Futures Fire Risk Assessment

Futures Homescape, Flats 1-40 The Print Works: NN1 4NP, - UPRN: STI001-BLK / 173603 / QA Approved / Andy Cloke

Complete

Flagged items	2	**Actions**	16

SITE NAME:	Futures Homescape, Flats 1-40 The Print Works: NN1 4NP, - UPRN: STI001-BLK, Fire Risk Assessments, Futures Homescape

PROPERTY IMAGE


Photo 1


Photo 2


Photo 3


Photo 4


Photo 5


Photo 6

UPRN:	STI001-BLK
JOB NUMBER:	173603
FRA COMPLETED BY:	Pennington Choices Limited
FIRE RISK ASSESSOR NAME:	Charlie Brough
INSPECTION DATE:	17 Apr 2024
REPORT STATUS:	QA Approved
REASSESSMENT PRIORITY	High - 1 Year
VALID TO: (QA Use Only)	23 Apr 2025
VALIDATION DATE: (QA Use Only)	23 Apr 2024
VALIDATED BY: (QA Use Only)	Andy Cloke
VALIDATOR'S SIGNATURE: (QA Use Only)	

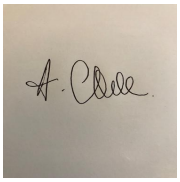

Photo 7

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 / A1

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

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

Open | Created by: Charlie Brough

A1

Ensure that fixed electrical installation inspections are completed every five years as stated in the policy principle and that the EICR report is "SATISFACTORY." If the system is classed as "UNSATISFACTORY," ensure all EICR remedial works are completed and records are held.

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"?

Assessor Findings

There is a bike storage area on the lower ground floor. It appears the policy in place only permits cycles within the storage cupboard. However, there was an E-scooter within the room. The door and frame work appeared to be in poor condition and the self-closing device has been discounted from the door, and the fire detector had been pulled off the ceiling.

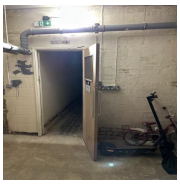
Photo 9

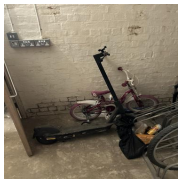
Photo 10


Photo 11


Photo 12


Photo 13


Photo 14


Photo 15

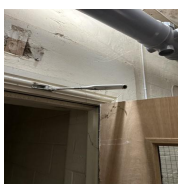
Photo 16

Open | Priority: High | Due: 23 May 2024 11:48 AM BST | Created by: Charlie Brough

G3

The e-scooter should be removed from the storage room if not permitted. The door and framework into the storage room must be repaired and fitted with a self-closing device and the smoke detector on the ceiling should be reinstalled without delay.

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

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

Assessor Findings

The common area doors are 30 and 60-minute fire-rated doors, including three fire-rated hinges, strips, seals, and a self-closing mechanism. Suitable labels or identification plugs were observed, and in accordance with the identification, they are considered to be fire-rated.

The ground floor service door was missing screws and strips. Due to the weight of the door, the lack of screws may lead to a deterioration of the door which could lead to an ill-fitting door set which compromises both compartmentations and provides an unprotected escape route. The smoke shaft framework on the 3rd floor is damaged.

The Fire Safety (England) Regulations 2022 made it a legal requirement for responsible persons for all multi-occupied residential buildings in England with storeys over 11 metres in height to undertake quarterly checks of all fire doors (including self-closing devices) in the common parts.


Photo 56

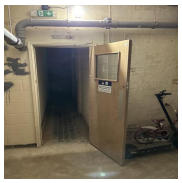
Photo 57

Photo 58


Photo 59


Photo 60


Photo 61


Photo 62


Photo 63


Photo 64


Photo 65


Photo 66

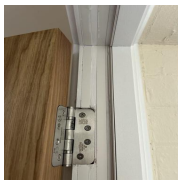
Photo 67


Photo 68


Photo 69


Photo 70

Open | Priority: Medium | Due: 23 Jul 2024 12:14 PM BST | Created by: Charlie Brough

M1

The communal fire doors should be inspected every 3 months, and records kept and easily accessible for the local fire authority and fire risk assessors to inspect.

Open | Priority: Low | Due: 23 Apr 2025 12:21 PM BST | Created by: Charlie Brough

M1

The ground floor service cupboard should be repaired and intumescent strips should be installed back onto the fire door. The door should also be fitted with the appropriate quantity of screws to a minimum size 8 and 30mm in length. The smoke shaft framework on the 3rd floor should be repaired.

Detailed Risk Assessment Part 2 / O - Fire Safety Signs and Notices / O2

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

Assessor Findings

There is no wayfinding signage installed, and none is legally required. Wayfinding must be installed in new buildings above 11m and all existing blocks over 18m in height. Currently there is no clear signage to quickly establish what floor each flat is located on. Installing signage with a 5 storey block will quickly help quickly identify the flat floor numbers for the fire service.

Open | Priority: Low | Due: 23 Apr 2025 12:45 PM BST | Created by: Charlie Brough

O2

Although there is no legal requirement for existing blocks over 11m, It is recommenced that way finding signage is installed to help assist the fire service.

Detailed Risk Assessment Part 2 / P - Means of Giving Warning in Case of Fire / P1

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

Assessor Findings

A communal fire alarm has been installed to activate the smoke control system, which is suitable. The fire alarm control panel is located at the front entrance and showed no faults or warnings at the time of assessment. Manual call points are installed throughout the block, and the smoke detectors appear to provide an audible warning.

If the building was converted to building regulations then there would be no requirement for the detection to extend into the flats and provide an audible warning sound. However, if the building was not converted to building regulations or converted before 1991, then the communal system should be interlinked to heat detection within the flat entrances, which opens onto the escape route as per BS 5839 recommendations for a property of this type. The communal system does not extend into the flats. However, it must be noted that just because there are fire action notices which promote stay-put the assessor can not assume the building is adequate to support a stay-put policy as the building construction is not of solid concrete and block throughout the block.


Photo 76


Photo 77


Photo 78


Photo 79


Photo 80

Open | Priority: Medium | Due: 23 Jul 2024 12:54 PM BST | Created by: Charlie Brough

P1

If evidence of the building conversion and construction can be provided and supports a Stay-Put policy, then the sounders should be disconnected. If no evidence can be provided to show this then the a heat detector will be required to be installed in the entrance of each flat and the building adopt a simultaneous evacuation policy.

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?

Assessor Findings

Unable to confirm the arrangements for resetting and silencing the alarm system.

Open | Created by: Charlie Brough

P6

Management to confirm that a formal policy is in place where a competent person is responsible for attending the site and investigating/resetting the alarm system.

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?

Assessor Findings

Within the limitations of a non-intrusive fire risk assessment, it would be suggested that the current level of fire separation between the flats and communal areas was acceptable. However, the lower/basement floor had services which have been filled with expanding foam. Significate findings within the services are also highlighted below.

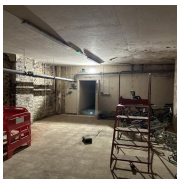
Photo 83


Photo 84


Photo 85


Photo 86


Photo 87


Photo 88


Photo 89


Photo 90

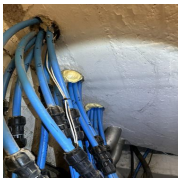
Photo 91


Photo 92

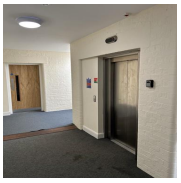
Photo 93


Photo 94

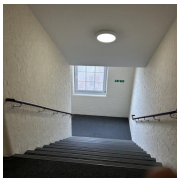
Photo 95

Open | Priority: Medium | Due: 23 Jul 2024 1:07 PM BST | Created by: Charlie Brough

Q1

A plan should be put in place to remediate the fire stopping where expanding foam has been used. Such work should be carried out by a competent third-party approved contractor with certification received for the fire-stopping work.

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?

Assessor Findings

No riser inspected at the time of assessment was fire stopped. All open penetrations, such as holes and gaps, including those around pipework and electrical cabling that are inadequately sealed, will allow smoke and heat to travel to adjacent areas and concealed spaces or voids. Any penetrations through fire-rated compartmentation should be fully sealed with an appropriate product that provides fire resistance to at least the same level as the surrounding wall/ceiling/floor to a standard complying with BS 476 and the relevant ASFP Code of Practice.

The fire risk assessment was visual inspection only, no evidence/history was provided regarding the building. From a basic type 3 fire risk assessment the assessor has concerns regarding the compartmentation, poor fire stopping works, gaps not filled, exposed timber boards to the floors above. The assessor does not consider there to be 60-mintues of fire resistance.


Photo 96


Photo 97


Photo 98


Photo 99


Photo 100

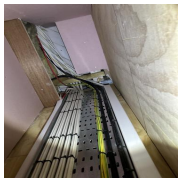
Photo 101


Photo 102


Photo 103


Photo 104


Photo 105


Photo 106


Photo 107


Photo 108

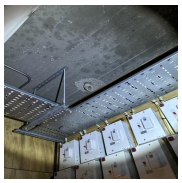
Photo 109


Photo 110


Photo 111

Open | Priority: Medium | Due: 23 Jul 2024 1:24 PM BST | Created by: Charlie Brough

Q3

A plan should be put in place to fire stopping the risers. Such work should be carried out by a competent third-party approved contractor with certification received for the fire-stopping work.

Open | Priority: Medium | Due: 23 Jul 2024 1:23 PM BST | Created by: Charlie Brough

Q3

As no information was provided prior to the assessment, to confirm that adequate compartmentation exists to support a stay-put approach and basic deficiency's were found. It is recommended that further inspection of the compartmentation between the common areas, flats, and service risers be undertaken. To achieve this, a 'Type 4' assessment would be necessary. However, if the building adopts a simultaneous evacuation a type 4 would not be required.

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 unknown if a competent person(s) has been appointed to assist in undertaking the preventative and protective measures including in-house checks.

Open | Priority: Low | Due: 23 Apr 2025 1:34 PM BST | Created by: Charlie Brough

T2

Ensure that a competent person(s) has been appointed to assist in undertaking the preventative and protective measures including in-house checks. Management should produce a weekly/monthly fire safety checklist, to include,
• housekeeping,
• escape routes,
• final exits and fire doors,
• Fire alarm checks
• Smoke control checks

The result of these inspections should be recorded in a fire logbook.

Detailed Risk Assessment Part 2 / T - Procedures and Arrangements / T3

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

Assessor Findings

It is likely that Futures Homescape has a fire safety management plan which documents the fire safety arrangements and procedures in place. However, there was no information available that detailed or documented arrangements to prevent fire and protect the premises.

Open | Created by: Charlie Brough

T3

It should be confirmed a fire safety management plan is established covering all areas of fire safety. The plan should be communicated, and all relevant persons should be made aware of the policies and procedures that are in place.

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

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

Assessor Findings

It was not possible to establish if there were any disabled persons present.

Open | Created by: Charlie Brough

T6

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

Detailed Risk Assessment Part 2 / V - Testing and Maintenance / V1

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

Assessor Findings

It is believed that there is a policy principle in place that ensures all active systems are tested and maintained, and no apparent deficiencies were found with such systems. However, no document was provided to confirm that these systems are tested and maintained.

Open | Priority: Low | Due: 23 Apr 2025 2:05 PM BST | Created by: Charlie Brough

V1

Ensure all active and passive systems are routinely tested and certificated are held and easily accessible for the enforcement authority.

Detailed Risk Assessment Part 2 / 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?

Assessor Findings

A premises information box (PIB) was noted to be installed by the entrance to the building. It was not accessed as the code was not provided.

Photo 114

Open | Priority: Low | Due: 23 Apr 2025 2:06 PM BST | Created by: Charlie Brough

X1

Ensure that any relevant information kept in the PIB is accurate & up to date. The code should be provided to future fire risk assessor to inspect the box.

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

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

Assessor Findings

It is unknown is Fire Safety information & procedures been disseminated to the residents. In line with the requirements set out under Section 156 of the Building Safety Act 2022. Futures Homescape should ensure that fire safety instructions are provided within communal areas and supplied to the residents on occupation and every 12 months. This information should be in a format that the residents can easily understand.

Open | Priority: Low | Due: 23 Apr 2025 12:12 PM BST | Created by: Charlie Brough

Y1

These must include: How to report a fire. A reminder of what the evacuation strategy is for the building. Any other instruction that tells residents what they must do once a fire has occurred. Information about fire doors must be kept shut when not in use, residents and their guests must not tamper with self-closing devices on fire doors & residents should report any faults or damage to fire doors immediately to the Responsible Person.

Detailed Risk Assessment Part 1

1. General Information

1.1 FRA Type:	Type 1 (Non-Destructive)
1.2 Property Type:	Converted Flats
1.3 Property Designation:	General Needs
1.4 Responsible Person:	Lindsey Williams - CEO Futures Housing Group
1.5 No of Floors:	5
1.6 No of Flats (if applicable):	21

Ground floor, externally 6 flats, First, second & third floor 5 flats on each floor.

1.7 Ground Floor Area (m2):	Unknown
1.8 Total Area of all Floors (m2)	Unknown

1.9 Building Description:

No building information was provided to the fire risk assessor before or during this inspection. Pennington Choices carried out the previous fire risk assessment in May 2023.

1-21 The Printworks is semi-detached former factory conversion of 21 self contained flats over ground, first, second, third floors. Attached to block 22-31 The Printworks. It is a 6 floor (5-storey) building comprising a basement, single floor flats on the ground, first and second floors; and two-floor flats (as per the zone chart) on the third floor. Access to the basement is restricted.

6 ground floor flats with external entrance doors at the back of the building. 15 flats are accessed off common parts via a single staircase. All flats have a single direction of escape via vented (automatic opening doors) corridor approach. The single escape route leads to the ground floor where there are exits at the front & rear of the building.

There is a single passenger lift in the stair shaft. Riser cupboards are located in the corridors to flats and the electrical intake cupboard is on the ground floor at the back of the mail room.

Bins are stored in a designated area away from the building. There is automatic fire detection and AOVs installed in the building. Emergency lighting is installed.

Because the assessor was not provided with any information, it was not possible to confirm whether the building was built according to building regulations. The fire action notices provide information to promote a stay-put policy. The fire alarm detection system installed throughout the means of escape is suitable and installed to open the smoke control system. However, manual call points are installed, and it appears the smoke detector has built-in sounders to promote a simultaneous evacuation. From a visual inspection and type 1 fire risk assessment, the compartmentation appeared to be a poor standard, which will be highlighted within this fire risk assessment.

The assessor gained access into flat 14 to inspect the entrance door, fire detection within the flats and review the means of escape.

It is not known if there are individuals or ‘high-risk’ groups resident at the block. The building's escape route is straightforward, with residents presumed relatively familiar with the layout and means of escape, and the travel distances are suitable.

1.10 Building Construction:

The building is traditional in construction, with timber, brick, and block walls and a pitched tiled roof. Windows all appear to be double-glazed within UPVC frames. The ground floor is solid, and the upper floors and single staircase are timber. Internal walls are a combination of brick, block, and timber studs with a plasterboard covering. Construction has been determined as far as possible within the confines of this non-destructive assessment.

1.11 Extent of common areas:

The common corridors and lobbies, the staircase and enclosed electrical cupboards.

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

All other flats apart from 14

1.13 If applicable, state which flats were sample inspected:

14

2. The Occupants

2.1 Management Extent	Non Managed – eg GN

2.2 Details of any onsite Management

There is no onsite management.

2.3 Person managing fire safety in the premises

Futures Homescape

2.4 Person consulted during the fire risk assessment

The assessor was unaccompanied during this fire risk assessment.

2.5 Number of occupants (maximum estimated)

The assumed number of persons living within the block of flats is 40 @ 2 per flat.

2.6 Approximate maximum number of employees at any one time

General needs block of flats. There are no staff based at the site.

2.7 Number of members of the public (maximum estimated)

The assessor cannot confirm the maximum number of members of the public as this is a general needs block, as family of the occupants can visit at any time in unknown numbers.

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

General needs of flats, and therefore the people at risk are likely to be persons with reduced mobility who would be either occupants of, or visitors to, the individual flats. Those located in a flat would be expected to stay within their flats unless a fire is within their flat or if the fire and rescue service deem that they require evacuating. There are no staff located at the site.

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	Leicestershire Fire and Rescue Service
3.3 Other key fire safety legislation (other than Building Regs 2000)	Housing Act 2004

3.4 The other legislation referred to above is enforced by

Local 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 alteration or enforcement notice was declared to the assessor.

3.7 Fire loss experience (since last FRA)	Unknown

There was no evidence of fire loss declared to the assessor.

Detailed Risk Assessment Part 2	16 actions
A - Electrical Ignition Sources	1 action
A1	1 action
Is the fixed electrical installation periodically inspected and tested, (include dates if known)?	It is policy for the client to carry out statutory 5 yearly inspections and testing of the landlord's electrical supply system. Records of all testing inspection and maintenance are held centrally

Open | Created by: Charlie Brough

A1

Ensure that fixed electrical installation inspections are completed every five years as stated in the policy principle and that the EICR report is "SATISFACTORY." If the system is classed as "UNSATISFACTORY," ensure all EICR remedial works are completed and records are held.

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

Action/Recommendation Required?:	Yes
Action Priority:	Recommendation - No Timescale
A2	
Is PAT testing in common areas carried out?	No portable appliances were observed in communal or landlord only areas which would be subject to PAT testing. Portable electrical appliances are used in the common areas by the clients own staff and approved contractors. The client has a system in place for testing its own portable appliances. Those appliances used by contractors are subject to the contractor's own company's Health and Safety arrangements which are required by Client.

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	
Is there a policy for personal electrical appliances (consider restrictions of communal supply points such as outlets and T pin outlets)?	It is clients policy for all portable electrical appliances owned by them, which are located/used in communal and/or landlord only areas to be PAT tested. Residents

	are not permitted to use their personal portable electrical appliances in the communal areas.

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?	None noted as being in use in either the common parts or landlord areas at the time of this assessment.
A5	
Are they any PV cells installed and do they have the appropriate isolation systems and signage to assist the fire and rescue service?	No Photovoltaic, (PV), cells were identified at this address.
B - Smoking Policies	
B1	
Are there suitable arrangements to prevent fire as a result from smoking?	In line with current UK legislation, no smoking is permitted in the common or landlord controlled areas. Resident must either smoke within their own flat, or outside of the block.

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?	There was no evidence of any illicit smoking and adequate signage instructing persons not to smoke in the communal areas is displayed.
C - Arson	
C1	
Are premises secure against arson by outsiders? (Please state how)	The single entrance into the building is secured locked shut. It can only be opened from outside by the resident's fobs/keys.

Photo 8

C2	
Are bins secured or fire loading stored in a suitable location? (Please state bin type, location, if and how it is secured)	External bin store present, this was a sufficient and safe distance away from the premises.
D - Portable Heaters and Installations	
D1	
If used, is the use of portable heaters regarded as safe?	There were no portable heaters in the common parts. If these are ever to be used, oil filled are the safest type.
D2	
Are fixed heating systems maintained annually?	No fixed heating was observed in common areas. It is assumed that the individual heating systems are maintained within the flats by the responsible person.

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

E - Cooking	
E1	
Are reasonable measures in place to prevent fires as a result of cooking, including replacing filter(where necessary)?	No cooking facilities within communal areas. Cooking takes place within individual flats which falls outside the Regulatory Reform (Fire Safety) Order 2005.
F - Lightning	
F1	
Does the building have a lightning protection system?	A lightning protection system has been provided for the block. No defects were noted at the time of this assessment.

Policy Principle: No lightning protection policy in place

G - Housekeeping	1 action

G1

Are combustible materials kept away from any sources of ignition, including gas and electrical intake cupboards?	No combustibles were noted as being located adjacent to any ignition sources at the time of this assessment.

G2

Are the escape routes kept clear of items combustible materials or waste and free of any trip hazards?	At the time of this assessment the escape routes were clear.

G3

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"?	Assessor Findings

There is a bike storage area on the lower ground floor. It appears the policy in place only permits cycles within the storage cupboard. However, there was an E-scooter within the room. The door and frame work appeared to be in poor condition and the self-closing device has been discounted from the door, and the fire detector had been pulled off the ceiling.

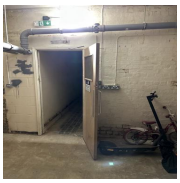
Photo 9

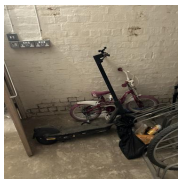
Photo 10


Photo 11


Photo 12


Photo 13


Photo 14


Photo 15

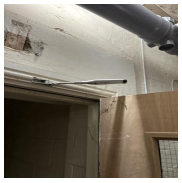
Photo 16

Open | Priority: High | Due: 23 May 2024 11:48 AM BST | Created by: Charlie Brough

G3

The e-scooter should be removed from the storage room if not permitted. The door and framework into the storage room must be repaired and fitted with a self-closing device and the smoke detector on the ceiling should be reinstalled without delay.

Action/Recommendation Required?	Yes
Action Priority:	High - 1 Month

H - Hazards Introduced by Contractors

H1

Is there satisfactory control over works carried out in the	See Principle Policy

building by contractors (e.g. hot work permits)?	

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

I - Dangerous Substances

I1

If dangerous substances are used, has a risk assessment been carried out as required by the Dangerous Substances and Explosives Atmospheres Regulations 2002 and are they stored correctly?	No hazardous materials were found to be stored on the premises at the time of this assessment.

J - Other Significant Hazards

J1

Are all issues deemed satisfactory? [1]	No issues to report

K - Means of Escape

K1

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

The building layout is low in complexity, and people can become familiar with it very quickly. It is assessed that the design of the means of escape is in accordance with the guidance at the time of construction; there were no issues with the design of the escape route. There is a single staircase that discharges at ground level, where two final exits are provided, both of which lead to total safety.


Photo 17

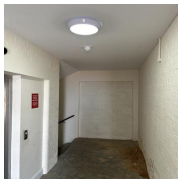
Photo 18

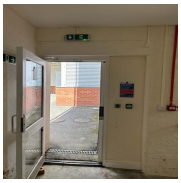
Photo 19

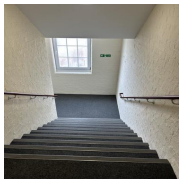
Photo 20

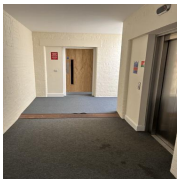
Photo 21

K2

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

K3

Is there adequate provision of exits (including exit Widths) for the numbers who may be present?	The exit provided is adequate for the maximum number of persons ever likely to need it to escape from a fire, taking into account the evacuation strategy in place for the building.

K4	
Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?)	The electromagnetic lock securing the final exit door is released using the push button release, which is located adjacent to the door. Green override box present. There are no revolving or sliding doors.
K5	
Do final exits open in the direction of escape where necessary?	The final exit door opens against the direction of travel. However, taking into consideration the maximum number of persons ever likely to need to use this door to escape from a fire, this is considered acceptable.
K6	
Are travel distances satisfactory? (consider single direction and more than one direction, property risk profile and occupancy characteristics)	The travel distances from all areas are within the maximum distances recommended in national guidance.
K7	
Are there suitable precautions for all inner rooms?	There are no inner rooms in the communal or landlord only parts at this address.
K8	
Are escape routes separated where appropriate?	Adequate separation is provided between the escape routes.
K9	
Are corridors sub-divided where appropriate?	The corridors are sub-divided by FD30s fire doors.

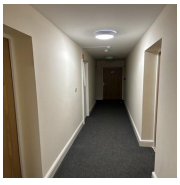
Photo 22

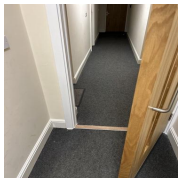
Photo 23

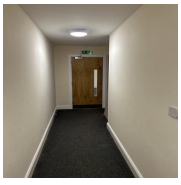
Photo 24

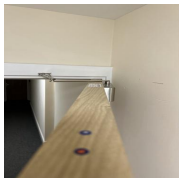
Photo 25


Photo 26


Photo 27


Photo 28


Photo 29


Photo 30

K10	

Do escape routes lead to a place of safety?

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

K11

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

Assessor Findings

The stairs are provided with adequate manually operated ventilation openings for the control of smoke. AOVs in corridors and top of the stairs and it appears the corridors are also provided with a smoke shaft.


Photo 31


Photo 32


Photo 33


Photo 34

Photo 35


Photo 36

K12

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

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

L - Flat Entrance Doors

L1

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

Assessor Findings

No documentary evidence of performance was provided to the assessor. The door's construction is of solid hardwood of at least 44mm thickness and a provided with smoke seals, intumescent strips, an overhead self-closing device and three CE-marked hinges.

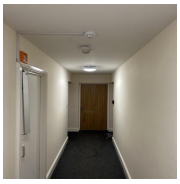
Photo 37


Photo 38


Photo 39


Photo 40


Photo 41


Photo 42

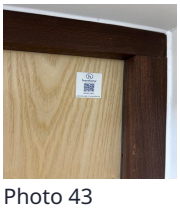
Photo 43

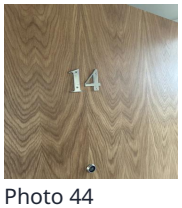

Photo 44

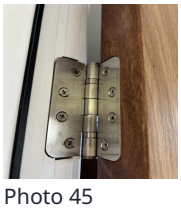
Photo 45


Photo 46

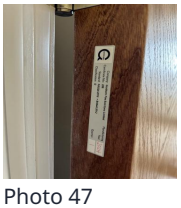
Photo 47

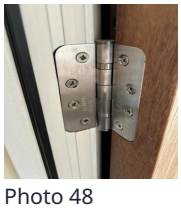
Photo 48

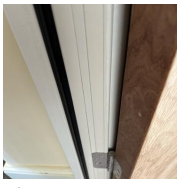
Photo 49

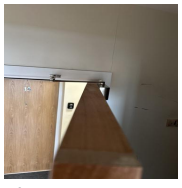
Photo 50

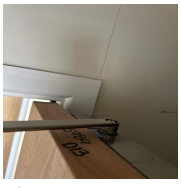
Photo 51


Photo 52

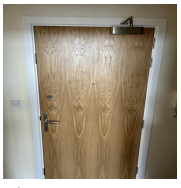
Photo 53

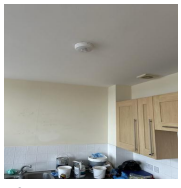
Photo 54


Photo 55

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?

Assessor Findings

The common area doors are 30 and 60-minute fire-rated doors, including three fire-rated hinges, strips, seals, and a self-closing mechanism. Suitable labels or identification plugs were observed, and in accordance with the identification, they are considered to be fire-rated.

The ground floor service door was missing screws and strips. Due to the weight of the door, the lack of screws may lead to a deterioration of the door which could lead to an ill-fitting door set which compromises both compartmentations and provides an unprotected escape route. The smoke shaft framework on the 3rd floor is damaged.

The Fire Safety (England) Regulations 2022 made it a legal requirement for responsible persons for all multi-occupied residential buildings in England with storeys over 11 metres in height to undertake quarterly checks of all fire doors (including self-closing devices) in the common parts.


Photo 56

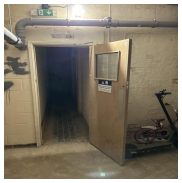
Photo 57

Photo 58


Photo 59


Photo 60


Photo 61


Photo 62


Photo 63


Photo 64


Photo 65


Photo 66


Photo 67


Photo 68


Photo 69


Photo 70

Open | Priority: Medium | Due: 23 Jul 2024 12:14 PM BST | Created by: Charlie Brough

M1

The communal fire doors should be inspected every 3 months, and records kept and easily accessible for the local fire authority and fire risk assessors to inspect.

Open | Priority: Low | Due: 23 Apr 2025 12:21 PM BST | Created by: Charlie Brough

M1

The ground floor service cupboard should be repaired and intumescent strips should be installed back onto the fire door. The door should also be fitted with the appropriate quantity of screws to a minimum size 8 and 30mm in length. The smoke shaft framework on the 3rd floor should be repaired.

Action/Recommendation Required?	Yes
Action Priority:	Medium - 3 Months

N - Emergency Lighting

N1

If emergency lighting is provided, is the coverage sufficient and in good repair? (Internal and external)	Emergency lighting is provided throughout the escape routes and the coverage is sufficient. it appears to be in accordance with BS 5266 Pt 1 2016 (See limitations statement)

Photo 71

N2

If EL not provided, is borrowed/artificial lighting sufficient for escape? (Internal and external)	See N1

O - Fire Safety Signs and Notices — 1 action

O1

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

Photo 72

Photo 73

Photo 74

Photo 75

O2 — 1 action

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

There is no wayfinding signage installed, and none is legally required. Wayfinding must be installed in new buildings above 11m and all existing blocks over 18m in height. Currently there is no clear signage to quickly establish what floor each flat is located on. Installing signage with a 5 storey block will quickly help quickly identify the flat floor numbers for the fire service.

Open | Priority: Low | Due: 23 Apr 2025 12:45 PM BST | Created by: Charlie Brough

O2

Although there is no legal requirement for existing blocks over 11m, It is recommenced that way finding signage is installed to help assist the fire service.

Action/Recommendation Required?	Yes
Action Priority:	Low - 12 Months
P - Means of Giving Warning in Case of Fire	2 actions
P1	1 action

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

Assessor Findings

A communal fire alarm has been installed to activate the smoke control system, which is suitable. The fire alarm control panel is located at the front entrance and showed no faults or warnings at the time of assessment. Manual call points are installed throughout the block, and the smoke detectors appear to provide an audible warning.

If the building was converted to building regulations then there would be no requirement for the detection to extend into the flats and provide an audible warning sound. However, if the building was not converted to building regulations or converted before 1991, then the communal system should be interlinked to heat detection within the flat entrances, which opens onto the escape route as per BS 5839 recommendations for a property of this type. The communal system does not extend into the flats. However, it must be noted that just because there are fire action notices which promote stay-put the assessor can not assume the building is adequate to support a stay-put policy as the building construction is not of solid concrete and block throughout the block.


Photo 76


Photo 77


Photo 78


Photo 79


Photo 80

Open | Priority: Medium | Due: 23 Jul 2024 12:54 PM BST | Created by: Charlie Brough

P1

If evidence of the building conversion and construction can be provided and supports a Stay-Put policy, then the sounders should be disconnected. If no evidence can be provided to show this then the a heat detector will be required to be installed in the entrance of each flat and the building adopt a simultaneous evacuation policy.

Action/Recommendation Required?	Yes
Action Priority:	Medium - 3 Months

P2

If installed, is the common area AFD adequate for the occupancy and fire risk?	The communal fire alarm system currently provided appears to meet the fire risk within the building

P3

If not installed, are the premises deemed safe without a common area AFD system?	See P1 and P2

P4

If there is a communal fire detection and fire alarm system, does it extend into the dwellings?	The communal fire detection and fire alarm system, does not extend into the dwelling

P5

Where appropriate, has a fire alarm zone plan been provided?	Fire alarm zone plan is provided and is correctly orientated in accordance with BS 5839 pt 1

P6 — 1 action

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

Unable to confirm the arrangements for resetting and silencing the alarm system.

Open | Created by: Charlie Brough

P6

Management to confirm that a formal policy is in place where a competent person is responsible for attending the site and investigating/resetting the alarm system.

Action/Recommendation Required?	Yes
Action Priority:	Recommendation - No Timescale

P7

If applicable, is a separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?	From the flats inspected, Grade D, LD2 standard was installed.


Photo 81


Photo 82

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?	This is a general needs property and therefore no requirement.

Q - Measures to Limit Fire Spread and Development — 3 actions

Q1 — 1 action

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

Within the limitations of a non-intrusive fire risk assessment, it would be suggested that the current level of fire separation between the flats and communal areas was acceptable. However, the lower/basement floor had services which have been filled with expanding foam. Significate findings within the services are also highlighted below.

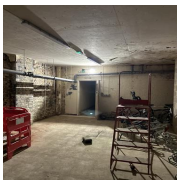
Photo 83


Photo 84


Photo 85


Photo 86


Photo 87


Photo 88


Photo 89


Photo 90

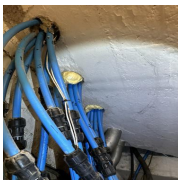
Photo 91


Photo 92


Photo 93


Photo 94

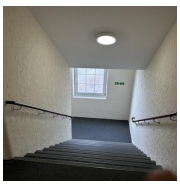
Photo 95

Open | Priority: Medium | Due: 23 Jul 2024 1:07 PM BST | Created by: Charlie Brough

Q1

A plan should be put in place to remediate the fire stopping where expanding foam has been used. Such work should be carried out by a competent third-party approved contractor with certification received for the fire-stopping work.

Action/Recommendation Required?	Yes
Action Priority:	Medium - 3 Months

Q2

Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings)	No hidden voids were identified during this inspection. (A Type 3 Fire Risk Assessment (non-intrusive/non-destructive) is unable to provide full information in this regard).

Q3

2 actions

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

Assessor Findings

No riser inspected at the time of assessment was fire stopped. All open penetrations, such as holes and gaps, including those around pipework and electrical cabling that are inadequately sealed, will allow smoke and heat to travel to adjacent areas and concealed spaces or voids. Any penetrations through fire-rated compartmentation should be fully sealed with an appropriate product that provides fire resistance to at least the same level as the surrounding wall/ceiling/floor to a standard complying with BS 476 and the relevant ASFP Code of Practice.

The fire risk assessment was visual inspection only, no evidence/history was provided regarding the building. From a basic type 3 fire risk assessment the assessor has concerns regarding the compartmentation, poor fire stopping works, gaps not filled, exposed timber boards to the floors above. The assessor does not consider there to be 60-mintues of fire resistance.


Photo 96


Photo 97


Photo 98


Photo 99


Photo 100

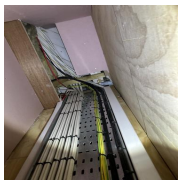
Photo 101


Photo 102


Photo 103


Photo 104


Photo 105


Photo 106


Photo 107


Photo 108

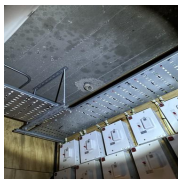
Photo 109


Photo 110


Photo 111

Open | Priority: Medium | Due: 23 Jul 2024 1:24 PM BST | Created by: Charlie Brough

Q3

A plan should be put in place to fire stopping the risers. Such work should be carried out by a competent third-party approved contractor with certification received for the fire-stopping work.

Open | Priority: Medium | Due: 23 Jul 2024 1:23 PM BST | Created by: Charlie Brough

Q3

As no information was provided prior to the assessment, to confirm that adequate compartmentation exists to support a stay-put approach and basic deficiency's were found. It is recommended that further inspection of the compartmentation between the common areas, flats, and service risers be undertaken. To achieve this, a 'Type 4' assessment would be necessary. However, if the building adopts a simultaneous evacuation a type 4 would not be required.

Action/Recommendation Required?

Yes

Action Priority:	Medium - 3 Months
Q4	
Is compartmentation maintained in the roof space?	This block has a flat roof. There are no roof spaces.
Q5	
Are electrics, including embedded meters, enclosed in fire rated construction?	Assessor Findings

Refer to Q3.

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?	It could not be ascertained if ducts are installed within the premises see limitations statement
Q7	
Is there reasonable limitation of linings to escape routes that might promote fire spread?	It was not possible to confirm the FR of wall and ceiling linings. However, the existing finishes are in reasonable condition and do not appear to present a significant risk to fire spread or safe escape.
Q8	
Are soft furnishings in common areas appropriate to limit fire spread/growth?	No soft furniture in the common areas
Q9	
Does the premises have any external balconies, cladding or materials which may promote external fire spread?	Assessor Findings

The premises does not have any external balconies, cladding or materials which may promote external fire spread. It is noted that there are timber balconies, however these are not located adjacent to the escape route surrounded by solid brickwork and therefore would not promote external fire spread


Photo 112


Photo 113

Q10	
Has a note been prepared of the external walls of the building and details of construction materials used? Does	No not required

the note include and identify the level of risk that the design and materials used?	
Q11	
Does the External wall note include any mitigating circumstances that may have been taken to reduce the risk?	N/A
Q12	
Has the responsible person reviewed the external wall note on a regular basis and revised it if there have been any significant changes in the external walls.	N/A
Q13	
Are all other fire spread/compartmentation issues satisfactory?	No other issues noted at the time of this assessment.
R - Fire Extinguishing Appliances	
R1	
If required, is there reasonable provision of accessible portable fire extinguishers?	There are no fire extinguishers provided in the communal areas.
S - Relevant Automatic Fire Extinguishing Systems	
S1	
Are there any automatic fire suppressant systems on site?	No sprinkler system is provided or required at this address.
S2	
Are there any fixed fire fighting mains within the premises?	No DRM is provided or required at this address.
S3	
If any other relevant systems / equipment is installed, state type of system and comment as necessary	N/A
T - Procedures and Arrangements	3 actions
T1	
Recommended evacuation strategy for this building is:	Stay Put
The signage promotes a stay-put however, Refer to P1 & Q3.	
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 unknown if a competent person(s) has been appointed to assist in undertaking the preventative and protective measures including in-house checks.

Open | Priority: Low | Due: 23 Apr 2025 1:34 PM BST | Created by: Charlie Brough

T2

Ensure that a competent person(s) has been appointed to assist in undertaking the preventative and protective measures including in-house checks. Management should produce a weekly/monthly fire safety checklist, to include,
• housekeeping,
• escape routes,
• final exits and fire doors,
• Fire alarm checks
• Smoke control checks
The result of these inspections should be recorded in a fire logbook.

Action/Recommendation Required?	Yes
Action Priority:	Low - 12 Months
T3	1 action
Are there appropriate documented fire safety arrangements and procedures in place in the event of fire?	Assessor Findings

It is likely that Futures Homescape has a fire safety management plan which documents the fire safety arrangements and procedures in place. However, there was no information available that detailed or documented arrangements to prevent fire and protect the premises.

Open | Created by: Charlie Brough

T3

It should be confirmed a fire safety management plan is established covering all areas of fire safety. The plan should be communicated, and all relevant persons should be made aware of the policies and procedures that are in place.

Action/Recommendation Required?	Yes
Action Priority:	Recommendation - No Timescale
T4	
Are there suitable arrangements for liaison and calling the Fire Service?	Residents are expected to call the Fire and Rescue Service.
T5	
Are there suitable fire assembly points away from any risk?	General needs property no fire assembly point required. Once

	outside, residents can move freely to a safe distance away from the premises. Assembly point(s) are any safe place clear of the building.
T6	1 action
Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?	Assessor Findings

It was not possible to establish if there were any disabled persons present.

Open | Created by: Charlie Brough

T6

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

Action/Recommendation Required?	Yes
Action Priority:	Recommendation - No Timescale
T7	
Are staff nominated and trained on the use of fire extinguishing appliances?	No staff onsite
T8	
Are staff nominated and trained to assist in evacuation (Where applicable e.g. Offices, supported schemes)?	No staff on site
U - Training	
U1	
Do staff receive adequate induction and annual refresher fire safety training? (To include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm, location and use of fire extinguishers, calling the fire service)	No staff on site

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

U2	
Are employees nominated to assist in the event of fire given	No employees on site

additional training?	
V - Testing and Maintenance	1 action
V1	1 action
Are all fire safety provisions for the building (AFD, Emergency Lighting, sprinklers etc.) routinely tested and maintained?	Assessor Findings

It is believed that there is a policy principle in place that ensures all active systems are tested and maintained, and no apparent deficiencies were found with such systems. However, no document was provided to confirm that these systems are tested and maintained.

Open | Priority: Low | Due: 23 Apr 2025 2:05 PM BST | Created by: Charlie Brough

V1

Ensure all active and passive systems are routinely tested and certificated are held and easily accessible for the enforcement authority.

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.

Action/Recommendation Required?	Yes
Action Priority:	Low - 12 Months
W - Records	
W1	
Is all routine testing and staff training including fire drills suitably recorded and available for inspection?	Assessor Findings

N/A

X - Premises Information Box	1 action
X1	1 action
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?	Assessor Findings

A premises information box (PIB) was noted to be installed by the entrance to the building. It was not accessed as the code was not provided.

Photo 114

Open | Priority: Low | Due: 23 Apr 2025 2:06 PM BST | Created by: Charlie Brough

X1

Ensure that any relevant information kept in the PIB is accurate & up to date. The code should be provided to future fire risk assessor to inspect the box.

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

Action/Recommendation Required?	Yes
Action Priority:	Low - 12 Months
Y - Engagement with Residents	1 action
Y1	1 action
Has all Fire Safety information & procedures been disseminated to the residents?	Assessor Findings

It is unknown is Fire Safety information & procedures been disseminated to the residents. In line with the requirements set out under Section 156 of the Building Safety Act 2022. Futures Homescape should ensure that fire safety instructions are provided within communal areas and supplied to the residents on occupation and every 12 months. This information should be in a format that the residents can easily understand.

Open | Priority: Low | Due: 23 Apr 2025 12:12 PM BST | Created by: Charlie Brough

Y1

These must include: How to report a fire. A reminder of what the evacuation strategy is for the building. Any other instruction that tells residents what they must do once a fire has occurred. Information about fire doors must be kept shut when not in use, residents and their guests must not tamper with self-closing devices on fire doors & residents should report any faults or damage to fire doors immediately to the Responsible Person.

Action/Recommendation Required?	Yes
Action Priority:	Low - 12 Months
Z - Any Other Information	
Z1	
Are all issues deemed satisfactory? [1]	N/A

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 fatali-ties.

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	301921
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	Flats 1-40 The Print Works: NN1 4NP
Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies	The common corridors and lobbies, the staircase and enclosed electrical cupboards.
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	23 Apr 2024
Part 6 - Recommended Date for Reassessment of the premises	23 Apr 2025
Part 7 - Unique Reference Number of this Certificate (Job Number)	173603

Signed for on behalf of the Issuing Certified Organisation

James Hutton

Dated: 23 Apr 2024

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@bafe.org.uk | www.bafe.org.uk

Media summary

Photo 1

Photo 2

Photo 3

Photo 4

Photo 5

Photo 6

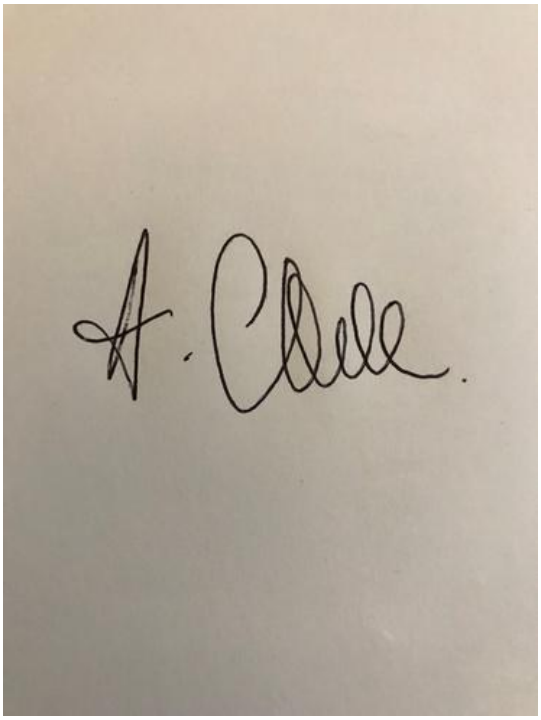

Photo 7

Photo 8

Photo 9

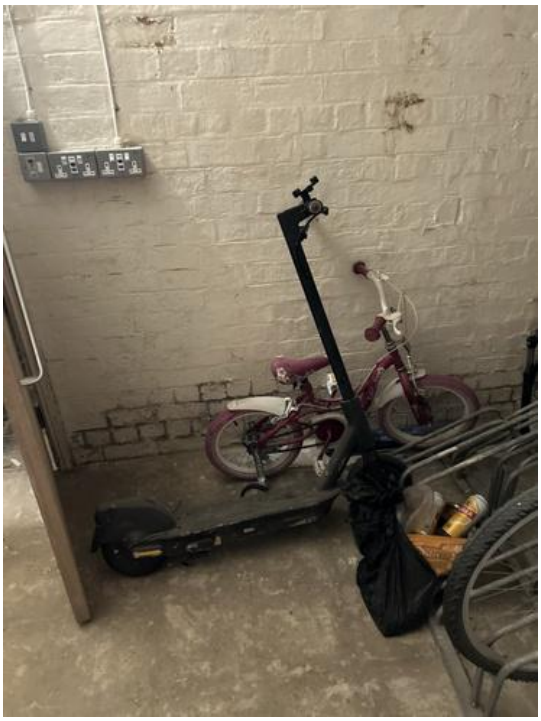

Photo 10

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

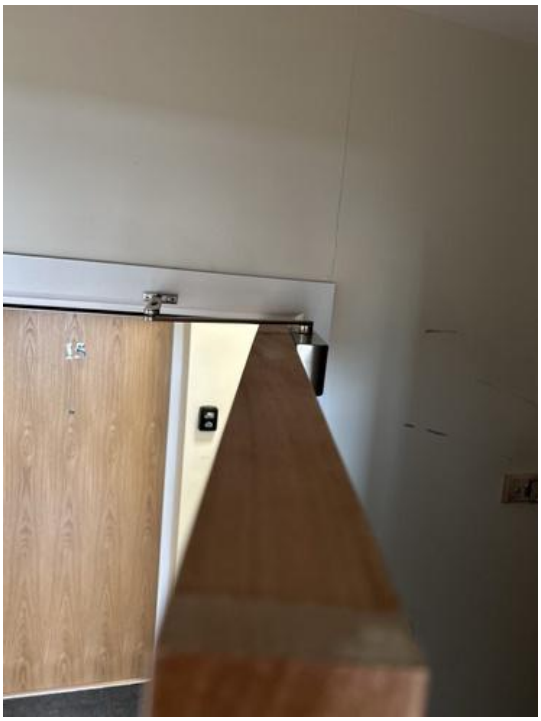

Photo 50

Photo 51

Photo 52

Photo 53

Photo 54

Photo 55

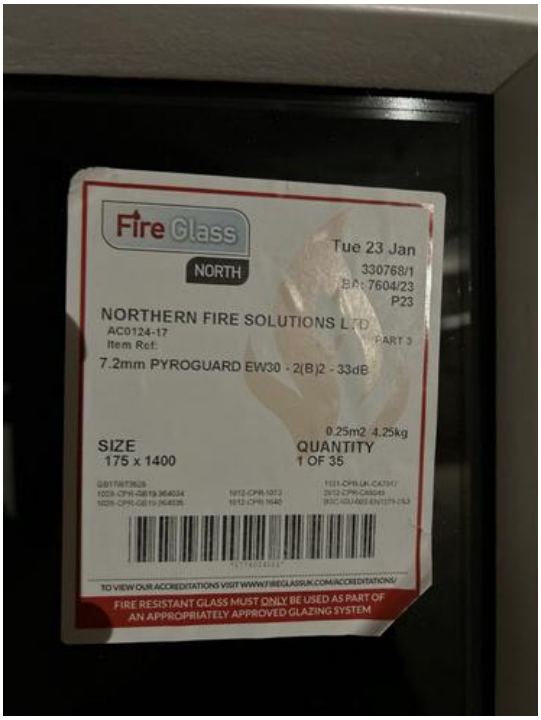

Photo 56

Photo 57

Photo 58

Photo 59

Photo 60

Photo 61

Photo 62

Photo 63

Photo 64

Photo 65

Photo 66

Photo 67

Photo 68

Photo 69

Photo 70

Photo 71

Photo 72

Photo 73

Photo 74

Photo 75

Photo 76

Photo 77

Photo 78

Photo 79

Photo 80

Photo 81

Photo 82

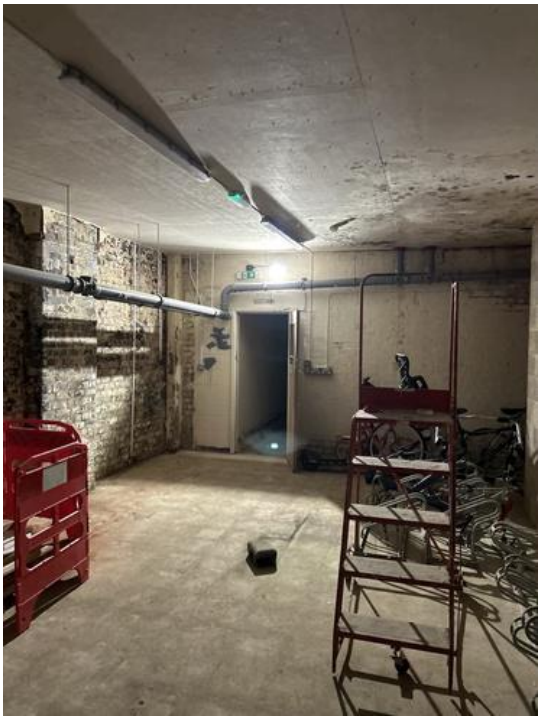

Photo 83

Photo 84

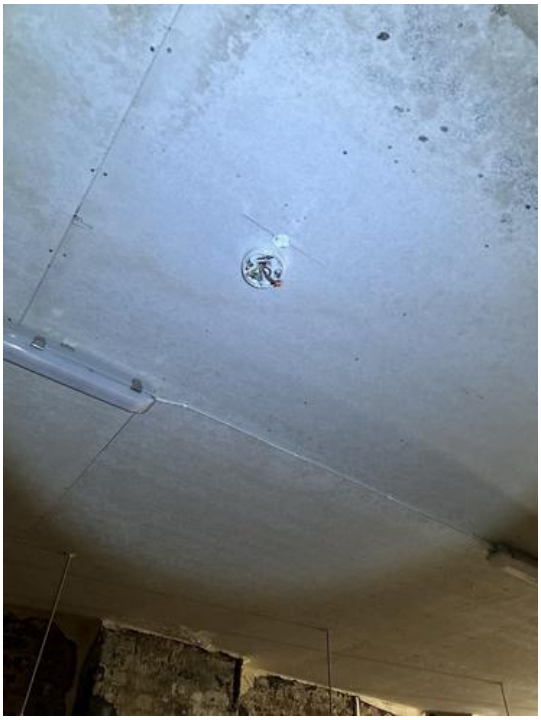

Photo 85

Photo 86

Photo 87

Photo 88

Photo 89

Photo 90

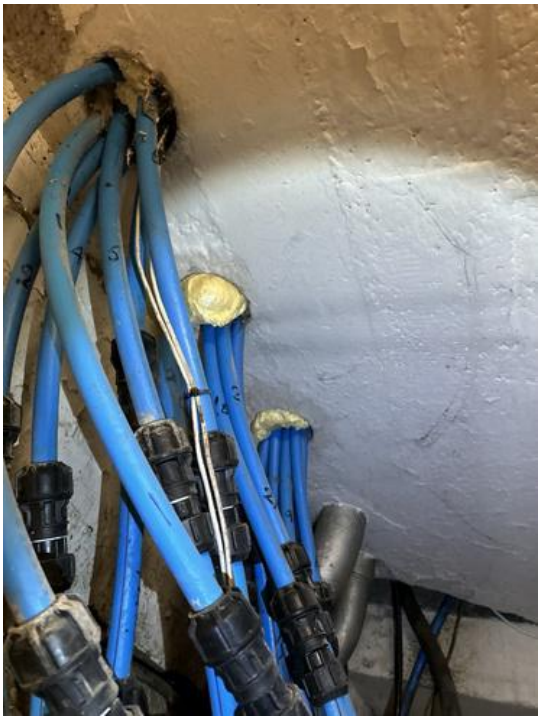

Photo 91

Photo 92

Photo 93

Photo 94

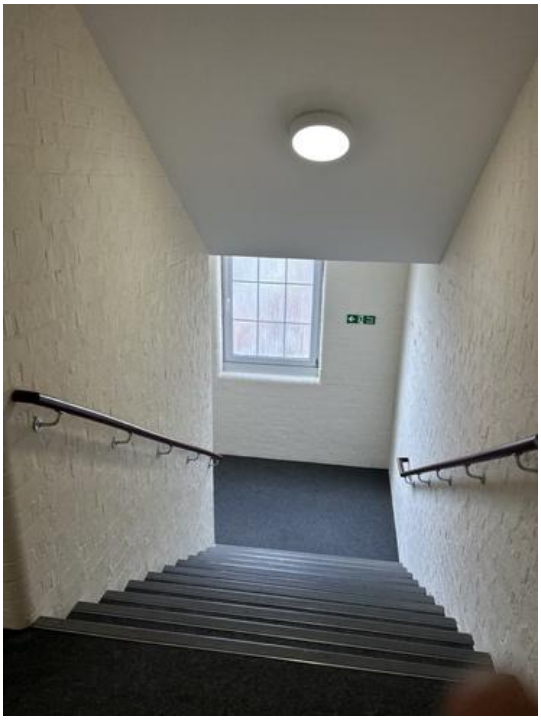

Photo 95

Photo 96

Photo 97

Photo 98

Photo 99

Photo 100

Photo 101

Photo 102

Photo 103

Photo 104

Photo 105

Photo 106

Photo 107

Photo 108

Photo 109

Photo 110

Photo 111

Photo 112

Photo 113

Photo 114