

Futures Fire Risk Assessment

Futures Homescape, Community Centre Firs
Gardens: DE55 7FU, - UPRN: 21 / 173560 / QA
Approved / Andy Cloke

Complete

Flagged items

2

Actions

17

SITE NAME:

Futures Homescape,
Community Centre Firs
Gardens: DE55 7FU, - UPRN: 21,
Fire Risk Assessments, Futures
Homescape

PROPERTY IMAGE

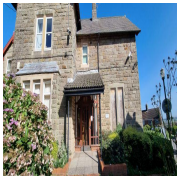


Photo 1

UPRN:

21

JOB NUMBER:

173560

FRA COMPLETED BY:

Pennington Choices Limited

FIRE RISK ASSESSOR NAME:

Adrian Gallimore

INSPECTION DATE:

21 Sep 2023

REPORT STATUS:

QA Approved

REASSESSMENT PRIORITY

Medium - 2 Years

VALID TO: (QA Use Only)

4 Oct 2025

VALIDATION DATE: (QA Use Only)

4 Oct 2023

VALIDATED BY: (QA Use Only)

Andy Cloke

VALIDATOR'S SIGNATURE: (QA Use Only)



Photo 2

Flagged items & Actions

2 flagged, 17 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

17 actions

Detailed Risk Assessment Part 2 / A - Electrical Ignition Sources / A3

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

Unknown

No personal electrical appliances were identified as the centre was not in use at the time of assessment. It was not possible to establish the policy for community centre users that may use their own electrical appliances such as charging of mobile phones etc.

Open | Created by Adrian Gallimore

A3

Management should confirm the policy on the use of personal electrical appliances within the community centre and ensure that it is communicated to centre users.

Detailed Risk Assessment Part 2 / B - Smoking Policies / B2

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

No

There was no evidence of smoking at the time of assessment. Signage is not displayed.

Open | Priority Low | Due 5 Oct 2024 9:23 AM UTC | Created by Adrian Gallimore

B2

Management should ensure that 'No Smoking' sign is displayed at the point of entry to state 'It is against the law to smoke on these premises'.

Detailed Risk Assessment Part 2 / E - Cooking / E1

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

Unknown

There is a free-standing electric cooker within the kitchen. The assessor was not able to establish if the cooker is used / how often. No rules for cooking were displayed.

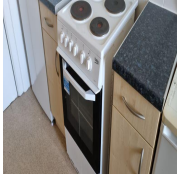


Photo 9

Open | Priority High | Due 5 Nov 2023 10:31 AM UTC | Created by Adrian Gallimore

E1

Management should ensure that there are suitable rules for using the cooker. Rules should prohibit high risk cooking such as deep fat frying etc. Any rules should be communicated to community centre users.

Detailed Risk Assessment Part 2 / F - Lightning / F1

Does the building have a lightning protection system?

No

FHG Policy Principal confirms that there is no lightning protection installed.

Open | Created by Adrian Gallimore

F1

It is PCL recommendation that advice is sought from a competent person to determine whether lightning protection is required or not for the building in accordance with BS EN 62305-2:2012.

Detailed Risk Assessment Part 2 / G - Housekeeping / 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"?

Unknown

No mobility scooters were identified however, the centre was not used at the time of assessment. It is likely that members of the local community may attend the centre (in future) in a mobility scooter. It was not possible to establish if a risk assessment has been completed as the information was not accessible at the time of assessment.

Open | Created by Adrian Gallimore

G3

Management should confirm if they allow the charging of mobility scooters within the community centre. Where charging is allowed, management should ensure that there is a suitable risk assessment in place. Any risk assessment should take into account any risks associated with Lithium Ion batteries.

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

Unknown

Conduit and cables were noted throughout and it was not possible to confirm that the requirements of Regulation 521.10.202 of the BS 7671 - 18th Edition of The IET Wiring Regulations, which requires all cables to be adequately supported using non-combustible fixings to prevent premature collapse in the event of a fire. The new regulation is not applied retrospectively so any

wiring systems fitted before 2019 do not need to be immediately updated. Any new installation or additions and alterations to existing systems, including temporary wiring, have to comply with the regulations.

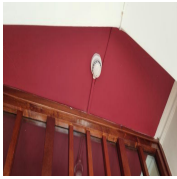


Photo 16



Photo 17

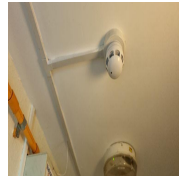


Photo 18



Photo 19

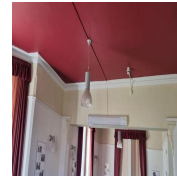


Photo 20

Open | Created by Adrian Gallimore

K12

Management is to consider the requirements of the Regulation 521.10.202 of the BS 7671 - 18th Edition The IET Wiring Regulations which requires all cables to be adequately supported using non-combustible fixings to prevent premature collapse in the event of a fire albeit not retrospective and seek the advice of a suitably qualified competent person or organisation and undertake any remediation identified by the aforementioned competent person or organisation.

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

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

No

Fire doors are fitted to each sitting room, corridor and kitchen. Intumescent strips and self-closure devices are fitted. Doors the the left and right sitting rooms have excessive gaps.

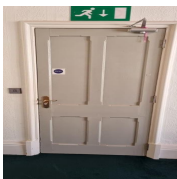


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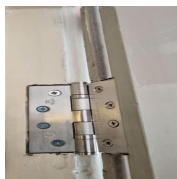


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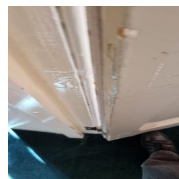


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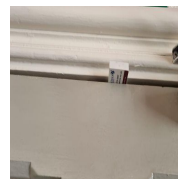


Photo 24



Photo 25

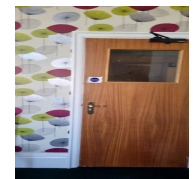


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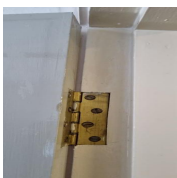


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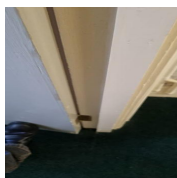


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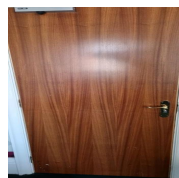


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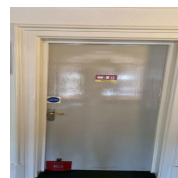


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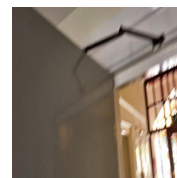


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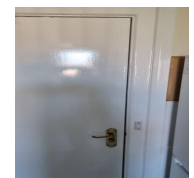


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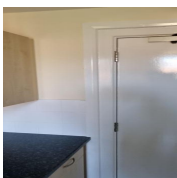


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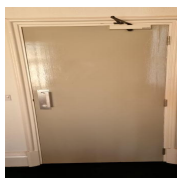


Photo 34

Open | Priority Medium | Due 5 Jan 2024 10:50 AM UTC | Created by Adrian Gallimore

M1

Management should inspect fire doors to sitting rooms and repair in order that gaps around doors do not exceed 4mm tolerance or replace with certified self closing fire door sets to FD30 specification. Any installation / repair should only be completed by a certified third-party contractor.

Detailed Risk Assessment Part 2 / N - Emergency Lighting / N1

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

No

Emergency lighting is fitted throughout. Coverage appeared adequate however some defects were identified to the right-hand sitting room.



Photo 35



Photo 36

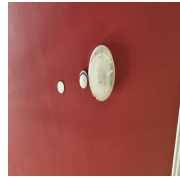


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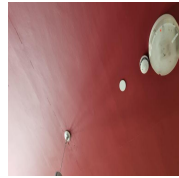


Photo 38



Photo 39



Photo 40



Photo 41

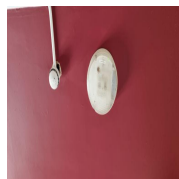


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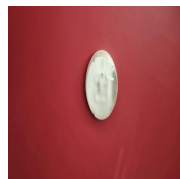


Photo 43

Open | Priority Medium | Due 5 Jan 2024 10:55 AM UTC | Created by Adrian Gallimore

N1

Management should inspect emergency lighting throughout and ensure any defective units are repaired as required.

Detailed Risk Assessment Part 2 / N - Emergency Lighting / N2

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

No

No external emergency light was detected.

Open | Priority Low | Due 5 Oct 2024 9:56 AM UTC | Created by Adrian Gallimore

N2

Management should ensure that there is adequate external emergency lighting installed to exits.

Detailed Risk Assessment Part 2 / P - Means of Giving Warning in Case of Fire / P6

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

Unknown

It was not possible to establish the arrangements for silencing and resetting the alarm system.

Open | Priority Medium | Due 5 Jan 2024 11:05 AM UTC | Created by Adrian Gallimore

P6

Management should confirm the arrangements for silencing and resetting the alarm system and ensure that it is communicated to community centre users.

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q1

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

No

Walls are plastered with emulsion paint / wallpaper coverings. Ceilings are emulsion painted plaster. A small penetration was identified to the AFD / Sounder within the right-hand sitting room. In addition, it was not possible to establish the level of compartmentation between the community centre and dwellings above.

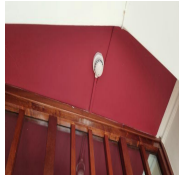


Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66

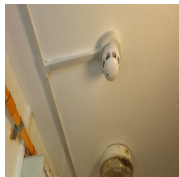


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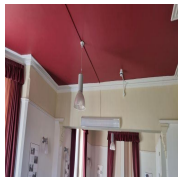


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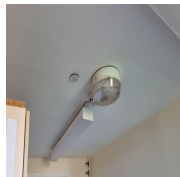


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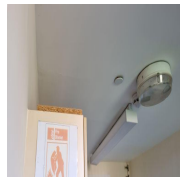


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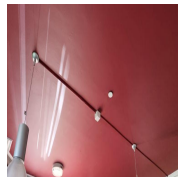


Photo 71



Photo 72

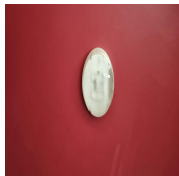


Photo 73

Open | Priority Low | Due 5 Oct 2024 10:09 AM UTC | Created by Adrian Gallimore

Q1

Management should ensure that the small hole to the sounder / AFD within the right hand sitting room is filled with fire rated building materials.

Open | Created by Adrian Gallimore

Q1

Management should ensure that compartmentation between the community centre and dwellings above (controlled by FHG) is adequate.

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q9

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

Unknown

There is wooden cladding fitted to the covered area to the rear exit close to the entrance to the laundry and adjoined flats office. It was not possible to establish if the cladding is fire rated.

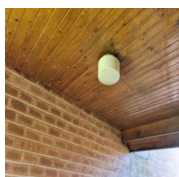


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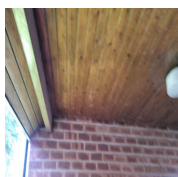


Photo 76

Open | Priority Low | Due 5 Oct 2024 10:17 AM UTC | Created by Adrian Gallimore

Q9

Management should ensure that wooden cladding is fire rated with a view to replace it with fire rated materials where it is found not to comply.

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q13

Are all other fire spread/compartimentation issues satisfactory?

No

A penetration was identified around wiring within the cellar entrance.



Photo 77

Open | Priority Medium | Due 5 Jan 2024 11:20 AM UTC | Created by Adrian Gallimore

Q13

Management should ensure that the penetration is fire stopped with fire rated building materials.

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

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

No

There are two 9Litre 27A Water and a 2KG CO2 units installed. Extinguishers are maintained under service contract with Harmony. The last service was completed 06/23. There are no signs displayed to state 'extinguishers should only be used by trained persons'.

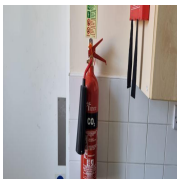


Photo 78

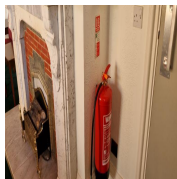


Photo 79



Photo 80

Open | Priority Low | Due 5 Oct 2024 10:23 AM UTC | Created by Adrian Gallimore

R1

Management should ensure that signs are displayed at extinguisher points to state 'only to be used by trained persons'.

Detailed Risk Assessment Part 2 / S - Relevant Automatic Fire Extinguishing Systems / S2

Are there any fixed fire fighting mains within the premises?

Unknown

There is a sprinkler system installed however sprinkler heads were not visible as covers are fitted. It was not possible to establish if the system is adequately tested and maintained.

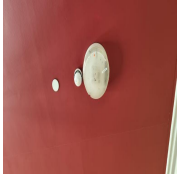


Photo 81

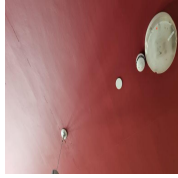


Photo 82

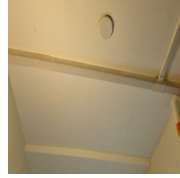


Photo 83

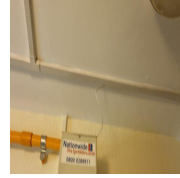


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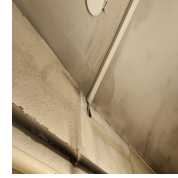


Photo 85

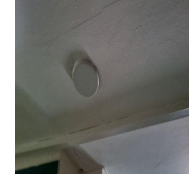


Photo 86

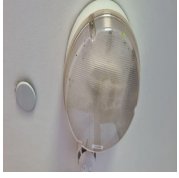


Photo 87

Open | Priority Medium | Due 5 Jan 2024 11:34 AM UTC | Created by Adrian Gallimore

S2

Management should ensure that the sprinkler system is adequately tested and maintained and that adequate records are retained.

Detailed Risk Assessment Part 2 / T - Procedures and Arrangements / T2

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

Unknown

It was not possible to ascertain if there is a competent person appointed for this property.

Open | Created by Adrian Gallimore

T2

Management should confirm that there is a competent person in place to undertake the preventative and protective measures for this property.

Detailed Risk Assessment Part 1

1. General Information

1.1 FRA Type:	Type 1 (Non-Destructive)
1.2 Property Type:	Converted Detached House
1.3 Property Designation:	Community Centre
1.4 Responsible Person:	Lindsey Williams - CEO Futures Housing Group
1.5 No of Floors:	1
1.6 No of Flats (if applicable):	N/A
The community centre has flats above that are separate from the centre with own access door to the left-hand side of the property.	
1.7 Ground Floor Area (m2):	176
1.8 Total Area of all Floors (m2)	176
1.9 Building Description:	<p>A converted detached house. The entrance door leads to small foyer with a separating door to lobby. From the lobby there are sitting rooms to the left and right with a kitchen facing the exit. There are also toilets and a door leading to a corridor and additional small sitting room / reading room. There are 3 exits which are via the entrance, side exit and double doors to the right hand sitting room. The first floor of the property which is separate from the community centre are 4 supported living flats. There is also a laundry to the rear which is also separate from the community centre. There is also a cellar below that is accessible from a door off the corridor.</p>
1.10 Building Construction:	<p>Derbyshire stone / block built property with tiled pitched roof (above first floor flats). Internal walls are solid plastered with wallpaper coverings / emulsion painted finish. Ceilings are plastered throughout with emulsion painted finish. Floors are wooden.</p>
1.11 Extent of common areas:	<p>Entrance lobby / foyer, toilets, sittings rooms and kitchen.</p>
1.12 Areas of the building to which access was not available:	<p>All of the community centre was accessible.</p>
1.13 If applicable, state which flats were sample inspected:	<p>There are no dwellings to the property.</p>

2. The Occupants

2.1 Management Extent

Non Managed – eg GN

2.2 Details of any onsite Management

There are no onsite management to the property.

2.3 Person managing fire safety in the premises

Lindsey Williams, CEO, Futures Housing Group.

2.4 Person consulted during the fire risk assessment

No persons were consulted during the assessment.

2.5 Number of occupants (maximum estimated)

The community centre was not used at the time of the assessment. The member of staff from United Response covering the flats adjoined stated that the community centre has not been used in a while. The sitting room to the left of the foyer has seating for 24 persons, the right-hand sitting room has seating for 26 persons and the small sitting room / reading room has seating for 7 persons.

2.6 Approximate maximum number of employees at any one time

There are no employees at the location, however there are likely to be FHG staff attend to conduct routine testing and maintenance and cleaning etc.

2.7 Number of members of the public (maximum estimated)

There were no persons on site at the time of the assessment. Community centre users are likely to be members of the public from the local housing scheme. Refer to 2.5.

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

The community centre is unlikely to have sleeping occupants or young children present unless accompanied by a parent, guardian or responsible person. It is likely that community centre users may have varying disabilities however it is reasonable to assume that would be able to make their own way there or with the assistance of a carer or helper.

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

Derbyshire Fire and Rescue Service

3.3 Other key fire safety legislation (other than Building Regs 2000)

None

3.4 The other legislation referred to above is enforced by

N/A

3.5 Guidance used as applicable to premises and occupation

Small & Medium Places of Assembly

3.6 Is there an alteration or enforcement notice in force?

Unknown

None known to the assessor.

3.7 Fire loss experience (since last FRA)

Unknown

None known to the assessor. There was no evidence of fire loss or damage at the time of assessment.

A - Electrical Ignition Sources

1 action

A1

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

Unknown

There was no electrical intake / consumer unit located during the assessment. It was not possible to establish the date of the last fixed wiring test. Refer to Policy Principle.

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

A2

Is PAT testing in common areas carried out?

Yes

Labels on electrical appliances within the kitchen confirmed that PAT testing was last completed on 06/04/2023.

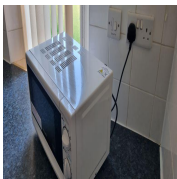


Photo 3



Photo 4



Photo 5

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

A3

1 action

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

Unknown

No personal electrical appliances were identified as the centre was not in use at the time of assessment. It was not possible to establish the policy for community centre users that may use their own electrical appliances such as charging of mobile phones etc.

Open | Created by Adrian Gallimore

A3

Management should confirm the policy on the use of personal electrical appliances within the community centre and ensure that it is communicated to centre users.

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

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

A4

Is the use of adapters and leads limited?

N/A

No adaptors or leads were present at the time of assessment.

A5

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

N/A

None present.

B - Smoking Policies

1 action

B1

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

Yes

Smoking within the community centre is prohibited.

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

B2

1 action

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

No

There was no evidence of smoking at the time of assessment. Signage is not displayed.

Open | Priority Low | Due 5 Oct 2024 9:23 AM UTC | Created by Adrian Gallimore

B2

Management should ensure that 'No Smoking' sign is displayed at the point of entry to state 'It is against the law to smoke on these premises'.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

C - Arson

C1

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

Yes

A standard security lock is fitted to the front door and the door between the foyer and lobby.



Photo 6

C2

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

Yes

There is a designated area to the rear of the premises with communal lidded skips. The centre was clean and tidy and waste bins were empty at the time of assessment.



Photo 7



Photo 8

D - Portable Heaters and Installations

D1

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

N/A

No portable heaters identified.

D2

Are fixed heating systems maintained annually?

Yes

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

E - Cooking

1 action

E1

1 action

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

Unknown

There is a free-standing electric cooker within the kitchen. The assessor was not able to establish if the cooker is used / how often. No rules for cooking were displayed.

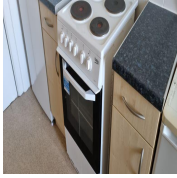


Photo 9

Open | Priority High | Due 5 Nov 2023 10:31 AM UTC | Created by Adrian Gallimore

E1

Management should ensure that there are suitable rules for using the cooker. Rules should prohibit high risk cooking such as deep fat frying etc. Any rules should be communicated to community centre users.

Action/Recommendation Required?

Yes

Action Priority:

High - 1 Month

F - Lightning

1 action

F1

1 action

Does the building have a lightning protection system?

No

FHG Policy Principal confirms that there is no lightning protection installed.

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F1

It is PCL recommendation that advice is sought from a competent person to determine whether lightning protection is required or not for the building in accordance with BS EN 62305-2:2012.

Policy Principle: No lightning protection policy in place

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

G - Housekeeping

1 action

G1

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

N/A

No issues were identified at the time of assessment.

G2

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

Yes

Escape routes were clear. The centre was not in use and housekeeping was of a good standard at the time of assessment.

G3

1 action

Are mobility scooters or electric vehicles stored in the means of escape? If yes has an assessment been undertaken in line with the NFCC "Mobility Scooter Guidance for Residential Buildings"?

Unknown

No mobility scooters were identified however, the centre was not used at the time of assessment. It is likely that members of the local community may attend the centre (in future) in a mobility scooter. It was not possible to establish if a risk assessment has been completed as the information was not accessible at the time of assessment.

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G3

Management should confirm if they allow the charging of mobility scooters within the community centre. Where charging is allowed, management should ensure that there is a suitable risk assessment in place. Any risk assessment should take into account any risks associated with Lithium Ion batteries.

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

H - Hazards Introduced by Contractors

H1

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

Yes

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

I - Dangerous Substances

I1

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

N/A

No dangerous substances were identified within common areas at the time of assessment. See Policy Principle.

J - Other Significant Hazards

J1

Are all issues deemed satisfactory? [1]

N/A

There were no additional significant hazards identified at the time of assessment.

J2

Are all issues deemed satisfactory? [2]

N/A

There were no additional significant hazards identified at the time of assessment.

K - Means of Escape

1 action

K1

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

Yes

Escape routes are satisfactory.

K2

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

Yes

Walls are solid construction with wallpaper covering. Ceilings are emulsion painted plaster and floor wooden.

K3

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

Yes

There are 3 exits from the property which are via the main entrance, side exit from the corridor or via double opening doors from the right hand sitting room. The number / width are adequate for those that may be present.

K4

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

Yes

Exit doors are fitted with thumb turn locks. All exits were tested and opened freely at the time of assessment.



Photo 10

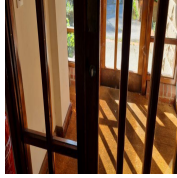


Photo 11

K5

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

Yes

All exits of travel.

K6

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

Yes

Travel distances are acceptable. Exits can be reached within 10 metres in any direction of travel.

K7

Are there suitable precautions for all inner rooms?

N/A

There are no inner room scenarios present. All sitting rooms and the kitchen have more than one door.

K8

Are escape routes separated where appropriate?

Yes

There is a fire door separating the entrance foyer from the lobby. The door is in good order with a working self closure mechanism and fire rated glass fitted.

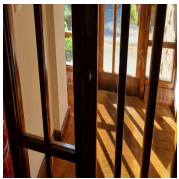


Photo 12

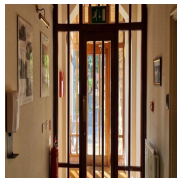


Photo 13



Photo 14



Photo 15

K9

Are corridors sub-divided where appropriate?

N/A

Not required.

K10

Do escape routes lead to a place of safety?

Yes

Escape lead to the external environment.

K11

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

Yes

There are no stairs to the community centre. All rooms have window / doors that can be opened to air.

K12

1 action

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

Unknown

Conduit and cables were noted throughout and it was not possible to confirm that the requirements of Regulation 521.10.202 of the BS 7671 - 18th Edition of The IET Wiring Regulations, which requires all cables to be adequately supported using non-combustible fixings to prevent premature collapse in the event of a fire. The new regulation is not applied retrospectively so any wiring systems fitted before 2019 do not need to be immediately updated. Any new installation or additions and alterations to existing systems, including temporary wiring, have to comply with the regulations.

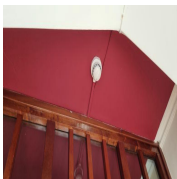


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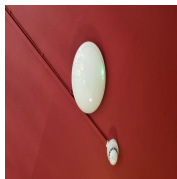


Photo 17

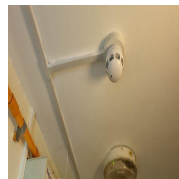


Photo 18

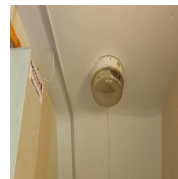


Photo 19

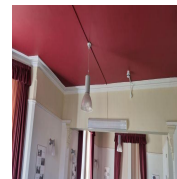


Photo 20

Open | Created by Adrian Gallimore

K12

Management is to consider the requirements of the Regulation 521.10.202 of the BS 7671 - 18th Edition The IET Wiring Regulations which requires all cables to be adequately supported using non-combustible fixings to prevent premature collapse in the event of a fire albeit not retrospective and seek the advice of a suitably qualified competent person or organisation and undertake any remediation identified by the aforementioned competent person or organisation.

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

L - Flat Entrance Doors

L1

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

N/A

There are no dwellings connected to the community centre.

M - Common Area Fire Doors

1 action

M1

1 action

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

No

Fire doors are fitted to each sitting room, corridor and kitchen. Intumescent strips and self-closure devices are fitted. Doors the the left and right sitting rooms have excessive gaps.



Photo 21



Photo 22

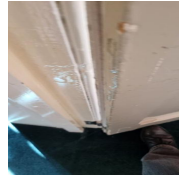


Photo 23

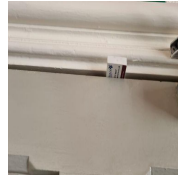


Photo 24



Photo 25

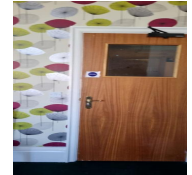


Photo 26



Photo 27

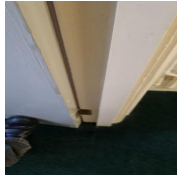


Photo 28

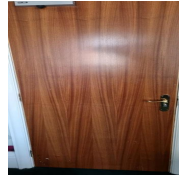


Photo 29



Photo 30

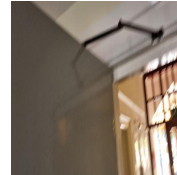


Photo 31



Photo 32

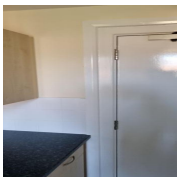


Photo 33



Photo 34

Open | Priority Medium | Due 5 Jan 2024 10:50 AM UTC | Created by Adrian Gallimore

M1

Management should inspect fire doors to sitting rooms and repair in order that gaps around doors do not exceed 4mm tolerance or replace with certified self closing fire door sets to FD30 specification. Any installation / repair should only be completed by a certified third-party contractor.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

N - Emergency Lighting

2 actions

N1

1 action

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

No

Emergency lighting is fitted throughout. Coverage appeared adequate however some defects were identified to the right-hand sitting room.



Photo 35



Photo 36

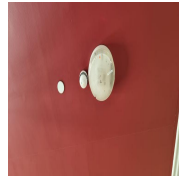


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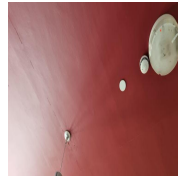


Photo 38



Photo 39

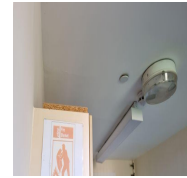


Photo 40



Photo 41



Photo 42

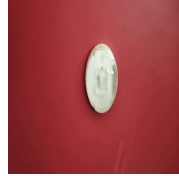


Photo 43

Open | Priority Medium | Due 5 Jan 2024 10:55 AM UTC | Created by Adrian Gallimore

N1

Management should inspect emergency lighting throughout and ensure any defective units are repaired as required.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

N2

1 action

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

No

No external emergency light was detected.

Open | Priority Low | Due 5 Oct 2024 9:56 AM UTC | Created by Adrian Gallimore

N2

Management should ensure that there is adequate external emergency lighting installed to exits.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

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)

Yes

Fire Action Notices are displayed. Exits signs and directional signs are installed and signage is attached to fire doors.



Photo 44



Photo 45



Photo 46



Photo 47

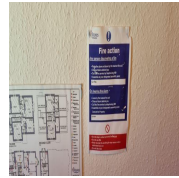


Photo 48

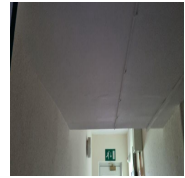


Photo 49

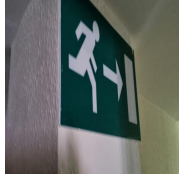


Photo 50

O2

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

N/A

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?

Yes

An automatic fire alarm system is installed with automatic detection provided within all room including the cellar (BS5839 L2). The alarm panel is located within the lobby; the panel was in a healthy condition with no visible faults identified.

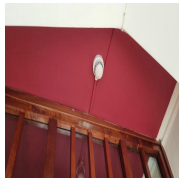


Photo 51



Photo 52

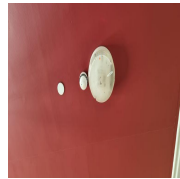


Photo 53

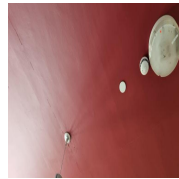


Photo 54

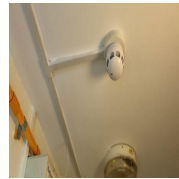


Photo 55

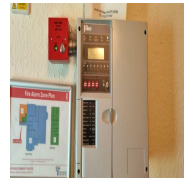


Photo 56

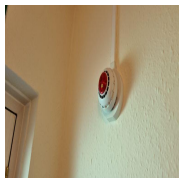


Photo 57



Photo 58

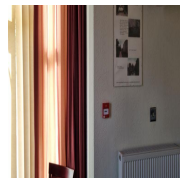


Photo 59

P2

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

Yes

AFD is adequate.

P3

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

N/A

AFD is installed.

P4

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

N/A

The premise is a community centre with no dwellings attached.

P5

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

Yes

A fire alarm zone plan is displayed.

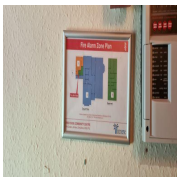


Photo 60

P6

1 action

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

Unknown

It was not possible to establish the arrangements for silencing and resetting the alarm system.

Open | Priority Medium | Due 5 Jan 2024 11:05 AM UTC | Created by Adrian Gallimore

P6

Management should confirm the arrangements for silencing and resetting the alarm system and ensure that it is communicated to community centre users.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

P7

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

N/A

The premise is a community centre with no dwellings attached.

P8

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

N/A

The premise is a community centre.

Q - Measures to Limit Fire Spread and Development

4 actions

Q1

2 actions

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

No

Walls are plastered with emulsion paint / wallpaper coverings. Ceilings are emulsion painted plaster. A small penetration was identified to the AFD / Sounder within the right-hand sitting room. In addition, it was not possible to establish the level of compartmentation between the community centre and dwellings above.

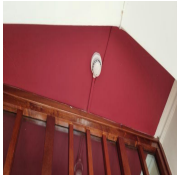


Photo 61

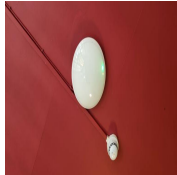


Photo 62

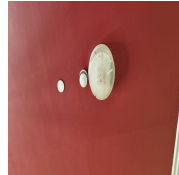


Photo 63

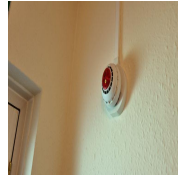


Photo 64

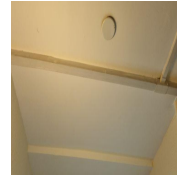


Photo 65



Photo 66

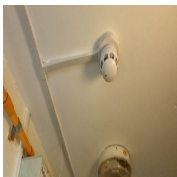


Photo 67

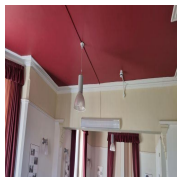


Photo 68

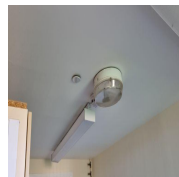


Photo 69

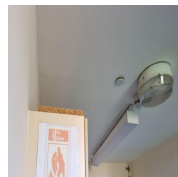


Photo 70

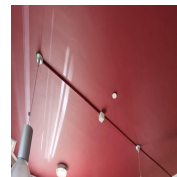


Photo 71



Photo 72

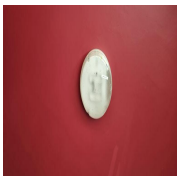


Photo 73

Open | Priority Low | Due 5 Oct 2024 10:09 AM UTC | Created by Adrian Gallimore

Q1

Management should ensure that the small hole to the sounder / AFD within the right hand sitting room is filled with fire rated building materials.

Open | Created by Adrian Gallimore

Q1

Management should ensure that compartmentation between the community centre and dwellings above (controlled by FHG) is adequate.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

Q2

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

N/A

No hidden void identified.

Q3

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

N/A

No present.

Q4

Is compartmentation maintained in the roof space?

N/A

The premise is a ground floor community centre.

Q5

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

N/A

There was no electrical intake / consumer unit identified within the community centre.

Q6

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

N/A

None present.

Q7

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

Yes

Walls are plastered with emulsion paint / wallpaper coverings. Ceilings are emulsion painted plaster. Floors are of wooden construction.

Q8

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

Yes

Soft furnishings were inspected and were found to be of fire retardant materials.



Photo 74

Q9

1 action

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

Unknown

There is wooden cladding fitted to the covered area to the rear exit close to the entrance to the laundry and adjoining flats office. It was not possible to establish if the cladding is fire rated.



Photo 75

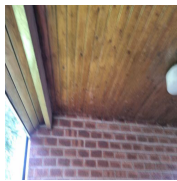


Photo 76

Open | Priority Low | Due 5 Oct 2024 10:17 AM UTC | Created by Adrian Gallimore

Q9

Management should ensure that wooden cladding is fire rated with a view to replace it with fire rated materials where it is found not to comply.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

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?

Unknown

Refer to Q9.

Q11

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

Unknown

Refer to Q9.

Q12

Has the responsible person reviewed the external wall note

Unknown

on a regular basis and revised it if there have been any significant changes in the external walls.

Refer to Q9.

Q13

1 action

Are all other fire spread/compartimentation issues satisfactory?

No

A penetration was identified around wiring within the cellar entrance.



Photo 77

Open | Priority Medium | Due 5 Jan 2024 11:20 AM UTC | Created by Adrian Gallimore

Q13

Management should ensure that the penetration is fire stopped with fire rated building materials.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

R - Fire Extinguishing Appliances

1 action

R1

1 action

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

No

There are two 9Litre 27A Water and a 2KG CO2 units installed. Extinguishers are maintained under service contract with Harmony. The last service was completed 06/23. There are no signs displayed to state 'extinguishers should only be used by trained persons'.

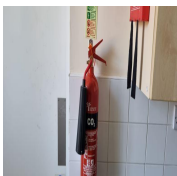


Photo 78

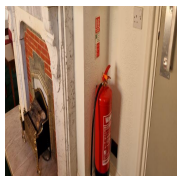


Photo 79



Photo 80

Open | Priority Low | Due 5 Oct 2024 10:23 AM UTC | Created by Adrian Gallimore

R1

Management should ensure that signs are displayed at extinguisher points to state 'only to be used by trained persons'.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

S - Relevant Automatic Fire Extinguishing Systems

1 action

S1

Are there any automatic fire suppressant systems on site?

Unknown

There is a sprinkler system installed. Refer to S2.

S2

1 action

Are there any fixed fire fighting mains within the premises?

Unknown

There is a sprinkler system installed however sprinkler heads were not visible as covers are fitted. It was not possible to establish is the system is adequately tested and maintained.

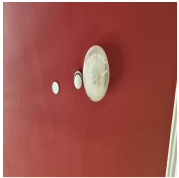


Photo 81

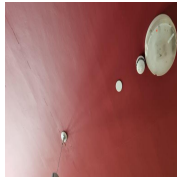


Photo 82



Photo 83

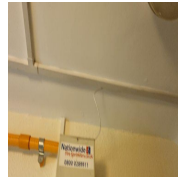


Photo 84



Photo 85



Photo 86



Photo 87

Open | Priority Medium | Due 5 Jan 2024 11:34 AM UTC | Created by Adrian Gallimore

S2

Management should ensure that the sprinkler system is adequately tested and maintained and that adequate records are retained.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

S3

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

N/A

No other systems identified.

T - Procedures and Arrangements

1 action

T1

Recommended evacuation strategy for this building is:

Simultaneous Evacuation

T2

1 action

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

Unknown

It was not possible to ascertain if there is a competent person appointed for this property.

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T2

Management should confirm that there is a competent person in place to undertake the preventative and protective measures for this property.

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

T3

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

Yes

A Fire Action Notices are displayed.

T4

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

Yes

Community Centre users would call the Fire Service.

T5

Are there suitable fire assembly points away from any risk?

Yes

The Fire Assembly point is detailed on the Fire Action Notice.

T6

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

N/A

There were no persons present during the assessment. It is possible that community members using the centre could have various forms of disabilities. It is likely that they would exit the premises by the way that they entered or would be accompanied by another person.

T7

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

N/A

No staff present

T8

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

N/A

No staff present

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)

N/A

No staff present

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

U2

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

N/A

No staff present

V - Testing and Maintenance

V1

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

Yes

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?

N/A

No staff present

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?

Unknown

The Premises Information Box is located within the entrance foyer however, it was not accessible. Refer to Policy Principle.



Photo 88

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

Y - Engagement with Residents

Y1

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

N/A

No residents present.

Z - Any Other Information

Z1

Are all issues deemed satisfactory? [1]

N/A

No further issues were identified at the time of assessment.

Z2

Are all issues deemed satisfactory? [2]

N/A

No further issues were identified at the time of assessment.

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

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

MODERATE

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

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

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

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

TOLERABLE

Limitations Statement

Fire Risk Assessment – Limitations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Responsible Person will always remain responsible for the outcome of the Fire Risk

Assessment and/or its review. This includes the accuracy of details contained within this report.

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



Life Safety Fire Risk Assessment Certificate of Conformity

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

Schedule

Part 1a - Name and Address of Certified Organisation	Pennington Choices Limited
Part 1b - BAFE Registration Number of Issuing Certified Organisation	102119
Part 1c - SSAIB 3rd Party Certificate Number	CHES077
Part 2 - Name of Client	Futures Housing Group
Part 3a - Address of premises for which the Fire Risk Assessment was carried out	Community Centre Firs Gardens: DE55 7FU
Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies	All areas
Part 4 - Brief description of the scope and purpose of the Fire Risk Assessment	Life Safety (as agreed spec)
Part 4b - Limitations of FRA	See Limitations Statement
Part 5 - Effective Date of the Fire Risk Assessment	4 Oct 2023
Part 6 - Recommended Date for Reassessment of the premises	4 Oct 2025
Part 7 - Unique Reference Number of this Certificate (Job Number)	173560

Signed for on behalf of the Issuing Certified Organisation

James Hutton



Dated:

4 Oct 2023

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

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

Media summary



Photo 1

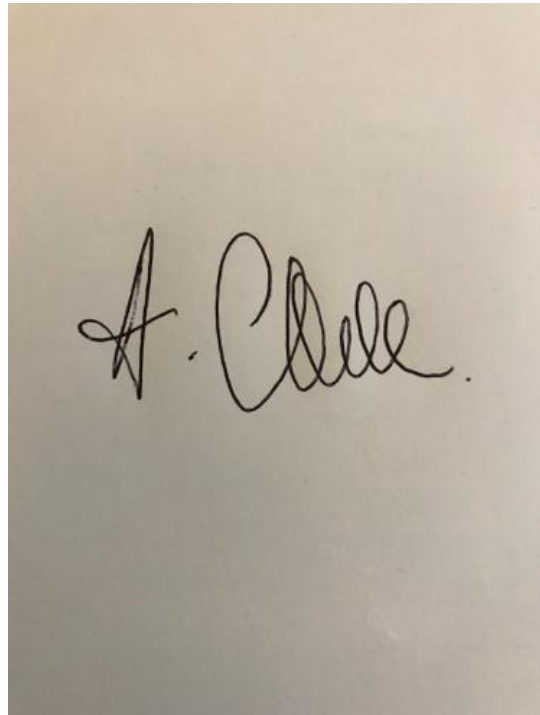


Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10

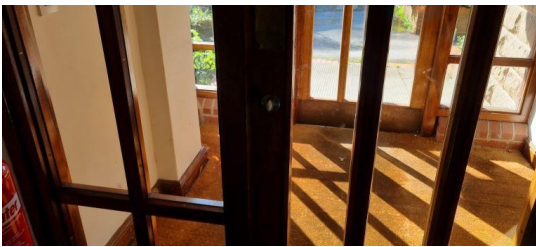


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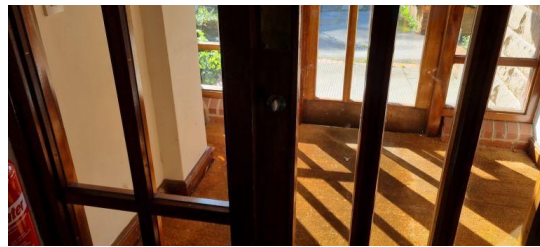


Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35

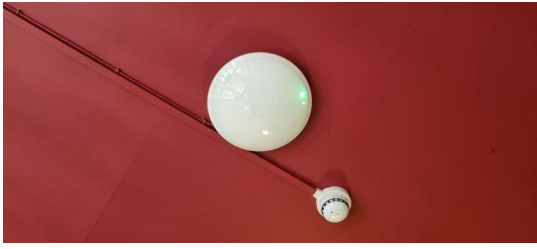


Photo 36



Photo 37

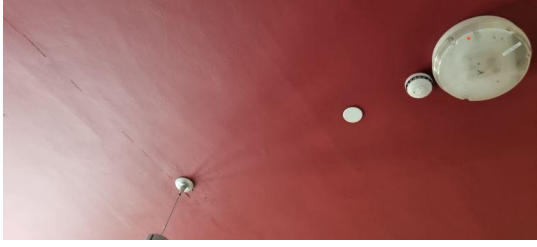


Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53

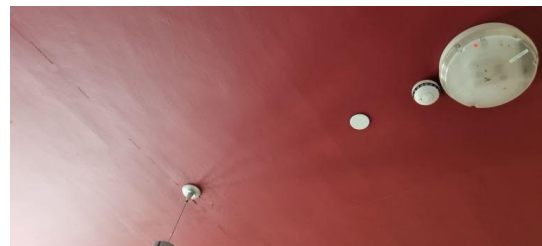


Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74

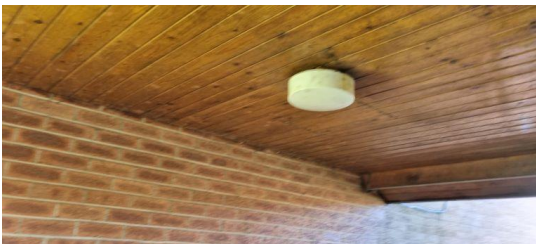


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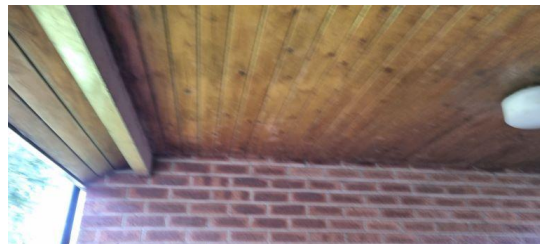


Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81

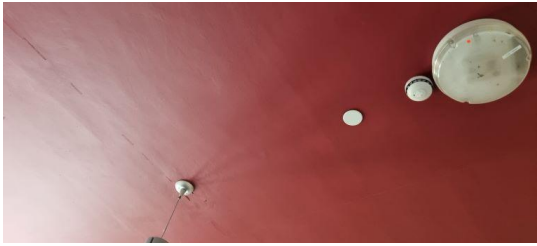


Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88