1.6 No of Flats (if applicable): **10**

9 Residents bedrooms
1 Staff bedroom

1.7 Ground Floor Area (m2): **215m2**

1.8 Total Area of all Floors (m2) **300m2**

1.9 Building Description:

Valerie Hanson House is a converted street property plus a single storey extension to the rear. The main building is set across 2 storeys (plus small basement), with the extension consisting of a single storey. The building is used to house low-risk homeless persons whilst they await permanent accommodation. The longest time a resident resides at the location is approximately 2 years. There are 9 resident bedrooms and 1 staff bedroom.

The block entrance door opens into a small entrance lobby which in turn leads to the main ground floor lobby. This contains the communal lounge, stairs and ground floor bedrooms. The lobby also leads to the communal kitchenette and dining room and has the access door which leads to the boiler room and cellar. Through the kitchenette and dining room there is access to the staff areas which include the office, laundry room (for residents) stores and staff bedroom. The first floor contains resident rooms only. The cellar contains the mains electrical intake and mains gas intake only.

Means of escape is via the stairs to the ground floor lobby. This in turn leads to the final exit door at the front of the building which discharges outside to a place of safety. Final exits are also located directly outside of the staff bedroom and in the communal dining room.

The block operates a 'Simultaneous' evacuation strategy. An automatic conventional fire detection and warning system was seen to be installed to the block. Sample inspection of residents rooms found detection to extend into them in the form of smoke detection. Emergency escape lighting was installed throughout.

1.10 Building Construction:

The building is constructed from traditional brick and block construction under a pitched and tiled roof. The internal walls separating the common areas from the flats is brick and block or timber frame stud walls. Internal floors and stairs are constructed from timber.

1.11 Extent of common areas:

Lobbies, lounge, kitchenette, dining room, laundry, office, cellar, boiler room, stairs, landing.

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

1.13 If applicable, state which flats were sample inspected: **Bedroom 2**

2. The Occupants

2.1 Management Extent **Managed Building - Manager or Senior Staff Onsite Regularly**

2.2 Details of any onsite Management

Occasional staff attendance expected - low numbers anticipated.

Staff on site Monday-Friday 0930-1430 and 1900-0700 Tuesday and Friday.

2.3 Person managing fire safety in the premises **Lindsey Williams - CEO Futures Housing Group.**

2.4 Person consulted during the fire risk assessment **John Davies - Project Worker**

2.5 Number of occupants (maximum estimated) **One resident per bedroom**

2.6 Approximate maximum number of employees at any one time **1-2 at a time.**

2.7 Number of members of the public (maximum estimated)

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

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

Hostel accommodation housing low-risk residents typical of the general population. The client states that all residents are risk assessed prior to being allocated accommodation with residents being required to pose a low-risk and be capable of self evacuation.

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 **Northamptonshire Fire and Rescue Service**

3.3 Other key fire safety legislation (other than Building Regs 2000) **Housing Act 2004**

3.4 The other legislation referred to above is enforced by **The local housing authority.**

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

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

No evidence of an alterations or enforcement notice in place.

3.7 Fire loss experience (since last FRA)

Unknown

None known or reported.

Detailed Risk Assessment Part 2

13 actions

A - Electrical Ignition Sources

1 action

A1

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

Yes

A sticker affixed to the electrical consumer unit showed a last test date of 13/06/2022

See Policy Principle.

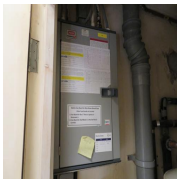


Photo 3

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

A2

1 action

Is PAT testing in common areas carried out?

Unknown

Portable appliances were not noted to be PAT tested. On site management state they are in the process of starting their own PAT testing schedule.

See Policy Principle.

Open | Priority **Medium** | Due **15 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

A2

Ensure that any portable electrical appliances identified/present in the building are being used in accordance with manufactures instructions and are subject to portable appliance (PAT) testing annually by a competent person. An alternative to negate the need for PAT testing would be to have the appliances hard wired by a competent electrical contractor to BS 7671.

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:

Medium - 3 Months

A3

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

Yes

No personal appliances noted in the common areas at the time of the assessment. Management states that residents are informed that personal items are not to be used in the communal areas

See Policy Principle.

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

A4

Is the use of adapters and leads limited?

N/A

No adaptors or leads noted at the time of the assessment.

A5

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

N/A

No PV cells noted.

B - Smoking Policies

B1

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

Yes

See policy principle.

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

B2

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

Yes

No evidence of illicit smoking was seen in the common area at the time of inspection.

'No Smoking' signage is provided in the common area as required by the Smoke-free (Premises and Enforcement) Regulations 2006.

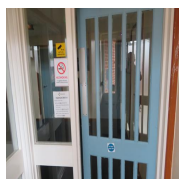


Photo 4



Photo 5

C - Arson

C1

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

Yes

The block is installed with an access control system.

The front entrance door was noted to be self closing to prevent unauthorised access.

C2

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

Yes

Domestic wheelie bins were noted to be stored in the small enclosed front garden away from the building.



Photo 6

D - Portable Heaters and Installations

D1

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

N/A

No portable heaters were noted within the common area at the time of inspection.

D2

Are fixed heating systems maintained annually?

Yes

The building is heated via a low pressure wet pipe central heating system.

See Policy Principle.

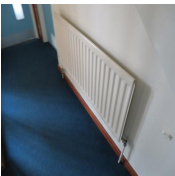


Photo 7

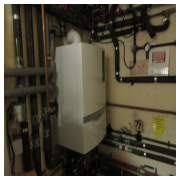


Photo 8



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

The kitchenette is installed with electrical appliances only with no open flame methods of cooking seen. Residents are given instruction on how to use appliances at induction.

Heat detection installed above appliances .

Domestic extraction installed above cookers.

A small kitchen is located in the staff bedroom. This is installed with a kettle and microwave for reheating food only. Heat detection installed.



Photo 10



Photo 11



Photo 12



Photo 13

F - Lightning

1 action

F1

1 action

Does the building have a lightning protection system?

No

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

Open | Created by **Lee Grint**

F1

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

Policy Principle: No lightning protection policy in place

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

G - Housekeeping

G1

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

Yes

No combustible materials noted close to sources of ignition at the time of the assessment.

G2

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

Yes

The common escape routes were clear of combustible materials, trip hazards and waste at the time of inspection.

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 noted.

H - Hazards Introduced by Contractors

H1

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

N/A

No hot works noted at the time of the 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.

I - Dangerous Substances

I1

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

N/A

No dangerous substances were noted being stored or in use at the time of inspection.

J - Other Significant Hazards

1 action

J1

1 action

Are all issues deemed satisfactory? [1]

No

The laundry room is installed with drying machines. There was no evidence to suggest regular checking of the lint traps, nor any signage erected to instruct residents to empty traps at the end of each use.



Photo 14



Photo 15

Open | Priority **Low** | Due **15 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

J1

Management should ensure that lint traps for dryers are emptied regularly. Signage should be erected instructing residents to empty the traps following each use. Regular checks should be conducted and recorded to ensure compliance.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

J2

Are all issues deemed satisfactory? [2]

Yes

There were no other fire hazard issues noted at the time of inspection.

K - Means of Escape

1 action

K1

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

Yes

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

K2

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

Yes

The escape routes are considered to be adequately protected (subject to recommendations which may be noted elsewhere in this report).

K3

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

Yes

The provision of exits is considered adequate for the number of people expected to be present.

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

K4

1 action

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

No

All doors on escape routes are fitted with ironmongery which is easily opened without the use of a key, and there are no sliding or revolving doors with the exception of the door leading from the staff bedroom to the escape route which is lockable with a key.

The front entrance door to the block was installed with a push button override with an emergency call point installed to override the mechanism in the event of an emergency.

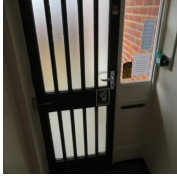


Photo 16



Photo 17

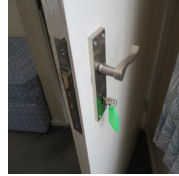


Photo 18

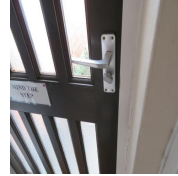


Photo 19

Open | Priority Medium | Due 15 Feb 2024 12:00 AM GMT | Created by Lee Grint

K4

The lockable door noted should have the locking mechanism replaced with a thumb turn style mechanism.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

K5

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

Yes

Final exit doors were seen to open inwards. This is deemed acceptable due to the occupant levels present.

K6

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

Yes

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

K7

Are there suitable precautions for all inner rooms?

N/A

No inner room conditions noted.

K8

Are escape routes separated where appropriate?

Yes

Escape routes are adequately separated with fire resisting construction and fire doors sets.

K9

Are corridors sub-divided where appropriate?

Yes

Cross corridor fire doors are installed at regular intervals where required.

K10

Do escape routes lead to a place of safety?

Yes

Escape routes lead to a place of safety.

K11

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

Yes

The communal areas are adequately ventilated via a combination of manually opening doors and windows to corridors, stairs and landings.

K12

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

N/A

No surface mounted wiring systems noted in the common areas.

L - Flat Entrance Doors

L1

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

Yes

Flat entrance doors/frames are original 'notional' timber fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

Sample flat entrance doors inspected found them to be upgraded notional 44mm thick solid core timber fire doors. The doors were installed with combined intumescent strips/cold smoke seals and overhead positive action self closing devices. Thumb turn mechanisms were installed to the inside of the doors.

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

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

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

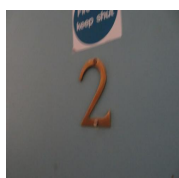


Photo 20

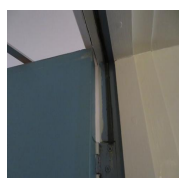


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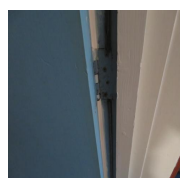


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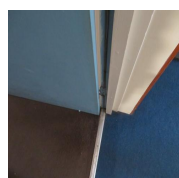


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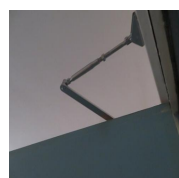


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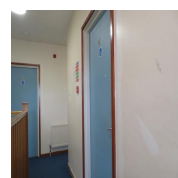


Photo 25



Photo 26

M - Common Area Fire Doors

2 actions

M1

2 actions

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

Yes

All common area fire doors and/or frames appear to be upgraded notional 44mm thick timber fire doors either solid core or glazed. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

All glazing to common area fire doors appears to be appropriately fire rated.

Common area fire doors are fitted with adequate self-closing devices where required.

Common area fire doors are provided with adequate intumescent strips and smoke seals.

The following deficiencies were noted to communal fire doors:

- An air transfer grille was installed to the cellar fire door. This did not appear to be an intumescent grille
- Excessive perimeter gaps were noted to the fire door leading from the dining room back into the main house.
- Excessive threshold gaps were noted to the door leading from the kitchen to the staff areas.

Common area fire doors are considered adequate (subject to any issues noted elsewhere in this report).

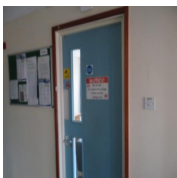


Photo 27

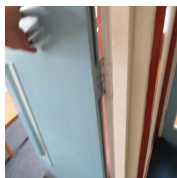


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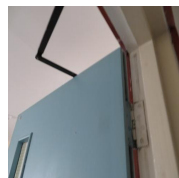


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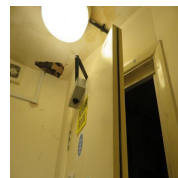


Photo 30

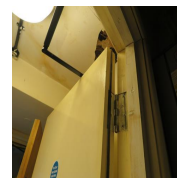


Photo 31

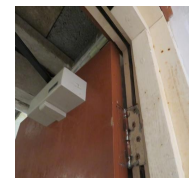


Photo 32



Photo 33

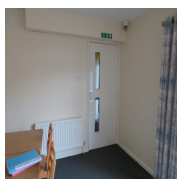


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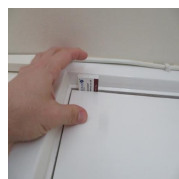


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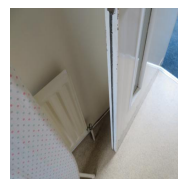


Photo 36

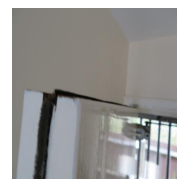


Photo 37

Open | Priority **Medium** | Due **15 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

M1

Doors noted with excessive perimeter and/or threshold gaps should be repaired by a competent contractor to reduce the gaps to within acceptable tolerances. If doors cannot be repaired then they should be replaced with FD30/S certified replacements. Remedial works should be completed by a competent contractor.

Open | Priority **Medium** | Due **15 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

M1

It is recommended that the grille noted to the cellar fire door is replaced with an intumescent style grille. Alternatively the door should be replaced with an FD30/S timber fire door with intumescent grille installed if required.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

N - Emergency Lighting

N1

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

Yes

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

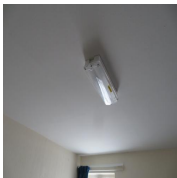


Photo 38

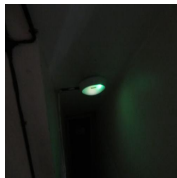


Photo 39

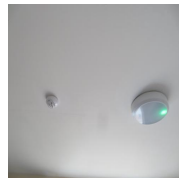


Photo 40

N2

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

N/A

O - Fire Safety Signs and Notices

1 action

O1

1 action

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)

No

Fire action notices detailing a 'simultaneous evacuation' strategy were installed throughout the common areas.

Fire door signage was installed where required with the exception of the fire door leading into the main building from the dining room and from the kitchen to the staff areas.



Photo 41



Photo 42

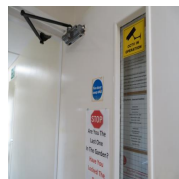


Photo 43



Photo 44



Photo 45



Photo 46



Photo 47

Open | Priority **Medium** | Due **15 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

O1

'Fire Door - Keep Shut' signage should be installed to both faces of the door noted.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

O2

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

N/A

The building is less than 11m in height.

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

An automatic addressable fire detection and warning system was installed to the communal areas that appeared to be broadly compliant with BS5839:1/BS5839:6 Category M/L1/Grade A LD1.

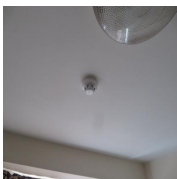


Photo 48

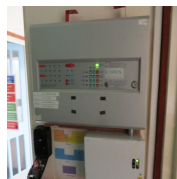


Photo 49



Photo 50

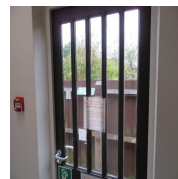


Photo 51

P2

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

Yes

See P1.

P3

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

N/A

See P1.

P4

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

Yes

Sample inspection of flats found the communal fire detection and warning system to extend into bedrooms in the form of interlinked smoke detection.



Photo 52

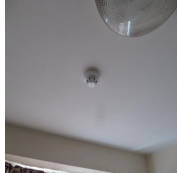


Photo 53

P5

1 action

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

No

Although a zone map is installed, it is not compliant with BS5839:1.



Photo 54

Open | Priority **Low** | Due **15 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

P5

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

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

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

P6

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

Yes

Instructions on contacting the out of hours contractor to reset the alarm are in place adjacent to the alarm panel.

P7

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

N/A

No requirement for separate domestic hard wired alarms as all bedrooms are installed with interlinked smoke detection that forms part of the buildings alarm system.

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

Not required.

Q - Measures to Limit Fire Spread and Development

3 actions

Q1

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

Yes

The property is a purpose built block with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report).

Q2

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

N/A

No hidden voids were identified during this inspection. (A Type 1 Fire Risk Assessment (non-intrusive/non-destructive) is unable to provide full information in this regard).

Q3

1 action

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

No

The boiler cupboard was noted to have penetrating services that were not adequately fire stopped.

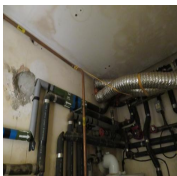


Photo 55

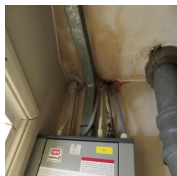


Photo 56



Photo 57

Open | Priority **Medium** | Due **15 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

Q3

All penetrating services in the boiler cupboard that lead to neighbouring compartments either horizontally or vertically should be fire stopped from both sides. Remedial works should be completed by a competent third party accredited contractor.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

Q4

Is compartmentation maintained in the roof space?

Unknown

It was not possible to inspect the loft spaces due to non-standard locks being installed. Loft compartmentation is not deemed essential in this block due to operating a simultaneous evacuation strategy.

Q5

1 action

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

No

A consumer unit was noted on the wall on the escape route opposite the office on the ground floor. This was not enclosed within fire resisting construction.

No recessed meter enclosures noted in the common areas.



Photo 58

Open | Priority **Medium** | Due **15 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

Q5

The consumer unit noted should be enclosed within 30 minute fire resisting construction with all penetrating services adequately fire stopped from both sides. An FD30/S door should also be installed and kept locked when not in use. Remedial works should be completed by a competent third party accredited contractor.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

Q6

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

N/A

There were no common ventilation systems or dampers noted within this property.

Q7

1 action

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

Yes

The wall and ceiling linings would appear to be appropriate to limit fire spread with the exception of the ceiling outside of the boiler room which appears to have suffered water damage.



Photo 59

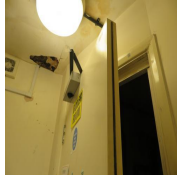


Photo 60

Open | Priority **Low** | Due **15 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

Q7

The section of ceiling noted outside of the boiler cupboard should be replaced by a competent third party accredited contractor to ensure that fire resistance of the compartment is maintained.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

Q8

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

Yes

Sample inspection of soft furnishings found them to be compliant.



Photo 61

Q9

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

N/A

No external attachments (such as balconies, sun shading or wall-mounted solar panels) were noted to the building façade.



Photo 62



Photo 63

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

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

Q11

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

N/A

Q12

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

N/A

Q13

Are all other fire spread/compartimentation issues satisfactory?

Yes

From a limited visual inspection from ground level, window and door frames (and any associated spandrel or infill panels that may be installed) appear satisfactory with regard to combustibility and fire spread.

R - Fire Extinguishing Appliances

2 actions

R1

2 actions

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

No

Fire blankets were noted to be installed to the kitchenette and staff kitchen. These were not seen to be adequately tested. The last test date noted was 10/2021.

Management state that residents are given training on the use of the fire blanket on induction.

Open | Priority **Medium** | Due **15 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

R1

Subject to fire blankets remaining in place, management should ensure that they are tested annually by a competent third party accredited contractor

Open | Created by **Lee Grint**

R1

As official training in the use of fire blankets has not been provided, and staff and not permanently present, consideration should be given to the removal of fire blankets to avoid untrained persons attempting to tackle a fire.


| | |
|---|-------------------------|
| Action/Recommendation Required? | Yes |
| Action Priority: | Medium - 3 Months |
| S - Relevant Automatic Fire Extinguishing Systems | |
| S1 | |
| Are there any automatic fire suppressant systems on site? | N/A |
| S2 | |
| Are there any fixed fire fighting mains within the premises? | N/A |
| S3 | |
| If any other relevant systems / equipment is installed, state type of system and comment as necessary | N/A |
| T - Procedures and Arrangements | |
| T1 | |
| Recommended evacuation strategy for this building is: | Simultaneous Evacuation |
|  <p>Photo 64</p> | |
| T2 | |
| Has a competent person(s) been appointed to assist in undertaking the preventative and protective measures including in house checks? | Yes |
| Management conduct regular checks of the building which are recorded in the fire log book. | |
| T3 | |
| Are there appropriate documented fire safety arrangements and procedures in place in the event of fire? | Yes |
| Fire action notices are suitable and sufficient to cover the requirements stated in this section. | |



Photo 65

T4

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

Yes

Residents are responsible for calling the FRS in the event of a fire situation in the absence of a member of staff.

T5

Are there suitable fire assembly points away from any risk?

Yes

Assembly point adequate.

T6

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

Yes

All residents are given assessments prior to occupying the building. All requirements are established prior to their occupancy and only residents deemed low risk, not requiring assistance in evacuation are given occupancy. Reviews are conducted if the situation of a resident changes during the course of their residency.

T7

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

No

Staff not permanently present. Extinguishers/fire blankets are recommended for review and removal in R1.

T8

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

N/A

Residents are capable of self evacuation. Evacuation drills are conducted by management at regular 4-6 month intervals and upon arrival of new residents to ensure practice of the evacuation strategy.

U - Training

U1

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

Yes

See policy principle.

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

U2

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

N/A

See T8.

V - Testing and Maintenance

V1

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

Yes

See policy principle.

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

W - Records

W1

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

Yes

All records are held in the on site fire log book which is kept in the PIB adjacent to the front entrance.

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?

Yes

A PIB is located at the main entrance. This is kept up to date and reviewed regularly.

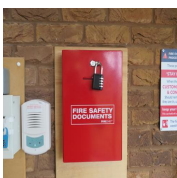


Photo 66

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?

Yes

Fire safety information is available on the notice board and given to residents on induction to the building by management.

Z - Any Other Information

Z1

Are all issues deemed satisfactory? [1]

Yes

There were no other relevant issues noted at the time of inspection.

Z2

Are all issues deemed satisfactory? [2]

Yes

There were no other relevant issues noted at the time of inspection.

Assessment Risk Ratings

2 flagged

Risk Rating

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

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

Likelihood of Fire

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

MEDIUM

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

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

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

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

Potential Consequences of Fire

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

MODERATE HARM

Potential Consequences of Fire

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

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

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

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

Premises Risk Rating

1 flagged

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

MODERATE

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

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

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

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

TOLERABLE

Limitations Statement

Fire Risk Assessment – Limitations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

assessor as this is not within their control.

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

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

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

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

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

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

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

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

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 | Valerie Hanson House: NN2 7JQ |
| Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies | Lobbies, lounge, kitchenette, dining room, laundry, office, cellar, boiler room, stairs, landing. |
| 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 | 15 Nov 2023 |
| Part 6 - Recommended Date for Reassessment of the premises | 15 Nov 2024 |
| Part 7 - Unique Reference Number of this Certificate (Job Number) | 173568 |

Signed for on behalf of the Issuing Certified Organisation

James Hutton



Dated:

15 Nov 2023

SSAIB, 7-9 Earsdon Road, West Monkseaton, Whitley Bay, Tyne & Wear. NE25 9SX

BAFE, The Fire Service College, London Road, Moreton-in-Marsh, Gloucestershire, GL56 0RH
01608 653 350 | info@bafes.org.uk | www.bafes.org.uk

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15

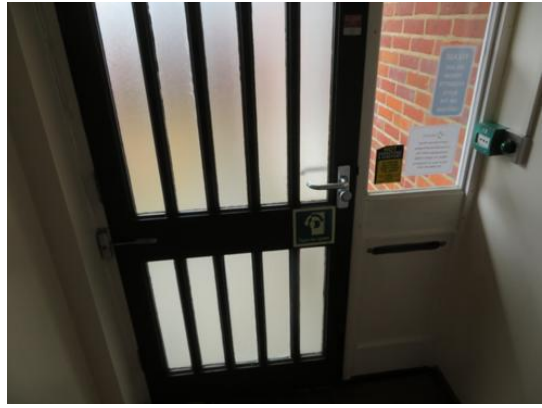


Photo 16



Photo 17

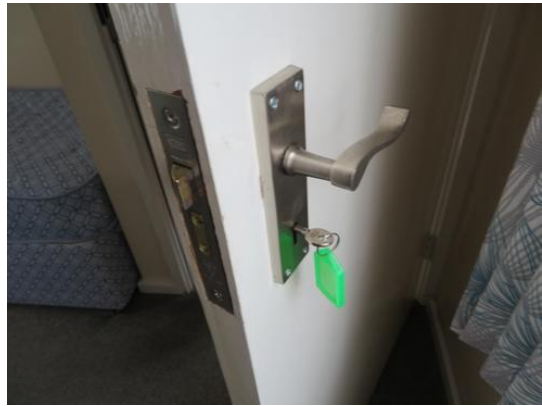


Photo 18

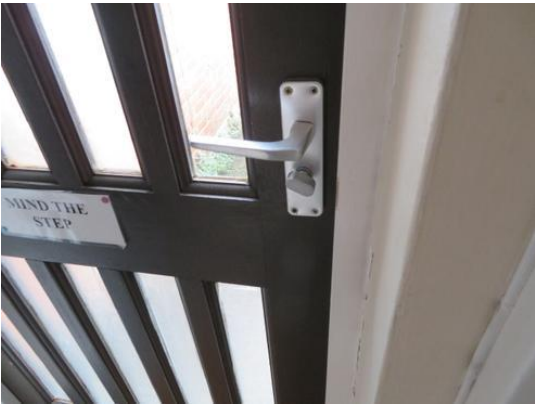


Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29

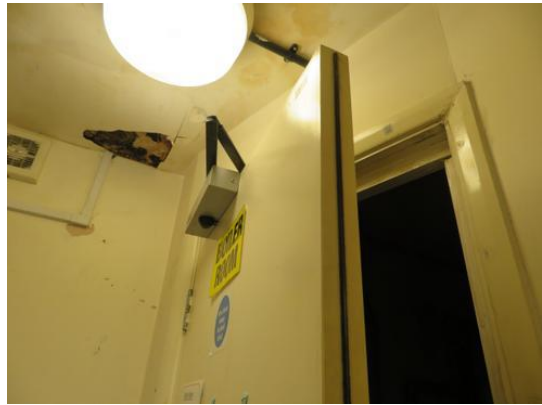


Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53

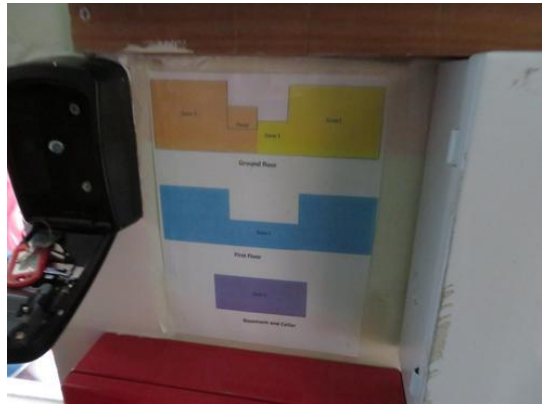


Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59

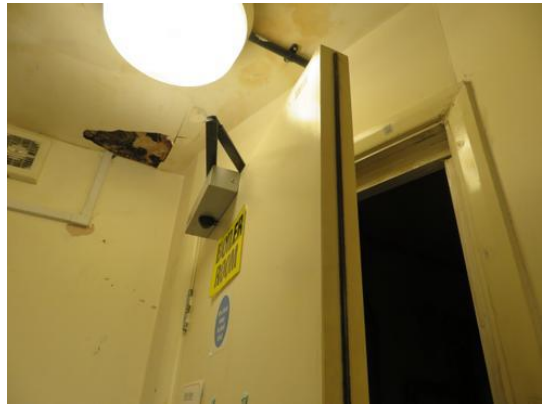


Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66