

## Futures Fire Risk Assessment

Futures Homescape, 4 Mytholme Close: NG10  
4PB, - UPRN: IL11511 / 173550 / QA Approved /  
Andy Cloke

**Complete**

Flagged items	2	Actions	11
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**SITE NAME:**

Futures Homescape, 4  
Mytholme Close: NG10 4PB, -  
UPRN: IL11511, Fire Risk  
Assessments, Futures  
Homescape

**PROPERTY IMAGE**



Photo 1

**UPRN:**

IL11511

**JOB NUMBER:**

173550

**FRA COMPLETED BY:**

Pennington Choices Limited

**FIRE RISK ASSESSOR NAME:**

Adrian Gallimore

**INSPECTION DATE:**

8 Aug 2023

**REPORT STATUS:**

QA Approved

**REASSESSMENT PRIORITY**

Medium - 2 Years

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

27 Aug 2025

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

27 Aug 2023

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

Andy Cloke

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

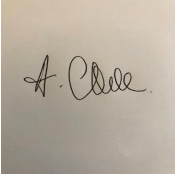


Photo 2

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## Flagged items & Actions

2 flagged, 11 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

11 actions

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 / G - Housekeeping / G2

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

No

The escape route from the kitchen requires persons to turn left and across the back of the property where the ground is uneven.



Photo 8

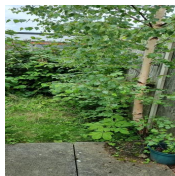


Photo 9

**Open** | Priority Low | Due 27 Aug 2024 4:35 PM BST | Created by Adrian Gallimore

G2

Management should review the escape route from the kitchen to ensure that the ground is suitable for residents that have mobility issues.

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

It was not possible to establish what contractor controls are in place as the information was not

available at the time of assessment.

**Open** | Priority Medium | Due 27 Nov 2023 4:29 PM GMT | Created by Adrian Gallimore

H1

Management should ensure that contractor activities are suitably controlled. Contractors should submit valid insurance and suitable and sufficient RAMS. A Hot Work Permit should be used for all hot working activities.

Detailed Risk Assessment Part 2 / K - Means of Escape / K4

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

Unknown

There are keys left in the door to the conservatory which has the potential to be locked. Doors to the kitchen and front door have thumb turn locks fitted.

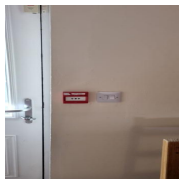


Photo 10



Photo 11

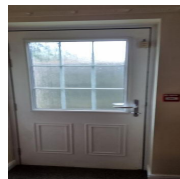


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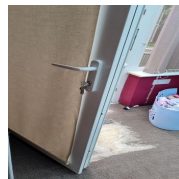


Photo 13

**Open** | Priority Low | Due 27 Aug 2024 4:43 PM BST | Created by Adrian Gallimore

K4

Exit doors that have the ability to be locked with a key should be replaced with thumb turn locks.

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?**

Unknown

Fire doors with intumescent strips are fitted to all bedrooms, reception rooms and kitchen. Doors are fitted with automatic operated self closure devices and intumescent strips. Doors were in good condition however the gap to the bedroom with yellow painted walls has an excessive gap. No labels were identified and it was not possible to establish fire rating.



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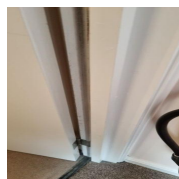


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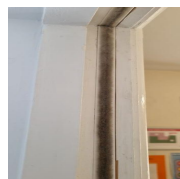


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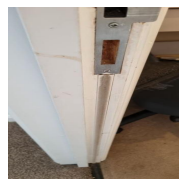


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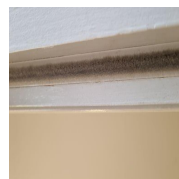


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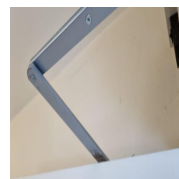


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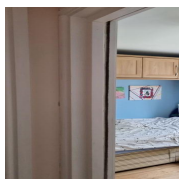


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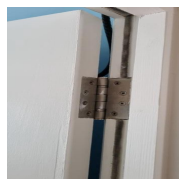


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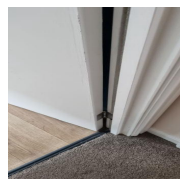


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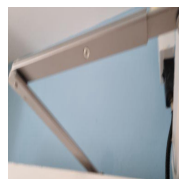


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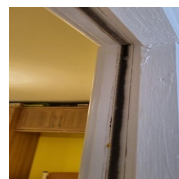


Photo 24

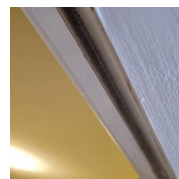


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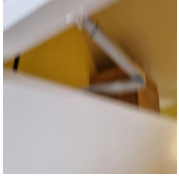


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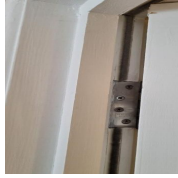


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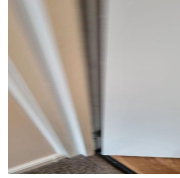


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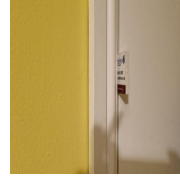


Photo 29

**Open** | Priority Medium | Due 27 Nov 2023 4:53 PM GMT | Created by Adrian Gallimore

### M1

Management should inspect doors to establish fire rating. Where doors do not conform to a minimum of FD30 specification, they should be replaced with FD30S fire rated door sets. The door to the bedroom with yellow walls requires repair / replacement. Any work required should only be conducted by a certified third-party 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

An emergency light unit is installed to the front door. There is no external emergency lighting to the rear of the property.



Photo 33

**Open** | Priority Low | Due 27 Aug 2024 4:56 PM BST | Created by Adrian Gallimore

### N2

Management should install external emergency lighting above exits.

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

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

Unknown

There are 2 x 6Ltr 21A Foam fire extinguishers and 2 x 2Kg CO2 units. Extinguishers are maintained under service contract with Harmony. The last inspection was completed in January 2023. Extinguishers are appropriately mounted on wall brackets / floor stands and signage is displayed. It was not possible to establish if Real Life Options staff have received training and the duty member of staff was not aware of which extinguisher to use on specific fire hazards such as electrical fires.

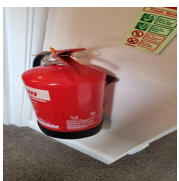


Photo 39



Photo 40

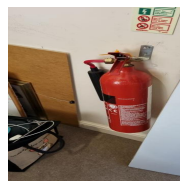


Photo 41

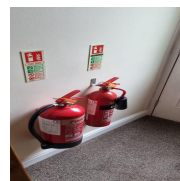


Photo 42

**Open** | Priority Medium | Due 27 Nov 2023 5:13 PM GMT | Created by Adrian Gallimore

### R1

Real Life Options management should ensure that employees receive extinguisher training or liaise with Futures Housing Group to remove units.

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 / 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

Staff training is the responsibility of Real Life Options. The duty member of staff confirmed that PEEPS are in place and that they have been trained to assist the resident in the event of an emergency and that they have been trained in fire safety measure. Training records were not seen by the assessor and it was not possible to establish the extent of training.

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

U1

United Response management should ensure that there is adequate training for staff applicable to their job roles and responsibilities.

Detailed Risk Assessment Part 2 / W - Records / W1

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

No

There is some training of residents that have mental capacity to understand fire procedures however there was no specific fire drill completed.

**Open** | Priority Medium | Due 27 Nov 2023 5:24 PM GMT | Created by Adrian Gallimore

W1

Real Life Options management should ensure that there are regular fire evacuation drills in order to properly test emergency procedures. Adequate records of fire drills should be maintained.

Detailed Risk Assessment Part 2 / 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.

**Open** | Priority Low | Due 27 Aug 2024 5:28 PM BST | Created by Adrian Gallimore

Z1

Futures Housing Group and United Response should coordinate regarding fire safety measures. In accordance with their agreed roles and responsibilities and contractual agreements, as described under Article 5 Regulatory Reform (Fire Safety) Order 2005. There is a duty to Co-operate and co-ordinate under Article 22 of the Regulatory Reform (Fire Safety) Order 2005

## 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

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 responsibility of the CEO of Real Lift Options. Refer to Z1.

**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 bedrooms for residents and a third bedroom for members of staff that sleep in.

**1.7 Ground Floor Area (m2):** 36

**1.8 Total Area of all Floors (m2)** 36

**1.9 Building Description:**

The building is a single storey bungalow for supported living accommodation for two residents. There front door leads to a small entrance lobby with back door and door to the main habitable room which has open plan kitchen. There is a door from the lounge leading to small hallway with three bedrooms and a bathroom. There is an addition exit to the rear of the property which is via French doors in the back bedroom. Exits are via the front door, kitchen and rear of the property through the conservatory.

**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:**

Communal lounge, kitchen, bathroom and conservatory. Each resident has their own bedroom. There is a bedroom for the live-in member of staff that is also used as an office.

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

All areas of the building of the building was accessible at the time of assessment.

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

N/A - The property is a bungalow with three bedrooms.



## 2. The Occupants

### 2.1 Management Extent

Managed Building - Manager or Senior Staff Onsite Regularly

There is at least one duty member of staff / carer on site at all times

### 2.2 Details of any onsite Management

Refer to 2.1

### 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

Member of Real Life Options Staff.

### 2.5 Number of occupants (maximum estimated)

There are 3-4 occupants. There are two residents and at least one member of Real Life Options staff / carer present at all times.

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

1-2. Refer to 2.5

### 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)

There are two residents that have various mental and physical disabilities that live at the premises and who are present at all times. There is also at least one member of staff present, one of whom will sleep in during the night. The member of staff stated that there are PEEPS in place for residents and that they are reviewed by Real Life Options management periodically.

## 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

Local Governing Authority.

### 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?

N/A

The member of staff present confirmed that they were no aware of any alteration or enforcement notice. The Fire Service last visited in 2021 and a letter on file confirmed that no action was taken.

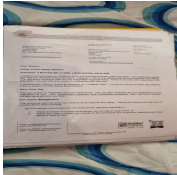


Photo 3

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

N/A

The duty member of staff confirmed that there was no known fire loss or damage and there was no evidence of such during the assessment.

## A - Electrical Ignition Sources

### A1

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

Yes

The label on the consumer unit states that the last fixed wiring test was conducted on 30/06/2023.



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?**

Yes

Labels on portable electrical appliances confirms that PAT testing was last completed on 30/06/2023.



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. Signage is not required due to the nature of the premises and staff on site 24/7.

## C - Arson

### C1

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

Yes

Standard security locks are fitted to the property. The door is kept locked at all times and only opened by a member of staff. A member of staff is present 24/7.

### 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 for waste and recycling are located in the front of the property.



Photo 6

## 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

There is a domestic gas boiler located within the kitchen. The annual service was being completed by an engineer at the time of assessment.



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

There is a domestic electric cooker within the kitchen. Cooking is completed by a member of staff.

## 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

1 action

### 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. Housekeeping standards were found to be good.

### G2

1 action

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

No

The escape route from the kitchen requires persons to turn left and across the back of the property where the ground is uneven.



Photo 8

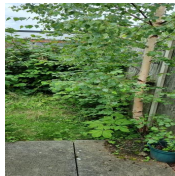


Photo 9

**Open** | Priority Low | Due 27 Aug 2024 4:35 PM BST | Created by Adrian Gallimore

### G2

Management should review the escape route from the kitchen to ensure that the ground is suitable for residents that have mobility issues.

**Action/Recommendation Required?**

Yes

**Action Priority:**

Low - 12 Months

### 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

1 action

### H1

1 action

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

Unknown

It was not possible to establish what contractor controls are in place as the information was not available at the time of assessment.

**Open** | Priority Medium | Due 27 Nov 2023 4:29 PM GMT | Created by Adrian Gallimore

H1

Management should ensure that contractor activities are suitably controlled. Contractors should submit valid insurance and suitable and sufficient RAMS. A Hot Work Permit should be used for all hot working activities.

**Action/Recommendation Required?**

Yes

**Action Priority:**

Medium - 3 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

There were no dangerous substances identified. Refer to Policy Principle.

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]**

N/A

No additional significant hazards were identified at the time of assessment.

J2

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

N/A

No additional significant hazards were identified at the time of assessment.

## K - Means of Escape

1 action

K1

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

Yes

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 are solid with emulsion paint / wall papered finish. Ceilings are emulsion painted plastered finish throughout.

## K3

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

Yes

There are three exits from the property which are via the front door, kitchen and a side door to the conservatory.

## K4

1 action

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

Unknown

There are keys left in the door to the conservatory which has the potential to be locked. Doors to the kitchen and front door have thumb turn locks fitted.



Photo 10



Photo 11

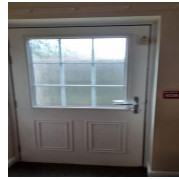


Photo 12



Photo 13

**Open** | Priority Low | Due 27 Aug 2024 4:43 PM BST | Created by Adrian Gallimore

## K4

Exit doors that have the ability to be locked with a key should be replaced with thumb turn locks.

**Action/Recommendation Required?**

Yes

**Action Priority:**

Low - 12 Months

## K5

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

N/A

Doors open inwardly into the dwelling which is acceptable for occupancy levels

## K6

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

Yes



## occupancy characteristics)

Travel distances are satisfactory.

### K7

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

Yes

Inner room scenarios are present from dwelling bedroom however travel distances are low.

### 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

The premises is a single storey bungalow with openable windows and doors.

### 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

No issues identified.

## L - Flat Entrance Doors

### L1

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

N/A

The premise is a single storey bungalow with no flats present.

## 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?**

Unknown

Fire doors with intumescent strips are fitted to all bedrooms, reception rooms and kitchen. Doors are fitted with automatic operated self closure devices and intumescent strips. Doors were in good condition however the gap to the bedroom with yellow painted walls has an excessive gap. No labels were identified and it was not possible to establish fire rating.



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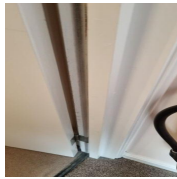


Photo 15



Photo 16



Photo 17



Photo 18



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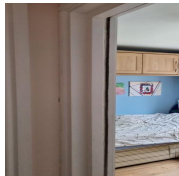


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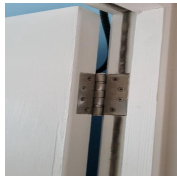


Photo 21

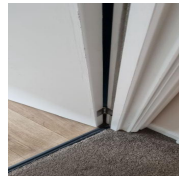


Photo 22

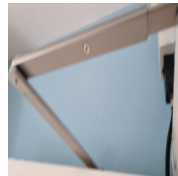


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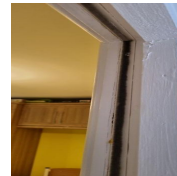


Photo 24

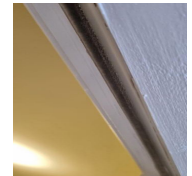


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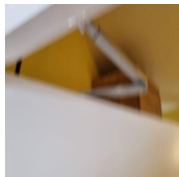


Photo 26

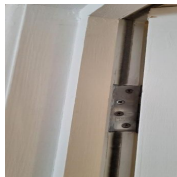


Photo 27

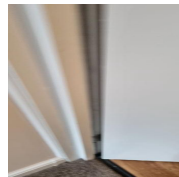


Photo 28

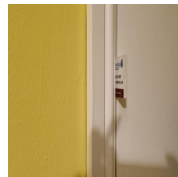


Photo 29

**Open** | Priority Medium | Due 27 Nov 2023 4:53 PM GMT | Created by Adrian Gallimore

### M1

Management should inspect doors to establish fire rating. Where doors do not conform to a minimum of FD30 specification, they should be replaced with FD30S fire rated door sets. The door to the bedroom with yellow walls requires repair / replacement. Any work required should only be conducted by a certified third-party 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 to all rooms and no defects were identified.

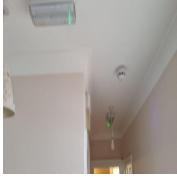


Photo 30



Photo 31

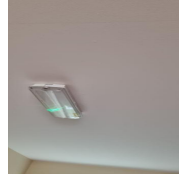


Photo 32

## N2

1 action

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

No

An emergency light unit is installed to the front door. There is no external emergency lighting to the rear of the property.



Photo 33

**Open** | Priority Low | Due 27 Aug 2024 4:56 PM BST | Created by Adrian Gallimore

## N2

Management should install external emergency lighting above exits.

**Action/Recommendation Required?**

Yes

**Action Priority:**

Low - 12 Months

## O - Fire Safety Signs and Notices

### O1

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

N/A

The property is classed as a domestic dwelling. Fire signage is not required.

### O2

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

N/A

The property is a single storey bungalow.

## 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 a two zoned automatic alarm system installed to BS5835:L2 / L3 specification. The alarm panel is located within the staff bedroom / office. No defects were identified at the time of assessment. MCP are installed throughout and AFD installed to all habitable rooms, hallway and kitchen.



Photo 34

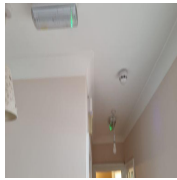


Photo 35



Photo 36

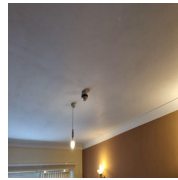


Photo 37

## P2

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

Yes

Refer to P1.

## P3

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

N/A

AFD is installed to all habitable rooms and kitchen.

## P4

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

Yes

The property is a converted bungalow with no separate flats. AFD is installed to all habitable rooms.

## P5

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

Yes

A zone plan is installed to the fire alarm panel.

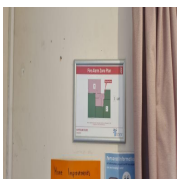


Photo 38

## P6

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

Yes

There is a member of staff / carer on site 24/7 who is aware of how to silence and reset the alarm system.

**P7**

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

Yes

The property is a converted bungalow with no separate flats. AFD is installed to all habitable rooms, kitchen and hallway.

**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

The property is a supported living dwelling with a member of staff on site at all times.

## **Q - Measures to Limit Fire Spread and Development**

**Q1**

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

Yes

Walls are solid construction with wallpapered / emulsion painted finish. Ceilings are emulsion painted plasterboard. No compartmentation breaches were identified.

**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 bungalow is a detached property with minimal risk of fire spread.

### Q5

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

N/A

There is a consumer unit within the staff bedroom / office which does not require enclosing.

### 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 construction with wallpapered / emulsion painted finish. Ceilings are emulsion painted plasterboard. No compartmentation breaches were identified.

### Q8

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

Yes

Soft furnishings are of fire retardant materials.

### 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**

N/A

**circumstances that may have been taken to reduce the risk?**

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/compartimentation issues satisfactory?**

N/A

No compartmentation issues were identified at the time of assessment.

**R - Fire Extinguishing Appliances**

1 action

**R1**

1 action

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

Unknown

There are 2 x 6Ltr 21A Foam fire extinguishers and 2 x 2Kg CO2 units. Extinguishers are maintained under service contract with Harmony. The last inspection was completed in January 2023. Extinguishers are appropriately mounted on wall brackets / floor stands and signage is displayed. It was not possible to establish if Real Life Options staff have received training and the duty member of staff was not aware of which extinguisher to use on specific fire hazards such as electrical fires.



Photo 39



Photo 40

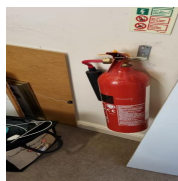


Photo 41

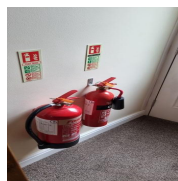


Photo 42

**Open** | Priority Medium | Due 27 Nov 2023 5:13 PM GMT | Created by Adrian Gallimore

**R1**

Real Life Options management should ensure that employees receive extinguisher training or liaise with Futures Housing Group to remove units.

**Action/Recommendation Required?**

Yes

**Action Priority:**

Medium - 3 Months

**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

1 action

### T1

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

Simultaneous Evacuation

### T2

1 action

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

Unknown

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

**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?**

N/A

Fire procedures for residents and staff are the responsibility of Real Life Options management.



## T4

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

Yes

Duty members of staff would call The Fire Service.

## T5

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

Yes

Staff and residents would evacuate to a place of relative safety on the street.

## T6

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

Yes

PEEPs and/or PCFRA is the responsibility of Real Life Options. The duty member of staff present confirmed that PEEPS are in place and that they are periodically reviewed by management to ensure suitability.

## T7

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

Unknown

Refer to R1.

## T8

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

Yes

Staff training is the responsibility of Real Life Options. The duty member of staff confirmed that PEEPS are in place and that they have been trained to assist the resident in the event of an emergency. Training records were not seen by the assessor at time of assessment.

## 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

Staff training is the responsibility of Real Life Options. The duty member of staff confirmed that PEEPS are in place and that they have been trained to assist the resident in the event of an emergency and that they have been trained in fire safety measure. Training records were not seen by the assessor and it was not possible to establish the extent of training.

Open | Priority Low | Created by Adrian Gallimore

## U1

United Response management should ensure that there is adequate training for staff applicable to their job roles and responsibilities.

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:**

Recommendation - No Timescale

## U2

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

Unknown

Staff training is the responsibility of Real Life Options. 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?**

No

There is some training of residents that have mental capacity to understand fire procedures however there was no specific fire drill completed.

Open | Priority Medium | Due 27 Nov 2023 5:24 PM GMT | Created by Adrian Gallimore

## W1

Real Life Options management should ensure that there are regular fire evacuation drills in order to properly test emergency procedures. Adequate records of fire drills should be maintained.

**Action/Recommendation Required?**

Yes

**Action Priority:**

Medium - 3 Months

## 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

There is no Premises Information Box.

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

## Y - Engagement with Residents

### Y1

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

N/A

Procedures / Fire Safety information is the responsibility of Real Life Options.

## Z - Any Other Information

1 action

### Z1

1 action

**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.

**Open** | Priority Low | Due 27 Aug 2024 5:28 PM BST | Created by Adrian Gallimore

### Z1

Futures Housing Group and United Response should coordinate regarding fire safety measures. In accordance with their agreed roles and responsibilities and contractual agreements, as described under Article 5 Regulatory Reform (Fire Safety) Order 2005. There is a duty to Co-operate and co-ordinate under Article 22 of the Regulatory Reform (Fire Safety) Order 2005

**Action/Recommendation Required?**

Yes

**Action Priority:**

Low - 12 Months

### Z2

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

N/A

No further issues were identified.

## Risk Rating

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

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

### Likelihood of Fire

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

MEDIUM

In this context, a definition of the above terms is as follows:

**Low:** Unusually low likelihood of fire as a result of negligible potential sources of ignition.

**Medium:** Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

**High:** Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

### Potential Consequences of Fire

Taking into account the nature of the building and occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

MODERATE HARM

Potential Consequences of Fire

In this context, a definition of the above terms is as follows:

**Slight harm:** Outbreak of fire unlikely to result in serious injury or death of any occupant.

**Moderate harmful:** Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.

**Extreme harm:** Significant potential for serious injury or death of one or more occupants likely to involve multiple fatalities.

### Premises Risk Rating

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

MODERATE

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

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

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

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

**TOLERABLE**

## Limitations Statement

### Fire Risk Assessment – Limitations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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





## Life Safety Fire Risk Assessment Certificate of Conformity

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

### Schedule

<b>Part 1a - Name and Address of Certified Organisation</b>	Pennington Choices Limited
<b>Part 1b - BAFE Registration Number of Issuing Certified Organisation</b>	102119
<b>Part 1c - SSAIB 3rd Party Certificate Number</b>	CHES077
<b>Part 2 - Name of Client</b>	Futures Housing Group
<b>Part 3a - Address of premises for which the Fire Risk Assessment was carried out</b>	4 Mytholme Close: NG10 4PB
<b>Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies</b>	Communal lounge, kitchen, bathroom and conservatory. Each resident has their own bedroom. There is a bedroom for the live-in member of staff that is also used as an office.
<b>Part 4 - Brief description of the scope and purpose of the Fire Risk Assessment</b>	Life Safety (as agreed spec)
<b>Part 4b - Limitations of FRA</b>	See Limitations Statement
<b>Part 5 - Effective Date of the Fire Risk Assessment</b>	27 Aug 2023
<b>Part 6 - Recommended Date for Reassessment of the premises</b>	27 Aug 2025
<b>Part 7 - Unique Reference Number of this Certificate (Job Number)</b>	173550

Signed for on behalf of the Issuing Certified Organisation

James Hutton



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**Dated:**

27 Aug 2023

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

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

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# Media summary



Photo 1

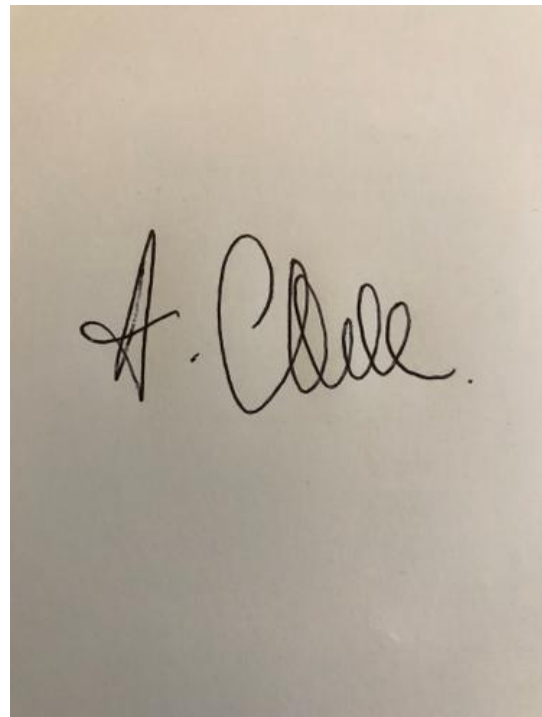


Photo 2

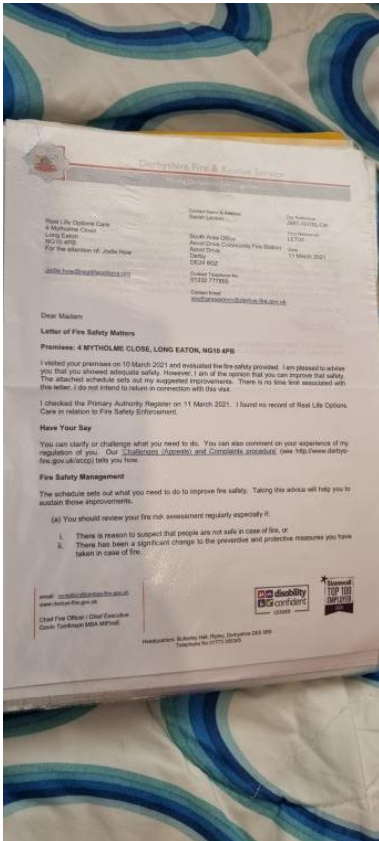


Photo 3



Photo 4



Photo 5



Photo 6



Photo 8



Photo 7



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

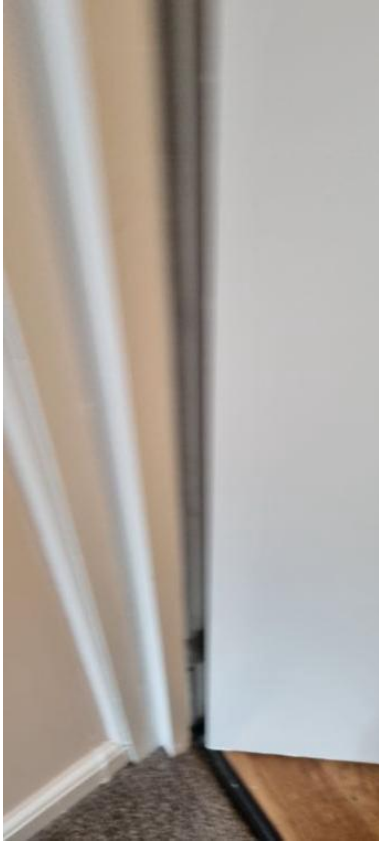


Photo 28



Photo 29

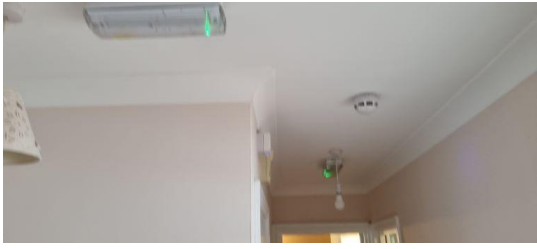


Photo 30

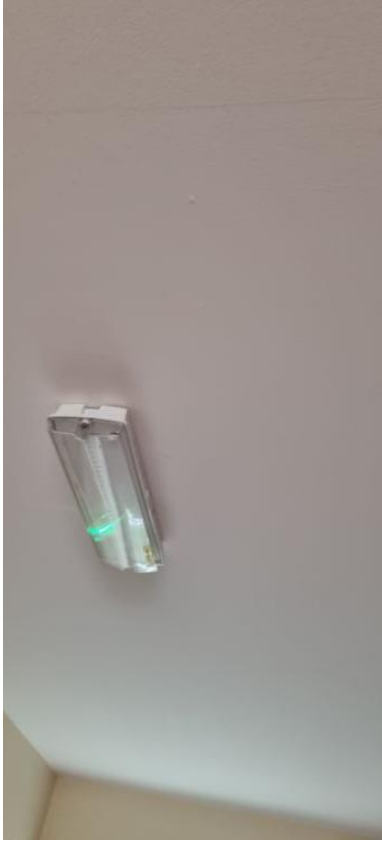


Photo 32



Photo 31



Photo 33



Photo 34

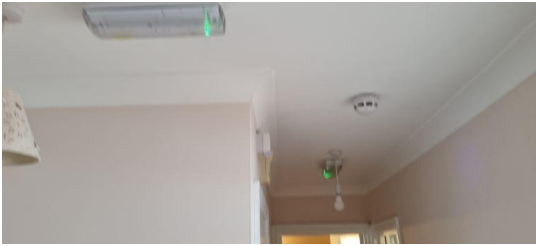


Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42