

Futures Fire Risk Assessment

Futures Homescape, 52 Hilltop Road:
NG16 6QJ, - UPRN: IL11514 / 173590 / QA
Approved / Andy Cloke

Complete

Flagged items	2	Actions	12
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SITE NAME:

**Futures Homescape, 52 Hilltop
Road: NG16 6QJ, - UPRN:
IL11514, Fire Risk Assessments,
Futures Homescape**

PROPERTY IMAGE



Photo 1

UPRN: **IL11514**

JOB NUMBER: **173590**

FRA COMPLETED BY: **Pennington Choices Limited**

FIRE RISK ASSESSOR NAME: **Adrian Gallimore**

INSPECTION DATE: **16 Nov 2023**

REPORT STATUS: **QA Approved**

REASSESSMENT PRIORITY **High - 1 Year**

VALID TO: (QA Use Only) **29 Nov 2024**

VALIDATION DATE: (QA Use Only) **29 Nov 2023**

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

VALIDATOR'S SIGNATURE: (QA Use Only)



Photo 2

Flagged items & Actions

2 flagged, 12 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

12 actions

Detailed Risk Assessment Part 2 / A - Electrical Ignition Sources / A1

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

Unknown

The consumer unit had no test label to confirm the date of the last fixed wiring test which contravenes the Policy Principle.



Photo 3

Open | Priority **Low** | Due **29 Nov 2024 3:12 PM GMT** | Created by **Adrian Gallimore**

A1

Management should confirm that the fixed wiring has been tested in line with Policy Principle (every 5 years).

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 | Priority **Low** | 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 / J - Other Significant Hazards / J1

Are all issues deemed satisfactory? [1]

Unknown

A Danger 'Do Not Use' notice was issued in June 23 in relation to uncapped dead end to gas pipe. There was no evidence that the issue has been remediated,

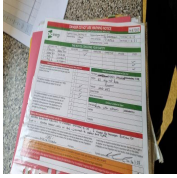


Photo 8

Open | Priority **Medium** | Due **29 Feb 2024 3:25 PM GMT** | Created by **Adrian Gallimore**

J1

Management should ensure that the issue has been remediated and that adequate records are maintained.

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 lounges on both side of the premise however gaps are excessive. Self closure devices are fitted however, on to the lounge is hanging off the wall. Resident's and staff bedrooms doors do not appear to be fire rated.



Photo 11

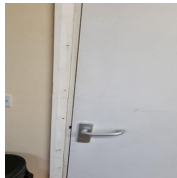


Photo 12

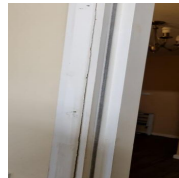


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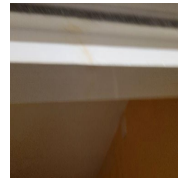


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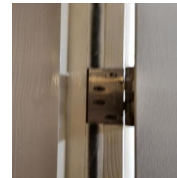


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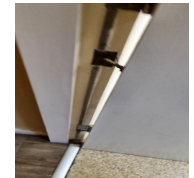


Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21

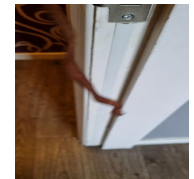


Photo 22



Photo 23



Photo 24

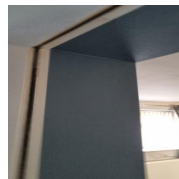


Photo 25



Photo 26



Photo 27

Open | Priority **Medium** | Due **29 Feb 2024 3:36 PM GMT** | Created by **Adrian Gallimore**

M1

Doors to bedrooms should be replaced with self closing fire door sets to FD30 specification. Management should inspect all other fire doors and repair or replace them with self closing fire door sets to FD30 specification. Any installation or repair should only be completed by a certified third-party fire door contractor.

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 lighting is installed.

Open | Priority **Low** | Due **29 Nov 2024 3:38 PM GMT** | Created by **Adrian Gallimore**

N2

external emergency lighting is required above exits.

Detailed Risk Assessment Part 2 / O - Fire Safety Signs and Notices / O1

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

No

There is no exit signage above exits.

Open | Priority **Low** | Due **29 Nov 2024 3:39 PM GMT** | Created by **Adrian Gallimore**

O1

Management should ensure that exits signs are displayed above exits.

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q8

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

Unknown

As to avoid disturbing residents it was not possible to establish if soft furnishings are fire retardant.

Open | Priority **Low** | Created by **Adrian Gallimore**

Q8

Management should ensure that all soft furnishings are of fire retardant materials. Where materials do not conform, they should be replaced with fire retardant type.

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 | Priority **Low** | Created by **Adrian Gallimore**

T2

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

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?

Unknown

PEEPS are in place and are the responsibility of Real Life Options. PEEPS were dated as August 2022.

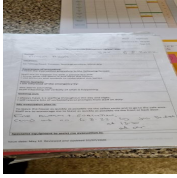


Photo 49

Open | Priority **Medium** | Due **29 Feb 2024 4:01 PM GMT** | Created by **Adrian Gallimore**

T6

Management should ensure that PEEPS are regularly reviewed and that staff have been adequately trained on PEEPS for each resident.

Detailed Risk Assessment Part 2 / U - Training / U1

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

Unknown

There were no staff training records on site at the time of assessment. It was not possible to establish the extent of training or if staff have been trained on PEEPS, company procedures or the use of FFE. The duty member of staff (in post for just 1 month) was vague on staff training when questioned by the assessor.

Open | Priority **Medium** | Due **29 Feb 2024 4:06 PM GMT** | Created by **Adrian Gallimore**

U1

Real Life Options management should ensure that all staff have received adequate training applicable to their job roles in all aspects of fire safety to include fire awareness, use of FFE, PEEPS and evacuations, testing regimes and emergency preparedness.

Detailed Risk Assessment Part 2 / W - Records / W1

Is all routine testing and staff training including fire drills suitably recorded and available for inspection?

Unknown

There was no record of a fire evacuation drill or staff training records.

Open | Priority **Medium** | Due **29 Feb 2024 4:08 PM GMT** | Created by **Adrian Gallimore**

W1

Management should ensure that there is a fire evacuation drill (every 6 months) and appropriate records maintained.

Detailed Risk Assessment Part 2 / X - Premises Information Box / X1

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

Unknown

There is no Premises Information Box installed however, there is a log book but the duty member of staff was initially not able to find it and was vague on in-house testing regimes etc.

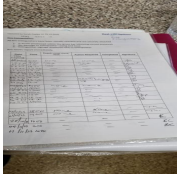


Photo 50

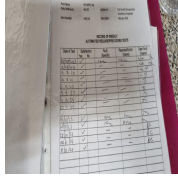


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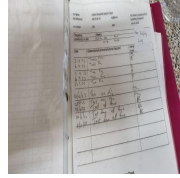


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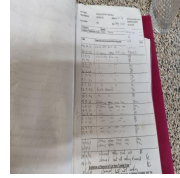


Photo 53

Open | Priority **Medium** | Due **29 Feb 2024 4:10 PM GMT** | Created by **Adrian Gallimore**

X1

Real Life Options management should ensure that all members of staff are aware of testing regimes and how to update the fire log book etc.

Detailed Risk Assessment Part 1

1. General Information

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

1.2 Property Type: **Converted Bungalow**

1.3 Property Designation: **Supported Accommodation**

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 property is a bungalow with no flats. There are two resident's bedrooms and one staff bedroom at the property.

1.7 Ground Floor Area (m2): **65**

1.8 Total Area of all Floors (m2) **65**

1.9 Building Description:

A converted bungalow to supported living accommodation for disabled adults. The bungalow is split into two sides although there is no connecting door between the two. There are two lounges and two kitchens, to the left and right and a bedroom in each area and a staff bedroom.

1.10 Building Construction:

Traditional brick built property with tiled pitched roof. All walls are solid construction with plaster-boarded, emulsion painted finish. Some walls are wallpapered.

1.11 Extent of common areas: **Entrance hallway, lounges, kitchens and bedrooms.**

1.12 Areas of the building to which access was not available: **All of the dwelling was acceptable.**

1.13 If applicable, state which flats were sample inspected: **N/A - The premise is a bungalow with bedrooms and no flats.**

2. The Occupants

2.1 Management Extent **Managed Building - Manager or Senior Staff Onsite Regularly**

2.2 Details of any onsite Management **There are members of Real Life Options staff on-site 24/7**

2.3 Person managing fire safety in the premises

The Responsible Person for the Property is Lindsey Williams, the CEO of Futures Housing Group. Responsibility of day to day management, employees and care of the resident is the responsibility of the CEO of Real Life Options.

2.4 Person consulted during the fire risk assessment

A carer / member of staff was consulted during the assessment.

2.5 Number of occupants (maximum estimated)

There are two residents and two members of staff (during the day) There is one member of staff during night time hours.

2.6 Approximate maximum number of employees at any one time

There are two members of staff during day time and one member of staff at night.

2.7 Number of members of the public (maximum estimated)

Low numbers estimated.

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 property is 'supported living'. Residents live in and one / two members of staff sleep over. Residents have disabilities however, they are mobile. The duty member of staff stated that PEEPS are in place however, they could not be found during the assessment

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)

Housing Act 2004

3.4 The other legislation referred to above is enforced by

nk

3.5 Guidance used as applicable to premises and occupation

NFCC - Specialised Housing Guidance

3.6 Is there an alteration or enforcement notice in force?

Unknown

None known to the assessor. The member of staff stated that he had only been in post for one month and was not aware of any issues.

3.7 Fire loss experience (since last FRA)

Unknown

None known to the assessor. The member of staff stated that he had only been in post for one month and was not aware of any issues. There was no evidence of fire loss or damage at the time of assessment.

Detailed Risk Assessment Part 2

12 actions

A - Electrical Ignition Sources

1 action

A1

1 action

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

Unknown

The consumer unit had no test label to confirm the date of the last fixed wiring test which contravenes the Policy Principle.



Photo 3

Open | Priority **Low** | Due **29 Nov 2024 3:12 PM GMT** | Created by **Adrian Gallimore**

A1

Management should confirm that the fixed wiring has been tested in line with Policy Principle (every 5 years).

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

Action/Recommendation Required?:

Yes

Action Priority:

Low - 12 Months

A2

Is PAT testing in common areas carried out?

Yes

Labels on appliances confirm that PAT testing was last completed in July 2023.



Photo 4

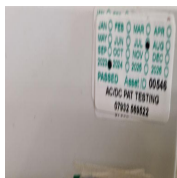


Photo 5

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

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

Yes

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?

N/A

No adapters or leads were identified 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

B1

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

Yes

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?

Yes

There was no evidence of illicit smoking at the time of assessment. Signage is not required for this type of premises due to staff on site 24/7.

C - Arson

C1

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

Yes

Doors are key operated. A member of staff is in residence at all times.

C2

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

Yes

Domestic wheelie bins are located in the garden at the rear of the premise.

D - Portable Heaters and Installations

D1

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

N/A

There were no portable heaters identified at the time of assessment.

D2

Are fixed heating systems maintained annually?

Yes

The Landlord's Gas Safety Certificate confirmed that the fixed heating was last inspected on 17/03/2023.

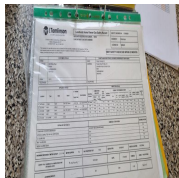


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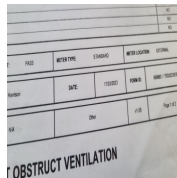


Photo 7

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

E - Cooking

E1

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

Yes

Cooking is completed by a member of staff. The member of staff stated that no deep fat frying is done and that the extraction filters are cleaned regularly.

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.

Open | Priority **Low** | 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.

Policy Principle: No lightning protection policy in place

Action/Recommendation Required?	Yes
Action Priority:	Recommendation - No Timescale
G - Housekeeping	
G1	
Are combustible materials kept away from any sources of ignition, including gas and electrical intake cupboards?	Yes
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
No issues were identified at the time of assessment.	
G3	
Are mobility scooters or electric vehicles stored in the means of escape? If yes has an assessment been undertaken in line with the NFCC "Mobility Scooter Guidance for Residential Buildings"?	N/A
No mobility scooters were identified at the time of assessment.	
H - Hazards Introduced by Contractors	
H1	
Is there satisfactory control over works carried out in the building by contractors (e.g. hot work permits)?	Yes
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
There were no dangerous substances identified. Refer to Policy Principle.	

J - Other Significant Hazards

1 action

J1

1 action

Are all issues deemed satisfactory? [1]

Unknown

A Danger 'Do Not Use' notice was issued in June 23 in relation to uncapped dead end to gas pipe. There was no evidence that the issue has been remediated,

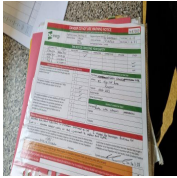


Photo 8

Open | Priority **Medium** | Due **29 Feb 2024 3:25 PM GMT** | Created by **Adrian Gallimore**

J1

Management should ensure that the issue has been remediated and that adequate records are maintained.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

J2

Are all issues deemed satisfactory? [2]

N/A

No other issues were identified.

K - Means of Escape

K1

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

Yes

The escape route is 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 and ceilings are solid construction with emulsion painted plastered finish. Floors to the ground are solid.

K3

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

Yes

Exits are via the front door, hallway to the left hand side and kitchen to the right hand side of the premise.

K4

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

Yes

Doors are fitted with thumb locks to the hallway and kitchen and the key is left in the lock of the front door. A member of staff is present 24/7.

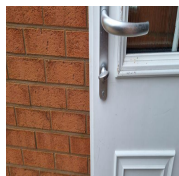


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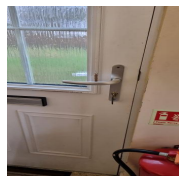


Photo 10

K5

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

N/A

Exits open inwardly however, occupancy is low.

K6

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

Yes

Travel distances are satisfactory.

K7

Are there suitable precautions for all inner rooms?

N/A

There are no inner room scenarios.

K8

Are escape routes separated where appropriate?

N/A

Not required.

K9

Are corridors sub-divided where appropriate?

N/A

Not required.

K10

Do escape routes lead to a place of safety?

Yes

Escape routes 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 opening windows to all rooms.

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?

N/A

None present.

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 flats in the premises. The premises is a domestic bungalow for supported accommodation.

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 lounges on both side of the premise however gaps are excessive. Self closure devices are fitted however, on to the lounge is hanging off the wall. Resident's and staff bedrooms doors do not appear to be fire rated.



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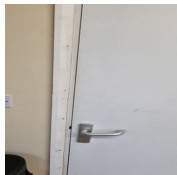


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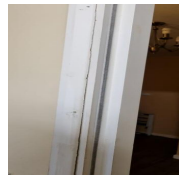


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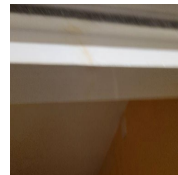


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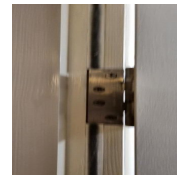


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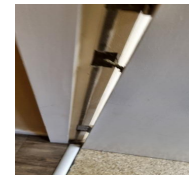


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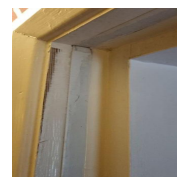


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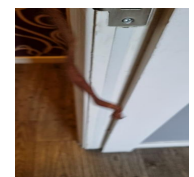


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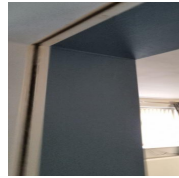


Photo 25



Photo 26



Photo 27

Open | Priority **Medium** | Due **29 Feb 2024 3:36 PM GMT** | Created by **Adrian Gallimore**

M1

Doors to bedrooms should be replaced with self closing fire door sets to FD30 specification. Management should inspect all other fire doors and repair or replace them with self closing fire door sets to FD30 specification. Any installation or repair should only be completed by a certified third-party fire door contractor.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

N - Emergency Lighting

1 action

N1

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

Yes

Emergency lighting is fitted throughout and is adequate for the premises. No defects were identified at the time of assessment.



Photo 28



Photo 29



Photo 30



Photo 31

N2

1 action

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

No

No external emergency lighting is installed.

Open | Priority **Low** | Due **29 Nov 2024 3:38 PM GMT** | Created by **Adrian Gallimore**

N2

external emergency lighting is required above exits.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

O - Fire Safety Signs and Notices

1 action

O1

1 action

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

No

There is no exit signage above exits.

Open | Priority **Low** | Due **29 Nov 2024 3:39 PM GMT** | Created by **Adrian Gallimore**

O1

Management should ensure that exits signs are displayed above exits.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

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

P1

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

Yes

There is no manual fire alarm system however, AFD is installed to all rooms.

P2

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

No

AFD is installed to bedrooms, habitable rooms and kitchens

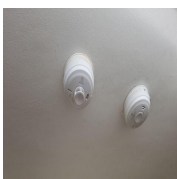


Photo 32



Photo 33

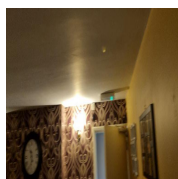


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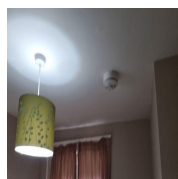


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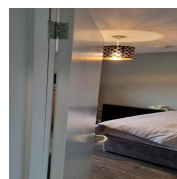


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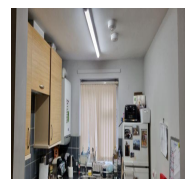


Photo 37

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

Refer to P3.

P5

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

N/A

Not required AFD only.

P6

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

Yes

There is on-site management or staff present 24/7. Real Life Options staff have procedures in place.

P7

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

N/A

Refer to P2.

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?

Yes

There is on-site management or staff present 24/7. Real Life Options staff have procedures in place.

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?

Yes

Internal walls are emulsion painted plastered brick. Ceilings are emulsion painted plaster. There were no compartmentation issues or breaches identified at the time of assessment.



Photo 38



Photo 39



Photo 40

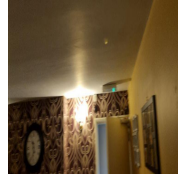


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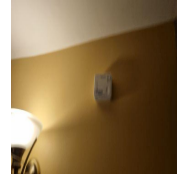


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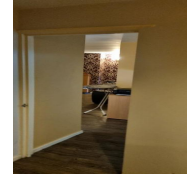


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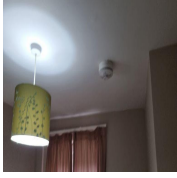


Photo 44

Q2

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

N/A

None present.

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

None present.

Q4

Is compartmentation maintained in the roof space?

N/A

The property is a detached and there is no risk of fire spread as there are no adjacent properties

Q5

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

Yes

There is an electrical consumer unit located in the staff bedroom. An enclosure is not required.

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 solid with emulsion painted plaster / wallpaper. Ceilings are emulsion painted plaster. Floors are solid.

Q8

1 action

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

Unknown

As to avoid disturbing residents it was not possible to establish if soft furnishings are fire retardant.

Open | Priority **Low** | Created by **Adrian Gallimore**

Q8

Management should ensure that all soft furnishings are of fire retardant materials. Where materials do not conform, they should be replaced with fire retardant type.

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

Q9

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

N/A

None present.

Q10

Has a note been prepared of the external walls of the building and details of construction materials used? Does the note include and identify the level of risk that the design and materials used?

N/A

Not required.

Q11

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

N/A

Not required.

Q12

Has the responsible person reviewed the external wall note on a regular basis and revised it if there have been any significant changes in the external walls.

N/A

Not required.

Q13

Are all other fire spread/compartmentation issues satisfactory?

N/A

There were no additional compartmentation issues identified at the time of assessment.

R - Fire Extinguishing Appliances

R1

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

Yes

There are 2 x 21A Foam units and 2 x 2KG CO2 units installed. Extinguishers are maintained under service contract with Harmony. The last inspection was completed 10/23.



Photo 45



Photo 46



Photo 47

S - Relevant Automatic Fire Extinguishing Systems

S1

Are there any automatic fire suppressant systems on site?

N/A

None present.

S2

Are there any fixed fire fighting mains within the premises?

N/A

None present.

S3

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

N/A

None present.

T - Procedures and Arrangements

2 actions

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.

Open | Priority **Low** | Created by **Adrian Gallimore**

T2

Management should confirm 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?

Unknown

Fire procedures for residents and staff are the responsibility of Real Life Options. PEEPS are in place for resident. Refer to T6.

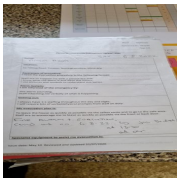


Photo 48

T4

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

Yes

There is a member of staff on site 24/7.

T5

Are there suitable fire assembly points away from any risk?

N/A

Not required.

T6

1 action

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

Unknown

PEEPS are in place and are the responsibility of Real Life Options. PEEPS were dated as August 2022.

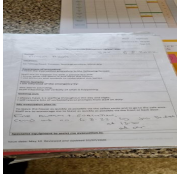


Photo 49

Open | Priority **Medium** | Due **29 Feb 2024 4:01 PM GMT** | Created by **Adrian Gallimore**

T6

Management should ensure that PEEPS are regularly reviewed and that staff have been adequately trained on PEEPS for each resident.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

T7

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

Unknown

There was no evidence of staff training on the use of FFE. Refer to U1.

T8

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

Unknown

There were no staff training records on site at the time of assessment. Refer to U1.

U - Training

1 action

U1

1 action

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

Unknown

There were no staff training records on site at the time of assessment. It was not possible to establish the extent of training or if staff have been trained on PEEPS, company procedures or the use of FFE. The duty member of staff (in post for just 1 month) was vague on staff training when questioned by the assessor.

Open | Priority **Medium** | Due **29 Feb 2024 4:06 PM GMT** | Created by **Adrian Gallimore**

U1

Real Life Options management should ensure that all staff have received adequate training applicable to their job roles in all aspects of fire safety to include fire awareness, use of FFE, PEEPS and evacuations, testing regimes and emergency preparedness.

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

Action/Recommendation Required?	Yes
Action Priority:	Medium - 3 Months
U2	
Are employees nominated to assist in the event of fire given additional training?	Unknown
Refer to U1.	
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	1 action
W1	1 action
Is all routine testing and staff training including fire drills suitably recorded and available for inspection?	Unknown
There was no record of a fire evacuation drill or staff training records.	

Open | Priority **Medium** | Due **29 Feb 2024 4:08 PM GMT** | Created by **Adrian Gallimore**

W1	
Management should ensure that there is a fire evacuation drill (every 6 months) and appropriate records maintained.	
Action/Recommendation Required?	Yes
Action Priority:	Medium - 3 Months
X - Premises Information Box	1 action
X1	1 action

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

Unknown

There is no Premises Information Box installed however, there is a log book but the duty member of staff was initially not able to find it and was vague on in-house testing regimes etc.

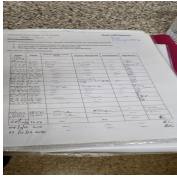


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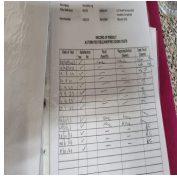


Photo 51

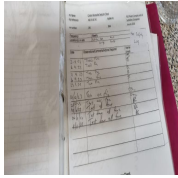


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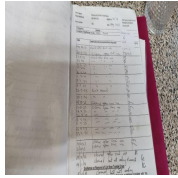


Photo 53

Open | Priority **Medium** | Due **29 Feb 2024 4:10 PM GMT** | Created by **Adrian Gallimore**

X1

Real Life Options management should ensure that all members of staff are aware of testing regimes and how to update the fire log book etc.

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

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

Y - Engagement with Residents

Y1

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

N/A

It is the responsibility of Real-Life Options to provide fire safety information to residents.

Z - Any Other Information

Z1

Are all issues deemed satisfactory? [1]

Unknown

The Responsible Person for the Property is the CEO of Futures Housing Group. Responsibility of day to day management, employees and care of the resident is the CEO of Real Life Options'. It was not possible if there has been consultation between duty holders

Z2

Are all issues deemed satisfactory? [2]

N/A

No further issues were identified at the time of assessment.

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.

BAFE Certificate (QA Use Only)



Life Safety Fire Risk Assessment Certificate of Conformity

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

Schedule

Part 1a - Name and Address of Certified Organisation	Pennington Choices Limited
Part 1b - BAFE Registration Number of Issuing Certified Organisation	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	52 Hilltop Road: NG16 6QJ
Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies	Entrance hallway, lounges, kitchens and bedrooms
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	29 Nov 2023
Part 6 - Recommended Date for Reassessment of the premises	29 Nov 2024
Part 7 - Unique Reference Number of this Certificate (Job Number)	173590

Signed for on behalf of the Issuing Certified Organisation

James Hutton



Dated:

29 Nov 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@bafep.org.uk | www.bafep.org.uk

Media summary



Photo 1

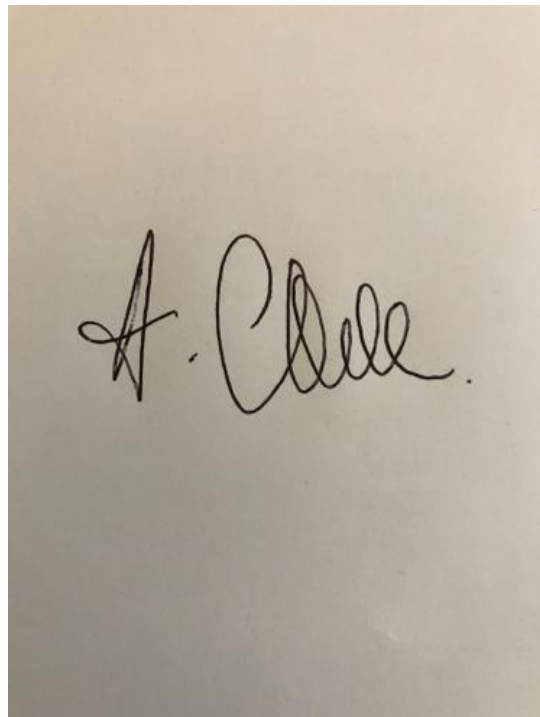


Photo 2



Photo 3



Photo 4



Photo 5

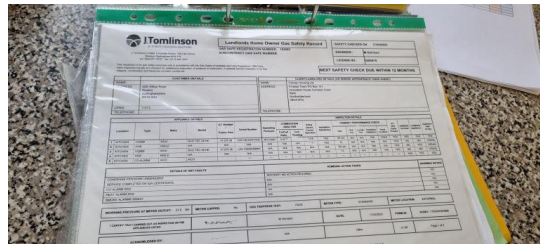


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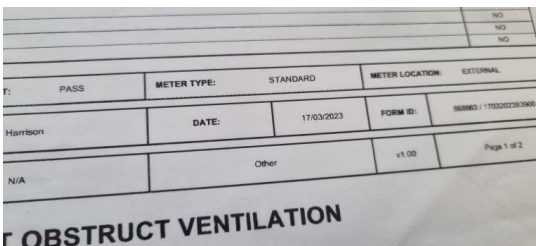


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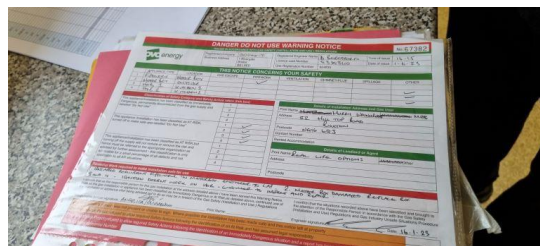


Photo 8



Photo 9



Photo 10



Photo 11

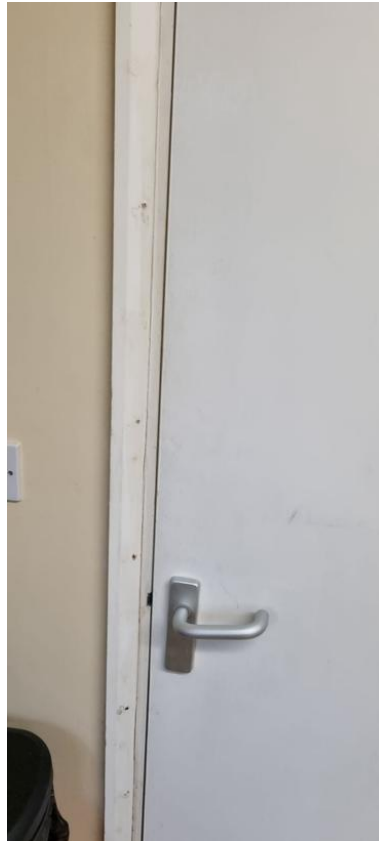


Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18

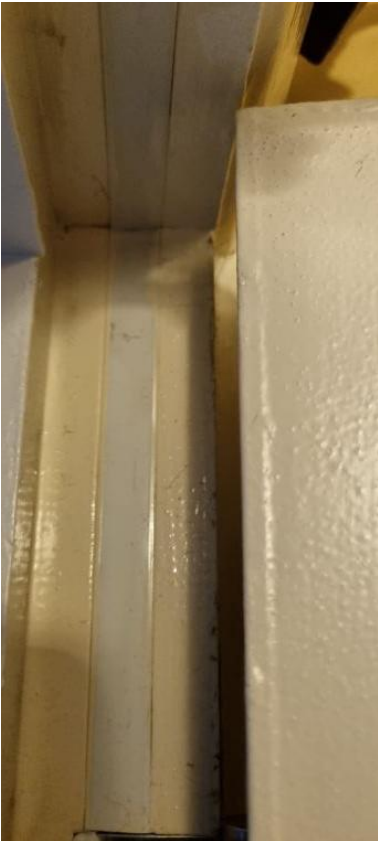


Photo 19



Photo 20



Photo 21

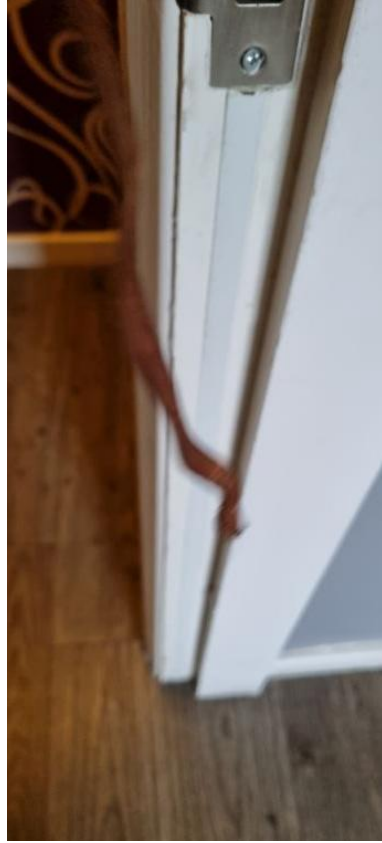


Photo 22



Photo 23



Photo 24



Photo 25



Photo 26

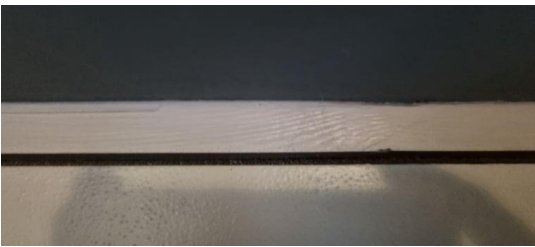


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Photo 28

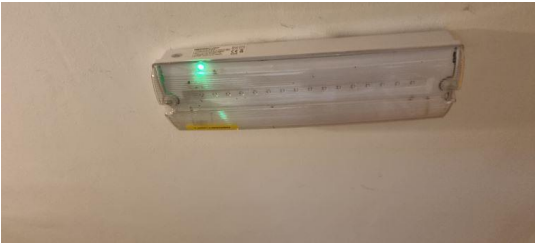


Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40

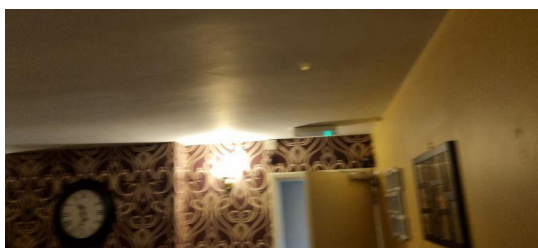


Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47

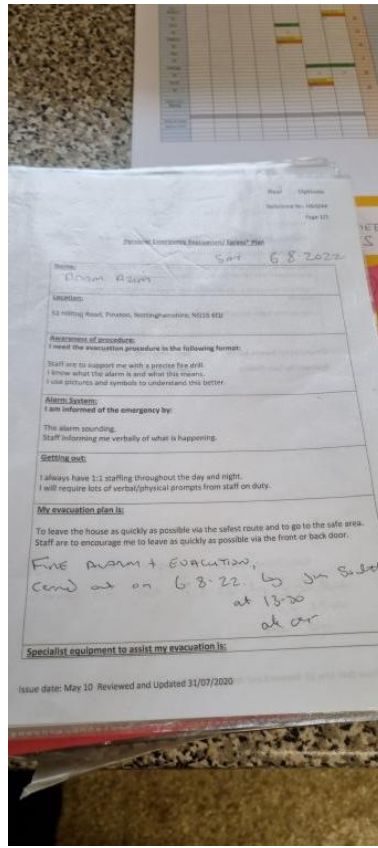


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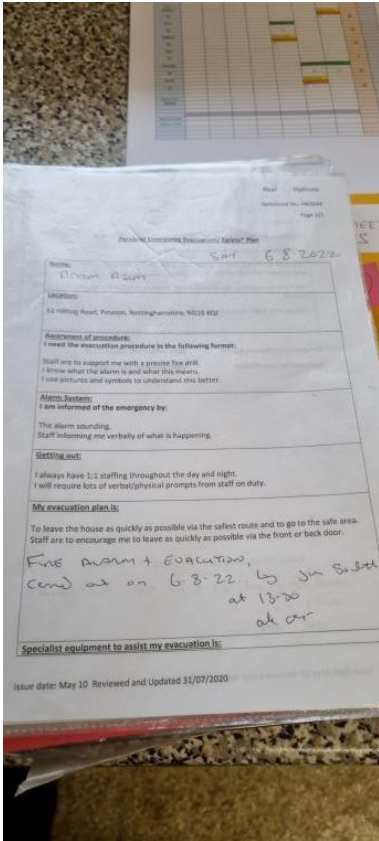


Photo 49

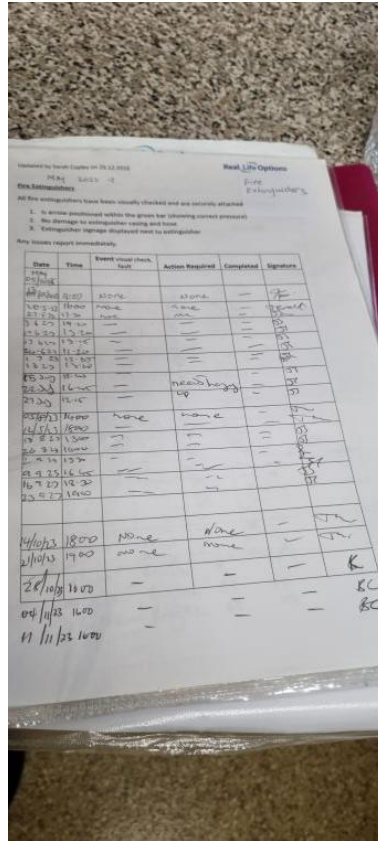


Photo 50

Form Name: Fire Safety 118
 Policy Reference: H&S 302
 Form Number: H&S 302

Applies to: All Person Groups and all Buildings/Components
 Issue Date: February 2013

RECORD OF WEEKLY AUTOMATED RELEASE-FIRE DOORS TESTS

Date of Test	Manufacturer Type	Fault (Specify)	Responsibility (Name)	Date Next Checked
15/10/13	✓			15/10/13
16/10/13	✓			16/10/13
17/10/13	✓			17/10/13
18/10/13	✓			18/10/13
19/10/13	✓			19/10/13
20/10/13	✓			20/10/13
21/10/13	✓			21/10/13
22/10/13	✓			22/10/13
23/10/13	✓			23/10/13
24/10/13	✓			24/10/13
25/10/13	✓			25/10/13
26/10/13	✓			26/10/13
27/10/13	✓			27/10/13
28/10/13	✓			28/10/13
29/10/13	✓			29/10/13
30/10/13	✓			30/10/13
31/10/13	✓			31/10/13

Photo 51

Form Name: Fire Safety 118
 Policy Reference: H&S 302
 Form Number: H&S 302

Applies to: All Person Groups and all Buildings/Components
 Issue Date: February 2013

RECORD OF WEEKLY AUTOMATED RELEASE-FIRE DOORS TESTS

Date	Manufacturer/Component/Make/Type	Fault	Responsibility	Date Next Checked
15/10/13	✓			15/10/13
16/10/13	✓			16/10/13
17/10/13	✓			17/10/13
18/10/13	✓			18/10/13
19/10/13	✓			19/10/13
20/10/13	✓			20/10/13
21/10/13	✓			21/10/13
22/10/13	✓			22/10/13
23/10/13	✓			23/10/13
24/10/13	✓			24/10/13
25/10/13	✓			25/10/13
26/10/13	✓			26/10/13
27/10/13	✓			27/10/13
28/10/13	✓			28/10/13
29/10/13	✓			29/10/13
30/10/13	✓			30/10/13
31/10/13	✓			31/10/13

Photo 52

Form Name: Fire Safety 118
 Policy Reference: H&S 302
 Form Number: H&S 302

Applies to: All Person Groups and all Buildings/Components
 Issue Date: February 2013

RECORD OF WEEKLY AUTOMATED RELEASE-FIRE DOORS TESTS

Date	Manufacturer/Component/Make/Type	Fault	Responsibility	Date Next Checked
15/10/13	✓			15/10/13
16/10/13	✓			16/10/13
17/10/13	✓			17/10/13
18/10/13	✓			18/10/13
19/10/13	✓			19/10/13
20/10/13	✓			20/10/13
21/10/13	✓			21/10/13
22/10/13	✓			22/10/13
23/10/13	✓			23/10/13
24/10/13	✓			24/10/13
25/10/13	✓			25/10/13
26/10/13	✓			26/10/13
27/10/13	✓			27/10/13
28/10/13	✓			28/10/13
29/10/13	✓			29/10/13
30/10/13	✓			30/10/13
31/10/13	✓			31/10/13

Photo 53