

FIRE RISK ASSESSMENT

PROPERTY ASSESSED:

Andrews Drive
Langley Mill
Langley Mill

NG16 4GG



UPRN: FB141

Inspection Date: 08/08/2022

Validation Date: 25/08/2022

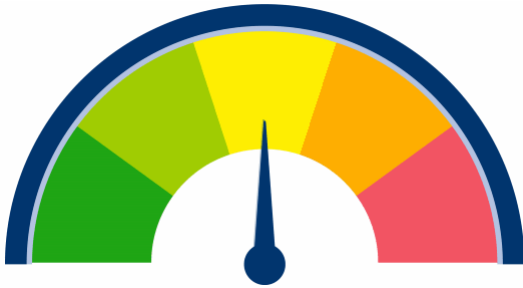
Valid to: 25/08/2023

FRA completed by: Pennington Choices

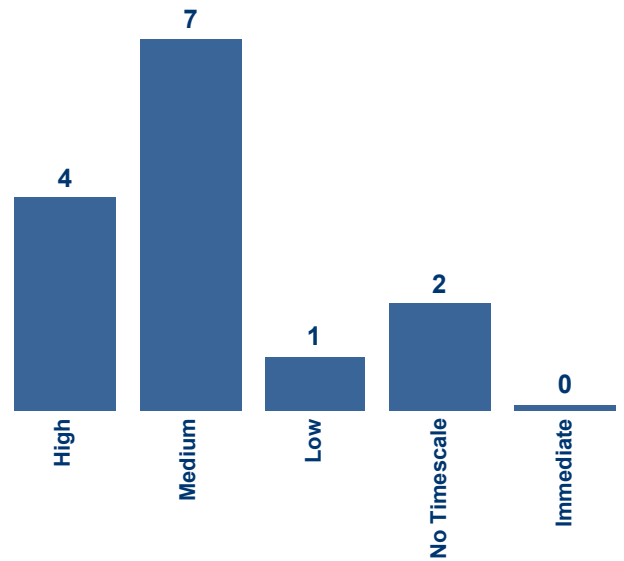
FRA Completed For: Futures



FRA Risk Rating: Moderate



FRA Action Count by Priority



FRA Action by Type

Recommendations: 2

Actions: 12

Premises Risk Rating: Moderate


Reassessment Priority: High - 1 Year

Recommended evacuation strategy for this building is: Stay Put

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

FRA - Summary



| | |
|-------------------------------|---------------|
| Responsible Person | CEO Futures |
| Property Designation | General needs |
| Management Extent | |
| No of Floors | 2 |
| No of Flats (if applicable) | 4 |
| Ground floor Area (m2) | 120 |
| Total Area of all floors (m2) | 240 |


| | |
|------------------------|---|
| FRA Completed By: | Gary Broadhurst |
| FRA Type: | Type 1 |
| QA Validation Date: | 25/08/2022 |
| QA Carried Out By: | Will Ward |
| Validator's Signature: |  |

High

5

| Ref. | Category | Priority | Complete By |
|--|----------|--|-------------|
| C1 | Arson | High | 24/Sep/2022 |
| Finding/Observation | | Action/Recommendation | |
| The entrance door was faulty and not secure or working at the time of the site visit, although it does include provision of a thumb turn to release button | | The door requires attention to ensure it provides adequate security and works as it should | |

| Ref. | Category | Priority | Complete By |
|---|-----------------|--|-------------|
| G2 | House-Keepering | High | 24/Sep/2022 |
| Finding/Observation | | Action/Recommendation | |
| All common area escape routes including the stairs were clear of items other than items stored in the gas boiler room | | Management to ensure combustibile items noted are removed from the common area/means of escape and the area kept clear | |
| <p>Image: G21</p>  | | <p>Image: G22</p>  | |

| Ref. | Category | Priority | Complete By |
|--|------------------------|--|-------------|
| M1 | Common Area Fire Doors | High | 24/Sep/2022 |
| Finding/Observation | | Action/Recommendation | |
| The only common area doors are the doors each side at the head of the stairs which are not compliant with only 2 hinges, and house gas boilers or meters and are used for storage by the residents | | As discussed on site the doors noted should be replaced with doors compliant with FD30S. ensure all work is carried out by a third party accredited company. | |
| <p>Image: M11</p>  | | | |

High


5

| Ref. | Category | Priority | Complete By |
|---|---|---|-------------|
| Q4 | Measures To Limit Fire Spread And Development | High | 24/Sep/2022 |
| Finding/Observation | | Action/Recommendation | |
| No access to the roof space is provided . | | Management to check compartmentation within the roof space over the common area | |
| | | | |

Medium

7

| Ref. | Category | Priority | Complete By |
|--|-----------------------------------|---|-------------|
| H1 | Hazards Introduced By Contractors | Medium | 23/Nov/2022 |
| Finding/Observation | | Action/Recommendation | |
| Evidence was not available to confirm there is satisfactory control over works carried out in the building by contractors (e.g. hot work permits). | | A documented procedure is recommended for ensuring all contractors are controlled on site and only operate within approved industry standards. This should include a permit to work and a hot work permit procedure where appropriate. All contractors should be advised of the emergency procedures and hazardous areas. | |

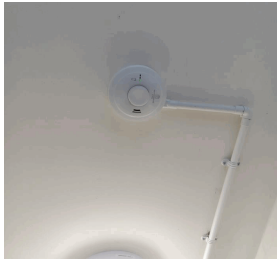
| Ref. | Category | Priority | Complete By |
|--|-----------------------------|--|-------------|
| O1 | Fire Safety Signs & Notices | Medium | 23/Nov/2022 |
| Finding/Observation | | Action/Recommendation | |
| Signage was considered adequate and included, fire door keep locked shut, no smoking and fire action notices although the fire action notices are not clear and require revising. see B1 | | The fire action notices should be revised taking into account the provision of an alarm system in the common area and an evacuation strategy of initial stay put | |
| <p>Image: O11</p>  | | | |

| Ref. | Category | Priority | Complete By |
|---|---|---|-------------|
| P1 | Means Of Giving Warning In Case Of Fire | Medium | 23/Nov/2022 |
| Finding/Observation | | Action/Recommendation | |
| The building is fitted with a domestic hard wired multi sensor detector in the common areas at the head of the stairs. In 'general needs' blocks designed to support a 'stay put' policy, it is unnecessary and undesirable for a fire alarm system to be provided. A communal fire detection and alarm system will inevitably lead to a proliferation of false alarms. This will impose a burden on fire and rescue services and lead to residents ignoring warnings of genuine fires. | | Management to confirm the rationale of the presence of AFD within the common parts with a view to remove if not required or considered necessary. | |

Medium

7

Image: P11



| Ref. | Category | Priority | Complete By |
|----------------------------|---|---|-------------|
| P7 | Means Of Giving Warning In Case Of Fire | Medium | 23/Nov/2022 |
| Finding/Observation | | Action/Recommendation | |
| No flats were accessed | | A category LD3 system should be considered the minimum in all circumstances". However, BS 5839-6:2019 states that "heat detectors should be installed in every kitchen. A smoke detector should be installed in the principal habitable room. Where more than one room might be used as the principal habitable room, a smoke detector should be installed in each of these rooms". It is recommended that each flat is checked to confirm that BS5839-6:2019 Grade D, LD2 detection is fitted. | |

| Ref. | Category | Priority | Complete By |
|--|---|----------------------------------|-------------|
| Q5 | Measures To Limit Fire Spread And Development | Medium | 23/Nov/2022 |
| Finding/Observation | | Action/Recommendation | |
| The electric meter box at the main entrance is damaged | | The meter box should be repaired | |

Image: Q51



| Ref. | Category | Priority | Complete By |
|------|---|----------|-------------|
| Q6 | Measures To Limit Fire Spread And Development | Medium | 23/Nov/2022 |

Medium

7

| Finding/Observation | Action/Recommendation |
|---|--|
| No evidence is kept for inspection on site. | Management should confirm that where and if required fire dampers are provided as required |
| | |

| Ref. | Category | Priority | Complete By |
|------|-----------------------------|----------|-------------|
| T1 | Procedures And Arrangements | Medium | 23/Nov/2022 |

| Finding/Observation | Action/Recommendation |
|---------------------|--|
| As per P1. | Management to investigate the rationale of detection within the common area. |
| | |

Low

1

| Ref. | Category | Priority | Complete By |
|------|---------------------------|----------|-------------|
| Y1 | Engagement With Residents | Low | 21/Feb/2023 |

| Finding/Observation | Action/Recommendation |
|---------------------|--|
| Unknown. | Ensure residents are informed of all relevant fire safety matters using different formats including letters, posters, social media etc |
| | |

No Timescale

2

| Ref. | Category | Priority | Complete By |
|--|-----------|---|-------------|
| F1 | Lightning | No Timescale | |
| Finding/Observation | | Action/Recommendation | |
| No lightning protection system was seen on site. | | Recommend management undertake a risk assessment of the building to determine if lightning protection is required | |
| | | | |

| Ref. | Category | Priority | Complete By |
|---|-----------------------------|---|-------------|
| T6 | Procedures And Arrangements | No Timescale | |
| Finding/Observation | | Action/Recommendation | |
| Unable to confirm at the time of the assessment although the flats are located on the first floor | | Person Centered Fire Risk Assessments should be carried out on all tenants in general needs property, when required, and should be reviewed on an annual basis. | |
| | | | |

| | |
|-----------------------|---------------|
| Reassessment Priority | High - 1 Year |
| Responsible Person | CEO Futures |
| BAFE Cert | CHES077 |

General Information

| | |
|--------------------|---|
| UPRN | FB141 |
| Address | Andrews Drive Langley Mill Langley Mill |
| Postcode | NG16 4GG |
| Fire Risk Assessor | Gary Broadhurst |
| Date of Inspection | 08/08/2022 |
| Checked by | Will Ward |
| Reassessment Date | 08/08/2023 |

General Information

| | |
|-----------------------------|------------------------------|
| Property Designation | General needs |
| Property Type | Purpose built block of flats |
| No of Floors | 2 |
| No of Flats (if applicable) | 4 |
| Ground floor area (m2) | 120 |
| Total area of all floors | 240 |

| | |
|--|---|
| <p>Building Description</p> | <p>18-24 Andrews drive. The purpose built 2 storey block of flats was constructed about 50 years ago, is detached and stands back from the road with parking areas at the front of the property on the street</p> <p>The property has one exit door which is the main entrance door, and is provided with overhead self-closing device, electronic entry system and thumb turn release inside</p> <p>On inspection the entrance door was faulty and did not close fully which requires attention</p> <p>Two flats are provided at the head of the stairs (20 & 24) and two flats provided on the ground floor have no shared escape route</p> <p>All flats are provided with new FDS30S certificated fire doors which were all in good condition</p> <p>The windows on the stairs can be opened to provide fresh air and ventilation</p> <p>Waste bins are stored outside at the side of the property</p> <p>The escape routes including the stairs were clear of obstruction and in good condition</p> <p>The property is provided with a single standalone multi sensor detector at the head of the stairs which appears compliant with BS 5839 part 6, however the reason for providing the fire alarm in the common areas is unknown as the building supports an initial stay put policy which should be further supported by information provided on the fire action notices</p> <p>A fire system control switch is provided at the main entrance although it is not clear who is intended to use it and when</p> <p>There is no provision of firefighting equipment, and signage included, general fire action notices, and no smoking signs however the fire action notices give conflicting information and should be reviewed</p> <p>No access was provided into any of the flats</p> <p>Overall, the property appeared well kept, and clean and tidy although the gas boiler room at the head of the stairs was full of clutter which should be removed</p> |
| <p>Building Construction</p> | <p>Traditional brick with pitched and tiled roof</p> |
| <p>Extent of common areas</p> | <p>stairs and landings</p> |
| <p>Areas of the building to which access was not available</p> | <p>flats and roof space</p> |
| <p>If applicable state which flats were sample inspected</p> | <p>none</p> |

1. The Occupants

| Ref. | Question | Policy Principles |
|---|---|----------------------------|
| 10 | Management Extent | |
| Answer | | Finding/Observation |
| Partially Managed Building - Manager or Senior Staff not onsite regularly | | |
| Ref. | Question | Policy Principles |
| 11 | Details of any onsite management (hours onsite etc.) | |
| Answer | | Finding/Observation |
| Unknown. | | |
| Ref. | Question | Policy Principles |
| 12 | Person managing fire safety in premises | |
| Answer | | Finding/Observation |
| Shared responsibilities between Future and residents when occupied. | | |
| Ref. | Question | Policy Principles |
| 13 | Person consulted during the fire risk assessment | |
| Answer | | Finding/Observation |
| Ben Wood | | |
| Ref. | Question | Policy Principles |
| 14 | Number of occupants (maximum estimated) | |
| Answer | | Finding/Observation |
| 8 | | |
| Ref. | Question | Policy Principles |
| 15 | Approximate maximum number of employees at any one time | |
| Answer | | Finding/Observation |
| 1 | | |
| Ref. | Question | Policy Principles |
| 16 | Number of members of the public (maximum estimated) | |
| Answer | | Finding/Observation |
| 4 | | |

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

2. Fire Safety Legislation

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

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

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

| Ref. | Question | Policy Principles |
|--------------------|--|----------------------------|
| 24 | The other legislation referred to above is enforced by | |
| Answer | | Finding/Observation |
| Derby city Council | | |

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

| Ref. | Question | Policy Principles |
|---------------|--|----------------------------|
| 26 | Is there an alteration or enforcement notice in force? | |
| Answer | | Finding/Observation |
| No | | |

| Ref. | Question | Policy Principles |
|---------------|---------------------------------------|----------------------------|
| 27 | Fire loss experience (since last FRA) | |
| Answer | | Finding/Observation |
| No | | |

A. Electrical Ignition Sources

| Ref. | Question | Policy Principles |
|---------------|---|--|
| A1 | Is the fixed electrical installation periodically inspected and tested, (include dates if known)? | FHG complete Fixed wire testing in line with current regulations every 5 years and complete an annual visual inspection on all properties. |
| Answer | | Finding/Observation |
| Yes | | See principle. |


| Ref. | Question | Policy Principles |
|---------------|---|--|
| A2 | Is PAT testing in common areas carried out? | PAT testing is complete at the time of the visual inspection as mentioned above. All items in the communal areas will be tested. |
| Answer | | Finding/Observation |
| N/A | | There are no portable electrical items in the common areas. |

| Ref. | Question | Policy Principles |
|---------------|---|---|
| A3 | Is there a policy for personal electrical appliances (consider restrictions of communal supply points such as outlets and T pin outlets)? | All personal items are not to be left in communal areas. Mobility Scooter Policy |
| Answer | | Finding/Observation |
| Yes | | See principle. |

| Ref. | Question | Policy Principles |
|---------------|---|----------------------------|
| A4 | Is the use of adapters and leads limited? | |
| Answer | | Finding/Observation |
| N/A | | |

| Ref. | Question | Policy Principles |
|---------------|--|----------------------------|
| A5 | Are there any PV cells installed and do they have the appropriate isolation systems and signage to assist the fire and rescue service? | |
| Answer | | Finding/Observation |
| No | | |


B. Smoking Policies

| Ref. | Question | Policy Principles |
|---|---|--|
| B1 | Are there suitable arrangements to prevent fire as a result from smoking? | No smoking policy in all communal areas- signage displayed. |
| Answer | | Finding/Observation |
| Yes | | No smoking signs displayed on signs and No signs of smoking were seen inside the property at the time of the assessment. |
| Images | | |
| <p>Image: B11</p>  | | |

| Ref. | Question | Policy Principles |
|---------------|---|----------------------------|
| B2 | Is the policy being adhered to and are "No smoking" signs provided in the common areas? | |
| Answer | | Finding/Observation |
| No | | See B1 |

C. Arson

| Ref. | Question | Policy Principles |
|--|---|--|
| C1 | Are premises secure against arson by outsiders? (Please state how) | |
| Answer | | Finding/Observation |
| Yes | | The entrance door was faulty and not secure or working at the time of the site visit, although it does include provision of a thumb turn to release button |
| Action/Recommendation | | Priority |
| The door requires attention to ensure it provides adequate security and works as it should | | High |
| | | Due Date |
| | | 24/Sep/2022 |

| Ref. | Question | Policy Principles |
|--|---|--|
| C2 | Are bins secured or fire loading stored in a suitable location? (Please state bin type, location, if and how it is secured) | |
| Answer | | Finding/Observation |
| Yes | | Waste and recycling are stored outside at the side of the building |
| Images | | |
| <p>Image: C21</p>  | | |

D. Portable Heaters And Heating Installations

| Ref. | Question | Policy Principles |
|---------------|---|---|
| D1 | If used, is the use of portable heaters regarded as safe? | |
| Answer | | Finding/Observation |
| N/A | | |
| Ref. | Question | Policy Principles |
| D2 | Are fixed heating systems maintained annually? | All Safety inspections carried out annually by qualified persons. |
| Answer | | Finding/Observation |
| N/A | | No heating is provided in the common areas. |

E. Cooking

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

F. Lightning

| Ref. | Question | Policy Principles |
|---------------|---|--|
| F1 | Does the building have a lightning protection system? | No lightning protection policy in place |
| Answer | | Finding/Observation |
| No | | No lightning protection system was seen on site. |

G. House-Keeping

| Ref. | Question | Policy Principles |
|---------------|--|----------------------------|
| G1 | Are combustible materials kept away from any sources of ignition, including gas and electrical intake cupboards? | |
| Answer | | Finding/Observation |
| Yes | | |

| Ref. | Question | Policy Principles |
|---|--|---|
| G2 | Are the escape routes kept clear of items combustible materials or waste and free of any trip hazards? | |
| Answer | | Finding/Observation |
| Yes | | All common area escape routes including the stairs were clear of items other than items stored in the gas boiler room |
| Action/Recommendation | | Priority |
| Management to ensure combustible items noted are removed from the common area/means of escape and the area kept clear | | High |
| | | Due Date |
| | | 24/Sep/2022 |

Images

Image: G21



Image: G22



| Ref. | Question | Policy Principles |
|---------------|--|----------------------------|
| G3 | Are mobility scooters or electric vehicles stored in the means of escape? If yes has an assessment been undertaken in line with the NFCC "Mobility Scooter Guidance for Residential Buildings"? | |
| Answer | | Finding/Observation |
| No | | |

H. Hazards Introduced By Contractors

| Ref. | Question | Policy Principles |
|---|--|--|
| H1 | Is there satisfactory control over works carried out in the building by contractors (e.g. hot work permits)? | |
| Answer | | Finding/Observation |
| Unknown | | Evidence was not available to confirm there is satisfactory control over works carried out in the building by contractors (e.g. hot work permits). |
| Action/Recommendation | | Priority |
| A documented procedure is recommended for ensuring all contractors are controlled on site and only operate within approved industry standards. This should include a permit to work and a hot work permit procedure where appropriate. All contractors should be advised of the emergency procedures and hazardous areas. | | Medium |
| | | Due Date |
| | | 23/Nov/2022 |

I. Dangerous Substances

| Ref. | Question | Policy Principles |
|---------------|---|--|
| I1 | If dangerous substances are used, has a risk assessment been carried out as required by the Dangerous Substances and Explosives Atmospheres Regulations 2002 and are they stored correctly? | All contractors must submit RAMS for procurement processes, and these are reviewed annually by FHG. A specific risk assessment is to be completed for each job. |
| Answer | | Finding/Observation |
| N/A | | See principle. |

J. Other Significant Hazards

| Ref. | Question | Policy Principles |
|---------------|---|----------------------------|
| J1 | Are all issues deemed satisfactory? [1] | |
| Answer | | Finding/Observation |
| Yes | | |
| Ref. | Question | Policy Principles |
| J2 | Are all issues deemed satisfactory? | |
| Answer | | Finding/Observation |
| Yes | | |

K. Means Of Escape

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

| Ref. | Question | Policy Principles |
|---------------|--|--|
| K2 | Is the fire-resisting construction (including any glazing) protecting escape routes and staircases of a suitable standard and maintained in sound condition? | |
| Answer | | Finding/Observation |
| Yes | | All fire doors were solid and certificated as required |

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

| Ref. | Question | Policy Principles |
|---------------|--|---|
| K4 | Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?) | |
| Answer | | Finding/Observation |
| Yes | | The main entrance door is provided with thumb turn device which worked as it should although the door was faulty as described in C1 |

| Ref. | Question | Policy Principles |
|---------------|---|----------------------------|
| K5 | Do final exits open in the direction of escape where necessary? | |
| Answer | | Finding/Observation |
| Yes | | |

| Ref. | Question | Policy Principles |
|---------------|---|----------------------------|
| K6 | Are travels distances satisfactory? (consider single direction and more than one direction, property risk profile and occupancy characteristics) | |
| Answer | | Finding/Observation |
| Yes | | |

| Ref. | Question | Policy Principles |
|---------------|---|----------------------------|
| K7 | Are there suitable precautions for all inner rooms? | |
| Answer | | Finding/Observation |
| N/A | | |

| Ref. | Question | Policy Principles |
|---------------|--|----------------------------|
| K8 | Are escape routes separated where appropriate? | |
| Answer | | Finding/Observation |
| N/A | | |

| Ref. | Question | Policy Principles |
|---------------|--|----------------------------|
| K9 | Are corridors sub-divided where appropriate? | |
| Answer | | Finding/Observation |
| N/A | | |

| Ref. | Question | Policy Principles |
|---------------|---|---|
| K10 | Do escape routes lead to a place of safety? | |
| Answer | | Finding/Observation |
| Yes | | All escape routes lead to stairs and the final exit door. |

| Ref. | Question | Policy Principles |
|---------------|--|---|
| K11 | Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision) | |
| Answer | | Finding/Observation |
| Yes | | The stairs are provided with opening windows. |


Images

Image: K111




| Ref. | Question | Policy Principles |
|---------------|--|----------------------------|
| K12 | Is there any other issues that could affect the means of escape, for example plastic conduit/loose cables not secured by fire rated fastening? | |
| Answer | | Finding/Observation |
| No | | |


L. Flat Entrance Doors

| Ref. | Question | Policy Principles |
|--|---|---|
| L1 | Are the sample inspection flat entrance door or doors in good condition and appropriately fire rated? | |
| Answer | | Finding/Observation |
| Yes | | The flat entrance doors all appeared in good solid condition and newly installed they all have certification in place |
| Images | | |
| <p>Image: L11</p>  | | |

M. Common Area Fire Doors


| Ref. | Question | Policy Principles |
|--|--|--|
| M1 | Are all common area fire door and frames in good condition and appropriately fire rated? | |
| Answer | | Finding/Observation |
| No | | The only common area doors are the doors each side at the head of the stairs which are not compliant with only 2 hinges, and house gas boilers or meters and are used for storage by the residents |
| Action/Recommendation | | Priority |
| As discussed on site the doors noted should be replaced with doors compliant with FD30S. ensure all work is carried out by a third party accredited company. | | High |
| | | Due Date |
| | | 24/Sep/2022 |
| Images | | |
| <p>Image: M11</p>  | | |

N. Emergency Lighting

| Ref. | Question | Policy Principles |
|---|---|---|
| N1 | If emergency lighting is provided, is the coverage sufficient and in good repair? (Internal and external) | |
| Answer | | Finding/Observation |
| Yes | | The escape lights cover all escape routes including at the main entrance door |
| Images | | |
| <p>Image: N11</p>  | | |

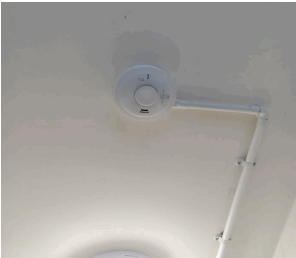
| Ref. | Question | Policy Principles |
|---------------|--|----------------------------|
| N2 | If EL not provided, is borrowed/artificial lighting sufficient for escape? (Internal and external) | |
| Answer | | Finding/Observation |
| N/A | | |

O. Fire Safety Signs & Notices

| Ref. | Question | Policy Principles |
|--|---|--|
| O1 | Is there adequate provision of visible fire safety signs and notices? (Consider directional, exits, stairs, fire action notices, Fire door keep shut, fire equipment and 'do not use lift' signage) | |
| Answer | | Finding/Observation |
| Yes | | Signage was considered adequate and included, fire door keep locked shut, no smoking and fire action notices although the fire action notices are not clear and require revising. see B1 |
| Action/Recommendation | | Priority |
| The fire action notices should be revised taking into account the provision of an alarm system in the common area and an evacuation strategy of initial stay put | | Medium |
| | | Due Date |
| | | 23/Nov/2022 |
| Images | | |
| <p>Image: O11</p>  | | |

| Ref. | Question | Policy Principles |
|---------------|---|----------------------------|
| O2 | Wayfinding Signage (buildings over 11 metres in height). Are there clear markings for flat and floor recognition provided? | |
| Answer | | Finding/Observation |
| N/A | | |

P. Means Of Giving Warning In Case Of Fire

| Ref. | Question | Policy Principles |
|---|---|---|
| P1 | Is a reasonable fire detection and fire alarm system provided in the common areas, where necessary? | |
| Answer | | Finding/Observation |
| Unknown | | The building is fitted with a domestic hard wired multi sensor detector in the common areas at the head of the stairs. In 'general needs' blocks designed to support a 'stay put' policy, it is unnecessary and undesirable for a fire alarm system to be provided. A communal fire detection and alarm system will inevitably lead to a proliferation of false alarms. This will impose a burden on fire and rescue services and lead to residents ignoring warnings of genuine fires. |
| Action/Recommendation | | Priority |
| Management to confirm the rationale of the presence of AFD within the common parts with a view to remove if not required or considered necessary. | | Medium |
| Due Date | | |
| 23/Nov/2022 | | |
| Images | | |
| <p>Image: P11</p>  | | |


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

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

| Ref. | Question | Policy Principles |
|---------------|---|----------------------------|
| P4 | If there is a communal fire detection and fire alarm system, does it extend into the dwellings? | |
| Answer | | Finding/Observation |
| No | | |

| Ref. | Question | Policy Principles |
|---------------|--|----------------------------|
| P5 | Where appropriate, has a fire alarm zone plan been provided? | |
| Answer | | Finding/Observation |
| N/A | | |

| Ref. | Question | Policy Principles |
|---------------|--|--|
| P6 | Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition? | |
| Answer | | Finding/Observation |
| Unknown | | The alarm button at the main entrance has three functions 1. locate. 2. test and 3. silence however the reason for provision of this device and it is not clear who would use it. See P1 |

| Images |
|---|
| <p>Image: P61</p>  |

| Ref. | Question | Policy Principles |
|---------------|--|----------------------------|
| P7 | If applicable, is a separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard? | |
| Answer | | Finding/Observation |
| Unknown | | No flats were accessed |

| Action/Recommendation | Priority | Due Date |
|---|----------|-------------|
| A category LD3 system should be considered the minimum in all circumstances". However, BS 5839-6:2019 states that "heat detectors should be installed in every kitchen. A smoke detector should be installed in the principal habitable room. Where more than one room might be used as the principal habitable room, a smoke detector should be installed in each of these rooms". It is recommended that each flat is checked to confirm that BS5839-6:2019 Grade D, LD2 detection is fitted. | Medium | 23/Nov/2022 |

| Ref. | Question | Policy Principles |
|---------------|---|----------------------------|
| P8 | If applicable (Sheltered scheme) is the smoke detection within the flats monitored by an alarm receiving centre/on site scheme manager via a telecare system? | |
| Answer | | Finding/Observation |
| N/A | | |

Q. Measures To Limit Fire Spread And Development

| Ref. | Question | Policy Principles |
|---------------|---|----------------------------|
| Q1 | Is there adequate levels of compartmentation between floors and between flats and the common escape routes? | |
| Answer | | Finding/Observation |
| Yes | | |

| Ref. | Question | Policy Principles |
|---------------|--|----------------------------|
| Q2 | Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings) | |
| Answer | | Finding/Observation |
| N/A | | |

| Ref. | Question | Policy Principles |
|---------------|--|----------------------------|
| Q3 | Is there adequately fire protected service risers and/or ducts in common areas, that will restrict the spread of fire and smoke? | |
| Answer | | Finding/Observation |
| N/A | | |

| Ref. | Question | Policy Principles | |
|---|---|---|-----------------|
| Q4 | Is compartmentation maintained in the roof space? | | |
| Answer | | Finding/Observation | |
| Unknown | | No access to the roof space is provided . | |
| Action/Recommendation | | Priority | Due Date |
| Management to check compartmentation within the roof space over the common area | | High | 24/Sep/2022 |

| Ref. | Question | Policy Principles | |
|----------------------------------|--|--|-----------------|
| Q5 | Are electrics, including embedded meters, enclosed in fire rated construction? | | |
| Answer | | Finding/Observation | |
| No | | The electric meter box at the main entrance is damaged | |
| Action/Recommendation | | Priority | Due Date |
| The meter box should be repaired | | Medium | 23/Nov/2022 |

Images

Image: Q51



Detailed Risk Assessment

| Ref. | Question | Policy Principles | |
|--|--|---|-----------------|
| Q6 | As far as can reasonably be ascertained, are fire dampers provided as necessary to protect critical means of escape against passage of fire, smoke and products of combustion in the early stages of a fire? | | |
| Answer | | Finding/Observation | |
| Unknown | | No evidence is kept for inspection on site. | |
| Action/Recommendation | | Priority | Due Date |
| Management should confirm that where and if required fire dampers are provided as required | | Medium | 23/Nov/2022 |

| Ref. | Question | Policy Principles | |
|---------------|--|--|--|
| Q7 | Is there reasonable limitation of linings to escape routes that might promote fire spread? | | |
| Answer | | Finding/Observation | |
| Yes | | Walls and surface finishing's appeared to comply with class "0" materials. | |

| Ref. | Question | Policy Principles | |
|---------------|---|----------------------------|--|
| Q8 | Are soft furnishings in common areas appropriate to limit fire spread/growth? | | |
| Answer | | Finding/Observation | |
| N/A | | | |

| Ref. | Question | Policy Principles | |
|---------------|--|----------------------------|--|
| Q9 | Does the premises have any external balconies, cladding or materials which may promote external fire spread? | | |
| Answer | | Finding/Observation | |
| No | | | |

| Ref. | Question | Policy Principles | |
|---------------|--|----------------------------|--|
| Q10 | Has a note been prepared of the external walls of the building and details of construction materials used? Does the note include and identify the level of risk that the design and materials used? | | |
| Answer | | Finding/Observation | |
| N/A | | | |

| Ref. | Question | Policy Principles | |
|---------------|---|----------------------------|--|
| Q11 | Does the External wall note include any mitigating circumstances that may have been taken to reduce the risk? | | |
| Answer | | Finding/Observation | |
| N/A | | | |

| Ref. | Question | Policy Principles |
|---------------|--|----------------------------|
| Q12 | Has the responsible person reviewed the external wall note on a regular basis and revised it if there have been any significant changes in the external walls. | |
| Answer | | Finding/Observation |
| N/A | | |

| Ref. | Question | Policy Principles |
|---------------|---|----------------------------|
| Q13 | Are all other fire spread/compartmentation issues satisfactory? | |
| Answer | | Finding/Observation |
| Yes | | |

R. Fire Extinguishing Appliances

| Ref. | Question | Policy Principles |
|---------------|---|--|
| R1 | if required, is there reasonable provision of accessible portable fire extinguishers? | |
| Answer | | Finding/Observation |
| N/A | | Typically fire extinguishers are not provided within this type of property as residents are unlikely to have been appropriately trained. |

S. Relevant Automatic Fire Extinguishing Systems

| Ref. | Question | Policy Principles |
|---------------|---|----------------------------|
| S1 | Are there any automatic fire suppressant systems on site? | |
| Answer | | Finding/Observation |
| No | | |

| Ref. | Question | Policy Principles |
|---------------|--|----------------------------|
| S2 | Are there any fixed fire fighting mains within the premises? | |
| Answer | | Finding/Observation |
| No | | |

| Ref. | Question | Policy Principles |
|---------------|---|----------------------------|
| S3 | If any other relevant systems / equipment is installed, state type of system and comment as necessary | |
| Answer | | Finding/Observation |
| No | | |

T. Procedures And Arrangements

| Ref. | Question | Policy Principles |
|--|--|----------------------------|
| T1 | Recommended evacuation strategy for this building is | |
| Answer | | Finding/Observation |
| Stay Put | | As per P1. |
| Action/Recommendation | | Priority |
| Management to investigate the rationale of detection within the common area. | | Medium |
| | | Due Date |
| | | 23/Nov/2022 |

| Ref. | Question | Policy Principles |
|---------------|---|--|
| T2 | Has a competent person(s) been appointed to assist in undertaking the preventative and protective measures including in house checks? | |
| Answer | | Finding/Observation |
| Yes | | The visiting officer was aware of all fire safety provisions and requirements for the site, and carries out regular inspections. |

| Ref. | Question | Policy Principles |
|---------------|---|----------------------------|
| T3 | Are there appropriate documented fire safety arrangements and procedures in place in the event of fire? | |
| Answer | | Finding/Observation |
| No | | See O1 |

| Ref. | Question | Policy Principles |
|---------------|---|--|
| T4 | Are there suitable arrangements for liaison and calling the Fire Service? | |
| Answer | | Finding/Observation |
| Yes | | Staff, contractors, residents or visitors when the building is occupied will call 999. |

| Ref. | Question | Policy Principles |
|---------------|---|--|
| T5 | Are there suitable fire assembly points away from any risk? | |
| Answer | | Finding/Observation |
| Yes | | The fire assembly point is outside and is clear of the building. |

| Ref. | Question | Policy Principles |
|---------------|--|---|
| T6 | Are there adequate procedures in place for the evacuation of disabled people who are likely to be present? | |
| Answer | | Finding/Observation |
| Unknown | | Unable to confirm at the time of the assessment although the flats are located on the first floor |

| Ref. | Question | Policy Principles |
|---------------|--|----------------------------|
| T7 | Are staff nominated and trained on the use of fire extinguishing appliances? | |
| Answer | | Finding/Observation |
| N/A | | No staff on site. |

| Ref. | Question | Policy Principles |
|---------------|---|----------------------------|
| T8 | Are staff nominated and trained to assist in evacuation (Where applicable e.g. Offices, supported schemes)? | |
| Answer | | Finding/Observation |
| N/A | | No staff on site. |

U. Training

| Ref. | Question | Policy Principles |
|---------------|---|--|
| U1 | Do staff receive adequate induction and annual refresher fire safety training? (To include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm, location and use of fire extinguishers, calling the fire service) | All touchdown points (small offices) staff receive Inductions and annual refreshers on fire safety fire safety. But at all the schemes no permanent staff are present. |
| Answer | | Finding/Observation |
| N/A | | No staff on site. |

| Ref. | Question | Policy Principles |
|---------------|---|----------------------------|
| U2 | Are employees nominated to assist in the event of fire given additional training? | |
| Answer | | Finding/Observation |
| N/A | | No staff on site. |

V. Testing And Maintenance

| Ref. | Question | Policy Principles |
|---------------|---|---|
| V1 | Are all fire safety provisions for the building (AFD, Emergency Lighting, sprinklers etc.) routinely tested and maintained? | Alarms- FHG Greenscapes, MITIE E/L- FHG Greenscapes, MITIE, Assets Surveyor Extinguishers- MITIE Fire Doors- FHG Greenscapes, Assets Surveyor Final Exits/ Escape Routes- Greenscapes/ Neighbourhoods |
| Answer | | Finding/Observation |
| Yes | | All fire safety provisions require testing in accordance with the relevant guides or standards |

W. Records

| Ref. | Question | Policy Principles |
|---------------|---|---------------------------------------|
| W1 | Is all routine testing and staff training including fire drills suitably recorded and available for inspection? | |
| Answer | | Finding/Observation |
| Yes | | Records are available to view on line |

X. Premises Information Box

| Ref. | Question | Policy Principles |
|---------------|---|---|
| X1 | Is a Premises Information Box located at the premises accessible to the Fire and Rescue Service, secure from unauthorised access and kept up to date? | Log book is kept on SharePoint with proposed specific QR code access. |
| Answer | | Finding/Observation |
| N/A | | Not required. |

Y. Engagement With Residents

| Ref. | Question | Policy Principles |
|--|--|----------------------------|
| Y1 | Has all Fire Safety information & procedures been disseminated to the residents? | |
| Answer | | Finding/Observation |
| Unknown | | Unknown. |
| Action/Recommendation | | Priority |
| Ensure residents are informed of all relevant fire safety matters using different formats including letters, posters, social media etc | | Low |
| | | Due Date |
| | | 21/Feb/2023 |

Z. Any Other Information

| Ref. | Question | Policy Principles |
|---------------|---|----------------------------|
| Z1 | Are all issues deemed satisfactory? [1] | |
| Answer | | Finding/Observation |
| Yes | | |

| Ref. | Question | Policy Principles |
|---------------|-------------------------------------|----------------------------|
| Z2 | Are all issues deemed satisfactory? | |
| Answer | | Finding/Observation |
| Yes | | |

ZAAR. Assessment Risk Ratings

| Ref. | Question | Policy Principles |
|---------------|---|----------------------------|
| ZAAR1 | <p>Likelihood of Fire</p> <p>Low: Unusually low likelihood of fire as a result of negligible potential sources of ignition.</p> <p>Medium: Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).</p> <p>High: Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire</p> | |
| Answer | | Finding/Observation |
| Medium | | |

| Ref. | Question | Policy Principles |
|---------------|--|----------------------------|
| ZAAR2 | <p>Potential Consequences of Fire</p> <p>Slight harm: Outbreak of fire unlikely to result in serious injury or death of any occupant.</p> <p>Moderate harmful: Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.</p> <p>Extreme harm: Significant potential for serious injury or death of one or more occupants likely to involve multiple fatalities</p> | |
| Answer | | Finding/Observation |
| Moderate Harm | | |

| Ref. | Question | Policy Principles |
|---------------|--|----------------------------|
| ZAAR3 | <p>Premises Risk Rating</p> <p>Trivial: No action is required and no detailed records need be kept</p> <p>Tolerable: No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.</p> <p>Moderate: It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.</p> <p>Substantial: Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.</p> <p>Intolerable: Building (or relevant area) should not be occupied until the risk is reduced</p> | |
| Answer | | Finding/Observation |
| Moderate | | |

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

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

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

| | |
|--|---------------|
| Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is: | Medium |
| <p>In this context, a definition of the above terms is as follows:</p> <p>Low: Unusually low likelihood of fire as a result of negligible potential sources of ignition.</p> <p>Medium: Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).</p> <p>High: Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.</p> | |

| | |
|---|----------------------|
| Taking into account the nature of the building and occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be: | Moderate Harm |
| <p>In this context, a definition of the above terms is as follows:</p> <p>Slight harm: Outbreak of fire unlikely to result in serious injury or death of any occupant.</p> <p>Moderate harmful: Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.</p> <p>Extreme harm: Significant potential for serious injury or death of one or more occupants likely to involve multiple fatalities.</p> | |

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

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

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

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



Life Safety Fire Risk Assessment Certificate of Conformity

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

Schedule:

| | |
|---------|--|
| Part 1a | Name & Address of Certified Organisation: |
| | Pennington Choices, Broofield House, Grimsditch Lane, WA4 4EA |
| Part 1b | BAFE registration number of issuing Certified Organization: |
| | 102119 |
| Part 1c | SSAIB 3rd Party Certificate Number: |
| | CHES077 |
| Part 2 | Name of Client: |
| | CEO Futures |
| Part 3a | Address of premises for which the fire risk assessment was carried out: |
| | Andrews Drive Langley Mill Langley Mill NG16 4GG |
| Part 3b | Part or parts of the premises to which the fire risk assessment applies: |
| | Common Parts only (not dwellings, where applicable) |
| Part 4 | Brief description of the scope and purpose of the fire risk assessment: |
| | Life Safety (as per agreed Specification) |
| Part 5 | Effective date of the fire risk assessment: |
| | 08/08/2022 |
| Part 6 | Recommended date for reassessment of the premises: |
| | 08/08/2023 |
| Part 7 | Unique reference number of this certificate: |
| | 109729 |

Signed for and on behalf of the issuing Certificated Organization:

James Hutton

Dated: 8/25/2022

Appendix 1. Action Details

| Ref. | Category | Priority | Comments | Recommendation | Quantity | To Be Completed By | Photo Ref. |
|------|-----------------------------------|--------------|--|---|----------|--------------------|------------|
| C1 | ARSON | High | The entrance door was faulty and not secure or working at the time of the site visit, although it does include provision of a thumb turn to release button | The door requires attention to ensure it provides adequate security and works as it should | | 24/09/2022 | |
| F1 | LIGHTNING | No Timescale | No lightning protection system was seen on site. | Recommend management undertake a risk assessment of the building to determine if lightning protection is required | | | |
| G2 | HOUSE-KEEPING | High | All common area escape routes including the stairs were clear of items other than items stored in the gas boiler room | Management to ensure combustible items noted are removed from the common area/means of escape and the area kept clear | | 24/09/2022 | G21, G22 |
| H1 | HAZARDS INTRODUCED BY CONTRACTORS | Medium | Evidence was not available to confirm there is satisfactory control over works carried out in the building by contractors (e.g. hot work permits). | A documented procedure is recommended for ensuring all contractors are controlled on site and only operate within approved industry standards. This should include a permit to work and a hot work permit procedure where appropriate. All contractors should be advised of the emergency procedures and hazardous areas. | | 23/11/2022 | |
| M1 | COMMON AREA FIRE DOORS | High | The only common area doors are the doors each side at the head of the stairs which are not compliant with only 2 hinges, and house gas boilers or meters and are used for storage by the residents | As discussed on site the doors noted should be replaced with doors compliant with FD30S. ensure all work is carried out by a third party accredited company. | | 24/09/2022 | M11 |
| O1 | FIRE SAFETY SIGNS & NOTICES | Medium | Signage was considered adequate and included, fire door keep locked shut, no smoking and fire action notices although the fire action notices are not clear and require revising. see B1 | The fire action notices should be revised taking into account the provision of an alarm system in the common area and an evacuation strategy of initial stay put | | 23/11/2022 | O11 |

| Ref. | Category | Priority | Comments | Recommendation | Quantity | To Be Completed By | Photo Ref. |
|------|---|--------------|---|---|----------|--------------------|------------|
| P1 | MEANS OF GIVING WARNING IN CASE OF FIRE | Medium | The building is fitted with a domestic hard wired multi sensor detector in the common areas at the head of the stairs. In 'general needs' blocks designed to support a 'stay put' policy, it is unnecessary and undesirable for a fire alarm system to be provided. A communal fire detection and alarm system will inevitably lead to a proliferation of false alarms. This will impose a burden on fire and rescue services and lead to residents ignoring warnings of genuine fires. | Management to confirm the rationale of the presence of AFD within the common parts with a view to remove if not required or considered necessary. | | 23/11/2022 | P11 |
| P7 | MEANS OF GIVING WARNING IN CASE OF FIRE | Medium | No flats were accessed | A category LD3 system should be considered the minimum in all circumstances". However, BS 5839-6:2019 states that "heat detectors should be installed in every kitchen. A smoke detector should be installed in the principal habitable room. Where more than one room might be used as the principal habitable room, a smoke detector should be installed in each of these rooms". It is recommended that each flat is checked to confirm that BS5839-6:2019 Grade D, LD2 detection is fitted. | | 23/11/2022 | |
| Q4 | MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT | High | No access to the roof space is provided . | Management to check compartmentation within the roof space over the common area | | 24/09/2022 | |
| Q5 | MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT | Medium | The electric meter box at the main entrance is damaged | The meter box should be repaired | | 23/11/2022 | Q51 |
| Q6 | MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT | Medium | No evidence is kept for inspection on site. | Management should confirm that where and if required fire dampers are provided as required | | 23/11/2022 | |
| T1 | PROCEDURES AND ARRANGEMENTS | Medium | As per P1. | Management to investigate the rationale of detection within the common area. | | 23/11/2022 | |
| T6 | PROCEDURES AND ARRANGEMENTS | No Timescale | Unable to confirm at the time of the assessment although the flats are located on the first floor | Person Centered Fire Risk Assessments should be carried out on all tenants in general needs property, when required, and should be reviewed on an annual basis. | | | |
| Y1 | ENGAGEMENT WITH RESIDENTS | Low | Unknown. | Ensure residents are informed of all relevant fire safety matters using different formats including letters, posters, social media etc | | 21/02/2023 | |