

Futures Fire Risk Assessment

Futures Homescape, Leabrooks Depo
 Crays Hill: DE55 1LN, - UPRN: DEPOHILL /
 282506 / QA Approved / Paul Doodson

Complete

Flagged items	2	Actions	23
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SITE NAME:

Futures Homescape, Leabrooks
 Depo Crays Hill: DE55 1LN, -
 UPRN: DEPOHILL, Fire Risk
 Assessments, Futures Homescape

PROPERTY IMAGE



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5

UPRN:

DEPOHILL

JOB NUMBER:

282506

FRA COMPLETED BY:

Pennington Choices Limited

FIRE RISK ASSESSOR NAME:

Fraser Gregory

INSPECTION DATE:

16 Feb 2024

REPORT STATUS:

QA Approved

REASSESSMENT PRIORITY

Medium - 2 Years

VALID TO: (QA Use Only)

28 Feb 2026

VALIDATION DATE: (QA Use Only)

28 Feb 2024

VALIDATED BY: (QA Use Only)

Paul Doodson

VALIDATOR'S SIGNATURE: (QA Use Only)



Photo 6

Flagged items & Actions

2 flagged, 23 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

23 actions

Detailed Risk Assessment Part 1 / 2. The Occupants

2.6 Approximate maximum number of employees at any one time

Approximately 120 - This is made up of Office staff and maintenance staff who collect and drop off equipment/materials at the start and end of each day. Currently there is no formal signing procedure for staff or visitors.

Open | Priority: Medium | Due: 27 May 2024 9:28 AM BST | Created by: Fraser Gregory

2.6

So that persons can be accounted for in the event of an emergency a formal signing in procedure should be adopted for staff, contractors and visitors.

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

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

It is policy for the client to carry out statutory 5 yearly inspections and testing of the landlord's electrical supply system. Records of all testing inspection and maintenance were observed.

The Assessor noted that the EICR (attached) was deemed to be rated as Unsatisfactory.

[Leabrooks Depot \(JJJ02\).pdf](#)

Open | Priority: High | Due: 28 Mar 2024 12:12 PM GMT | Created by: Paul Doodson

A1

Management should ensure that the remedial actions from the fixed wiring inspection dated 02/09/23 are completed.

Detailed Risk Assessment Part 2 / A - Electrical Ignition Sources / A2

Is PAT testing in common areas carried out?

Assessor Findings

Portable Appliance Testing is carried out in-house, last test date 27 January 2023. The portable electrical equipment in the refurbished office, staff welfare area and meeting rooms are less than 12 months old and therefore, have not been PAT tested.



Photo 12



Photo 13

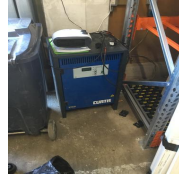


Photo 14

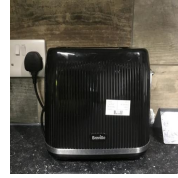


Photo 15

Open | Priority: Medium | Due: 28 May 2024 9:12 AM BST | Created by: Fraser Gregory

A2

Ensure all items of Portable Electrical Equipment is PAT tested.

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)?

Assessor Findings

It could not be confirmed if there is a specific policy for the charging and use of personal electrical equipment. During the assessment no personal electrical equipment was seen.

Open | Priority: Medium | Due: 28 May 2024 9:14 AM BST | Created by: Fraser Gregory

A3

Management should develop a policy for personal electrical equipment and communicate to all staff.

Detailed Risk Assessment Part 2 / B - Smoking Policies / B1

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

Assessor Findings

Smoking is not allowed on site apart from the designated smoking area at the side of the grounds maintenance workshop. It was noted the cigarette bin was full at the time of the assessment.



Photo 16



Photo 17

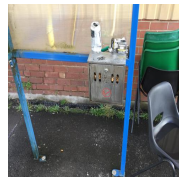


Photo 18

Open | Priority: Low | Due: 28 Feb 2025 9:18 AM GMT | Created by: Fraser Gregory

B1

Management should ensure that the cigarette bin provided in the smoking area is emptied on a regular basis.

Detailed Risk Assessment Part 2 / F - Lightning / F1

Does the building have a lightning protection system?

Assessor Findings

No lightning protection system appears to be provided for the premise. At building design there was no requirement to install lightning protection. However, taking into account of the premises buildings, a risk assessment should be undertaken on the property to identify if an LPS is required in line with BS EN 62305-2.

Open | Created by: Fraser Gregory

F1

At the time of the assessment, it could not be confirmed if 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 / G - Housekeeping / G1

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

Assessor Findings

Combustible materials were noted as being stored in areas containing sources of ignition.

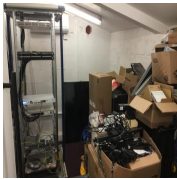


Photo 25



Photo 26

Open | Priority: Medium | Due: 28 May 2024 9:26 AM BST | Created by: Fraser Gregory

G1

Management should ensure that the combustible materials being stored in the server room in the meetings block are removed.

Detailed Risk Assessment Part 2 / G - Housekeeping / G2

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

Assessor Findings

At the time of the assessment the external fire escape route behind the warehouse was becoming blocked. Also, a ladder was blocking the final exit door in the warehouse.

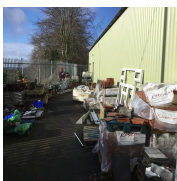


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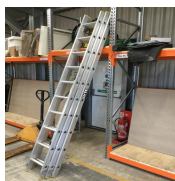


Photo 28

Open | Priority: Medium | Due: 28 May 2024 9:30 AM BST | Created by: Fraser Gregory

G2

Management should ensure that fire escape routes are available at all times.

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)?

Assessor Findings

There was no evidence to demonstrate that there is adequate controls over contractors activities.

Open | Priority: Medium | Due: 28 May 2024 9:32 AM BST | Created by: Fraser Gregory

H1

Management should ensure there are suitable procedures in place for the management of contractors prior to attending site and whilst working on site.

Detailed Risk Assessment Part 2 / 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?

Assessor Findings

Flammable substances are used for gardening equipment. Generally, these were found to be well controlled and stored in flammable substances cabinets. However, the cabinets were unlocked. There was no evidence to confirm that DSEAR assessments have been undertaken.



Photo 29

Open | Priority: Medium | Due: 28 May 2024 9:34 AM BST | Created by: Fraser Gregory

I1

Management should ensure a DSEAR assessment is carried out by a competent person and its contents communicated to all relevant staff.

Open | Priority: Medium | Due: 28 May 2024 9:33 AM BST | Created by: Fraser Gregory

I1

Management should ensure that the flammable substances cabinets are closed and locked when not in use.

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

Are all issues deemed satisfactory? [1]

Assessor Findings

Some of the grounds maintenance equipment is powered by Lithium Ion batteries. These batteries are charged in the grounds maintenance block. However, the fire extinguishers in that area are not appropriate.

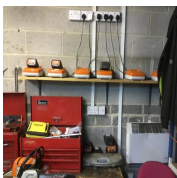


Photo 30

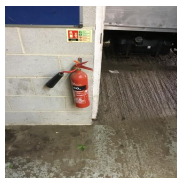


Photo 31

Open | Priority: Medium | Due: 28 May 2024 9:37 AM BST | Created by: Fraser Gregory

J1

Management should ensure the correct portable fire-fighting medium is located in close proximity to the charging of the Lithium Ion batteries.

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

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

Assessor Findings

The majority of doors on escape routes open easily. However, in the grounds maintenance workshop two final exit doors were unusable due to them being locked.

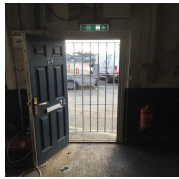


Photo 35



Photo 36

Open | Priority: High | Due: 28 Mar 2024 9:40 AM GMT | Created by: Fraser Gregory

K4

Management should ensure that all doors on escape routes are available to use at all time.

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?

Assessor Findings

The common area doors appear to be 30 minute fire rated doors including three fire rated hinges, and a self closer. However, none of the new fire doors fitted in the staff welfare facilities and training room have intumescent seals and no labels or identification plugs were observed.

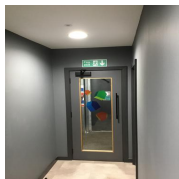


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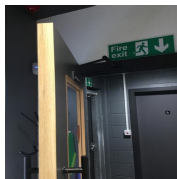


Photo 38

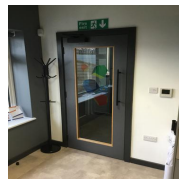


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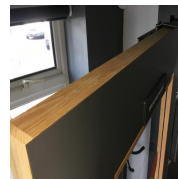


Photo 40

Open | Priority: Medium | Due: 28 May 2024 9:45 AM BST | Created by: Fraser Gregory

M1

Management should clarify with the fire door installer that the fire resisting doors recently installed in the staff welfare area meet the requirements of BS 8214: 2016. If the doors are found not to conform they should be replaced with certified door sets meeting the standard noted.

Detailed Risk Assessment Part 2 / N - Emergency Lighting / N2

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

Assessor Findings

There is no external emergency lighting.

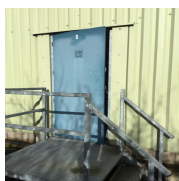


Photo 46

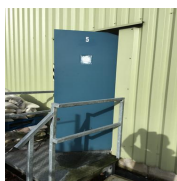


Photo 47



Photo 48

Open | Priority: Medium | Due: 28 May 2024 9:46 AM BST | Created by: Fraser Gregory

N2

Management should ensure emergency lighting is fitted externally above final exits and on the external escape routes so persons can escape safely if the power fails.

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)

Assessor Findings

Throughout the site there are various visible fire safety signs. However, certain visible fire safety signs are missing.

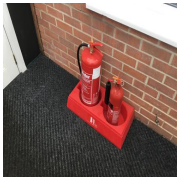


Photo 49



Photo 50

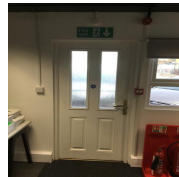


Photo 51



Photo 52



Photo 53

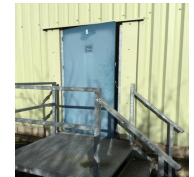


Photo 54



Photo 55

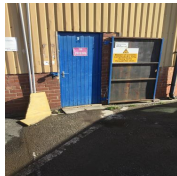


Photo 56

Open | Priority: Medium | Due: 28 May 2024 9:48 AM BST | Created by: Fraser Gregory

O1

Within the main office the following signs are required, fire extinguisher signs, thumb lock signs on the final exit doors, Fire Action Notices by each manual alarm call point. On the external side of every final exit "Fire exit keep clear" signs are required.

Detailed Risk Assessment Part 2 / 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?

Assessor Findings

An automatic fire detection and alarm system has been fitted across the site to what appears to be L3 category. However, there appears to be only one smoke detector in the grounds maintenance workshop which was covered.



Photo 57

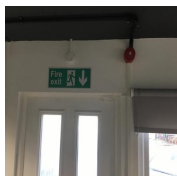


Photo 58

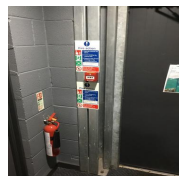


Photo 59

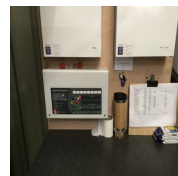


Photo 60

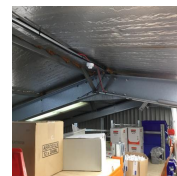


Photo 61

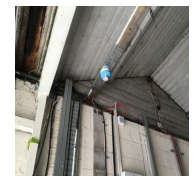


Photo 62

Open | Priority: High | Due: 28 Mar 2024 9:49 AM GMT | Created by: Fraser Gregory

P1

Management should ensure that the smoke detector in the grounds maintenance workshop is uncovered and investigate why it has been covered and carryout any remedial actions required to prevent it happening again.

Open | Priority: Medium | Due: 28 May 2024 9:49 AM BST | Created by: Fraser Gregory

P1

Management should establish the category of the automatic fire alarm system and ensure all areas have the required coverage.

Detailed Risk Assessment Part 2 / P - Means of Giving Warning in Case of Fire / P5

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

Assessor Findings

No Fire alarm zone plan is provided

Open | Priority: Medium | Due: 28 May 2024 9:50 AM BST | Created by: Fraser Gregory

P5

Management should develop a fire zone plan that reflects the current automatic fire detection and alarm system. The zone plan should be positioned in close proximity to the fire alarm panel.

Detailed Risk Assessment Part 2 / 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?

Assessor Findings

Within the warehouse is a void area above the new welfare facility. A visual inspection from outside the void was made. However, it could not be confirmed if the compartmentation was adequate.



Photo 63

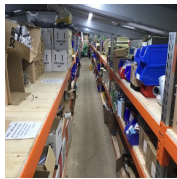


Photo 64

Open | Priority: Medium | Due: 28 May 2024 9:52 AM BST | Created by: Fraser Gregory

Q1

Management should ensure that the compartmentation in the void above the new welfare facility is adequate.

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

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

Assessor Findings

Portable firefighting equipment is provided in most areas relevant to the fire risk. However, there is no fire fighting equipment in close proximity to the external bark storage area. See J1.

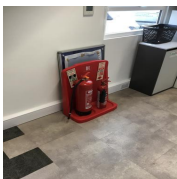


Photo 73

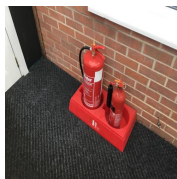


Photo 74

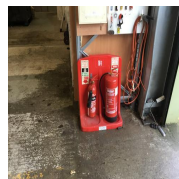


Photo 75



Photo 76



Photo 77

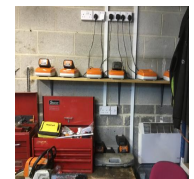


Photo 78

Open | Priority: Medium | Due: 28 May 2024 9:53 AM BST | Created by: Fraser Gregory

R1

Management should ensure that water type fire extinguishers are placed near the external bark storage area.

Detailed Risk Assessment Part 2 / T - Procedures and Arrangements / T5

Are there suitable fire assembly points away from any risk?

Assessor Findings

The fire assembly point is situated at the rear of the site amongst the waste collection area.



Photo 80

Open | Priority: Low | Due: 28 Feb 2025 2:16 PM GMT | Created by: Fraser Gregory

T5

The location of the fire assemble point should be changed so that it is closer to the main entrance to the site.

Detailed Risk Assessment Part 2 / V - Testing and Maintenance / V1

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

Assessor Findings

At the time of the assessment due to sickness no records were seen. After the visit, testing and inspection evidence has been provided. The Emergency Lighting 3hr drain down test was completed 28/03/23 by Harmony. However, there was no evidence of the Emergency Lighting monthly "flick" tests. Also, evidence has not been provided for the 6 monthly fire alarm testing. The weekly fire alarm test was carried out 09/02/24.

Open | Priority: High | Due: 28 Mar 2024 2:25 PM GMT | Created by: Fraser Gregory

V1

Ensure all fire system are inspected and tested within the required timescales and that records of testing and maintenance are readily available.

Detailed Risk Assessment Part 1

1 action

1. General Information

1.1 FRA Type:

Type 1 (Non-Destructive)

1.2 Property Type:

Purpose Built Warehouse

1.3 Property Designation:

Commercial

1.4 Responsible Person:

Lindsey Williams - CEO Futures Housing Group

1.5 No of Floors:

1

The warehouse has a small mezzanine level.

1.6 No of Flats (if applicable):

N/A

1.7 Ground Floor Area (m2):

660m2

The depot is made up of 4 separate buildings comprising of, main office 100m2, warehouse/meeting/training rooms 300m2, meeting rooms block 60m2 and grounds maintenance workshop 200m2.

1.8 Total Area of all Floors (m2)

700m2

1.9 Building Description:

Leabrooks depot is a maintenance depot situated in Crays Hill. The depot provides support to the building and grounds maintenance departments for Future Homescapes properties. The site comprises of four buildings, a single storey main office, single storey (with a small mezzanine) warehouse with adjoining meeting/training rooms and staff welfare facilities, single storey meeting rooms block and the grounds maintenance workshop.

The main office, meeting/training room and staff welfare facilities have recently been refurbished (September 2023).

Externally, is parking for cars and vans and a waste recycling area.

1.10 Building Construction:

Main office - Portable cabin with brick porch.

Warehouse/meeting/welfare - Steel framed building with metal cladding and sloping metal roof.

Meeting room block - Traditional brick/block with internal partitioning of block and plasterboard with concrete flooring and pitched metal roof.

Grounds maintenance block - Steel framed building with block infill with metal cladding and a metal clad sloping roof.



Photo 7



Photo 8



Photo 9



Photo 10

1.11 Extent of common areas:

All four buildings have common areas.

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

All areas of the building were accessed, apart from the floor space above the staff welfare as this was a restricted area.



Photo 11

1.13 If applicable, state which flats were sample inspected:

There are no flats on site.

2. The Occupants

1 action

2.1 Management Extent

Managed Building - Manager or Senior Staff Onsite Regularly

2.2 Details of any onsite Management

Management personnel are on site at all times.

2.3 Person managing fire safety in the premises

Lindsey Williams - CEO Futures Housing Group.

2.4 Person consulted during the fire risk assessment

Unfortunately, John Blatherwick, the person who I was due to meet was not available due to sickness. However, the Assessor was assisted by Megan Beverley, Responsive Teams leader. An email was sent to John requesting additional information on 17/02/24. Some of which has been received and is included in this assessment.

2.5 Number of occupants (maximum estimated)

During normal office hours there are approximately 20 staff on site.

2.6 Approximate maximum number of employees at any one time

Approximately 120 - This is made up of Office staff and maintenance staff who collect and drop off equipment/materials at the start and end of each day. Currently there is no formal signing procedure for staff or visitors.

Open | Priority: Medium | Due: 27 May 2024 9:28 AM BST | Created by: Fraser Gregory

2.6

So that persons can be accounted for in the event of an emergency a formal signing in procedure should be adopted for staff, contractors and visitors.

2.7 Number of members of the public (maximum estimated)

Approximately 5 - It is unlikely that members of the public would be on site. However, there could be visitors, delivery drivers and contractors.

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

At the time of the assessment it was confirmed there are no persons with disabilities and sleeping does not take place within the depot.

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)

Electricity at Work Regulations 1989

Other pieces of health, safety and fire safety legislation apply.

3.4 The other legislation referred to above is enforced by

Local Governing Authority / Health & Safety Executive.

3.5 Guidance used as applicable to premises and occupation

Factories & Warehouses

3.6 Is there an alteration or enforcement notice in force?

N/A

3.7 Fire loss experience (since last FRA)

N/A

Detailed Risk Assessment Part 2

22 actions

A - Electrical Ignition Sources

3 actions

A1

1 action

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

It is policy for the client to carry out statutory 5 yearly inspections and testing of the landlord's electrical supply system. Records of all testing inspection and maintenance were observed.

The Assessor noted that the EICR (attached) was deemed to be rated as Unsatisfactory.

[Leabrooks Depot \(JJJ02\).pdf](#)

Open | Priority: High | Due: 28 Mar 2024 12:12 PM GMT | Created by: Paul Doodson

A1

Management should ensure that the remedial actions from the fixed wiring inspection dated 02/09/23 are completed.

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:

High - 1 Month

A2

1 action

Is PAT testing in common areas carried out?

Assessor Findings

Portable Appliance Testing is carried out in-house, last test date 27 January 2023. The portable electrical equipment in the refurbished office, staff welfare area and meeting rooms are less than 12 months old and therefore, have not been PAT tested.



Photo 12



Photo 13



Photo 14

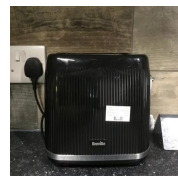


Photo 15

Open | Priority: Medium | Due: 28 May 2024 9:12 AM BST | Created by: Fraser Gregory

A2

Ensure all items of Portable Electrical Equipment is PAT tested.

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:	Medium - 3 Months
A3	1 action
Is there a policy for personal electrical appliances (consider restrictions of communal supply points such as outlets and T pin outlets)?	Assessor Findings
It could not be confirmed if there is a specific policy for the charging and use of personal electrical equipment. During the assessment no personal electrical equipment was seen.	
Open Priority: Medium Due: 28 May 2024 9:14 AM BST Created by: Fraser Gregory	
A3	
Management should develop a policy for personal electrical equipment and communicate to all staff.	
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:	Medium - 3 Months
A4	
Is the use of adapters and leads limited?	Assessor observed appropriate use of trailing leand and or adaptors, no hazard identiifed.
A5	
Are they any PV cells installed and do they have the appropriate isolation systems and signage to assist the fire and rescue service?	No Photovoltaic, (PV), cells were identified at this address.
B - Smoking Policies	1 action
B1	1 action
Are there suitable arrangements to prevent fire as a result from smoking?	Assessor Findings
Smoking is not allowed on site apart from the designated smoking area at the side of the grounds maintenance workshop. It was noted the cigarette bin was full at the time of the assessment.	



Photo 16



Photo 17

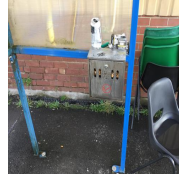


Photo 18

Open | Priority: Low | Due: 28 Feb 2025 9:18 AM GMT | Created by: Fraser Gregory

B1

Management should ensure that the cigarette bin provided in the smoking area is emptied on a regular basis.

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

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

B2

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

There was no evidence of any illicit smoking and adequate signage instructing persons not to smoke in the communal areas is displayed.



Photo 19

C - Arson

C1

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

Assessor findings

When unoccupied the site is secured by lockable gates and CCTV is in operation.

C2

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

Bins are not secured, however, they are stored externally at a sufficient and safe distance away from the premises.



Photo 20



Photo 21



Photo 22

D - Portable Heaters and Installations

D1

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

Assessor Findings

At the time of the assessment no portable heaters were seen.

D2

Are fixed heating systems maintained annually?

See Policy Principle

Heating in the main office is provided by air conditioning. There was no information available regarding testing.

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)?

Assessor Findings

There is no cooking on site. Microwave ovens are used to heat food. Kettles and water boilers are also used in the main office and welfare area.



Photo 23



Photo 24

F - Lightning

1 action

F1

1 action

Does the building have a lightning protection system?

Assessor Findings

No lightning protection system appears to be provided for the premise. At building design there was no requirement to install lightning protection. However, taking into account of the premises buildings, a risk assessment should be undertaken on the property to identify if an LPS is required in line with BS EN 62305-2.

F1

At the time of the assessment, it could not be confirmed if 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

2 actions

G1

1 action

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

Assessor Findings

Combustible materials were noted as being stored in areas containing sources of ignition.



Photo 25



Photo 26

Open | Priority: Medium | Due: 28 May 2024 9:26 AM BST | Created by: Fraser Gregory

G1

Management should ensure that the combustible materials being stored in the server room in the meetings block are removed.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

G2

1 action

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

Assessor Findings

At the time of the assessment the external fire escape route behind the warehouse was becoming blocked. Also, a ladder was blocking the final exit door in the warehouse.

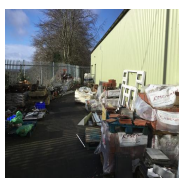


Photo 27

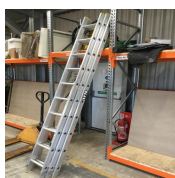


Photo 28

Open | Priority: Medium | Due: 28 May 2024 9:30 AM BST | Created by: Fraser Gregory

G2

Management should ensure that fire escape routes are available at all times.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

G3

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

No scooters or electric vehicles were stored in the means of escape.

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)?

Assessor Findings

There was no evidence to demonstrate that there is adequate controls over contractors activities.

Open | Priority: Medium | Due: 28 May 2024 9:32 AM BST | Created by: Fraser Gregory

H1

Management should ensure there are suitable procedures in place for the management of contractors prior to attending site and whilst working on site.

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.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

I - Dangerous Substances

2 actions

I1

2 actions

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?

Assessor Findings

Flammable substances are used for gardening equipment. Generally, these were found to be well controlled and stored in flammable substances cabinets. However, the cabinets were unlocked. There was no evidence to confirm that DSEAR assessments have been undertaken.



Photo 29

Open | Priority: Medium | Due: 28 May 2024 9:34 AM BST | Created by: Fraser Gregory

I1

Management should ensure a DSEAR assessment is carried out by a competent person and its contents communicated to all relevant staff.

Open | Priority: Medium | Due: 28 May 2024 9:33 AM BST | Created by: Fraser Gregory

I1

Management should ensure that the flammable substances cabinets are closed and locked when not in use.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

J - Other Significant Hazards

1 action

J1

1 action

Are all issues deemed satisfactory? [1]

Assessor Findings

Some of the grounds maintenance equipment is powered by Lithium Ion batteries. These batteries are charged in the grounds maintenance block. However, the fire extinguishers in that area are not appropriate.

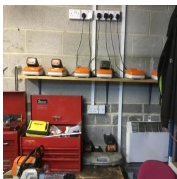


Photo 30

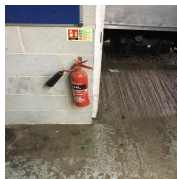


Photo 31

Open | Priority: Medium | Due: 28 May 2024 9:37 AM BST | Created by: Fraser Gregory

J1

Management should ensure the correct portable fire-fighting medium is located in close proximity to the charging of the Lithium Ion batteries.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

J2

Are all issues deemed satisfactory? [2]

No issues to report

K - Means of Escape

1 action

K1

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

The means of escape appears to be adequate from all areas.

K2

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

The fire-resisting construction (including any glazing) protecting escape routes and staircases was of a suitable standard and maintained in sound condition.

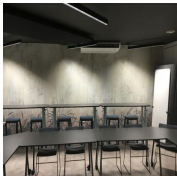


Photo 32

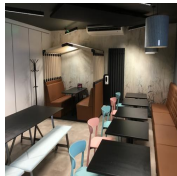


Photo 33

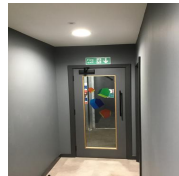


Photo 34

K3

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

The exits provided are adequate for the maximum number of persons ever likely to need them to escape from a fire, taking into account the evacuation strategy in place for the building.

K4

1 action

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

Assessor Findings

The majority of doors on escape routes open easily. However, in the grounds maintenance workshop two final exit doors were unusable due to them being locked.

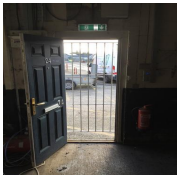


Photo 35



Photo 36

Open | Priority: High | Due: 28 Mar 2024 9:40 AM GMT | Created by: Fraser Gregory

K4

Management should ensure that all doors on escape routes are available to use at all time.

Action/Recommendation Required?

Yes

Action Priority:

High - 1 Month

K5

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

The final exit doors open in the direction of travel.

K6

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

The travel distances from all areas are within the maximum distances recommended in national guidance.

K7

Are there suitable precautions for all inner rooms?

Assessor Findings

There are no inner rooms.

K8

Are escape routes separated where appropriate?

Assessor Findings

N/A.

K9

Are corridors sub-divided where appropriate?

The corridors do not require sub dividing

N/A.

K10

Do escape routes lead to a place of safety?

Assessor Findings

All 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)

Assessor Findings

There are no stairs or lobbies which require ventilation.

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?

Assessor Findings

There wasn't any plastic, non-fire rated trunking/conduit or loose cables present in any of the buildings.

L - Flat Entrance Doors

L1

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

Assessor Findings

N/A.

M - Common Area Fire Doors

1 action

M1

1 action

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

Assessor Findings

The common area doors appear to be 30 minute fire rated doors including three fire rated hinges, and a self closer. However, none of the new fire doors fitted in the staff welfare facilities and training room have intumescent seals and no labels or identification plugs were observed.

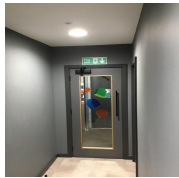


Photo 37



Photo 38



Photo 39



Photo 40

Open | Priority: Medium | Due: 28 May 2024 9:45 AM BST | Created by: Fraser Gregory

M1

Management should clarify with the fire door installer that the fire resisting doors recently installed in the staff welfare area meet the requirements of BS 8214: 2016. If the doors are found not to conform they should be replaced with certified door sets meeting the standard noted.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

N - Emergency Lighting

1 action

N1

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

Emergency lighting is provided throughout the escape routes and the coverage is sufficient. it appears to be in accordance with BS 5266 Pt 1 2016 (See limitations statement)

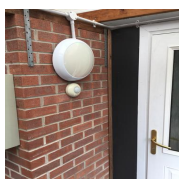


Photo 41

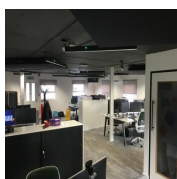


Photo 42

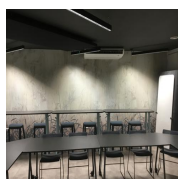


Photo 43

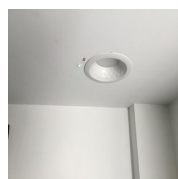


Photo 44

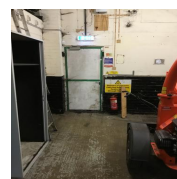


Photo 45

N2

1 action

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

Assessor Findings

There is no external emergency lighting.



Photo 46



Photo 47



Photo 48

Open | Priority: Medium | Due: 28 May 2024 9:46 AM BST | Created by: Fraser Gregory

N2

Management should ensure emergency lighting is fitted externally above final exits and on the external escape routes so persons can escape safely if the power fails.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

O - Fire Safety Signs and Notices

1 action

O1

1 action

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

Assessor Findings

Throughout the site there are various visible fire safety signs. However, certain visible fire safety signs are missing.

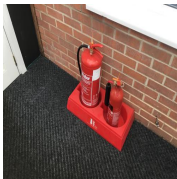


Photo 49



Photo 50

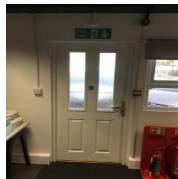


Photo 51



Photo 52



Photo 53

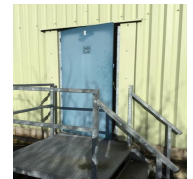


Photo 54

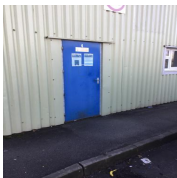


Photo 55

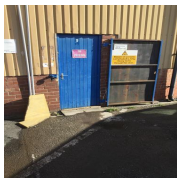


Photo 56

Open | Priority: Medium | Due: 28 May 2024 9:48 AM BST | Created by: Fraser Gregory

O1

Within the main office the following signs are required, fire extinguisher signs, thumb lock signs

on the final exit doors, Fire Action Notices by each manual alarm call point. On the external side of every final exit "Fire exit keep clear" signs are required.

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?

Assessor Findings

N/A.

P - Means of Giving Warning in Case of Fire

3 actions

P1

2 actions

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

Assessor Findings

An automatic fire detection and alarm system has been fitted across the site to what appears to be L3 category. However, there appears to be only one smoke detector in the grounds maintenance workshop which was covered.



Photo 57



Photo 58

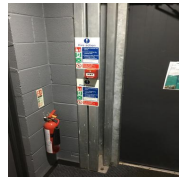


Photo 59

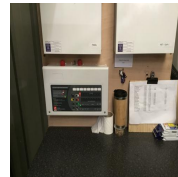


Photo 60

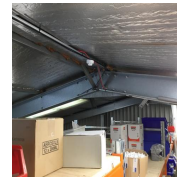


Photo 61

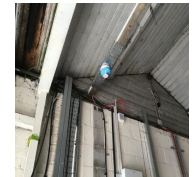


Photo 62

Open | Priority: High | Due: 28 Mar 2024 9:49 AM GMT | Created by: Fraser Gregory

P1

Management should ensure that the smoke detector in the grounds maintenance workshop is uncovered and investigate why it has been covered and carryout any remedial actions required to prevent it happening again.

Open | Priority: Medium | Due: 28 May 2024 9:49 AM BST | Created by: Fraser Gregory

P1

Management should establish the category of the automatic fire alarm system and ensure all areas have the required coverage.

Action/Recommendation Required?

Yes

Action Priority:

High - 1 Month

P2

If installed, is the common area AFD adequate for the

Assessor Findings

occupancy and fire risk?

See P1.

P3

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

Assessor Findings

N/A.

P4

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

Assessor Findings

There are no dwellings on site.

P5

1 action

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

Assessor Findings

No Fire alarm zone plan is provided

Open | Priority: Medium | Due: 28 May 2024 9:50 AM BST | Created by: Fraser Gregory

P5

Management should develop a fire zone plan that reflects the current automatic fire detection and alarm system. The zone plan should be positioned in close proximity to the fire alarm panel.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

P6

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

The client has in place a clearly defined and communicated policy

P7

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

Assessor Findings

N/A.

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?

Assessor Finding

N/A.

Q - Measures to Limit Fire Spread and Development

1 action

Q1

1 action

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

Assessor Findings

Within the warehouse is a void area above the new welfare facility. A visual inspection from outside the void was made. However, it could not be confirmed if the compartmentation was adequate.



Photo 63

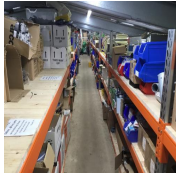


Photo 64

Open | Priority: Medium | Due: 28 May 2024 9:52 AM BST | Created by: Fraser Gregory

Q1

Management should ensure that the compartmentation in the void above the new welfare facility is adequate.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

Q2

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

No hidden voids were identified during this inspection. (A Type 1 Fire Risk Assessment (non-intrusive/non-destructive) is unable to provide full information in this regard).

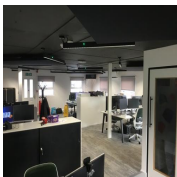


Photo 65

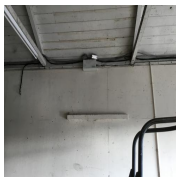


Photo 66

Q3

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

Assessor Findings

N/A.

Q4

Is compartmentation maintained in the roof space?

Assessor finding

See Q1.

Q5

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

Assessor Findings

The distribution boards across the site are not enclosed in fire rated cabinets, however, there is little risk.



Photo 67



Photo 68

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?

Assessor Findings

N/A.

Q7

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

It was not possible to confirm the FR of wall and ceiling linings. However, the existing finishes are in reasonable condition and do not appear to present a significant risk to fire spread or safe escape.

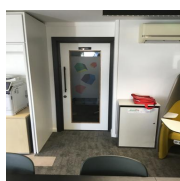


Photo 69

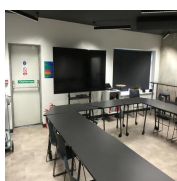


Photo 70

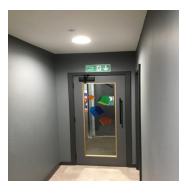


Photo 71

Q8

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

The soft furnishings in the communal escape route appears to meet the current regulations. BS 7176

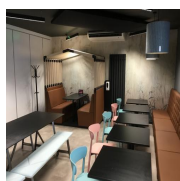


Photo 72

Q9

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

Assessor Findings

N/A.

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?

No not required

N/A.

Q11

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

N/A

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?

No other issues noted at the time of this assessment.

R - Fire Extinguishing Appliances

1 action

R1

1 action

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

Assessor Findings

Portable firefighting equipment is provided in most areas relevant to the fire risk. However, there is no fire fighting equipment in close proximity to the external bark storage area. See J1.

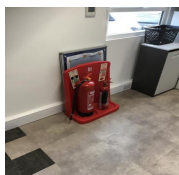


Photo 73

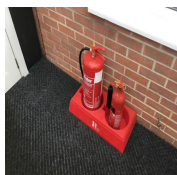


Photo 74

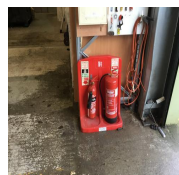


Photo 75



Photo 76



Photo 77

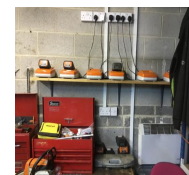


Photo 78

Open | Priority: Medium | Due: 28 May 2024 9:53 AM BST | Created by: Fraser Gregory

R1

Management should ensure that water type fire extinguishers are placed near the external bark

storage area.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

S - Relevant Automatic Fire Extinguishing Systems

S1

Are there any automatic fire suppressant systems on site?

No sprinkler system is provided or required at this address.

S2

Are there any fixed fire fighting mains within the premises?

No DRM is provided or required at this address.

S3

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

N/A

T - Procedures and Arrangements

1 action

T1

Recommended evacuation strategy for this building is:

Simultaneous Evacuation

T2

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

Yes.

Managers have been made responsible for carrying out regular checks including weekly alarm testing.

T3

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

Assessor Findings

Documented fire evacuation plans are displayed around the site.



Photo 79

T4

On site staff will call the Fire and

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

Rescue Service

T5

1 action

Are there suitable fire assembly points away from any risk?

Assessor Findings

The fire assembly point is situated at the rear of the site amongst the waste collection area.



Photo 80

Open | Priority: Low | Due: 28 Feb 2025 2:16 PM GMT | Created by: Fraser Gregory

T5

The location of the fire assemble point should be changed so that it is closer to the main entrance to the site.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

T6

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

Assessor Findings

There are currently no disabled persons on site.

T7

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

Assessor Findings

Staff are nominated and trained in the use of fire extinguishers. This was confirmed by the trained fire marshal table within the Fire Evacuation plan.

[FIRE evacuation plan for Leabrooks vJan 2023.pdf](#)

T8

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

Assessor Findings

This was confirmed by the trained fire marshal table within the Fire Evacuation plan.

[FIRE evacuation plan for Leabrooks vJan 2023.pdf](#)

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)

Staff do 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)

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?

Employees nominated to assist in the event of fire are given additional training.

Employees are not nominated to assist in the event of a fire.

V - Testing and Maintenance

1 action

V1

1 action

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

Assessor Findings

At the time of the assessment due to sickness no records were seen. After the visit, testing and inspection evidence has been provided. The Emergency Lighting 3hr drain down test was completed 28/03/23 by Harmony. However, there was no evidence of the Emergency Lighting monthly "flick" tests. Also, evidence has not been provided for the 6 monthly fire alarm testing. The weekly fire alarm test was carried out 09/02/24.

Open | Priority: High | Due: 28 Mar 2024 2:25 PM GMT | Created by: Fraser Gregory

V1

Ensure all fire system are inspected and tested within the required timescales and that records of testing and maintenance are readily available.

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.

Action/Recommendation Required?

Yes

Action Priority:

High - 1 Month

W - Records

W1

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

Assessor Findings

See V1.

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?

No PIB required for this type of premises.

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?

Assessor Findings

There are no residents at this property.

Z - Any Other Information

Z1

Are all issues deemed satisfactory? [1]

Yes

Z2

Are all issues deemed satisfactory? [2]

Yes

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	Leabrooks Depo Crays Hill: DE55 1LN
Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies	All four buildings have common areas.
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	28 Feb 2024
Part 6 - Recommended Date for Reassessment of the premises	28 Feb 2026
Part 7 - Unique Reference Number of this Certificate (Job Number)	282506

Signed for on behalf of the Issuing Certified Organisation

James Hutton



Dated:

28 Feb 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

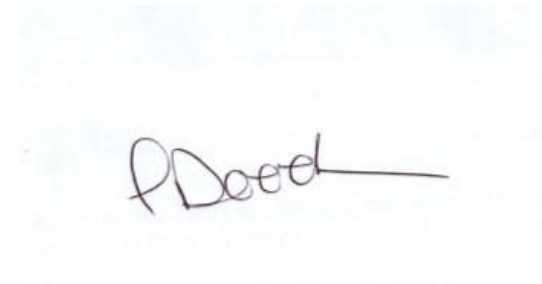


Photo 6



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



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Photo 44



Photo 45



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Photo 49



Photo 50



Photo 51



Photo 52



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Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77

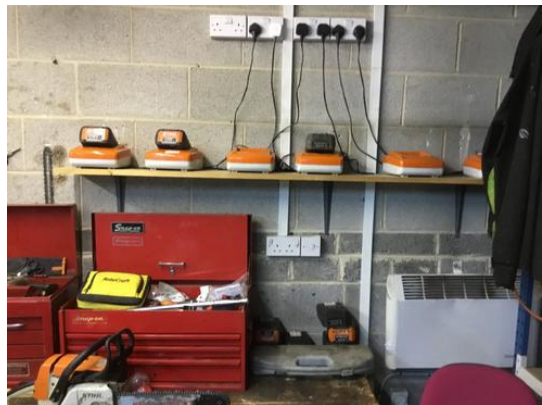


Photo 78

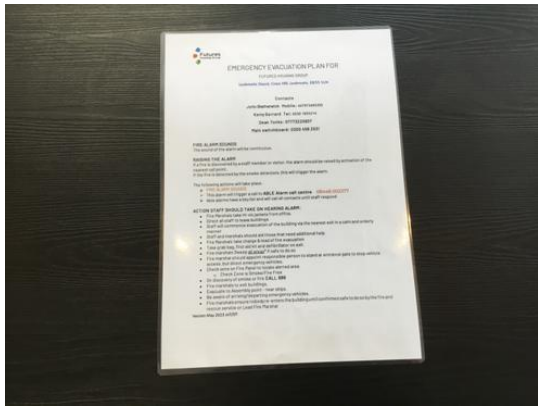


Photo 79



Photo 80

File summary

[Leabrooks Depot \(JJJ02\).pdf](#)

[FIRE evacuation plan for Leabrooks vJan 2023.pdf](#)

[FIRE evacuation plan for Leabrooks vJan 2023.pdf](#)