

## Futures Fire Risk Assessment

Futures Homescape, Grange House (Flats)  
Mayors Walk: PE3 6HB, - UPRN: 15508 /  
121081 / QA Approved / Piotr Iwan

Complete

|               |   |         |    |
|---------------|---|---------|----|
| Flagged items | 2 | Actions | 15 |
|---------------|---|---------|----|

**SITE NAME:** Futures Homescape, Grange House (Flats) Mayors Walk: PE3 6HB, - UPRN: 15508, Fire Risk Assessments, Futures Homescape

### PROPERTY IMAGE



Photo 1

**UPRN:** 15508

**JOB NUMBER:** 121081

**FRA COMPLETED BY:** Pennington Choices Limited

**FIRE RISK ASSESSOR NAME:** Lee Grint

**INSPECTION DATE:** 27 May 2023

**REPORT STATUS:** QA Approved

**REASSESSMENT PRIORITY:** Medium - 2 Years

**VALID TO: (QA Use Only)** 21 Jul 2025

**VALIDATION DATE: (QA Use Only)** 21 Jul 2023

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

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

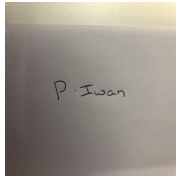


Photo 2

## Flagged items & Actions

2 flagged, 15 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

15 actions

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

'No Smoking' signage not seen in the communal areas.

**Open** | Priority Medium | Due 21 Oct 2023 12:00 AM BST | Created by Lee Grint

B2

'No Smoking' signage should be installed to the common areas of the block to support the no smoking policy in place.

Detailed Risk Assessment Part 2 / F - Lightning / F1

Does the building have a lightning protection system?

No

No lightning protection system seen at the time of the assessment.

**Open** | Created by Lee Grint

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 / H - Hazards Introduced by Contractors / H1

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

Unknown

There was no evidence of satisfactory controls placed on contractors at the time of the assessment.

Open | Priority Low | Due 21 Jul 2024 12:00 AM BST | Created by Lee Grint

H1

The client should ensure that there are satisfactory controls over works conducted in the building by contractors such as hot works permits and RAMS. This should apply to contractors and in house maintenance staff.

Detailed Risk Assessment Part 2 / L - Flat Entrance Doors / L1

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

Yes

Flat entrance doors were noted to be notional timber fire doors. Sample inspection of flat 5 showed the door to be a 44mm thick solid core timber door installed with combined intumescent strips/cold smoke seals and an overhead self closing device.

Doors were seen to be in good visual condition at the time of the assessment.



Photo 8

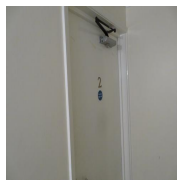


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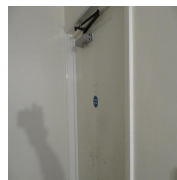


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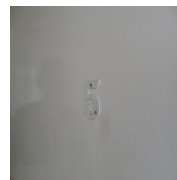


Photo 11

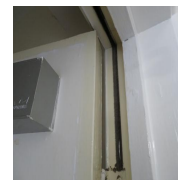


Photo 12



Photo 13

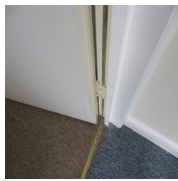


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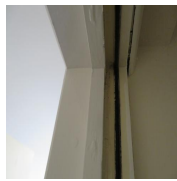


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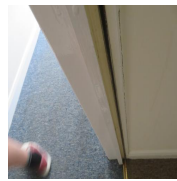


Photo 16

Open | Priority Medium | Due 21 Oct 2023 12:00 AM BST | Created by Lee Grint

L1

Management should establish an ongoing programme of rolling checks to flat entrance doors to ensure they are installed with combined intumescent strips/cold smoke seals and positive action self closing devices.

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

Fire action notices installed were contradictory with one sign stating 'Simultaneous Evacuation' and the other stating 'Stay Put'.

Mandatory fire door signage was installed to the fire doors throughout the building.



Photo 20

**Open** | Priority Medium | Due 21 Oct 2023 12:00 AM BST | Created by Lee Grint

O1

The Fire Action Notice stating 'Stay Put' should be removed from the common area of the block as soon as is reasonably practicable.

Detailed Risk Assessment Part 2 / P - Means of Giving Warning in Case of Fire / P2

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

Unknown

There was no evidence at the time of the inspection to confirm that the fire alarm system adequately supports the simultaneous evacuation strategy for the block.

**Open** | Priority Medium | Due 21 Oct 2023 12:00 AM BST | Created by Lee Grint

P2

The client should instruct a competent contractor to investigate the cause and effect of this automatic fire detection and warning system to ensure it fully supports the simultaneous evacuation strategy in place for the block.

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 is unknown what provisions are in place for silencing and resetting the alarm in the event of an actuation.

**Open** | Priority Low | Due 21 Jul 2024 12:00 AM BST | Created by Lee Grint

P6

Management should confirm the provisions in place for silencing and resetting the fire alarm panel. It is likely not acceptable or appropriate for residents to silence and reset the alarm panel, therefore other provisions should be confirmed as in place.

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

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

Unknown

The resident of flat 5 did not want the assessor to inspect the inside of the flat at the time of the assessment. No other flats available at the time of the assessment.

**Open** | Priority Medium | Due 21 Oct 2023 12:00 AM BST | Created by Lee Grint

P7

It is recommended that the systems within individual flats should meet the recommendations for a Category LD1 system, as defined in BS 5839-6, such that hallways are covered, along with all rooms, other than toilets, shower rooms and bathrooms. It is acknowledged that this standard is not currently common in existing sheltered housing. However, a Category LD1 system is considered the minimum that should be in place in the accommodation of a high risk resident.

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

Unknown

It could not be confirmed if the fire detection and warning system is externally monitored when staff are not on site.

**Open** | Priority Low | Due 21 Jul 2024 12:00 AM BST | Created by Lee Grint

P8

The early summoning of the fire and rescue service should be achieved by monitoring of the domestic smoke and heat alarms (or communal smoke and heat detectors) within each flat, so enabling fire alarm signals to be transmitted to any on-site scheme manager (or care staff in extra care housing) or, when no staff are available to respond to alarm signals, to an alarm receiving centre (ARC). In this case, alarm signals should be filtered by staff or the ARC.

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q3

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

Unknown

It was not possible to inspect all locations due to the first floor store cupboard being locked with a non standard key.

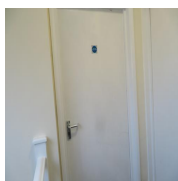


Photo 23

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Q3

The store cupboard located on the first floor landing should be checked to ensure it is adequately fire resisting with all penetrating services adequately fire stopped from both sides.

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

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

Unknown

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

**Open** | Created by Lee Grint

Q4

The client should arrange for access to the roof space/loft to ensure that adequate compartment boundaries are in place between the common areas and the flats.

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

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

No

Manual fire extinguishing appliances were installed to the common areas. It is not considered necessary to provide fire extinguishers in the common parts of sheltered or extra care housing. Such equipment should only be used by those trained in its use, and it is not considered appropriate, or advisable, for older or frail residents to use fire-fighting equipment. In addition, if a fire occurs in a flat, the provision of fire extinguishing appliances in the common parts might encourage some residents to enter the common parts to obtain an appliance to fight the fire.

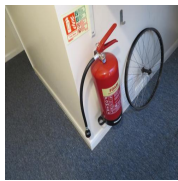


Photo 25



Photo 26



Photo 27

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R1

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

Detailed Risk Assessment Part 2 / T - Procedures and Arrangements / T4

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

Yes

Residents are required to call the fire and rescue service in the event of a fire. It has also been recommended that internal smoke detection is connected to the telecare system for external monitoring. See P8.

**Open** | Priority Low | Due 21 Jul 2024 12:00 AM BST | Created by Lee Grint

T4

The client should confirm that all residents are capable of calling the FRS in the event of a fire situation. If residents are not capable of self evacuation, or are slow to evacuate, the communal fire detection and warning system should be confirmed as monitored by an ARC.

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

This sheltered housing block is low risk and thought to house residents capable of independent living capable of self evacuation.

**Open** | Priority Low | Due 21 Jul 2024 12:00 AM BST | Created by Lee Grint

T6

The NFCC Specialised Housing Guide advocates that a Person-Centred Fire Risk Assessment be completed for vulnerable residents and appropriate additional fire safety measures be put in place depending on the findings.

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

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

Unknown

It could not be confirmed if the fire safety information and procedures have been disseminated to the residents of the block.

**Open** | Priority Medium | Due 21 Oct 2023 12:00 AM BST | Created by Lee Grint

Y1

The client should ensure that residents are provided with a copy of the fire safety instruction notice for the premises (when moving in and annually thereafter). The client should also ensure that information regarding Fire Door is provided to new residents when they move in and reissued to all residents as required by the Fire Safety (England) Regulations 2022.

# Detailed Risk Assessment Part 1

## 1. General Information

|                                   |  |
|-----------------------------------|--|
| 1.1 FRA Type:                     | Type 1                                       |
| 1.2 Property Type:                | Purpose Built Sheltered Accommodation        |
| 1.3 Property Designation:         | Supported Accommodation                      |
| 1.4 Responsible Person:           | Lindsey Williams - CEO Futures Housing Group |
| 1.5 No of Floors:                 | 2  |
| 1.6 No of Flats (if applicable):  | 6  |
| 1.7 Ground Floor Area (m2):       | 400m2  |
| 1.8 Total Area of all Floors (m2) | 800m2  |

### 1.9 Building Description:

Grange House Flats is a purpose built block of 6 flats set across 2 floors used as Supported Living accommodation for homeless persons. Flats 1-3 are located on the ground floor with flats 4-6 located on the first floor.

The entrance door leads to the entrance lobby which contains 3 flat entrance doors, the communal laundry room and the stairs. Stairs leading to the first floor landing which contains a store room and 3 flat entrance doors.

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

### 1.10 Building Construction:

The building is constructed using brick and block, concrete floors, timber stairs with a tiled pitched timber rafted roof. Internal partitions in the communal areas are masonry, stud and plaster skim.

### 1.11 Extent of common areas:

Lobby, laundry, stairs, landings.

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

External boiler room and first floor store not available.

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

Flat 5 sample inspected.



## 2. The Occupants

### 2.1 Management Extent

Partially Managed Building - Manager or Senior Staff Not Onsite Regularly

### 2.2 Details of any onsite Management

Staff present on site Monday-Friday. 1 Day staff and 1 sleeping night staff in a different building on site. Staff on site are employees of Futures.

### 2.3 Person managing fire safety in the premises

All support workers manage the fire safety in the premises.

### 2.4 Person consulted during the fire risk assessment

Resident of Flat 5.

### 2.5 Number of occupants (maximum estimated)

6

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

Occasional staff attendance expected - Low numbers anticipated.

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

Residential Block - Low numbers of visitors expected at any one time.

### 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 building will have sleeping occupants. This is a supported living home, and there may be occupants with varying degrees of physical/mental disability. All service users are ambulant and able to self evacuate.

## 3. Fire Safety Legislation

### 3.1 The following fire safety legislation applies to these premises

Regulatory Reform (Fire Safety) Order 2005

### 3.2 The above legislation is enforced by

Cambridgeshire Fire and Rescue Service

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

Housing Act 2004

### 3.4 The other legislation referred to above is enforced by

Local Housing Authority.

### 3.5 Guidance used as applicable to premises and occupation

Sleeping Accommodation

**3.6 Is there an alteration or enforcement notice in force?**

Unknown

No information to suggest an alterations or enforcement notice is in place.

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**3.7 Fire loss experience (since last FRA)**

Unknown

None known/reported.

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### A - Electrical Ignition Sources

#### A1

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

Yes

Sticker fixed to the electrical installation showed a test date of May 2019. See policy principle.



Photo 3



Photo 4

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?**

N/A

No portable electrical items noted. See policy principle.

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

See policy principle.

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

#### A4

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

Yes

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

#### A5

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

No PV systems noted.

N/A

## B - Smoking Policies

1 action

### B1

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

See policy principle.

Yes

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 Smoking' signage not seen in the communal areas.

No

**Open** | Priority Medium | Due 21 Oct 2023 12:00 AM BST | Created by Lee Grint

### B2

'No Smoking' signage should be installed to the common areas of the block to support the no smoking policy in place.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

## C - Arson

### C1

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

The block is secured via fob and intercom access. The entrance door was seen to be self closing to prevent unauthorised access.

Yes

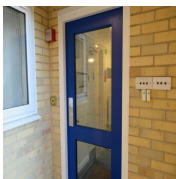


Photo 5

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 front car park away from the building.

## D - Portable Heaters and Installations

D1

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

N/A

No portable heaters are noted within the common area the time of this inspection.

D2

Are fixed heating systems maintained annually?

Unknown

No access to external boiler room. See policy principle.

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

## E - Cooking

E1

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

N/A

No cooking facilities seen in the common areas.

## F - Lightning

1 action

F1

1 action

Does the building have a lightning protection system?

No

No lightning protection system seen at the time of the assessment.

**Open** | Created by Lee Grint

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 combustible materials were seen close to sources of ignition at the time of the 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 of combustibles and trip hazards at the time of the 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

N/A.

## H - Hazards Introduced by Contractors

1 action

H1

1 action

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

Unknown

There was no evidence of satisfactory controls placed on contractors at the time of the assessment.

**Open** | Priority Low | Due 21 Jul 2024 12:00 AM BST | Created by Lee Grint

H1

The client should ensure that there are satisfactory controls over works conducted in the building by contractors such as hot works permits and RAMS. This should apply to contractors and in house maintenance staff.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

## 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 noted being stored or in use at the time of the inspection.

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

## J - Other Significant Hazards

J1

Are all issues deemed satisfactory? [1]

Yes

No other issues identified.

J2

Are all issues deemed satisfactory? [2]

Yes

No other issues identified.

## K - Means of Escape

K1

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

Yes

The means of escape design is broadly in accordance with current design codes and is deemed 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

The escape routes are considered to be adequately protected. Flat entrance doors were seen to open directly onto the stairs. There was no lobby protection in place for flats. This is acceptable for this building design and type.

K3

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

Yes

The exit widths provided appear adequate for the numbers expected to be present.

K4

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

Yes

All doors on escape routes are fitted with ironmongery, which is easily opened without the use of a key, and there are no sliding or revolving doors.



Photo 6

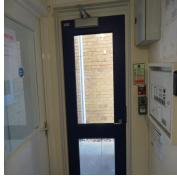


Photo 7

K5

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

Yes

The front entrance door opens inwards. This is deemed acceptable due to the occupancy levels expected.

K6

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

Yes

Travel distances appear to be adequate.

K7

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

N/A

No inner rooms were identified at the time of the assessment.

K8

**Are escape routes separated where appropriate?**

N/A

Single means of escape route leading to a single means of escape door. Escape route separation not required.

K9

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

N/A

No corridors requiring sub-division.

K10



Do escape routes lead to a place of safety?

Yes

All escape routes were seen to lead to places of safety.

K11

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

Yes

The common area is adequately ventilated via the front entrance door to the block and a manually opening window at the head of the stairs.

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

N/A.

L - Flat Entrance Doors

1 action

L1

1 action

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

Yes

Flat entrance doors were noted to be notional timber fire doors. Sample inspection of flat 5 showed the door to be a 44mm thick solid core timber door installed with combined intumescent strips/cold smoke seals and an overhead self closing device.

Doors were seen to be in good visual condition at the time of the assessment.

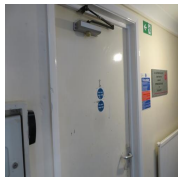


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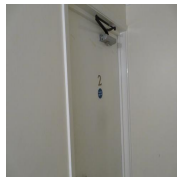


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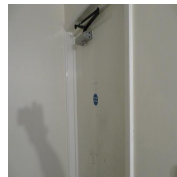


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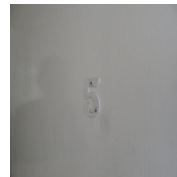


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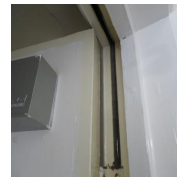


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Photo 13

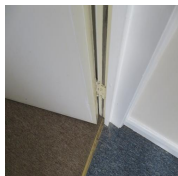


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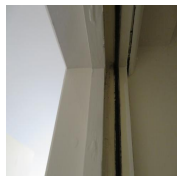


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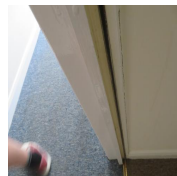


Photo 16

Management should establish an ongoing programme of rolling checks to flat entrance doors to ensure they are installed with combined intumescent strips/cold smoke seals and positive action self closing devices.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

## M - Common Area Fire Doors

M1

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

Yes

Common area doors were seen to be notional solid core timber doors installed with combined intumescent strips/cold smoke seals and overhead self closing devices.

Georgian wired glazing was installed to the laundry room door.



Photo 17

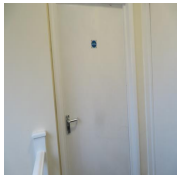


Photo 18

## N - Emergency Lighting

N1

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

Yes

A visual inspection of the emergency lighting system installed to the client's premises confirmed that it appears to be in accordance with BS 5266.



Photo 19

N2

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

N/A

N/A.

## 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

Fire action notices installed were contradictory with one sign stating 'Simultaneous Evacuation' and the other stating 'Stay Put'.

Mandatory fire door signage was installed to the fire doors throughout the building.



Photo 20

**Open** | Priority Medium | Due 21 Oct 2023 12:00 AM BST | Created by Lee Grint

O1

The Fire Action Notice stating 'Stay Put' should be removed from the common area of the block as soon as is reasonably practicable.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

O2

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

N/A

This block is under 11m in height.

## P - Means of Giving Warning in Case of Fire

4 actions

P1

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

Yes

An automatic conventional fire detection and warning system was installed to the common areas of the block. This is believed to be broadly compliant with BS5839:1 Category M/L1.



Photo 21



Photo 22

P2

1 action

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

Unknown

The was no evidence at the time of the inspection to confirm that the fire alarm system adequately supports the simultaneous evacuation strategy for the block.

**Open** | Priority Medium | Due 21 Oct 2023 12:00 AM BST | Created by Lee Grint

P2

The client should instruct a competent contractor to investigate the cause and effect of this automatic fire detection and warning system to ensure it fully supports the simultaneous evacuation strategy in place for the block.

**Action/Recommendation Required?**

Yes

**Action Priority:**

Medium - 3 Months

P3

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

N/A

N/A. See P1.

P4

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

Yes

Heat and detection interlinked with the common areas was installed in individual flats (from sample inspection).

P5

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

Yes

A zone map was present adjacent to the alarm panel.

P6

1 action

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

Unknown

It is unknown what provisions are in place for silencing and resetting the alarm in the event of an actuation.

**Open** | Priority Low | Due 21 Jul 2024 12:00 AM BST | Created by Lee Grint

P6

Management should confirm the provisions in place for silencing and resetting the fire alarm panel. It is likely not acceptable or appropriate for residents to silence and reset the alarm panel, therefore other provisions should be confirmed as in place.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

P7

1 action

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

Unknown

The resident of flat 5 did not want the assessor to inspect the inside of the flat at the time of the assessment. No other flats available at the time of the assessment.

**Open** | Priority Medium | Due 21 Oct 2023 12:00 AM BST | Created by Lee Grint

P7

It is recommended that the systems within individual flats should meet the recommendations for a Category LD1 system, as defined in BS 5839-6, such that hallways are covered, along with all rooms, other than toilets, shower rooms and bathrooms. It is acknowledged that this standard is not currently common in existing sheltered housing. However, a Category LD1 system is considered the minimum that should be in place in the accommodation of a high risk resident.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

P8

1 action

**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?**

Unknown

It could not be confirmed if the fire detection and warning system is externally monitored when staff are not on site.

**Open** | Priority Low | Due 21 Jul 2024 12:00 AM BST | Created by Lee Grint

P8

The early summoning of the fire and rescue service should be achieved by monitoring of the domestic smoke and heat alarms (or communal smoke and heat detectors) within each flat, so enabling fire alarm signals to be transmitted to any on-site scheme manager (or care staff in extra care housing) or, when no staff are available to respond to alarm signals, to an alarm receiving centre (ARC). In this case, alarm signals should be filtered by staff or the ARC.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

## Q - Measures to Limit Fire Spread and Development

2 actions

### Q1

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

Yes

Compartmentation appears to be adequate to support the evacuation strategy in place.

### Q2

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

N/A

No hidden voids were identified during this inspection. A type 1 fire risk assessment is unable to provide full information in this regard.

### Q3

1 action

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

Unknown

It was not possible to inspect all locations due to the first floor store cupboard being locked with a non standard key.

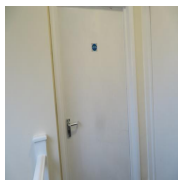


Photo 23

**Open** | Priority Low | Due 21 Jul 2024 12:00 AM BST | Created by Lee Grint

### Q3

The store cupboard located on the first floor landing should be checked to ensure it is adequately fire resisting with all penetrating services adequately fire stopped from both sides.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

Q4

1 action

Is compartmentation maintained in the roof space?

Unknown

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

Open | Created by Lee Grint

Q4

The client should arrange for access to the roof space/loft to ensure that adequate compartment boundaries are in place between the common areas and the flats.

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

Q5

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

No

The fixed electrical installation is located on the wall behind the door in the laundry room. Although not enclosed within fire rated construction, the room itself is fire resisting, therefore protecting the means of escape in the event of a fire situation. This is deemed adequate.



Photo 24

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

There were no dampers or common area ventilation systems noted within the common area of the property.

Q7

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

Yes

Internally within the main building the wall linings are limited and are largely block / brickwork or plasterboard. This is likely to meet a class O fire rating.

Q8

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

N/A

No soft furnishings present within the common areas.

Q9

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

No

A ground level visual inspection did not identify any external balconies or cladding materials which may contribute to or promote external fire spread.

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

It is unknown if an external wall note has been prepared regarding the external facade of the building. A ground level assessment of the property would not deem this to be necessary.

Q11

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

No

The external wall construction of the building appears to be of sufficiently low risk that it can be assessed visually as part of this type 1 assessment. The external wall is constructed from traditional brick and block under a pitched and tiled roof.

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

N/A.

Q13



Are all other fire spread/compartimentation issues satisfactory?

Yes

No other issues noted at the time of the assessment. The external walls of the building appear satisfactory with regard to combustibility and fire spread. This is based on a limited visual inspection from the ground only, and should therefore not be considered as conclusive evidence of compliance.

R - Fire Extinguishing Appliances

1 action

R1

1 action

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

No

Manual fire extinguishing appliances were installed to the common areas. It is not considered necessary to provide fire extinguishers in the common parts of sheltered or extra care housing. Such equipment should only be used by those trained in its use, and it is not considered appropriate, or advisable, for older or frail residents to use fire-fighting equipment. In addition, if a fire occurs in a flat, the provision of fire extinguishing appliances in the common parts might encourage some residents to enter the common parts to obtain an appliance to fight the fire.

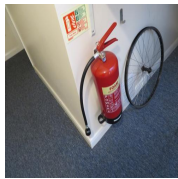


Photo 25



Photo 26



Photo 27

Open | Priority Low | Due 21 Jul 2024 12:00 AM BST | Created by Lee Grint

R1

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

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

S - Relevant Automatic Fire Extinguishing Systems

S1

Are there any automatic fire suppressant systems on site?

N/A

S2

Are there any fixed fire fighting mains within the premises?

N/A

S3

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

Yes

A fire brigade drop key is installed to the front entrance of the block. This was in good working order at the time of the assessment.



Photo 28

## T - Procedures and Arrangements

2 actions

T1

Recommended evacuation strategy for this building is:

Simultaneous Evacuation

T2

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

Yes

Regular checks of the block are conducted by staff.

The client has appointed Pennington Choices to provide fire safety advice and to conduct this Fire Risk Assessment.

T3

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

Yes

Fire Action Notices in place in the common area. Recommendations have been made regarding the removal of contradictory FAN's. See O1.

T4

1 action

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

Yes

Residents are required to call the fire and rescue service in the event of a fire. It has also been recommended that internal smoke detection is connected to the telecare system for external monitoring. See P8.

Open | Priority Low | Due 21 Jul 2024 12:00 AM BST | Created by Lee Grint

T4

The client should confirm that all residents are capable of calling the FRS in the event of a fire situation. If residents are not capable of self evacuation, or are slow to evacuate, the communal fire detection and warning system should be confirmed as monitored by an ARC.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

T5

Are there suitable fire assembly points away from any risk?

Yes

Fire assembly point detailed is deemed suitable and sufficient. Evacuation maps are present throughout the common areas detailing the route to the assembly point.



Photo 29

T6

1 action

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

Unknown

This sheltered housing block is low risk and thought to house residents capable of independent living capable of self evacuation.

Open | Priority Low | Due 21 Jul 2024 12:00 AM BST | Created by Lee Grint

T6

The NFCC Specialised Housing Guide advocates that a Person-Centred Fire Risk Assessment be completed for vulnerable residents and appropriate additional fire safety measures be put in place depending on the findings.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

T7

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

N/A

Although staff are present on site during the week, this is in a different building on site. Staff are not based within this block.

T8

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

Yes

When present on staff, all members of staff are nominated to assist in the evacuation of residents.

## 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)**

Yes

See policy principle.

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

U2

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

No

No additional training given. Residents are reportedly capable of self evacuation and staff are not present to assist with evacuation 24/7. A review of this should be completed in relation to PCFRA's conducted as advised in T6 if required.

## V - Testing and Maintenance

V1

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

Yes

See policy principle.

Policy Principle: Alarms- FHG Greenscapes, MITIE. E/L- FHG Greenscapes, MITIE. Assets Surveyor Extinguishers- MITIE. Fire Doors- FHG Greenscapes, Assets Surveyor Final Exits/ Escape Routes- Greenscapes/ Neighbourhoods.

## W - Records

W1

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

Yes

Records are kept by the client centrally with local testing information held on site.

## X - Premises Information Box

X1

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

N/A

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

## Y - Engagement with Residents

1 action

Y1

1 action

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

Unknown

It could not be confirmed if the fire safety information and procedures have been disseminated to the residents of the block.

**Open** | Priority Medium | Due 21 Oct 2023 12:00 AM BST | Created by Lee Grint

Y1

The client should ensure that residents are provided with a copy of the fire safety instruction notice for the premises (when moving in and annually thereafter). The client should also ensure that information regarding Fire Door is provided to new residents when they move in and reissued to all residents as required by the Fire Safety (England) Regulations 2022.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

## Z - Any Other Information

Z1

Are all issues deemed satisfactory? [1]

Yes

No other deficiencies identified.

Z2

Are all issues deemed satisfactory? [2]

Yes

**Action/Recommendation Required?**

No other deficiencies identified.

---

# 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 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  | Grange House (Flats) Mayors Walk: PE3 6HB |
| Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies | Lobby, laundry, stairs, landings.         |
| 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                               | 21 Jul 2023                               |
| Part 6 - Recommended Date for Reassessment of the premises                        | 21 Jul 2025                               |

Part 7 - Unique Reference Number of this Certificate (Job Number)

121081

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Signed for on behalf of the Issuing Certified Organisation

**James Hutton**



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Dated:

21 Jul 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](mailto:info@bafes.org.uk) | [www.bafes.org.uk](http://www.bafes.org.uk)

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## Media summary



Photo 1

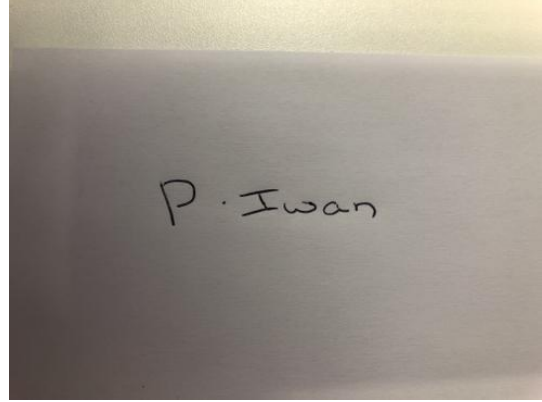


Photo 2



Photo 3

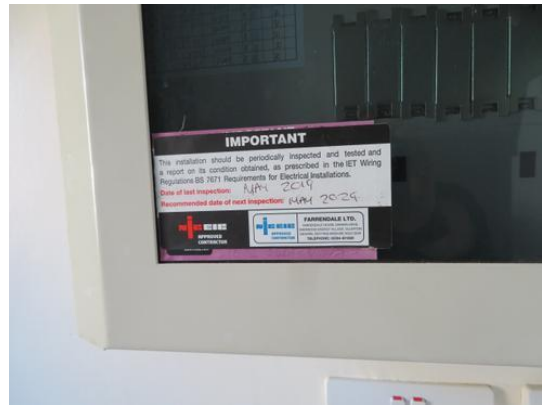


Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14





Photo 15



Photo 16



Photo 17



Photo 18

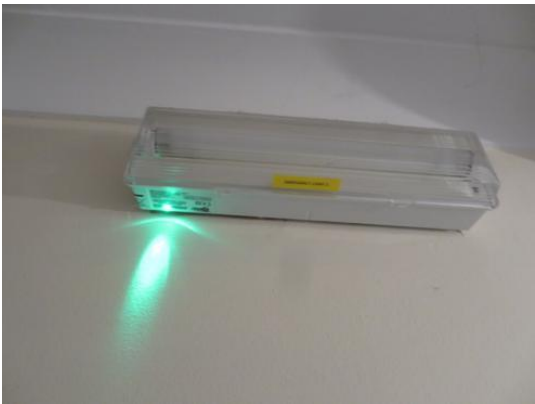


Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29