

## Futures Fire Risk Assessment

Futures Homescape, Tower Court Flats  
47-29: CB7 4SX, - UPRN: 15541 / 316078 /  
QA Approved / Andy Cloke

**Complete**

<b>Flagged items</b>	2	<b>Actions</b>	4
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**SITE NAME:**

Futures Homescape, Tower Court  
Flats 47-29: CB7 4SX, - UPRN:  
15541, Fire Risk Assessments,  
Futures Homescape

**PROPERTY IMAGE**



Photo 1



Photo 2



Photo 3

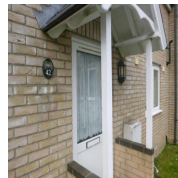


Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14

**UPRN:** 15541

**JOB NUMBER:** 316078

**FRA COMPLETED BY:** Pennington Choices Limited

**FIRE RISK ASSESSOR NAME:** Jamie Yarwood

**INSPECTION DATE:** 18 Apr 2024

**REPORT STATUS:** QA Approved

**REASSESSMENT PRIORITY:** Medium - 2 Years

**VALID TO: (QA Use Only)**

23 Apr 2026

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**VALIDATION DATE: (QA Use Only)**

23 Apr 2024

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

Andy Cloke

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**VALIDATOR'S SIGNATURE: (QA Use Only)**

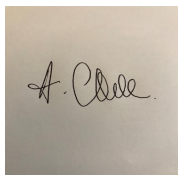
A square photograph showing a handwritten signature in black ink on a light-colored surface. The signature appears to be 'A. Cloke'.

Photo 15

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**Flagged items & Actions**

2 flagged, 4 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

4 actions

Detailed Risk Assessment Part 2 / P - Means of Giving Warning in Case of Fire / P7

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

Purpose built blocks of flats guide section 66.1 states that "In all flats, early warning of fire should be provided by means of smoke alarms installed in accordance with BS 5839-6. 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 also 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". Were this standard is not present, upgrades are to take place to ensure all flats have detection, meeting Grade D, LD2 standard.

No access to individual flats at time of inspection to check for hard wired smoke alarms.

**Open** | Priority: Medium | Due: 23 Jul 2024 8:09 AM BST | Created by: Jamie Yarwood

P7

It is recommended that each flat is checked to confirm that BS5839-6:2019 Grade D, LD2 detection is fitted.

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

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

Assessor finding

No access to any roof voids noted.

**Open** | Priority: Medium | Due: 23 Jul 2024 8:10 AM BST | Created by: Jamie Yarwood

Q4

Management to check compartmentation within the roof space between individual dwellings.

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

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

This premises is down as a general needs block. However, no evidence of any procedures were observed in regards to the evacuation of any potential disabled persons.

Unknown if suitable arrangements were in place for any persons within the premises with disabilities.

**Open** | Created by: Jamie Yarwood

T6

PEEPs are currently not applicable in general needs properties, however a Person-Centred Fire Risk Assessment (PCFRA) may be appropriate, if a resident has been identified as especially vulnerable and at risk from fire hazards in their property. It is recommended that the provider works with the identified vulnerable resident or their representative to help to reduce risk from fire and where necessary involve other agencies. In addition refer to Y1.

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

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

It could not be confirmed that all Fire Safety information & procedures have been disseminated to the residents.

**Open** | Created by: Jamie Yarwood

Y1

Management to confirm that information on fire procedures are shared with residents on sign-up of the property, with regular updates on their website, property notice boards, specific mailings etc.

## Detailed Risk Assessment Part 1

### 1. General Information

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

**1.2 Property Type:** Purpose Built Flat

**1.3 Property Designation:** General Needs

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

**1.5 No of Floors:** 2

**1.6 No of Flats (if applicable):** 19

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

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

#### 1.9 Building Description:

Numbers 29-47 appear to be an estate of single private dwellings all with their own entrances and no shared common area. The estate is provided with an externally located bin compound situated sufficiently away from the dwellings.

#### 1.10 Building Construction:

Estate appearing to be brick built buildings with internal staircases having pitched timber roofs with tiles.

#### 1.11 Extent of common areas:

External escape routes and externally accessed bin compound.

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

N/A the properties have no common areas.

#### 1.13 If applicable, state which flats were sample inspected:

None available for inspection.

### 2. The Occupants

**2.1 Management Extent** Non Managed – eg GN

#### 2.2 Details of any onsite Management

No permanent management onsite, occasional visits by maintenance staff and contractors expected.

#### 2.3 Person managing fire safety in the premises

Lindsey Williams, Chief Executive, Futures Housing.

## 2.4 Person consulted during the fire risk assessment

No person consulted.

## 2.5 Number of occupants (maximum estimated)

38 estimated at two persons per flat.

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

Residential block with no onsite management, occasional visits by Futures staff and contractors expected.

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

Residential 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 'general needs' building. The premises will have sleeping occupants, and it is conceivable that young persons and the elderly may be present within flats. forming part of families. 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

Home Office Fire Safety in Purpose Built Blocks

### 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

4 actions

### A - Electrical Ignition Sources

A1

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

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?**

No portable appliances were observed in communal or landlord only areas which would be subject to PAT testing. Portable electrical appliances are used in the common areas by the clients own staff and approved contractors. The client has a system in place for testing its own portable appliances. Those appliances used by contractors are subject to the contractor's own company's Health and Safety arrangements which are required by Client.

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

A3

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

It is clients policy for all portable electrical appliances owned by them, which are located/used in communal and/or landlord only areas to be PAT tested. Residents are not permitted to use their personal portable electrical appliances in the communal areas.

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

A4

**Is the use of adapters and leads limited?**

None noted as being in use at the time of assessment.

A5

No Photovoltaic, (PV), cells were

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

identified at this address.

**B - Smoking Policies**

**B1**

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

In line with current UK legislation, no smoking is permitted in the common or landlord controlled areas. Resident must either smoke within their own flat, or outside of the block.

No communal area, Refer to 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?**

Assessor Findings

Refer to B1.

**C - Arson**

**C1**

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

Assessor findings

Each individual dwelling is provided with a manual locking system.

**C2**

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

External bin store present, this was a sufficient and safe distance away from the premises.

Externally accessed bin compound for the use of the estate provided and is located sufficiently away from the building.

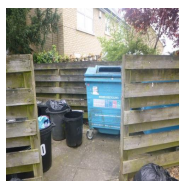


Photo 16

**D - Portable Heaters and Installations**

**D1**



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

No portable Heaters are used within the premises.

D2

**Are fixed heating systems maintained annually?**

No fixed heating was observed in common areas. It is assumed that the individual heating systems are maintained within the flats by the responsible person.

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

E - Cooking

E1

**Are reasonable measures in place to prevent fires as a result of cooking, including replacing filter(where necessary)?**

No cooking facilities within communal areas. Cooking takes place within individual flats which falls outside the Regulatory Reform (Fire Safety) Order 2005.

F - Lightning

F1

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

Assessor Findings

No lightning protection on the building noted.

Policy Principle: No lightning protection policy in place

G - Housekeeping

G1

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

No combustibles were noted as being located adjacent to any ignition sources at the time of this assessment.

No combustible material stored in the vicinity of any sources of ignition at time of assessment.

G2

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

At the time of this assessment the escape routes were clear.

No combustible items and/or trip hazards noted in the external common area at time of inspection.

G3

**Are mobility scooters or electric vehicles stored in the**

No scooters or electric vehicles were stored in the means of

**means of escape? If yes has an assessment been undertaken in line with the NFCC "Mobility Scooter Guidance for Residential Buildings"?**

escape.

H - Hazards Introduced by Contractors

H1

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

See Principle Policy

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

I - Dangerous Substances

I1

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

No hazardous materials were found to be stored on the premises at the time of this assessment.

J - Other Significant Hazards

J1

**Are all issues deemed satisfactory? [1]**

No issues to report

J2

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

No issues to report

K - Means of Escape

K1

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

The means of escape appears to be adequate from all areas.

K2

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

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

Private individual dwellings with exit doors leading directly to outside.

K3

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

The exit provided is adequate for the maximum number of persons ever likely to need it to escape from a fire, taking into account the evacuation strategy in place for the building.

Private individual dwelling accessed directly from outside.

K4

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

Assessor Findings

Private individual dwellings beyond the scope of the order.

K5

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

Assessor Findings

Private individual dwellings beyond the scope of the order.

K6

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

The travel distances from all areas are within the maximum distances recommended in national guidance.

K7

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

There are no inner rooms in the communal or landlord only parts at this address.

K8

**Are escape routes separated where appropriate?**

Assessor Findings

Single escape route from each dwelling considered satisfactory.

K9

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

Assessor Findings

No corridors requiring sub-division provided in the building.

K10

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

Assessor Findings

Single exit doors allow escape directly to outside and away from the individual dwellings.

K11

**Are the stairs and/or lobbies provided with adequate**

Assessor Findings

**ventilation? (If considered satisfactory, please state provision)**

Natural ventilation for the individual properties considered satisfactory.

K12

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

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

L - Flat Entrance Doors

L1

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

Assessor Findings

Individual dwellings are accessed directly from outside.

M - Common Area Fire Doors

M1

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

Assessor Findings

No common area doors provided.

N - Emergency Lighting

N1

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

Assessor Findings

Private individual dwellings.

N2

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

See N1

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)**

Assessor Findings

No common area requiring fire action notices provided.

O2

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

Wayfinding signage is not required

P - Means of Giving Warning in Case of Fire

1 action

P1

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

In line with recommendations in national guidance for purpose built residential blocks, designed to facilitate a, 'Defend in Place/Stay Put) evacuation strategy, no communal fire alarm system is provided at this address.

P2

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

Being a purpose built residential block, designed to facilitate a, 'Defend in Place'/stay put) evacuation strategy, the provision of no communal fire alarm system is appropriate.

P3

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

See P1 and P2

P4

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

See P1 and P2

P5

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

No communal alarm fitted

P6

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

No communal alarm

P7

1 action

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

Purpose built blocks of flats guide section 66.1 states that "In all flats, early warning of fire should be

provided by means of smoke alarms installed in accordance with BS 5839-6. 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 also 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". Where this standard is not present, upgrades are to take place to ensure all flats have detection, meeting Grade D, LD2 standard.

No access to individual flats at time of inspection to check for hard wired smoke alarms.

**Open** | Priority: Medium | Due: 23 Jul 2024 8:09 AM BST | Created by: Jamie Yarwood

P7

It is recommended that each flat is checked to confirm that BS5839-6:2019 Grade D, LD2 detection is fitted.

**Action/Recommendation Required?**

Yes

**Action Priority:**

Medium - 3 Months

P8

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

This is a general needs property and therefore no requirement.

Q - Measures to Limit Fire Spread and Development

1 action

Q1

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

Assessor Findings

From visual inspection only compartmentation appears satisfactory.

Q2

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

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

Q3

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

No risers/ducts were installed in the building, see limitations statement.

Q4

1 action

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

Assessor finding

No access to any roof voids noted.

Q4

Management to check compartmentation within the roof space between individual dwellings.

**Action/Recommendation Required?**

Yes

**Action Priority:**

Medium - 3 Months

Q5

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

Assessor Findings

Refer to Q1.

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?**

There are no ventilation systems in the communal areas at this block.

Q7

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

It was not possible to confirm the FR of wall and ceiling linings. However, the existing finishes are in reasonable condition and do not appear to present a significant risk to fire spread or safe escape.

Q8

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

Assessor Findings

Single private dwellings beyond the scope of the order.

Q9

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

The premises does not have any external balconies, cladding or materials which may promote external fire spread.

Brick/block faced building fascia considered satisfactory.



Photo 17

Q10	
<b>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?</b>	No not required
Q11	
<b>Does the External wall note include any mitigating circumstances that may have been taken to reduce the risk?</b>	N/A
Q12	
<b>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.</b>	N/A
Q13	
<b>Are all other fire spread/compartmentation issues satisfactory?</b>	No other issues noted at the time of this assessment.
R - Fire Extinguishing Appliances	
R1	
<b>If required, is there reasonable provision of accessible portable fire extinguishers?</b>	There are no fire extinguishers provided in the communal areas.
S - Relevant Automatic Fire Extinguishing Systems	
S1	
<b>Are there any automatic fire suppressant systems on site?</b>	No sprinkler system is provided or required at this address.
S2	
<b>Are there any fixed fire fighting mains within the premises?</b>	No DRM is provided or required at this address.
S3	
<b>If any other relevant systems / equipment is installed, state type of system and comment as necessary</b>	N/A
T - Procedures and Arrangements	
T1	
	1 action



**Recommended evacuation strategy for this building is:**

Simultaneous Evacuation

Private individual dwellings.

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?**

Fire Action Notices display this information, please see question O1.

T4

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

Residents are expected to call the Fire and Rescue Service.

T5

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

General needs property no fire assembly point required. Once outside, residents can move freely to a safe distance away from the premises. Assembly point(s) are any safe place clear of the building.

T6

1 action

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

This premises is down as a general needs block. However, no evidence of any procedures were observed in regards to the evacuation of any potential disabled persons.

Unknown if suitable arrangements were in place for any persons within the premises with disabilities.

**Open** | Created by: Jamie Yarwood

T6

PEEPs are currently not applicable in general needs properties, however a Person-Centred Fire Risk Assessment (PCFRA) may be appropriate, if a resident has been identified as especially vulnerable and at risk from fire hazards in their property. It is recommended that the provider works with the identified vulnerable resident or their representative to help to reduce risk from fire and where necessary involve other agencies. In addition refer to Y1.

**Action/Recommendation Required?**

Yes

**Action Priority:**

Recommendation - No Timescale

T7

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

No staff based onsite. No fire extinguishers observed at the time of inspection.

T8

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

No staff on site

U - Training

U1

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

No staff on site

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

U2

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

No employees on site

V - Testing and Maintenance

V1

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

See Principle Policy

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?**

Routine testing is carried out but no staff on site. Records were not seen by an assessor as they are held on a central database.

Fire drills not considered a requirement in this general needs block.

#### 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?**

No PIB required for this type of premises.

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

#### Y - Engagement with Residents

1 action

Y1

1 action

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

It could not be confirmed that all Fire Safety information & procedures have been disseminated to the residents.

**Open** | Created by: Jamie Yarwood

Y1

Management to confirm that information on fire procedures are shared with residents on sign-up of the property, with regular updates on their website, property notice boards, specific mailings etc.

**Action/Recommendation Required?**

Yes

**Action Priority:**

Recommendation - No Timescale

#### Z - Any Other Information

Z1

**Are all issues deemed satisfactory? [1]**

Yes

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.

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## 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

<b>Part 1a - Name and Address of Certified Organisation</b>	Pennington Choices Limited
<b>Part 1b - BAFE Registration Number of Issuing Certified Organisation</b>	301921
<b>Part 1c - SSAIB 3rd Party Certificate Number</b>	CHES077
<b>Part 2 - Name of Client</b>	Futures Housing Group
<b>Part 3a - Address of premises for which the Fire Risk Assessment was carried out</b>	Tower Court Flats 47-29: CB7 4SX
<b>Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies</b>	External escape routes and externally accessed bin compound.
<b>Part 4 - Brief description of the scope and purpose of the Fire Risk Assessment</b>	Life Safety (as agreed spec)
<b>Part 4b - Limitations of FRA</b>	See Limitations Statement
<b>Part 5 - Effective Date of the Fire Risk Assessment</b>	23 Apr 2024
<b>Part 6 - Recommended Date for Reassessment of the premises</b>	23 Apr 2026
<b>Part 7 - Unique Reference Number of this Certificate (Job Number)</b>	316078

Signed for on behalf of the Issuing Certified Organisation

James Hutton



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**Dated:**

23 Apr 2024

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

BAFE, The Fire Service College, London Road, Moreton-in-Marsh, Gloucestershire, GL56 0RH  
01608 653 350 | [info@bafes.org.uk](mailto:info@bafes.org.uk) | [www.bafes.org.uk](http://www.bafes.org.uk)

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## Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6





Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14

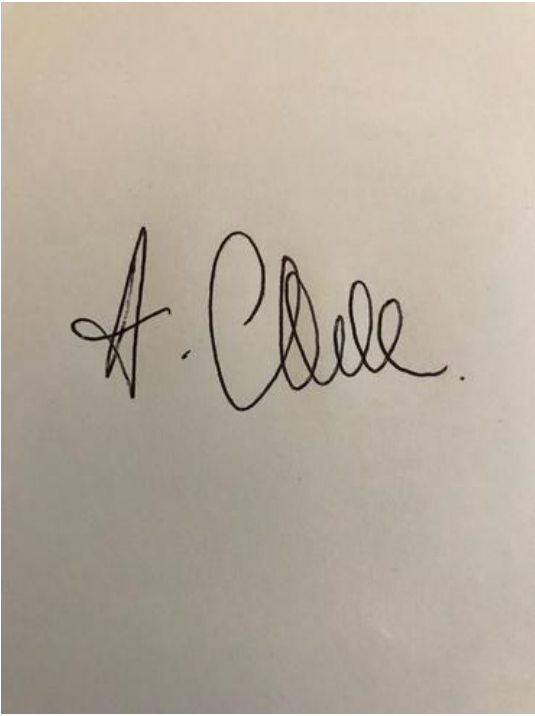


Photo 15



Photo 16



Photo 17