

Futures Fire Risk Assessment

Futures Homescape, 13 Park Road: NN10
0RW, - UPRN: 14606 / 173598 / QA
Approved / Paul Doodson

Complete

Flagged items	2	Actions	10
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SITE NAME:

Futures Homescape, 13 Park
Road: NN10 0RW, - UPRN: 14606,
Fire Risk Assessments, Futures
Homescape

PROPERTY IMAGE



Photo 1

UPRN:	14606
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JOB NUMBER:	173598
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FRA COMPLETED BY:	Pennington Choices Limited
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FIRE RISK ASSESSOR NAME:	Lee Grint
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INSPECTION DATE:	8 Dec 2023
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REPORT STATUS:	QA Approved
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REASSESSMENT PRIORITY	High - 1 Year
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VALID TO: (QA Use Only)	18 Mar 2025
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VALIDATION DATE: (QA Use Only)	18 Mar 2024
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VALIDATED BY: (QA Use Only)	Paul Doodson
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VALIDATOR'S SIGNATURE: (QA Use Only)



Photo 2

Flagged items & Actions

2 flagged, 10 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

10 actions

Detailed Risk Assessment Part 2 / F - Lightning / F1

Does the building have a lightning protection system?

No

No LPS noted.

Open | Created by: Lee Grint

F1

At the time of the assessment, it could not be confirmed that lightning protection was installed or required, it is PCL recommendation that advice is sought from a competent person to determine whether lightning protection is required or not for the building in accordance with BS EN 62305-2:2012.

Detailed Risk Assessment Part 2 / J - Other Significant Hazards / J1

Are all issues deemed satisfactory? [1]

No

A laundry room is provided on the ground floor. There is no evidence to suggest that filters for the drying machine are regularly checked for the build up of combustible materials.

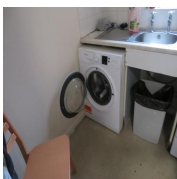


Photo 12

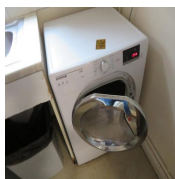


Photo 13

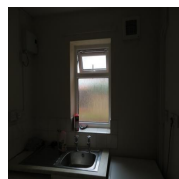


Photo 14

Open | Priority: Medium | Due: 18 Jun 2024 5:49 AM BST | Created by: Lee Grint

J1

It is recommended that signage is installed above drying machines instructing residents to clear the filter after each use. Regular checks should be conducted by staff to ensure compliance.

Detailed Risk Assessment Part 2 / K - Means of Escape / K12

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

Unknown

Plastic conduit was noted directly above the front entrance door to the block. It could not be confirmed if wiring within was adequately supported to prevent premature collapse in the event of a fire situation.



Photo 19



Photo 20

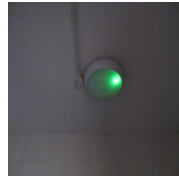


Photo 21



Photo 22

Open | Priority: Low | Due: 18 Mar 2025 5:53 AM GMT | Created by: Lee Grint

K12

The client should ensure that all surface mounted wiring is adequately secured with non-combustible means to prevent premature collapse and cable entanglement scenarios in the event of a fire situation.

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

Bedroom entrance doors were seen to be notional timber fire doors. (NB. - from limited visual inspection, certification not seen; adequacy of installation not confirmed).
The fire rated bedroom entrance doors appear to be in good condition.
There is no glazing present to any bedroom entrance doors in this property.
Room 9 door was sample inspected at the time of the assessment. The door was found to be a 44mm thick solid core timber fire door installed with combined intumescent strips /cold smoke seals and an overhead positive action self closing device.

Open | Priority: Low | Due: 18 Mar 2025 5:55 AM GMT | Created by: Lee Grint

L1

Management should establish an ongoing programme of rolling checks to bedroom 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 / 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/frames are a mix of original 'notional' & FD30s timber fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

The following deficiencies were noted:

- The door to both offices were noted to be wedged open.
- A section of combined strip/seal was missing from the HWSC door and the laundry room door.



Photo 23

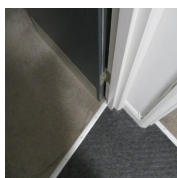


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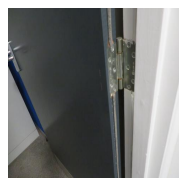


Photo 25

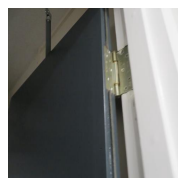


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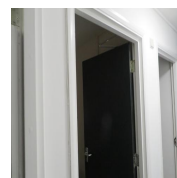


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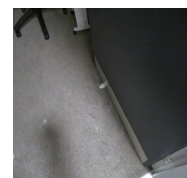


Photo 28



Photo 29

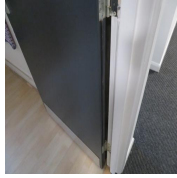


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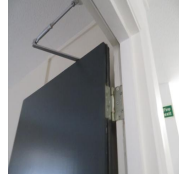


Photo 31

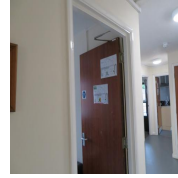


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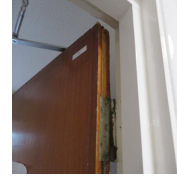


Photo 33

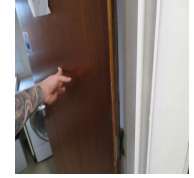


Photo 34

Open | Priority: Medium | Due: 18 Jun 2024 6:01 AM BST | Created by: Lee Grint

M1

Replace missing sections of combined strip/seal noted. It is recommended that to maintain compatibility, the strip and seal across the entire door is replaced at once. Work should be carried out by a third party accredited fire door company.

Open | Priority: Medium | Due: 18 Jun 2024 6:02 AM BST | Created by: Lee Grint

M1

Wedges should be removed from fire doors noted. Staff should be made aware that fire doors should not be wedged open. Regular checks should be conducted to ensure compliance.

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

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

No

There were noted to be 3 different types of Fire Action Notice installed to the building, one which details a simultaneous evacuation, one of which is generic in nature giving little detail, and one which details a 'Stay Put' strategy (located above the fire alarm panel).



Photo 38



Photo 39

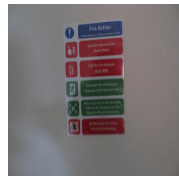


Photo 40

Open | Priority: Medium | Due: 18 Jun 2024 6:08 AM BST | Created by: Lee Grint

O1

The FAN's installed throughout the building should be uniform in design and specific to the building. The client should removed both the generic Fire Action Notices and the 'Stay Put' FAN's as soon as is reasonably practicable and replace them with the 'Simultaneous' evac FAN's installed elsewhere.

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?

No

The electrical intake cupboard located at the base of the stairs was not found to be adequately fire resisting. Penetrating services were not adequately fire stopped and compartment boundaries had linear gaps in between fire resisting construction that were not suitably sealed to prevent the passage of smoke and other products of combustion.

In mitigation, the cupboard and immediate communal area outside is installed with smoke detection.

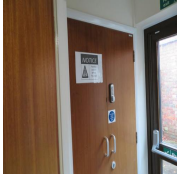


Photo 44



Photo 45

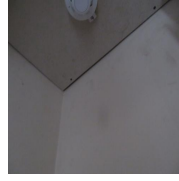


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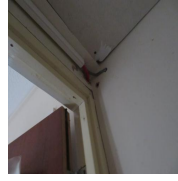


Photo 47



Photo 48

Open | Priority: Low | Due: 18 Mar 2025 6:15 AM GMT | Created by: Lee Grint

Q3

The electrical intake cupboard should be upgraded to provide 30 minutes fire resistance. This should include fire stopping all linear gaps and penetrating services.

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

Is compartmentation maintained in the roof space?

Unknown

Roof space not inspected due to non-standard locks being installed.



Photo 49

Open | Priority: Low | Due: 18 Mar 2025 12:00 AM GMT | Created by: Lee Grint

Q4

The client should arrange for an inspection of the roof space to ensure adequate compartmentation is present.

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

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

No

A CO2 extinguisher and fire blankets are noted in the kitchens on the ground floor. Staff or residents are not trained in the use of these appliances, and documentation on site states that the building has no extinguishers installed.



Photo 50



Photo 51



Photo 52

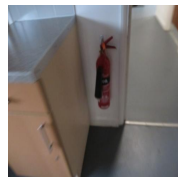


Photo 53

Open | Priority: Low | Due: 18 Mar 2025 6:41 AM GMT | Created by: Lee Grint

R1

The extinguishing appliances installed to the kitchens should be removed as there are no trained users present in the building.

Detailed Risk Assessment Part 1

1. General Information

1.1 FRA Type: Type 1 (Non-Destructive)

1.2 Property Type: Converted Detached House

1.3 Property Designation: 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): N/A

There are 9 bedrooms located on the first floor.

1.7 Ground Floor Area (m2): N/A

1.8 Total Area of all Floors (m2) N/A

1.9 Building Description:

This is a two storey property being used as a HMO (temporary accommodation for homeless persons) consisting of 9 bedrooms on the ground and first floors served by a single staircase.

There are 5 exits on the ground floor. It comprises:- 9 bedrooms on the first floor. Staff area at the front and service users at the back. Service user areas on the ground floor comprises a computer room, two living rooms, laundry room, kitchen and a dining room.

Means of escape is via the stairs which terminate on the ground floor at a final exit door which discharges immediately outside to a place of ultimate safety at the side of the building.

The building operates a 'Simultaneous' evacuation strategy in the event of a fire situation.

The building is installed with a Grade A LD2 fire detection and warning system. Emergency escape lighting is installed throughout.

1.10 Building Construction:

The building appears to be constructed of traditional brick/blockwork with tiled pitched roofs. External and internal walls appear to be brick wall construction. First floors and the staircase are timber.

1.11 Extent of common areas:

Means of escape, store rooms, hot water cylinder cupboard, kitchen, laundry room, boiler room, 2x lounges, old office and yard all round.

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

Roof void.

1.13 If applicable, state which flats were sample inspected:

Room 9 sample inspected.

2. The Occupants

2.1 Management Extent

Managed Building - Manager or Senior Staff Onsite Regularly

2.2 Details of any onsite Management

There is a Service Manager or a member of staff Mon-Friday all times, except between 5pm & 8pm.

2.3 Person managing fire safety in the premises

Service Manager.

2.4 Person consulted during the fire risk assessment

Ann Mclaid.

2.5 Number of occupants (maximum estimated)

9.

2.6 Approximate maximum number of employees at any one time

2.

2.7 Number of members of the public (maximum estimated)

No unauthorised visitors.

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

Homeless individuals. It is understood needs assessments are carried out to all incoming residents. No vulnerable customers are placed in this home.

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

Northamptonshire 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

The 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 evidence of an alterations or enforcement notice in place.

3.7 Fire loss experience (since last FRA)

Unknown

None known or reported.

Detailed Risk Assessment Part 2

10 actions

A - Electrical Ignition Sources

A1

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

Yes

A sticker affixed to the electrical consumer unit showed a last test date of October 2020.
See Policy Principle.



Photo 3

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

Portable appliances were noted to be adequately PAT tested.
PAT testing was last conducted in May 2023.
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

No personal electrical items seen within the communal areas at the time of the assessment.
Any portable appliances are monitored by staff, during room checks.
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 adaptors seen at the time of the assessment.

A5

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

N/A

No PV cells noted.

B - Smoking Policies

B1

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

Yes

See policy principle.

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

B2

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

Yes

The building operates a 'No Smoking' policy.
No evidence of illicit smoking was seen in the common area at the time of inspection.
'No Smoking' signage is provided in the common area as required by the Smoke-free (Premises and Enforcement) Regulations 2006.

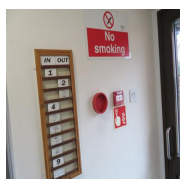


Photo 4



Photo 5

C - Arson

C1

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

Yes

There is intercom / fob access to the building. CCTV is in operation.
No unauthorised visitors allowed.

C2

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

Yes

Bins were located away at the front on the buildings car park.

D - Portable Heaters and Installations

D1

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

Yes

230v oil filled radiators are available for emergency use. These are stored in the computer room on the ground floor.

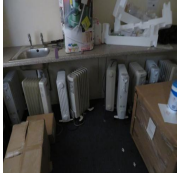


Photo 6

D2

Are fixed heating systems maintained annually?

Yes

The building is installed with a wet pipe gas central heating system. This is powered via 2no gas boilers located in the boiler room on the ground floor. See policy principle.



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

No commercial cooking equipment installed.

A staff kitchen is located in the staff area at the front of the building. This is installed with electric means of cooking only.

The resident kitchen located to the rear of the building is installed with electric means of cooking only. No open flame methods of cooking seen.

Both kitchens noted to be installed with heat detection interlinked to the fire alarm panel.

Residents given kitchen induction at the start of their tenancy.

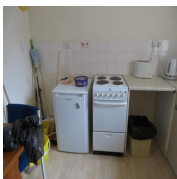


Photo 8



Photo 9

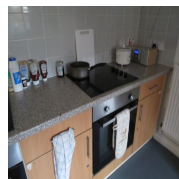


Photo 10



Photo 11

F - Lightning

1 action

F1

1 action

Does the building have a lightning protection system?

No

No LPS noted.

Open | Created by: Lee Grint

F1

At the time of the assessment, it could not be confirmed that lightning protection was installed or required, 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

The electrical intake/meter cupboard was clear of combustible storage at the time of inspection. No combustible materials noted in close proximity to sources of ignition.

G2

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

Yes

The common escape routes were clear of combustible materials, trip hazards and waste at the time of inspection.

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

H - Hazards Introduced by Contractors

H1

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

N/A

No hot works noted at the time of the assessment. See 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.

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 inspection.

J - Other Significant Hazards

1 action

J1

1 action

Are all issues deemed satisfactory? [1]

No

A laundry room is provided on the ground floor. There is no evidence to suggest that filters for the drying machine are regularly checked for the build up of combustible materials.

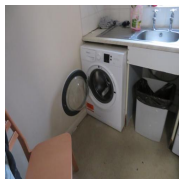


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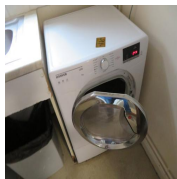


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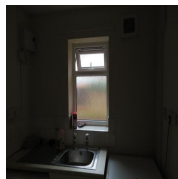


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J1

It is recommended that signage is installed above drying machines instructing residents to clear the filter after each use. Regular checks should be conducted by staff to ensure compliance.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

J2

Are all issues deemed satisfactory? [2]

Yes

There were no other fire hazard issues noted at the time of inspection.

K - Means of Escape

1 action

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 (subject to recommendations which may be noted elsewhere in this report).

K3

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

Yes

The provision of exits is considered adequate for the number of people expected to be present. 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

Final exit doors were fitted with thumb turns, push bars or magnetic locking systems. The magnetic systems were installed with push button overrides and manual call point overrides in case of emergency.

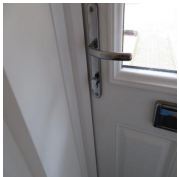


Photo 15



Photo 16

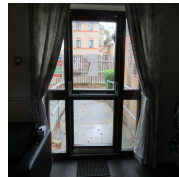


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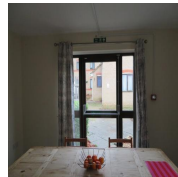


Photo 18

K5

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

Yes

Final exit doors were seen to open outwards.

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 in line with that allowed in DCLG Sleeping Accommodation Guidance.

K7

Are there suitable precautions for all inner rooms?

N/A

No inner rooms noted at the time of the assessment.

K8

Are escape routes separated where appropriate?

Yes

Escape routes are adequately separated with fire resisting construction and fire doors sets.

K9

Are corridors sub-divided where appropriate?

Yes

K10

Do escape routes lead to a place of safety?

Yes

Escape routes lead to a place of safety.

K11

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

Yes

The communal areas are adequately ventilated via a combination of manually opening doors and windows to corridors, stairs and landings.

K12

1 action

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

Unknown

Plastic conduit was noted directly above the front entrance door to the block. It could not be confirmed if wiring within was adequately supported to prevent premature collapse in the event of a fire situation.

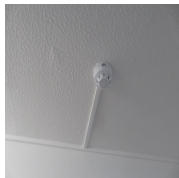


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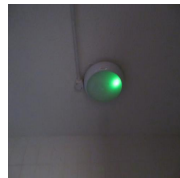


Photo 21



Photo 22

Open | Priority: Low | Due: 18 Mar 2025 5:53 AM GMT | Created by: Lee Grint

K12

The client should ensure that all surface mounted wiring is adequately secured with non-combustible means to prevent premature collapse and cable entanglement scenarios in the event of a fire situation.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

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

Bedroom entrance doors were seen to be notional timber fire doors. (NB. - from limited visual inspection, certification not seen; adequacy of installation not confirmed).
 The fire rated bedroom entrance doors appear to be in good condition.
 There is no glazing present to any bedroom entrance doors in this property.
 Room 9 door was sample inspected at the time of the assessment. The door was found to be a 44mm thick solid core timber fire door installed with combined intumescent strips /cold smoke seals and an overhead positive action self closing device.

Open | Priority: Low | Due: 18 Mar 2025 5:55 AM GMT | Created by: Lee Grint

L1

Management should establish an ongoing programme of rolling checks to bedroom 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:

Low - 12 Months

M - Common Area Fire Doors

2 actions

M1

2 actions

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

Yes

Common area doors/frames are a mix of original 'notional' & FD30s timber fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

The following deficiencies were noted:

- The door to both offices were noted to be wedged open.
- A section of combined strip/seal was missing from the HWSC door and the laundry room door.

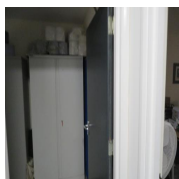


Photo 23

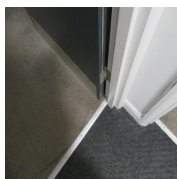


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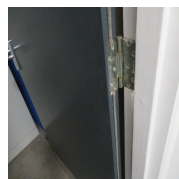


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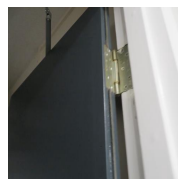


Photo 26

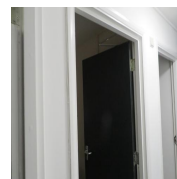


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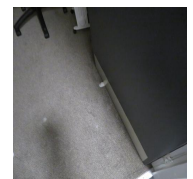


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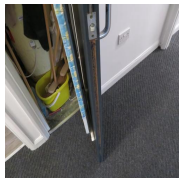


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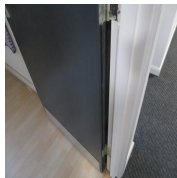


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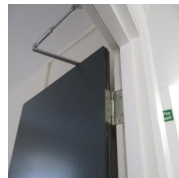


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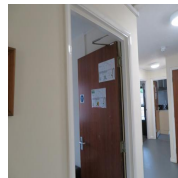


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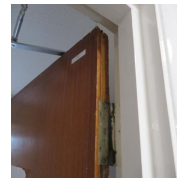


Photo 33

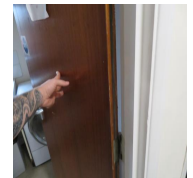


Photo 34

Open | Priority: Medium | Due: 18 Jun 2024 6:01 AM BST | Created by: Lee Grint

M1

Replace missing sections of combined strip/seal noted. It is recommended that to maintain compatibility, the strip and seal across the entire door is replaced at once. Work should be carried

out by a third party accredited fire door company.

Open | Priority: Medium | Due: 18 Jun 2024 6:02 AM BST | Created by: Lee Grint

M1

Wedges should be removed from fire doors noted. Staff should be made aware that fire doors should not be wedged open. Regular checks should be conducted to ensure compliance.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

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.

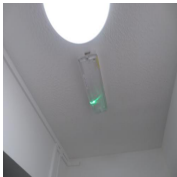


Photo 35



Photo 36

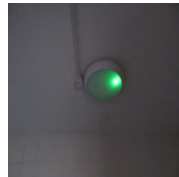


Photo 37

N2

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

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

There were noted to be 3 different types of Fire Action Notice installed to the building, one which details a simultaneous evacuation, one of which is generic in nature giving little detail, and one which details a 'Stay Put' strategy (located above the fire alarm panel).



Photo 38



Photo 39

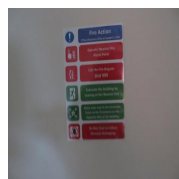


Photo 40

O1

The FAN's installed throughout the building should be uniform in design and specific to the building. The client should removed both the generic Fire Action Notices and the 'Stay Put' FAN's as soon as is reasonably practicable and replace them with the 'Simultaneous' evac FAN's installed elsewhere.

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

The building is less than 11m in height.

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

The building is installed with an automatic addressable fire detection and warning system that appears to be broadly compliant with BS5839:6 Grade A LD2. Manual call points were also noted to be installed.

P2

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

Yes

See P1.

P3

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

N/A

See P1.

P4

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

Yes

Sample inspection of bedrooms found the communal system to extend into individual rooms in the form of smoke detection.



Photo 41

P5

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

Yes

Zone plan provided.



Photo 42

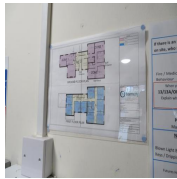


Photo 43

P6

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

Yes

Adequate procedures in place for silencing and resetting of the fire alarm panel by FHG engineer.

P7

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

N/A

See P4.

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

A Tunstall system is installed for manual activation by residents requiring assistance. The AFD is reportedly monitored outside of working hours.

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

The premises are a conversion with a standard of compartmentation considered adequate for a Simultaneous Evacuation strategy only (subject to recommendations which may be noted elsewhere in this report).

Q2

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

N/A

No hidden voids noted at the time of the assessment.

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?

No

The electrical intake cupboard located at the base of the stairs was not found to be adequately fire resisting. Penetrating services were not adequately fire stopped and compartment boundaries had linear gaps in between fire resisting construction that were not suitably sealed to prevent the passage of smoke and other products of combustion.

In mitigation, the cupboard and immediate communal area outside is installed with smoke detection.

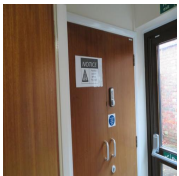


Photo 44



Photo 45

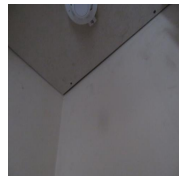


Photo 46

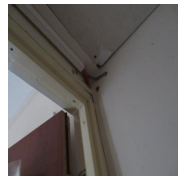


Photo 47



Photo 48

Open | Priority: Low | Due: 18 Mar 2025 6:15 AM GMT | Created by: Lee Grint

Q3

The electrical intake cupboard should be upgraded to provide 30 minutes fire resistance. This should include fire stopping all linear gaps and penetrating services.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

Q4

1 action

Is compartmentation maintained in the roof space?

Unknown

Roof space not inspected due to non-standard locks being installed.



Photo 49

Open | Priority: Low | Due: 18 Mar 2025 12:00 AM GMT | Created by: Lee Grint

Q4

The client should arrange for an inspection of the roof space to ensure adequate

compartmentation is present.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

Q5

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

N/A

No electrics or embedded meters noted in the common areas.

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 common ventilation systems or dampers noted within this property.

Q7

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

Yes

The wall and ceiling linings would appear to be appropriate to limit fire spread.

Q8

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

Yes

Furniture in common parts appear to be satisfactory.

Q9

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

No

No external attachments (such as balconies, sun shading or wall-mounted solar panels) were noted to the building façade.

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

See Q9.

Q11

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

N/A

See Q9.

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

Q13

Are all other fire spread/compartmentation issues satisfactory?

Yes

From a limited visual inspection from ground level, window and door frames (and any associated spandrel or infill panels that may be installed) appear satisfactory with regard to combustibility and fire spread.

R - Fire Extinguishing Appliances

1 action

R1

1 action

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

No

A CO2 extinguisher and fire blankets are noted in the kitchens on the ground floor. Staff or residents are not trained in the use of these appliances, and documentation on site states that the building has no extinguishers installed.



Photo 50



Photo 51



Photo 52

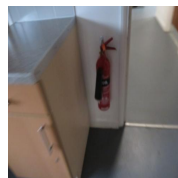


Photo 53

Open | Priority: Low | Due: 18 Mar 2025 6:41 AM GMT | Created by: Lee Grint

R1

The extinguishing appliances installed to the kitchens should be removed as there are no trained users present in the building.

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

N/A

T - Procedures and Arrangements

T1

Recommended evacuation strategy for this building is:

Simultaneous Evacuation

See O1.

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 the clients representatives in the form of property managers.

T3

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

Yes

Fire evacuation plans and Fire Action Notices are installed in residents rooms and throughout the communal areas.

See O1.



Photo 54



Photo 55

T4

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

Yes

On site staff will call the FRS. In the event of their absence, the FRS will be called by residents or Tunstall.

T5

Are there suitable fire assembly points away from any risk?

Yes

Assembly point adequate.

T6

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

N/A

All residents capable of self evacuation.

T7

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

No

Staff and residents not trained. Extinguishers are recommended for review and removal in R1.

T8

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

N/A

Residents self evacuate.

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?

N/A

No staff present.

V - Testing and Maintenance

V1

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

Yes

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

An up to date fire log book was available on site held within the managers office.

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?

Yes

A SIB is located at the main entrance. This is reviewed regularly and updated with relevant information to assist the FRS.



Photo 56

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?

Yes

Needs assessment are carried out to all incoming residents. Induction and fire safety information is disseminated then. Fire Action Notices are prominently displayed. See O1.

Z - Any Other Information

Z1

Are all issues deemed satisfactory? [1]

Yes

There were no other relevant issues noted at the time of inspection.

Z2

Are all issues deemed satisfactory? [2]

Yes

There were no other relevant issues noted at the time of inspection.

Assessment Risk Ratings

2 flagged

Risk Rating

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

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

Likelihood of Fire

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

MEDIUM

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

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

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

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

Potential Consequences of Fire

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

MODERATE HARM

Potential Consequences of Fire

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

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

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

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

Premises Risk Rating

1 flagged

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

MODERATE

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

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

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

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

TOLERABLE

Limitations Statement

Fire Risk Assessment – Limitations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

assessor as this is not within their control.

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

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

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

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

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

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

The Responsible Person will always remain responsible for the outcome of the Fire Risk Assessment and/or its review. This includes the accuracy of details contained within this report.

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



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	13 Park Road: NN10 0RW
Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies	Means of escape, store rooms, hot water cylinder cupboard, kitchen, laundry room, boiler room, 2x lounges, old office and yard all round.
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	18 Mar 2024
Part 6 - Recommended Date for Reassessment of the premises	18 Mar 2025
Part 7 - Unique Reference Number of this Certificate (Job Number)	173598

Signed for on behalf of the Issuing Certified Organisation

James Hutton



Dated:

18 Mar 2024

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

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

Media summary



Photo 1

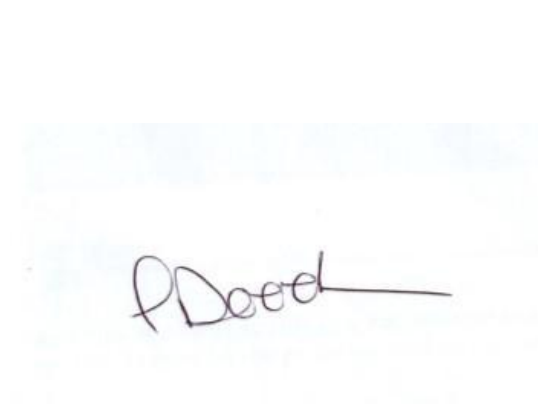


Photo 2

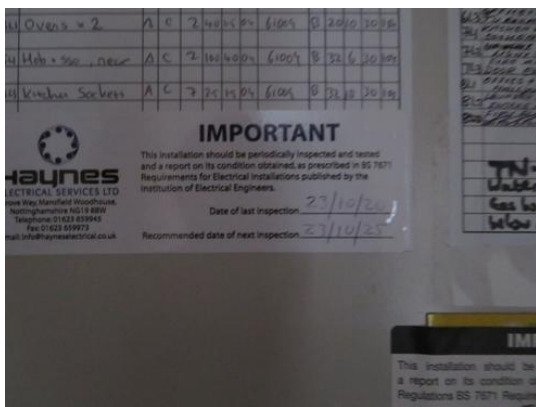


Photo 3



Photo 4



Photo 5

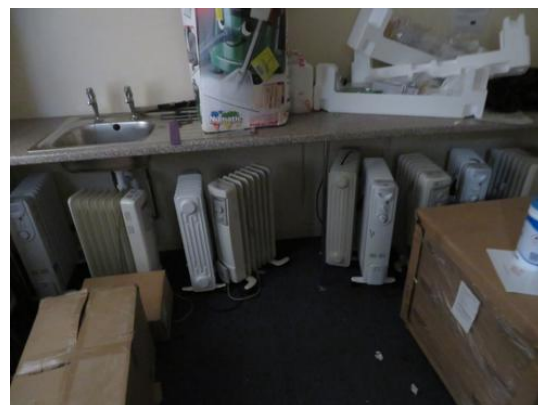


Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13

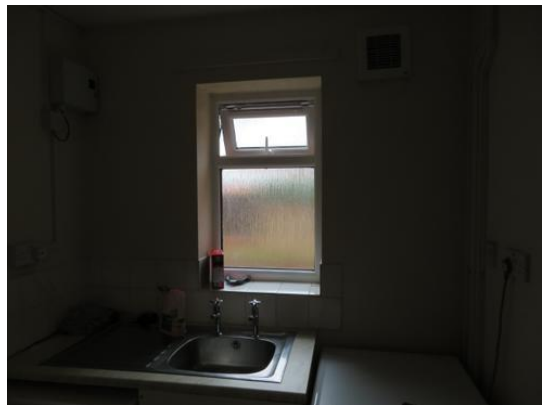


Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23

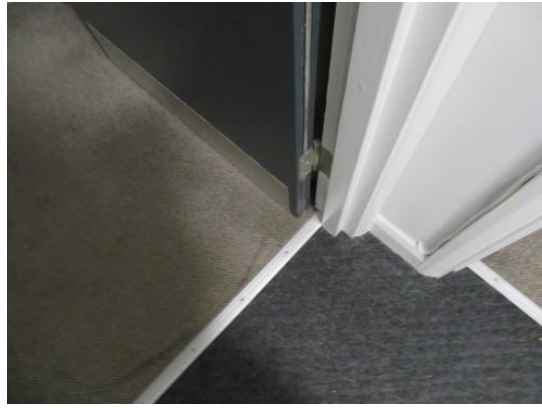


Photo 24

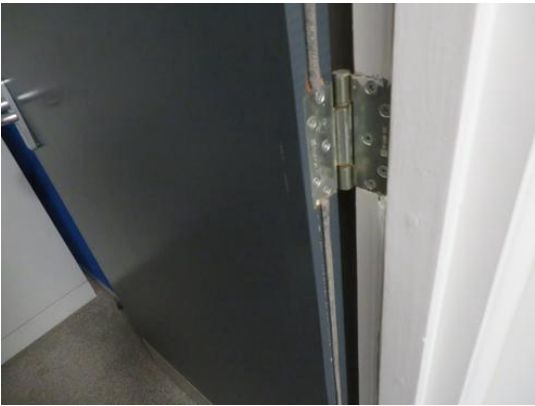


Photo 25



Photo 26

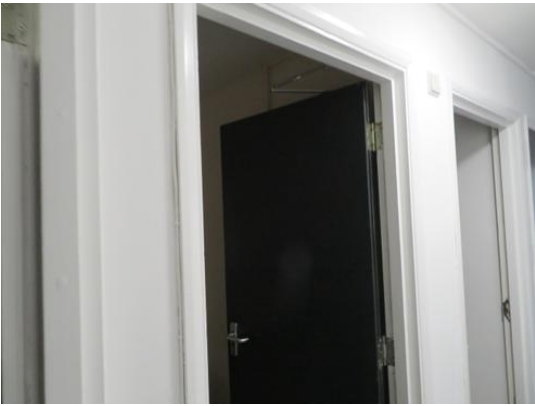


Photo 27



Photo 28



Photo 29

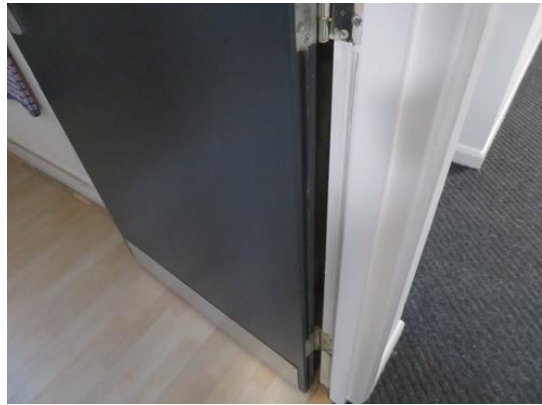


Photo 30



Photo 31



Photo 32

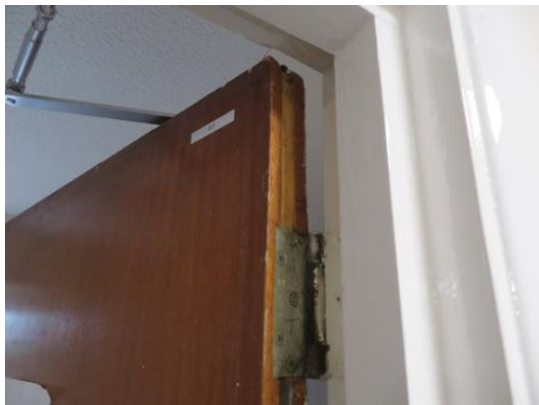


Photo 33

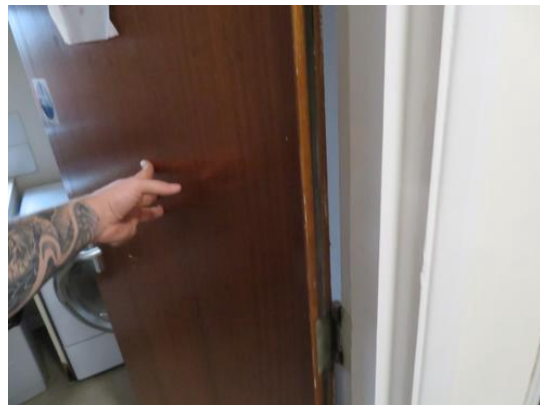


Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47

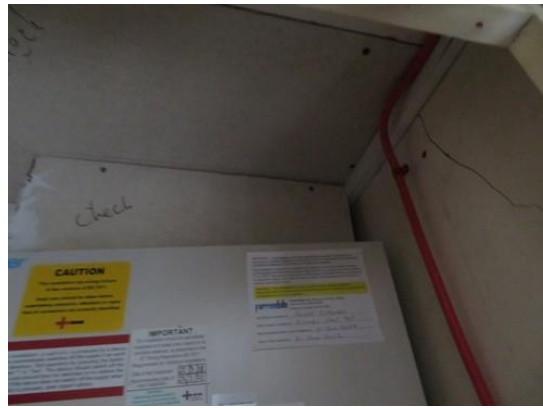


Photo 48



Photo 49



Photo 50

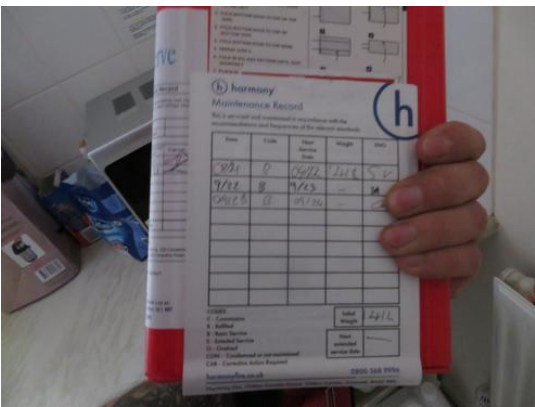


Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56