

Futures Fire Risk Assessment

Futures Homescape, Grange House
(Rooms) Mayors Walk: PE3 6HB, - UPRN:
GRA002-BLK / 173600 / QA Approved /
Paul Doodson

Complete

| | | | |
|----------------------|---|----------------|---|
| Flagged items | 2 | Actions | 8 |
|----------------------|---|----------------|---|

SITE NAME:

Futures Homescape, Grange
House (Rooms) Mayors Walk: PE3
6HB, - UPRN: GRA002-BLK, Fire
Risk Assessments, Futures
Homescape

PROPERTY IMAGE



Photo 1

UPRN:

GRA002-BLK

JOB NUMBER:

173600

FRA COMPLETED BY:

Pennington Choices Limited

FIRE RISK ASSESSOR NAME:

Jamie Yarwood

INSPECTION DATE:

17 Jan 2024

REPORT STATUS:

QA Approved

REASSESSMENT PRIORITY

High - 1 Year

VALID TO: (QA Use Only)

18 Mar 2025

VALIDATION DATE: (QA Use Only)

18 Mar 2024

VALIDATED BY: (QA Use Only)

Paul Doodson

VALIDATOR'S SIGNATURE: (QA Use Only)



Photo 2

Flagged items & Actions

2 flagged, 8 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

8 actions

Detailed Risk Assessment Part 2 / F - Lightning / F1

Does the building have a lightning protection system?

No

No lightning protection on the building noted.

Open | Created by: Jamie Yarwood

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 / G - Housekeeping / G1

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

Unknown

No combustible materials were seen close to sources of ignition at the time of the assessment. This could, however not be confirmed across the building due to locked cupboards requiring non-standard keys.

Open | Priority: Medium | Due: 18 Jun 2024 9:34 PM BST | Created by: Jamie Yarwood

G1

All locked service cupboards containing electrical sources of ignition should be checked by the client to ensure there are no combustible materials being stored within close proximity. This should be regularly monitored by the client with regular checks to ensure compliance.

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?

No

Vent noted in the door to the under stair cupboard.

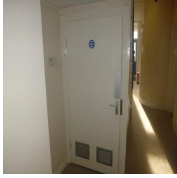


Photo 22



Photo 23

Open | Priority: Medium | Due: 18 Jun 2024 9:43 PM BST | Created by: Jamie Yarwood

M1

Door as noted requires replacing with a lockable FD30s door set. All work should be carried out by a third party accredited fire door company.

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

Contradictory Fire Action Notices installed in the common area.



Photo 25



Photo 26

Open | Priority: Medium | Due: 18 Jun 2024 9:45 PM BST | Created by: Jamie Yarwood

O1

Fire Action Notice detailing a stay put evacuation strategy should be removed.

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?

Unknown

It was not possible to inspect all locations due to multiple stores and service cupboards being locked with non-standard keys.

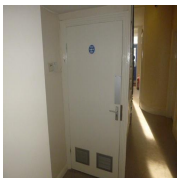


Photo 34

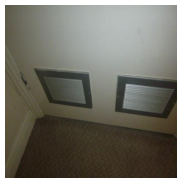


Photo 35



Photo 36

Open | Priority: Medium | Due: 18 Jun 2024 9:48 PM BST | Created by: Jamie Yarwood

Q3

The client should check the storage cupboards and service riser/electrical intake cupboards to ensure they are adequately fire resisting with penetrating services fully fire stopped. If this is not the case, fire stopping should be completed from both sides by a competent third-party

accredited contractor with records and certifications kept for auditing purposes.

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q4

Is compartmentation maintained in the roof space?

Unknown

There was no access into the roof space from the common area. As the building operates a simultaneous evacuation policy, roof space separation is not essential, this should however be checked for best practice.

Open | Created by: Jamie Yarwood

Q4

The client should arrange for access to the roof space/loft to ensure that adequate compartment boundaries are in place between the common areas and the flats. If found not to be, then any breaches noted should be suitably firestopped using fire rated sealing materials. All work to be carried out by a third party accredited contractor.

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

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

No

Portable fire extinguishers are provided in the common area. From information provided by Nick Barnard staff are not trained in the safe use of portable fire fighting equipment.



Photo 40

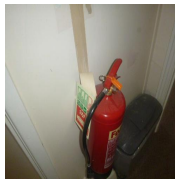


Photo 41

Open | Priority: Low | Due: 18 Mar 2025 9:51 PM GMT | Created by: Jamie Yarwood

R1

Management should review the current policy surrounding the presence of manual fire extinguishing appliances within the building. Based upon NFCC guidance as stated in R1, if there are no trained staff members present to use extinguishers, then consideration should be given to the removal of the manual fire extinguishing devices from the common areas.

Detailed Risk Assessment Part 2 / 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

From information provided staff do not receive adequate fire safety training and/or refresher training.

Open | Priority: Medium | Due: 18 Jun 2024 9:53 PM BST | Created by: Jamie Yarwood

U1

Management to confirm that staff receive adequate fire safety training including periodic refresher training.

Detailed Risk Assessment Part 1

1. General Information

1.1 FRA Type: Type 1

1.2 Property Type: Converted Detached House

1.3 Property Designation: Supported Accommodation

1.4 Responsible Person: Lindsey Williams - CEO Futures Housing Group

1.5 No of Floors: 2

1.6 No of Flats (if applicable): 11, (number 4 is used as a store cupboard at the time of the assessment).

1.7 Ground Floor Area (m2): 170

1.8 Total Area of all Floors (m2) 340

1.9 Building Description:

Grange House Rooms is a converted block of 10 self contained residential bedsit style rooms used as Supported Living accommodation for homeless persons. Rooms 10 & 11 are located on the ground floor with rooms 1-9 located on the first floor. Room 4 is utilised as a store cupboard. Rooms on the ground floor are afforded lobby protection. Rooms on the first floor are accessed directly from the landing area without lobby protection.

The ground floor of the block contains 2no resident rooms, a communal lounge, 2no communal kitchens, communal laundry, WC's and stores. Stairs lead to the first floor landing which contains 9no resident rooms, shower room, bathroom, WC's, and stores.

Means of escape - Stairs from the first floor terminate at ground level in the hallway. This in turn leads to the front entrance door which discharges outside. A final exit door is also available to the rear of the block via the rear kitchen. Both doors lead to places of safety.

The block operates a simultaneous evacuation strategy. This is supported by a conventional automatic fire detection and warning system believed to be broadly compliant with BS5839:1. Emergency escape lighting was also seen to be installed.

Bins for the block were located outside in the car park away from the building.

1.10 Building Construction:

The building is constructed using brick and block, timber stairs and floors, under a pitched and tiled roof. Internal walls are a mixture of stud and brick and block.



Photo 3



Photo 4

1.11 Extent of common areas:

Communal kitchens, lounges, laundry, WC's, stores, landings, stairs, lobbies, escape routes internal and external.

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

Electrical intake cupboard, boiler cupboard, stores not accessible due to non-standard keys being required.

1.13 If applicable, state which flats were sample inspected:

Bedroom 5.

2. The Occupants**2.1 Management Extent**

Managed Building - Manager or Senior Staff Onsite Regularly

24 hour management situated in Prest House.

2.2 Details of any onsite Management

Supported accommodation with manager onsite, located in Prest House.

2.3 Person managing fire safety in the premises

Lindsey Williams, Chief Executive, Futures Housing.

2.4 Person consulted during the fire risk assessment

Nick Barnard - Scheme Manager.

2.5 Number of occupants (maximum estimated)

6 residents - one person per bedroom.

2.6 Approximate maximum number of employees at any one time

Prest House is staffed 24/7, with two staff in the day and one staff member through the night.

2.7 Number of members of the public (maximum estimated)

Residential supported block, low numbers expected.

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

This is a "supported housing scheme". The premises will have sleeping occupants, and it is conceivable that young persons and the elderly may be present within flats. In addition, there may also be lone workers, visitors on the premises, and occupants with varying degrees of physical/mental impairment.

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

Cambridgeshire 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

NFCC - Specialised Housing
Guidance

3.6 Is there an alteration or enforcement notice in force?

Unknown

None apparent and no information available.

3.7 Fire loss experience (since last FRA)

Unknown

None apparent and no information available.

Detailed Risk Assessment Part 2

8 actions

A - Electrical Ignition Sources

A1

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

Yes

The fixed electrical installation could not be accessed at the time of the assessment due to non-standard keys being required. See policy principle.

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

A2

Is PAT testing in common areas carried out?

Yes

PAT appears to be current. Refer to principle.

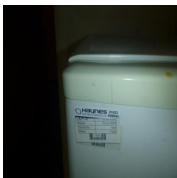


Photo 5

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

A3

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

N/A

No personal electrical appliances noted in the common area.

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?

Yes

No multi-way adapters or extension leads were noted in use in the common areas during this inspection.

A5

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

N/A

and rescue service?



None noted in the common area.

B - Smoking Policies

B1

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



Yes

Smoking is not permitted in the common area. Refer to 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?



N/A

No evidence of illicit smoking, no smoking signage was provided in the common area.



Photo 6

C - Arson

C1

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



Yes

Building is provided with an electronic entry system and was found locked at the time of assessment. In addition, the building is fitted with as CCTV system which can be monitored from the office area in Prest House which is staffed 24/7. In addition, there is a Fire Service override mechanism installed.



Photo 7

C2

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



Yes

Paladin bins are located in the front car parking area and are situated sufficiently away from the building, considered satisfactory.



Photo 8

D - Portable Heaters and Installations

D1

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

N/A

No portable heating equipment noted in common parts at the time of the assessment.

D2

Are fixed heating systems maintained annually?

Yes

The boiler was locked in a cupboard that was not available for inspection due to non-standard keys being required. See policy principle.

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 communal kitchens contain domestic electrical appliances and extract facility.



Photo 9



Photo 10

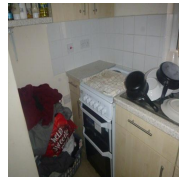


Photo 11

F - Lightning

1 action

F1

1 action

Does the building have a lightning protection system?

No

No lightning protection on the building noted.

Open | Created by: Jamie Yarwood

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

1 action

G1

1 action

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

Unknown

No combustible materials were seen close to sources of ignition at the time of the assessment. This could, however not be confirmed across the building due to locked cupboards requiring non-standard keys.

Open | Priority: Medium | Due: 18 Jun 2024 9:34 PM BST | Created by: Jamie Yarwood

G1

All locked service cupboards containing electrical sources of ignition should be checked by the client to ensure there are no combustible materials being stored within close proximity. This should be regularly monitored by the client with regular checks to ensure compliance.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

G2

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

Yes

No combustible storage and/or trip hazards noted at time of inspection.



Photo 12

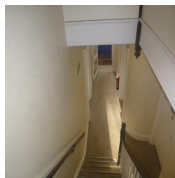


Photo 13

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 or electric vehicles noted in the common area at the time of assessment.

H - Hazards Introduced by Contractors

H1

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

Yes

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

Supported housing block with no dangerous substances noted in the common area at the time of assessment.

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

J - Other Significant Hazards

J1

Are all issues deemed satisfactory? [1]

Yes

No other issues noted at the time of assessment.

J2

Are all issues deemed satisfactory? [2]

N/A

K - Means of Escape

K1

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

Yes

Escape route design appears to comply with current guidance documents and is considered 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

Fire resisting construction protecting the escape route is considered satisfactory, however refer to L1.

K3

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

Yes

Exit width is considered satisfactory for the expected numbers in the building.

K4

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

Yes

Electronic release with green override mechanism fitted to the main entrance/egress.



Photo 14

K5

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

Yes

Exit doors open inwards, however, considered satisfactory due to the expected numbers in the building.

K6

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

Yes

Travel distances are considered to be in accordance with current guidelines considered satisfactory.

K7

Are there suitable precautions for all inner rooms?

N/A

No inner rooms noted in the common area.

K8

Are escape routes separated where appropriate?

N/A

Single escape route considered satisfactory.

K9

Are corridors sub-divided where appropriate?

N/A

No corridors requiring sub-division provided in the building.

K10

Do escape routes lead to a place of safety?

Yes

Main entrance/egress door allows escape directly to outside and away from the building, rear area leads to a gate allowing escape away from the building.

K11

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

Yes

The common area is adequately ventilated via the front and rear block entrance doors and manually opening windows at the head of the stairs.

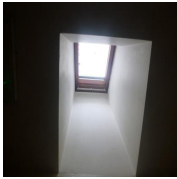


Photo 15

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?

No

No other issues noted at time of inspection.

L - Flat Entrance Doors

L1

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

Yes

Sampled bedroom 5 was found to be satisfactory and was fitted with intumescent strips and smoke seals and adequate self-closing device, remaining bedroom doors are of similar design, therefore considered fair to assume they are of the same standard, considered to be satisfactory.



Photo 16



Photo 17

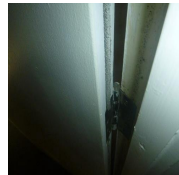


Photo 18



Photo 19



Photo 20

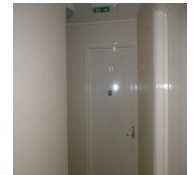


Photo 21

M - Common Area Fire Doors

1 action

M1

1 action

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

No

Vent noted in the door to the under stair cupboard.

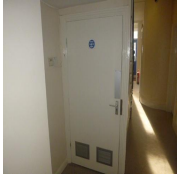


Photo 22



Photo 23

Open | Priority: Medium | Due: 18 Jun 2024 9:43 PM BST | Created by: Jamie Yarwood

M1

Door as noted requires replacing with a lockable FD30s door set. All work should be carried out by a third party accredited fire door company.

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

Emergency lighting system was provided throughout the common area appearing to conform to BS 5266.



Photo 24

N2

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

N/A

Refer to N1.

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

Contradictory Fire Action Notices installed in the common area.



Photo 25



Photo 26

Open | Priority: Medium | Due: 18 Jun 2024 9:45 PM BST | Created by: Jamie Yarwood

O1

Fire Action Notice detailing a stay put evacuation strategy should be removed.

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

Not considered a requirement in this two storey building with a simple means of escape design.

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?

Yes

The common area is provided with automatic detection, sounders and manual call points linked to a fire alarm indicator panel located in the entrance hall to an LD1 standard. From sample flat inspection and from information provided at time of assessment the fire alarm system has been extended into individual flats also to an LD1 standard. There is a zone plan located in the entrance hall.

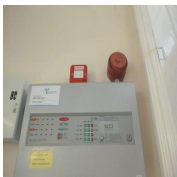


Photo 27



Photo 28

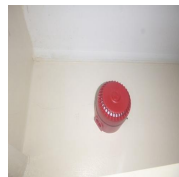


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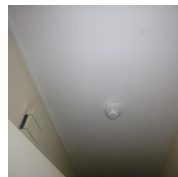


Photo 30

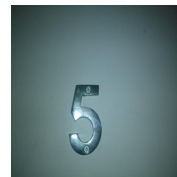


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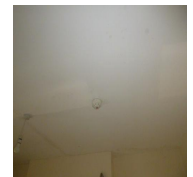


Photo 32

P2

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

Yes

Refer to P1.

P3

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

N/A

Refer to P1.

P4

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

Yes

Refer to P1.

P5

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

Yes

Zone plan provided adjacent the fire alarm panel.

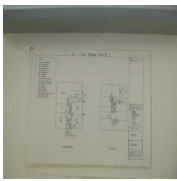


Photo 33

P6

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

Yes

Prest House is staffed 24/7 with staff responsible for silencing and resetting the fire alarm system.

P7

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

N/A

Refer to P1.

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 considered a requirement due to Prest House being staffed 24/7.

Q - Measures to Limit Fire Spread and Development

2 actions

Q1

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

Yes

From visual inspection only, compartmentation appears satisfactory.

Q2

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

N/A

No hidden voids noted at the time of assessment.

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?

Unknown

It was not possible to inspect all locations due to multiple stores and service cupboards being locked with non-standard keys.

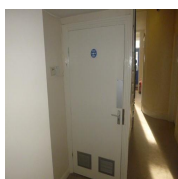


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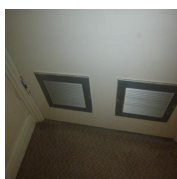


Photo 35



Photo 36

Open | Priority: Medium | Due: 18 Jun 2024 9:48 PM BST | Created by: Jamie Yarwood

Q3

The client should check the storage cupboards and service riser/electrical intake cupboards to ensure they are adequately fire resisting with penetrating services fully fire stopped. If this is not the case, fire stopping should be completed from both sides by a competent third-party accredited contractor with records and certifications kept for auditing purposes.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

Q4

1 action

Is compartmentation maintained in the roof space?

Unknown

There was no access into the roof space from the common area. As the building operates a simultaneous evacuation policy, roof space separation is not essential, this should however be checked for best practice.

Open | Created by: Jamie Yarwood

Q4

The client should arrange for access to the roof space/loft to ensure that adequate compartment boundaries are in place between the common areas and the flats. If found not to be, then any breaches noted should be suitably firestopped using fire rated sealing materials. All work to be carried out by a third party accredited contractor.

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

Q5

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

N/A

There were no recessed or embedded meters noted within the common areas.

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

Dampers are not considered a requirement in this building.

Q7

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

Yes

Linings to escape routes are considered satisfactory.

Q8

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

Yes

Furnishings in the common area were considered satisfactory.

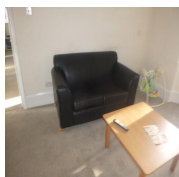


Photo 37



Photo 38

Q9

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

Yes

Brick faced external fascia, considered satisfactory.



Photo 39

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

Refer to Q9.

Q11

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

N/A

Refer to Q9.

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

Refer to Q9.

Q13

Are all other fire spread/compartmentation issues satisfactory?

Yes

No other compartmentation issues noted at the time of inspection.

R - Fire Extinguishing Appliances

1 action

R1

1 action

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

No

Portable fire extinguishers are provided in the common area. From information provided by Nick Barnard staff are not trained in the safe use of portable fire fighting equipment.

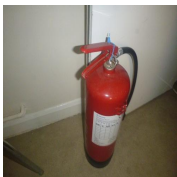


Photo 40

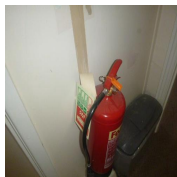


Photo 41

Open | Priority: Low | Due: 18 Mar 2025 9:51 PM GMT | Created by: Jamie Yarwood

R1

Management should review the current policy surrounding the presence of manual fire extinguishing appliances within the building. Based upon NFCC guidance as stated in R1, if there are no trained staff members present to use extinguishers, then consideration should be given to the removal of the manual fire extinguishing devices from the common areas.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

S - Relevant Automatic Fire Extinguishing Systems

S1

Are there any automatic fire suppressant systems on site?

N/A

No automatic fire suppression systems noted in the block.

S2

Are there any fixed fire fighting mains within the premises?

No

Building is not provided with a fire fighting main.

S3

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

N/A

No other relevant systems noted at the time of assessment.

T - Procedures and Arrangements

T1

Recommended evacuation strategy for this building is:

Simultaneous Evacuation

T2

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

Yes

Futures are responsible and have a fire safety team to undertake the preventative and protective measures across their housing stock.

T3

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

No

Refer to O1.

T4

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

Yes

Supported housing block with residents or staff expected to summon the Fire & Rescue Service.

T5

Are there suitable fire assembly points away from any risk?

N/A

In the event of residents needing to evacuate the premises in an emergency, the assembly point is identified as the car parking area to the front of the building.

T6

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

Yes

Residents are assessed on referral for their suitability to reside in the building.

T7

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

No

Refer to R1.

T8

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

N/A

No staff present in the building, residents are expected to self-evacuate.

U - Training

1 action

U1

1 action

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

From information provided staff do not receive adequate fire safety training and/or refresher training.

Open | Priority: Medium | Due: 18 Jun 2024 9:53 PM BST | Created by: Jamie Yarwood

U1

Management to confirm that staff receive adequate fire safety training including periodic refresher training.

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.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

U2

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

N/A

Staff located in Prest House are not expected to have to assist in an evacuation.

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

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

X - Premises Information Box

X1

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

N/A

No premises information box provided.

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

From information provided residents receive fire safety information including actions to be taken in the event of alarm on induction to the building.

Z - Any Other Information

Z1

Are all issues deemed satisfactory? [1]

Yes

No other issues noted at the time of assessment.

Z2

Are all issues deemed satisfactory? [2]

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 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.



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 | Grange House (Rooms) Mayors Walk: PE3 6HB |
| Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies | Communal kitchens, lounges, laundry, WC's, stores, landings, stairs, lobbies, escape routes internal and external. |
| 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 | 18 Mar 2024 |
| Part 6 - Recommended Date for Reassessment of the premises | 18 Mar 2025 |
| Part 7 - Unique Reference Number of this Certificate (Job Number) | 173600 |

Signed for on behalf of the Issuing Certified Organisation

James Hutton



Dated:

18 Mar 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@bafes.org.uk | www.bafes.org.uk

Media summary



Photo 1

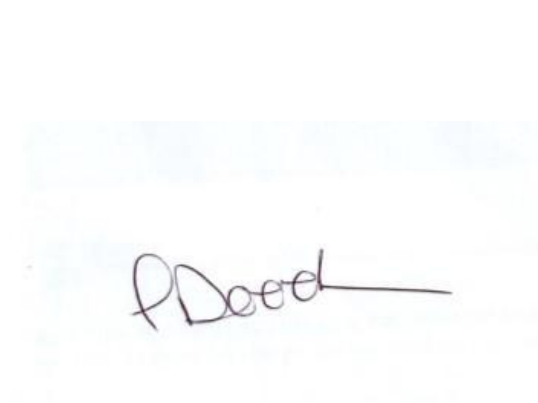


Photo 2



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

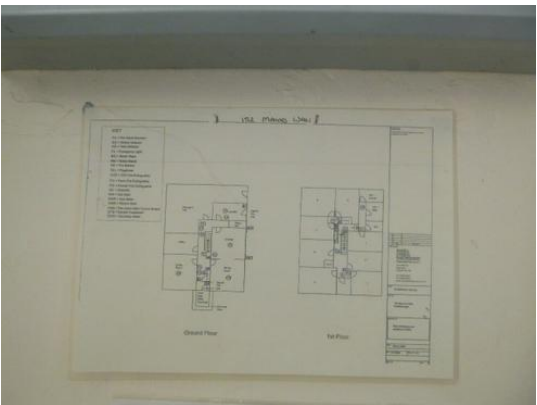


Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41