

## Futures Fire Risk Assessment

Futures Homescape, Laundry Belfield Court :  
DE75 7LB, - UPRN: 6891 / 173544 / QA Approved /  
Andy Cloke

**Complete**

Flagged items

2

Actions

9

**SITE NAME:**

Futures Homescape, Laundry  
Belfield Court : DE75 7LB, -  
UPRN: 6891, Fire Risk  
Assessments, Futures  
Homescape

### PROPERTY IMAGE



Photo 1

**UPRN:**

6891

**JOB NUMBER:**

173544

**FRA COMPLETED BY:**

Pennington Choices Limited

**FIRE RISK ASSESSOR NAME:**

Adrian Gallimore

**INSPECTION DATE:**

10 Aug 2023

**REPORT STATUS:**

QA Approved

**REASSESSMENT PRIORITY**

Medium - 2 Years

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

2 Sep 2025

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

2 Sep 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, 9 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

9 actions

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

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

No

According to the electrical consumer unit located within the laundry, the last fixed wiring test was completed in 2015.



Photo 3



Photo 4

**Open** | Priority Medium | Due 2 Dec 2023 2:23 PM GMT | Created by Adrian Gallimore

A1

Management should ensure that the fixed wiring is tested in line with Policy Principle.

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

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

Unknown

The assessor was not able to confirm the policy of personal electrical appliances within common areas as the information was not available at the time of assessment. No personal electrical appliances were identified at the time of assessment.

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

A3

Management should confirm the policy on the use of personal electrical appliances within the laundry and ensure that the policy is communicated to residents.

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

**Is the policy being adhered to and are "No smoking" signs**

No

**provided in the common areas?**

There was no evidence of illicit smoking at the time of assessment however, no signage is displayed.



Photo 7

**Open** | Priority Low | Due 2 Sep 2024 2:28 PM BST | Created by Adrian Gallimore

**B2**

Management should display signage on the entrance door to state 'It is against the law to smoke on these premises'.

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 contractor control procedures as the information was not available at the time of assessment.

**Open** | Priority Medium | Due 2 Dec 2023 2:33 PM GMT | Created by Adrian Gallimore

**H1**

Management should confirm that suitable and sufficient procedures are in place for controlling contractor activities to include Method Statements and Risk Assessments and Hot Work Permit where required.

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

**Are all issues deemed satisfactory? [1]**

Unknown

IT was not possible to establish the arrangements for cleaning the tumble dryer filters.



Photo 9

**Open** | Priority Medium | Due 2 Dec 2023 2:36 PM GMT | Created by Adrian Gallimore

**J1**

Management should establish procedures for cleaning out of tumble dryer filters. Ideally residents should clean filters after each use and a regular check should be completed by management with adequate records maintained. Signage should be displayed to communicate the procedure to users.

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

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

No

There are no internal or external emergency lights to the property.



Photo 10

**Open** | Priority Low | Due 2 Sep 2024 2:44 PM BST | Created by Adrian Gallimore

N1

An emergency light should be installed above the exit with an external light above the entrance.

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

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

No

There is no Fire Action Notice displayed.

**Open** | Priority Low | Due 2 Sep 2024 2:45 PM BST | Created by Adrian Gallimore

O1

Management should display a Fire Action Notice.

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

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

Unknown

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

**Open** | Priority Medium | Due 2 Dec 2023 2:50 PM GMT | Created by Adrian Gallimore

P6

Management should confirm the arrangements for silencing and resetting the AFD system and ensure that it is communicated to laundry users.

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

T2

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

## Detailed Risk Assessment Part 1

### 1. General Information

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

**1.2 Property Type:** Purpose Built Bungalow

The property is a purpose built laundry to service Belfield Court housing scheme.

**1.3 Property Designation:** Community Centre

The property is a laundry.

**1.4 Responsible Person:** Lindsey Williams - CEO Futures Housing Group

**1.5 No of Floors:** 1

**1.6 No of Flats (if applicable):** N/A

**1.7 Ground Floor Area (m2):** 12.5

**1.8 Total Area of all Floors (m2)** 12.2

**1.9 Building Description:**

Purpose built laundry that services the local FHG Belfield Court Housing Scheme. The building entrance enters a small laundry with one washing machine, one tumble dryer and a sink / cupboard and worktop.

**1.10 Building Construction:**

Brick built single storey building with tiled single pitched roof. Internal walls are plastered / ceramic tiles with plastered ceiling and quarry tiled floor.

**1.11 Extent of common areas:**

N/A

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

All of the building was accessible.

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

N/A - Laundry only.

### 2. The Occupants

**2.1 Management Extent** Non Managed – eg GN

## 2.2 Details of any onsite Management

There are no on-site management at this property.

## 2.3 Person managing fire safety in the premises

Lindsey Williams, CEO, Futures Housing Group.

## 2.4 Person consulted during the fire risk assessment

No persons were consulted during the assessment.

## 2.5 Number of occupants (maximum estimated)

There were no persons on site at the time of assessment. The laundry is only used as and when required (likely to be 1-2 persons at any one time).

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

There are no employees at this location.

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

There are not likely to be any members of the public apart from housing scheme residents only.

## 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 were no persons using the scheme at the time of assessment. The local scheme consists mainly of elderly residents and it is likely that elderly residents would use the laundry. There is not likely to be any children present unless accompanied by a responsible adult or guardian. It is possible that elderly persons using the laundry may have some form of disability. There is no sleeping risk present.

## 3. Fire Safety Legislation

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

Regulatory Reform (Fire Safety) Order 2005

### 3.2 The above legislation is enforced by

Derbyshire Fire and Rescue Service

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

None

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

N/A

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

Offices & Shops

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

Unknown



None known to the assessor.

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

Unknown

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

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## Detailed Risk Assessment Part 2

9 actions

### A - Electrical Ignition Sources

2 actions

#### A1

1 action

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

No

According to the electrical consumer unit located within the laundry, the last fixed wiring test was completed in 2015.



Photo 3



Photo 4

**Open** | Priority Medium | Due 2 Dec 2023 2:23 PM GMT | Created by Adrian Gallimore

#### A1

Management should ensure that the fixed wiring is tested in line with Policy Principle.

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

**Action/Recommendation Required?:**

Yes

**Action Priority:**

Medium - 3 Months

#### A2

**Is PAT testing in common areas carried out?**

Yes

The only portable electrical appliances are the washing machine and tumble dryer. Labels on the appliances confirmed that PAT testing was completed on 06/07/23



Photo 5



Photo 6

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

#### A3

1 action

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

Unknown

The assessor was not able to confirm the policy of personal electrical appliances within common areas as the information was not available at the time of assessment. No personal electrical appliances were identified at the time of assessment.

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

### A3

Management should confirm the policy on the use of personal electrical appliances within the laundry and ensure that the policy is communicated to residents.

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

**Action/Recommendation Required?**

Yes

**Action Priority:**

Recommendation - No Timescale

### A4

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

N/A

No adaptors or leads were identified within common areas at the time of assessment.

### A5

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

N/A

None present.

## B - Smoking Policies

1 action

### B1

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

Yes

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

### B2

1 action

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

No

There was no evidence of illicit smoking at the time of assessment however, no signage is displayed.



Photo 7

**Open** | Priority Low | Due 2 Sep 2024 2:28 PM BST | Created by Adrian Gallimore

## B2

Management should display signage on the entrance door to state 'It is against the law to smoke on these premises'.

**Action/Recommendation Required?**

Yes

**Action Priority:**

Low - 12 Months

## C - Arson

### C1

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

Yes

The premise is secured by a standard security lock. Keys to the laundry are kept in the key safe on the wall adjacent to the entrance.



Photo 8

### C2

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

N/A

There are no waste facilities provided at this location.

## D - Portable Heaters and Installations

### D1

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

N/A

No portable heaters provided.

### D2

**Are fixed heating systems maintained annually?**

Yes

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

## **E - Cooking**

**E1**

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

N/A

The premise is a communal laundry. No cooking facilities provided.

## **F - Lightning**

**F1**

**Does the building have a lightning protection system?**

N/A

Policy Principle: No lightning protection policy in place

## **G - Housekeeping**

**G1**

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

Yes

No issues were identified at the time of assessment.

**G2**

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

Yes

The escape route was clear at the time of assessment.

**G3**

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

N/A

None present.

## **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 contractor control procedures as the information was not available at the time of assessment.

**Open** | Priority Medium | Due 2 Dec 2023 2:33 PM GMT | Created by Adrian Gallimore

H1

Management should confirm that suitable and sufficient procedures are in place for controlling contractor activities to include Method Statements and Risk Assessments and Hot Work Permit where required.

**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

No hazardous substances were identified at the time of assessment.

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**

1 action

J1

1 action

**Are all issues deemed satisfactory? [1]**

Unknown

IT was not possible to establish the arrangements for cleaning the tumble dryer filters.



Photo 9

**Open** | Priority Medium | Due 2 Dec 2023 2:36 PM GMT | Created by Adrian Gallimore

J1

Management should establish procedures for cleaning out of tumble dryer filters. Ideally residents should clean filters after each use and a regular check should be completed by management with adequate records maintained. Signage should be displayed to communicate the procedure to

users.

**Action/Recommendation Required?**

Yes

**Action Priority:**

Medium - 3 Months

**J2**

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

N/A

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

## **K - Means of Escape**

**K1**

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

Yes

The escape route is satisfactory. There is a single entrance / exit with the laundry likely to only be used by 1-2 persons at anyone time.

**K2**

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

Yes

Internal walls are plastered brick with ceramic tiles and emulsion painted finish. The ceiling is emulsion painted plaster and the floor solid.

**K3**

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

Yes

The exit / width is adequate for the number that may be present.

**K4**

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

Yes

The door is fitted with a standard security lock. The laundry user would hold the key on entry.

**K5**

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

N/A

The door opens inwardly however the risk profile / occupancy are low.

## K6

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

Yes

Travel distances are acceptable. The laundry is 12.5 square metres.

## K7

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

N/A

No inner room scenarios present.

## K8

**Are escape routes separated where appropriate?**

N/A

Not required.

## K9

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

N/A

Not required. No corridors present.

## K10

**Do escape routes lead to a place of safety?**

Yes

The escape leads to the external environment.

## K11

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

N/A

No lobby or stairway present,

## 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

No dwellings to the property.

## M - Common Area Fire Doors

### M1

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

N/A

There are no fire doors installed to the premise and none required.

## N - Emergency Lighting

1 action

### N1

1 action

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

No

There are no internal or external emergency lights to the property.



Photo 10

**Open** | Priority Low | Due 2 Sep 2024 2:44 PM BST | Created by Adrian Gallimore

### N1

An emergency light should be installed above the exit with an external light above the entrance.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

### N2

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

No

Refer to N1.

## O - Fire Safety Signs and Notices

1 action

### O1

1 action

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

No

There is no Fire Action Notice displayed.

**Open** | Priority Low | Due 2 Sep 2024 2:45 PM BST | Created by Adrian Gallimore

**O1**

Management should display a Fire Action Notice.

**Action/Recommendation Required?**

Yes

**Action Priority:**

Low - 12 Months

**O2**

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

N/A

Not required.

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

1 action

**P1**

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

Yes

There is no manual alarm system. A hard-wired smoke / heat detector is installed to the laundry.

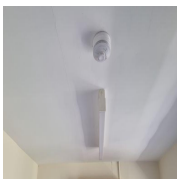


Photo 11

**P2**

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

Yes

The current AFD is adequate.

**P3**

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

N/A

AFD is installed.

#### P4

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

N/A

There are no dwellings.

#### P5

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

N/A

No alarm system installed apart from the single AFD device.

#### P6

1 action

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

Unknown

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

**Open** | Priority Medium | Due 2 Dec 2023 2:50 PM GMT | Created by Adrian Gallimore

#### P6

Management should confirm the arrangements for silencing and resetting the AFD system and ensure that it is communicated to laundry users.

**Action/Recommendation Required?**

Yes

**Action Priority:**

Medium - 3 Months

#### P7

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

N/A

There are no dwellings to the property.

#### P8

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

N/A

N/A - The premise is a small laundry.

## 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

Internal walls are solid with emulsion painted plaster / ceramic tiled finish. No compartmentation breaches were identified.



Photo 12



Photo 13



Photo 14

## 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

There is no roof void to the property.

## Q5

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

N/A

The electrical consumer unit is located on the wall opposite the entrance door and does not require enclosing.



Photo 15

## 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

Internal walls are solid with emulsion painted plaster / ceramic tiled finish. No compartmentation breaches were identified.

## Q8

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

N/A

No soft furnishings present.

## Q9

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

N/A

None present.

## Q10

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

N/A

Not required.

## Q11

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

N/A

Not required.

## Q12

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

N/A

Not required.

## Q13

**Are all other fire spread/compartimentation issues satisfactory?**

N/A

No issues identified at the time of assessment.

## R - Fire Extinguishing Appliances

### R1

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

N/A

No FFE installed and none required.

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

## T2

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

**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?**

No

There is no FAN displayed. Refer to O1.

## T4

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

Yes

Laundry users would call the Fire Service.

## T5

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

N/A

Not required.

## T6

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

N/A

There were no persons using the laundry at the time of assessment. It is likely that elderly persons from the local housing scheme that use the laundry may have some form of disability. It is likely that they would either make their own way there or be accompanied by a companion and would exit the premises as they entered.

## T7

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

N/A

No staff present and no FFE.

## T8

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

N/A

No staff present.

## U - Training

### U1

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

N/A

No staff present.

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

### U2

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

N/A

No staff present.

## V - Testing and Maintenance

### V1

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

Yes

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

## W - Records

### W1

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

N/A

No staff present.

## X - Premises Information Box

### X1



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

N/A

No PIB installed.

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

The premise is a laundry with no residents.

## **Z - Any Other Information**

### **Z1**

**Are all issues deemed satisfactory? [1]**

N/A

No additional issues identified.

### **Z2**

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

N/A

No additional issues 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>  | Laundry Belfield Court : DE75<br>7LB |
| <b>Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies</b> | N/A                                  |
| <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>                               | 2 Sep 2023                           |
| <b>Part 6 - Recommended Date for Reassessment of the premises</b>                        | 2 Sep 2025                           |
| <b>Part 7 - Unique Reference Number of this Certificate (Job Number)</b>                 | 173544                               |

Signed for on behalf of the Issuing Certified Organisation

James Hutton



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**Dated:**

2 Sep 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

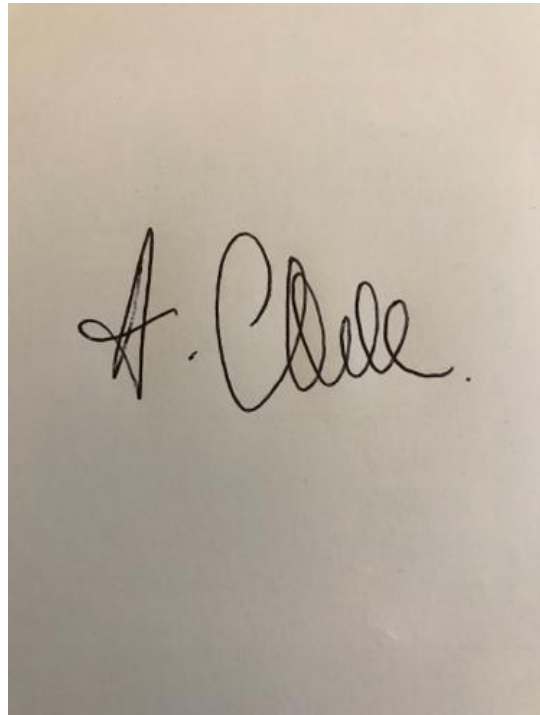


Photo 2



Photo 3

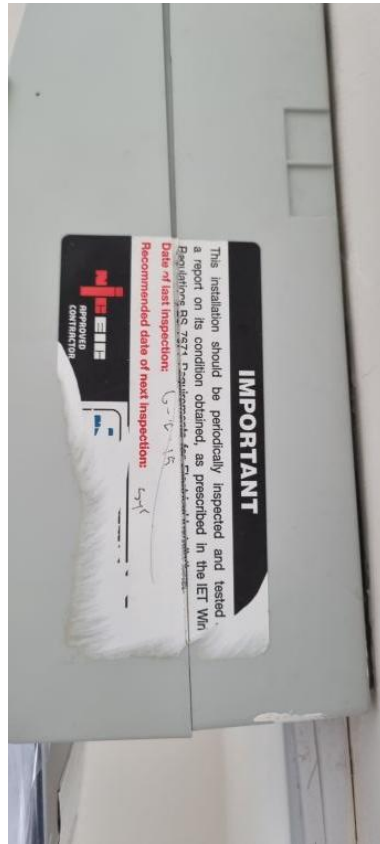


Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15