

Futures Fire Risk Assessment

Futures Homescape, Rutland mill, 5
Market St: DE7 5PQ, UPRN: 14718 /
316081 / QA Approved / Paul Doodson

Complete

Flagged items	2	Actions	22
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SITE NAME:

Futures Homescape, Rutland mill,
5 Market St: DE7 5PQ, UPRN:
14718, Fire Risk Assessments,
Futures Homescape

PROPERTY IMAGE



Photo 1

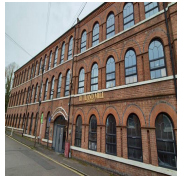


Photo 2

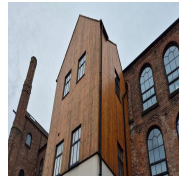


Photo 3



Photo 4

UPRN:

14718

JOB NUMBER:

316081

FRA COMPLETED BY:

Pennington Choices Limited

FIRE RISK ASSESSOR NAME:

Adrian Gallimore

INSPECTION DATE:

10 Apr 2024

REPORT STATUS:

QA Approved

REASSESSMENT PRIORITY

Medium - 2 Years

VALID TO: (QA Use Only)

24 Apr 2026

VALIDATION DATE: (QA Use Only)

24 Apr 2024

VALIDATED BY: (QA Use Only)

Paul Doodson

VALIDATOR'S SIGNATURE: (QA Use Only)



Photo 5

Flagged items & Actions

2 flagged, 22 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

22 actions

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

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 within common areas at the time of assessment. Lockable sockets are present in common areas, all were locked in the off position at the time of assessment.



Photo 6

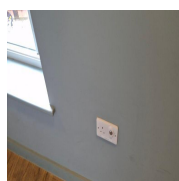


Photo 7

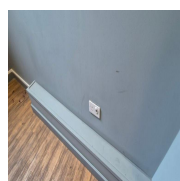


Photo 8

Open | Created by: Adrian Gallimore

A3

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

Detailed Risk Assessment Part 2 / D - Portable Heaters and Installations / D2

Are fixed heating systems maintained annually?

Assessor Findings

Wall mounted heaters are provided within common areas with metal grill covers fitted. There is no signage displayed to state 'do not cover'. Refer to Policy Principle for dwelling fixed heating maintenance.



Photo 20

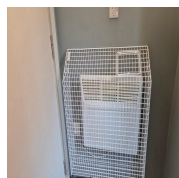


Photo 21

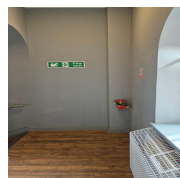


Photo 22

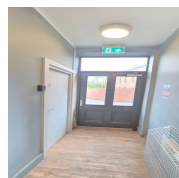


Photo 23

Open | Priority: Medium | Due: 24 Jul 2024 12:14 PM BST | Created by: Adrian Gallimore

D2

Management should ensure that signage is displayed at all electric heaters within the common area 'do not cover'.

Detailed Risk Assessment Part 2 / F - Lightning / F1

Does the building have a lightning protection system?

Assessor Findings

The policy principle confirms that no lightning protection is installed and none was identified at the time of the assessment. A risk assessment in accordance with IEC/EN 62305-2 is beyond the scope of this FRA.

Open | Created by: Adrian Gallimore

F1

It is PCL recommendation that advice is sought from a competent person to determine whether lightning protection is required or not for the building in accordance with BS EN 62305-2:2012.

Detailed Risk Assessment Part 2 / G - Housekeeping / G1

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

Assessor Findings

There are service risers, presumed plant / electrical intake rooms within the common area and a plant room to the rear of the premises that were not accessible to the Assessor. It was not possible to establish if combustible materials or ignition sources are present within.



Photo 24



Photo 25



Photo 26

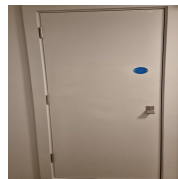


Photo 27



Photo 28



Photo 29

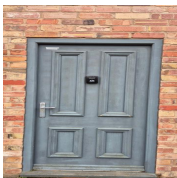


Photo 30

Open | Priority: Medium | Due: 24 Jul 2024 12:20 PM BST | Created by: Adrian Gallimore

G1

Management should inspect all cupboards, plant rooms and service risers to ensure that combustible materials are not stored in proximity of ignition sources within. Any combustible storage found should be 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

Generally escape routes and common areas were clear however, some personal items and recyclables were stored to third floor flats.

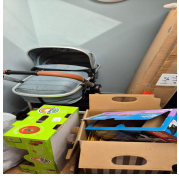


Photo 31

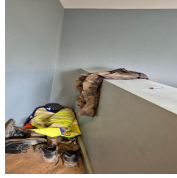


Photo 32

Open | Priority: Medium | Due: 24 Jul 2024 12:26 PM BST | Created by: Adrian Gallimore

G2

Management should liaise with residents to ensure that items are removed and that common areas and escape routes are kept clear at all times.

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

Are all issues deemed satisfactory? [1]

Assessor Findings

Pendant decorative lighting is installed to the entrance lobby. Pendant lighting is not recommended for communal area within general need blocks.

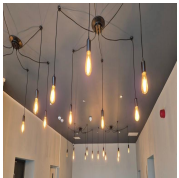


Photo 33

Open | Priority: Low | Due: 24 Apr 2025 2:34 PM BST | Created by: Adrian Gallimore

J1

Management should ensure that pendant lighting is removed and replaced with protected / enclosed light fittings.

Detailed Risk Assessment Part 2 / K - Means of Escape / K9

Are corridors sub-divided where appropriate?

The corridors are sub-divided by FD30s fire doors.

All sub-dividing doors are labelled to confirm that they are certified FD30 doors. Intumescent strips, self-closing devices and Georgian reinforced glass is fitted. The sub-divider adjacent to flat 12 has an excessive gap to the bottom of the door.



Photo 55

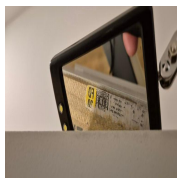


Photo 56

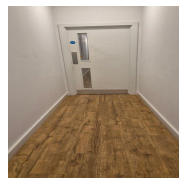


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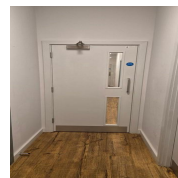


Photo 58



Photo 59

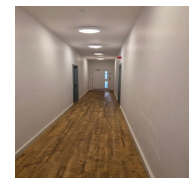


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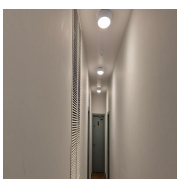


Photo 61

Open | Priority: Medium | Due: 24 Jul 2024 1:28 PM BST | Created by: Adrian Gallimore

K9

Management should repair the sub-divider adjacent to dwelling 12. Any work necessary should be carried out by a third party accredited fire door company.

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

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

Assessor Findings

Flats 4, 12 and 21 were sampled. Doors are labelled to confirm that they are certified FD30 fire doors. Intumescent strips and self closure devices are fitted. The gap to the top of the door to flat 4 was excessive. In addition, it was not possible to establish fire rating or condition of other dwelling doors as no other flats were accessible.



Photo 72

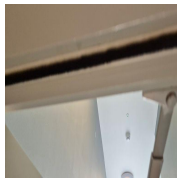


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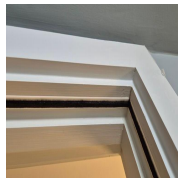


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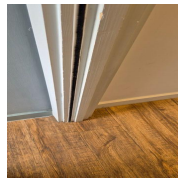


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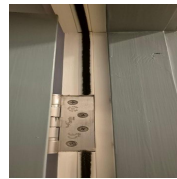


Photo 76



Photo 77

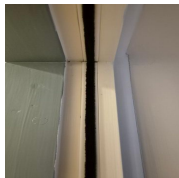


Photo 78



Photo 79

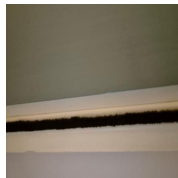


Photo 80



Photo 81

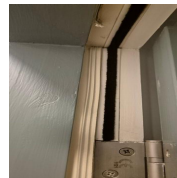


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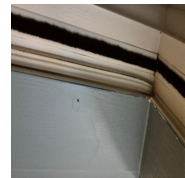


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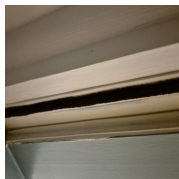


Photo 84



Photo 85

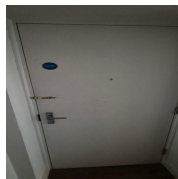


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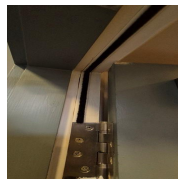


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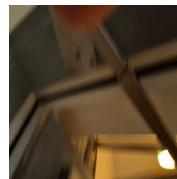


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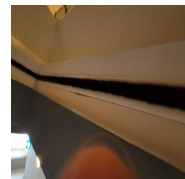


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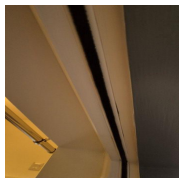


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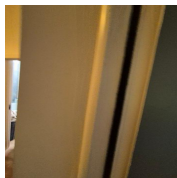


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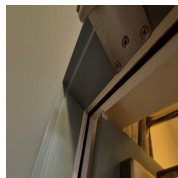


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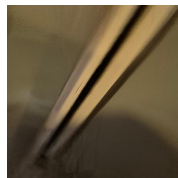


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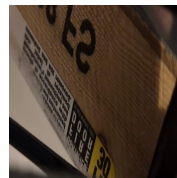


Photo 94



Photo 95

Open | Priority: Medium | Due: 24 Jul 2024 1:27 PM BST | Created by: Adrian Gallimore

L1

Management should inspect all other dwelling doors to establish fire rating and condition. Where doors have a passing fire risk and they do not conform to a minimum of FD30S specification, they should be replaced with certified self-closing fire door sets to a minimum of FD30S specification. Any repairs or installation should only be completed by a certified third-party contractor.

Open | Priority: Medium | Due: 24 Jul 2024 1:26 PM BST | Created by: Adrian Gallimore

L1

Management should repair the door to flat 4 to ensure that gaps do not exceed 4mm tolerance. Work should be carried out by a third party accredited fire door company.

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

Assessor Findings

No external emergency lighting was identified. It was not possible to establish if borrowed lighting is sufficient as the assessment was completed during day light hours.

Open | Priority: Low | Due: 24 Apr 2025 1:32 PM BST | Created by: Adrian Gallimore

N2

Management should install external emergency lighting to exits. Any work required to be carried out by 3rd party accredited lighting technician.

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

Assessor Findings

There is common area AFD installed which is presumed to be linked to the AOV system however, the Assessor was unable to confirm this. There are also sounders installed to the common area. "Section 20.4 of the guidance used highlights how in 'general needs' blocks designed to support a 'stay put' policy, it is unnecessary and undesirable for a fire alarm system to be provided. A communal fire detection and alarm system will inevitably lead to a proliferation of false alarms. This will impose a burden on Fire and Rescue Services and lead to residents ignoring warnings of genuine fires.

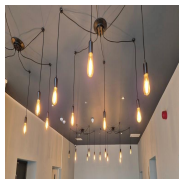


Photo 133

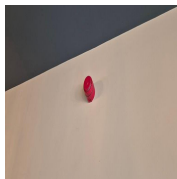


Photo 134

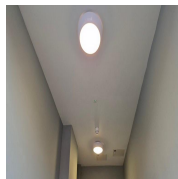


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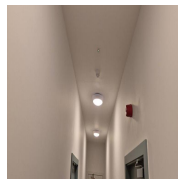


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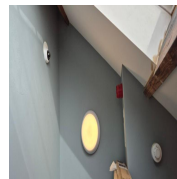


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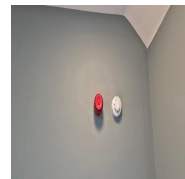


Photo 138

Open | Priority: Medium | Due: 24 Jul 2024 1:48 PM BST | Created by: Adrian Gallimore

P1

Management should confirm that the common area AFD system is linked to the AOV system. Management should also confirm that any common area fire alarm that maybe installed is warranted, appropriate and effective. Depending on the outcome modify system accordingly.

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

Assessor Findings

It was not possible to establish the arrangement for silencing and resetting the common area AFD system.

Open | Priority: Medium | Due: 24 Jul 2024 1:56 PM BST | Created by: Adrian Gallimore

P6

Management should ensure that there are adequate arrangements for silencing and resetting the alarm system and that the arrangements are communicated to residents. Residents should not be allowed to silence and reset the alarm system.

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

Assessor Findings

Hard-wired detection is installed to the hallways of dwellings sampled (4, 12 and 21) however, it was not possible to establish if AFD is installed to other rooms within the dwelling (Type 1 Survey). In addition, it was not possible to establish the level of detection to other dwellings as no other flats were sampled.

Open | Priority: Medium | Due: 24 Jul 2024 2:00 PM BST | Created by: Adrian Gallimore

P7

Management should ensure that hard-wired smoke / heat detection is installed to all flats within the block, in accordance with BS5389-6:2019 (Grade D1, LD2 smoke alarms). If found not to be, install to this standard. All work to be carried out by a third-party accredited fire alarm company.

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q2

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

Assessor Findings

There are voids to ground and first floor ceilings that were not accessible.

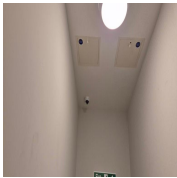


Photo 162

Open | Priority: Medium | Due: 24 Jul 2024 2:03 PM BST | Created by: Adrian Gallimore

Q2

If not already in place it is recommended that all hidden voids that are accessible are inspected at regular intervals, with any compartmentation issues suitably fire stopped using appropriate fire rated materials.

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

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

Assessor Findings

Service risers are located within common areas that were not accessible. It was not possible to establish the level of compartmentation within or if risers are fire rated.



Photo 163

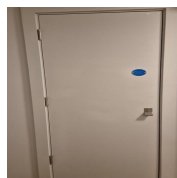


Photo 164

Open | Priority: Medium | Due: 24 Jul 2024 2:10 PM BST | Created by: Adrian Gallimore

Q3

As such, unless one has already been completed, it is advised that a survey of all risers is completed to establish whether or not they need to be fire rated and whether or not has been completed where services pass onto / out of other fire compartments. Any survey should only be carried out by a certified third-party contractor.

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

Is compartmentation maintained in the roof space?

Assessor finding

There are no roof space inspection hatches within common areas. It was not possible to establish the level of compartmentation within.

Open | Created by: Adrian Gallimore

Q4

Management should inspect the roof space to ensure that compartmentation is adequate / maintained. If found not to be adequate, suitable arrangements should be made for firestopping to be carried out in areas affected, using fire rated sealing materials. Where required this work should be done by a third party accredited contractor.

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q5

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

Assessor Findings

There are plant rooms within the common area which were not accessible and a plant room to the rear of the premise that was also not accessible. It was not possible to establish ignition risks, fire ridding or the level of compartmentation within.



Photo 165



Photo 166



Photo 167

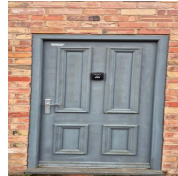


Photo 168

Open | Priority: Medium | Due: 24 Jul 2024 2:16 PM BST | Created by: Adrian Gallimore

Q5

Unless one has already been completed, it is advised that a survey of all cupboards / plant rooms is completed to establish whether or not they need to be fire rated and whether or not has been completed where services pass onto / out of other fire compartments. Any survey should only be carried out by a certified third-party contractor.

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q9

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

Assessor Findings

Wooden cladding is fitted to a section of the building to the rear. It was not possible to establish fire rating of materials used.

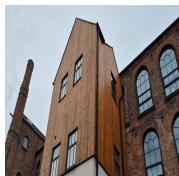


Photo 169

Open | Priority: Low | Due: 24 Apr 2025 2:18 PM BST | Created by: Adrian Gallimore

Q9

Management should confirm fire rating of timber cladding. Where materials do not conform, they should be replaced with fire rated materials.

Are there any fixed fire fighting mains within the premises?

Assessor Findings

A dry riser system is provided in the property with take off points provided on resident floor levels and input points provided outside. It was not possible to establish if the DRM system is tested and maintained in accordance with BS9990:2015 and the information was not available at the time of assessment.

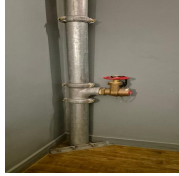


Photo 170

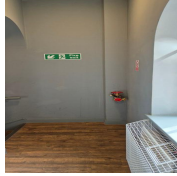


Photo 171

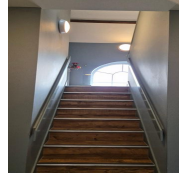


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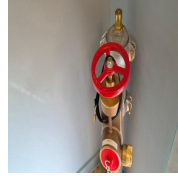


Photo 173



Photo 174

Open | Priority: Low | Due: 24 Apr 2025 2:25 PM BST | Created by: Adrian Gallimore

S2

Management should ensure that DRM system is visually inspected every 6 months and formally tested annually in accordance with BS9990:2015 and that adequate records are maintained.

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 | 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.

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

Assessor Findings

This premises is down as a general needs block. However, no evidence of any procedures were observed in regards to the evacuation of any potential disabled persons.

Open | Created by: Adrian Gallimore

T6

Management should establish if there are any persons with disabilities or special needs that may require assistance, require a PEEPs and/or PCFRA. An appropriate procedure should be put in place once a PEEPs or PCFRA has been completed.

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

Assessor Findings

It was not possible to establish what fire safety information has been disseminated to residents as the information was not available at the time of assessment.

Open | Priority: Low | Due: 24 Apr 2025 2:31 PM BST | Created by: Adrian Gallimore

Y1

Management should ensure that all residents have received necessary fire safety information and are aware of any procedures already in place.

Detailed Risk Assessment Part 1

1. General Information

1.1 FRA Type:	Type 1 (Non-Destructive)
1.2 Property Type:	Converted Mill
1.3 Property Designation:	General Needs
1.4 Responsible Person:	Lindsey Williams - CEO Futures Housing Group
1.5 No of Floors:	4
1.6 No of Flats (if applicable):	36
1.7 Ground Floor Area (m2):	968
1.8 Total Area of all Floors (m2)	3872

1.9 Building Description:

A converted mill to general needs flats. The premises is located in Ilkeston Town Centre with gates leading to private resident's car park.

There are two entrances to the front of the property. The left hand entrance leads to lobby with lift and 3 flats, with a door to the left corridor with a stairway and 1 further flat to the end and a further stairway. The right hand entrance leads to corridor with 4 flats and a stairway. There are also 3 flats to the ground floor with own access doors to street level.

The stairway leads to first and second floors with 11 flats per floor. Each stairway leads to an additional level with 1 flat at the top of each stairway (36 flats in total).

Each stairway has separating doors and corridors on each floor has sub-dividers. There are 6 final exits.

There are service risers and (presumed) plant / electrical intake to common areas that were not accessible and an additional (presumed) plant room to the rear of the premises with external access door that was also not accessible. A Dry Riser Main is installed to the property.

Opening windows are installed to stairways with AOVs installed to corridors / landings.

1.10 Building Construction:

Brick construction with pitched and tiled roof, Arched decorative windows, modern doors and retains some original features such as a tower and exposed beams. Common area walls are plastered / plasterboard with emulsion painted finish. Ceilings are plastered throughout with emulsion painted finish.

1.11 Extent of common areas:

Entrance lobbies, stairway and landings.

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

Plant rooms / lift motor rooms / service risers were not accessible.

1.13 If applicable, state which flats were sample inspected:

Flats 4, 12 and 21 were sampled and were the only flats accessible to the Assessor.

2. The Occupants

2.1 Management Extent

Non Managed – eg GN

2.2 Details of any onsite Management

The property is a general need block with no on-site management present.

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 at the time of assessment.

2.5 Number of occupants (maximum estimated)

It was not possible to establish the level of occupancy at the time of assessment. It is estimated that the maximum of number of residents based on 4 persons per dwelling would be 144.

2.6 Approximate maximum number of employees at any one time

The premise is a general needs block with no employees present.

2.7 Number of members of the public (maximum estimated)

Low numbers expected.

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

This is a "general needs" block of flats that will have sleeping occupants. It is conceivable that there may be young persons, the elderly and children within the flats as part of families who reside there. There may also be occupants with varying degrees of physical/mental impairment. In addition, lone workers may be present within common parts of the premises.

3. Fire Safety Legislation

3.1 The following fire safety legislation applies to these premises

Regulatory Reform (Fire Safety)
Order 2005

3.2 The above legislation is enforced by

Derbyshire Fire and Rescue
Service

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

Housing Act 2004

3.4 The other legislation referred to above is enforced by

Local Governing Authority.

3.5 Guidance used as applicable to premises and occupation

Home Office Fire Safety in
Purpose Built Blocks

Home Office guidance has been used as the Assessor was of the opinion that the building appears to have been converted / refurbished post 1992 to modern building regulations.

3.6 Is there an alteration or enforcement notice in force?

Unknown

None known to the Assessor.

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.

Detailed Risk Assessment Part 2

22 actions

A - Electrical Ignition Sources

1 action

A1

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

Assessor Finding

No landlord's consumer unit was identified within common areas and plant rooms were not accessible. It was not possible to establish the date of the last fixed wiring test. Refer to 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.

A2

Is PAT testing in common areas carried out?

Assessor Findings

No portable appliances were present within landlord's / common areas at the time of assessment.

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)?

Assessor Findings

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 within common areas at the time of assessment. Lockable sockets are present in common areas, all were locked in the off position at the time of assessment.



Photo 6

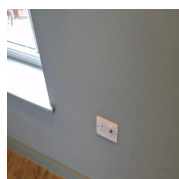


Photo 7

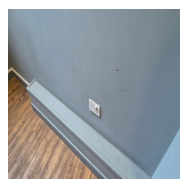


Photo 8

Open | Created by: Adrian Gallimore

A3

Management should confirm the policy on the use of personal electrical appliances within common areas 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?

None noted as being in use 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?

No Photovoltaic, (PV), cells were identified at this address.



Photo 9

B - Smoking Policies

B1

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

In line with current UK legislation, no smoking is permitted in the common or landlord controlled areas. Resident must either smoke within their own flat, or outside of the block.

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

B2

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

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

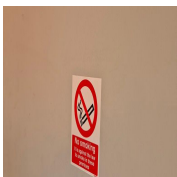


Photo 10



Photo 11



Photo 12

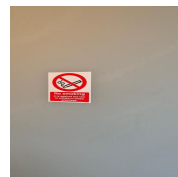


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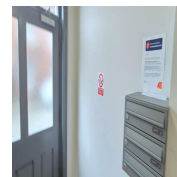


Photo 14

C - Arson

C1

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

All of the entrances into the building are secured locked shut. They can only be opened from

outside by the resident's fobs/keys, entryphone system or Fire override.



Photo 15



Photo 16



Photo 17



Photo 18

C2

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

Assessor Finding

There is a designated waste compound with communal skips located at the rear of the property.



Photo 19

D - Portable Heaters and Installations

1 action

D1

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

There were no portable heaters in the common parts. If these are ever to be used, oil filled are the safest type.

D2

1 action

Are fixed heating systems maintained annually?

Assessor Findings

Wall mounted heaters are provided within common areas with metal grill covers fitted. There is no signage displayed to state 'do not cover'. Refer to Policy Principle for dwelling fixed heating maintenance.



Photo 20



Photo 21

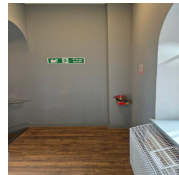


Photo 22

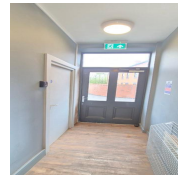


Photo 23

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D2

Management should ensure that signage is displayed at all electric heaters within the common area 'do not cover'.

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

Action/Recommendation Required? Yes

Action Priority: Medium - 3 Months

E - Cooking

E1

Are reasonable measures in place to prevent fires as a result of cooking, including replacing filter(where necessary)? No cooking facilities within communal areas. Cooking takes place within individual flats which falls outside the Regulatory Reform (Fire Safety) Order 2005.

F - Lightning 1 action

F1 1 action

Does the building have a lightning protection system? Assessor Findings

The policy principle confirms that no lightning protection is installed and none was identified at the time of the assessment. A risk assessment in accordance with IEC/EN 62305-2 is beyond the scope of this FRA.

Open | Created by: Adrian Gallimore

F1
It is PCL recommendation that advice is sought from a competent person to determine whether lightning protection is required or not for the building in accordance with BS EN 62305-2:2012.

Policy Principle: No lightning protection policy in place

Action/Recommendation Required? Yes

Action Priority: Recommendation - No Timescale

G - Housekeeping 2 actions

G1 1 action

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

There are service risers, presumed plant / electrical intake rooms within the common area and a plant room to the rear of the premises that were not accessible to the Assessor. It was not possible to establish if combustible materials or ignition sources are present within.



Photo 24



Photo 25



Photo 26

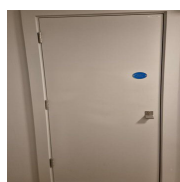


Photo 27



Photo 28

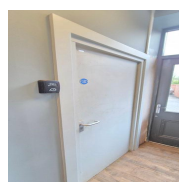


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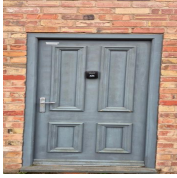


Photo 30

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G1

Management should inspect all cupboards, plant rooms and service risers to ensure that combustible materials are not stored in proximity of ignition sources within. Any combustible storage found should be 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

Generally escape routes and common areas were clear however, some personal items and recyclables were stored to third floor flats.

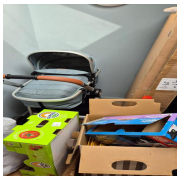


Photo 31

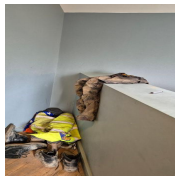


Photo 32

Open | Priority: Medium | Due: 24 Jul 2024 12:26 PM BST | Created by: Adrian Gallimore

G2

Management should liaise with residents to ensure that items are removed and that common areas and escape routes are kept clear 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

H1

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

See Principle Policy

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

I - Dangerous Substances

I1

If dangerous substances are used, has a risk assessment been carried out as required by the Dangerous Substances and Explosives Atmospheres Regulations 2002 and are they stored correctly?

No hazardous materials were found to be stored on the premises at the time of this assessment.

J - Other Significant Hazards

1 action

J1

1 action

Are all issues deemed satisfactory? [1]

Assessor Findings

Pendant decorative lighting is installed to the entrance lobby. Pendant lighting is not recommended for communal area within general need blocks.

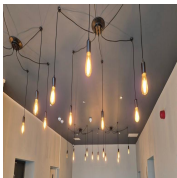


Photo 33

Open | Priority: Low | Due: 24 Apr 2025 2:34 PM BST | Created by: Adrian Gallimore

J1

Management should ensure that pendant lighting is removed and replaced with protected / enclosed light fittings.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 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)

Assessor Findings

There are several dead ends in the property however, these were all measured using an electronic measuring device, and are considered safe, as they do not extend beyond 11 metres to the furthest fire door, (two doors provided in each dead end corridor). An AOV is provided in each corridor which is connected to a smoke detector for automatic actuation.

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.

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.

There are 6 final exits. The number of exits / widths are adequate for the numbers that may be required to use them.

K4

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

Assessor Findings

All exits have either a thumb turn lock or handle which release the door lock. Some doors appeared that they are key operated however, these have been removed.

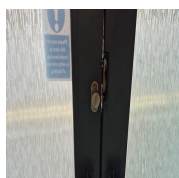


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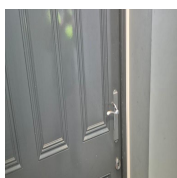


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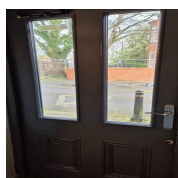


Photo 36



Photo 37

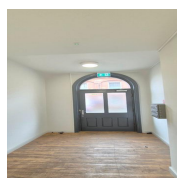


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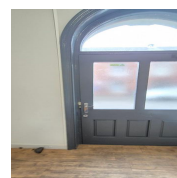


Photo 39

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)

Assessor Findings

Refer to K1.

K7

Are there suitable precautions for all inner rooms?

There are no inner rooms in the communal or landlord only parts at this address.

K8

Are escape routes separated where appropriate?

Adequate separation is provided between the escape routes.



Photo 40



Photo 41



Photo 42

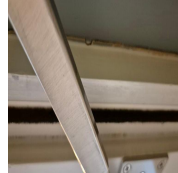


Photo 43



Photo 44



Photo 45



Photo 46

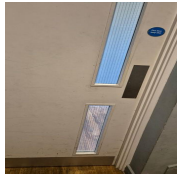


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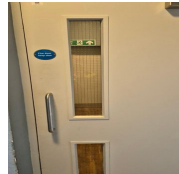


Photo 48



Photo 49



Photo 50

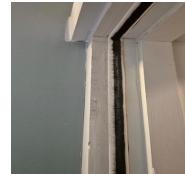


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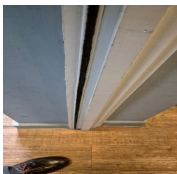


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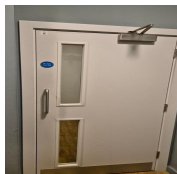


Photo 53



Photo 54

K9

1 action

Are corridors sub-divided where appropriate?

The corridors are sub-divided by FD30s fire doors.

All sub-dividing doors are labelled to confirm that they are certified FD30 doors. Intumescent strips, self-closing devices and Georgian reinforced glass is fitted. The sub-divider adjacent to flat 12 has an excessive gap to the bottom of the door.

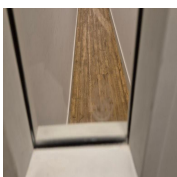


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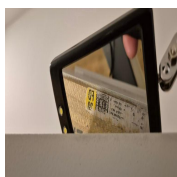


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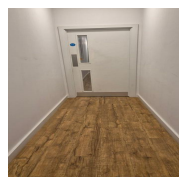


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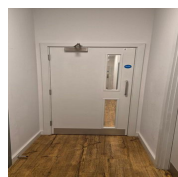


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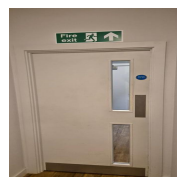


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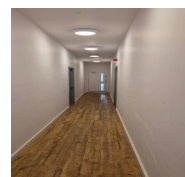


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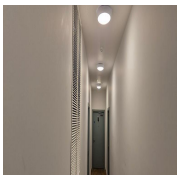


Photo 61

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K9

Management should repair the sub-divider adjacent to dwelling 12. Any work necessary should be carried out by a third party accredited fire door company.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

K10

Do escape routes lead to a place of safety?

All escape routes lead to places of, "Ultimate Safety".

K11

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

Assessor Findings

Opening windows are installed to stairway. An AOV system is installed to landings.

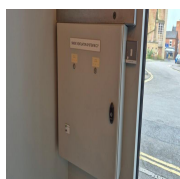


Photo 62



Photo 63

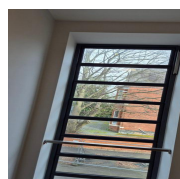


Photo 64



Photo 65

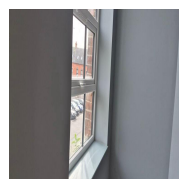


Photo 66



Photo 67



Photo 68



Photo 69



Photo 70

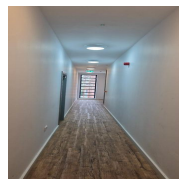


Photo 71

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?

There are no other issues that could affect the means of escape, for example plastic conduit/loose cables not secured by fire rated fastening.

L - Flat Entrance Doors

2 actions

L1

2 actions

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

Assessor Findings

Flats 4, 12 and 21 were sampled. Doors are labelled to confirm that they are certified FD30 fire doors. Intumescent strips and self closure devices are fitted. The gap to the top of the door to flat 4 was excessive. In addition, it was not possible to establish fire rating or condition of other dwelling doors as no other flats were accessible.

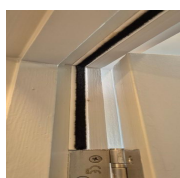


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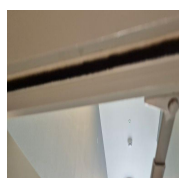


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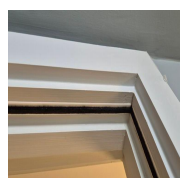


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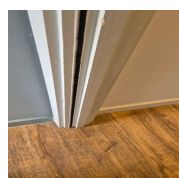


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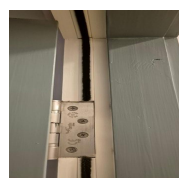


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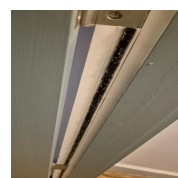


Photo 77



Photo 78



Photo 79



Photo 80



Photo 81

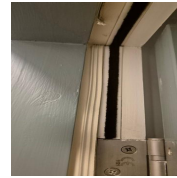


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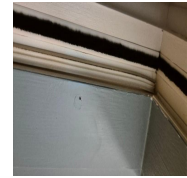


Photo 83



Photo 84



Photo 85

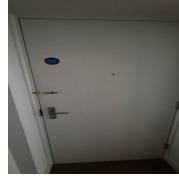


Photo 86



Photo 87

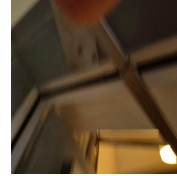


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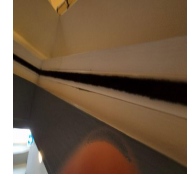


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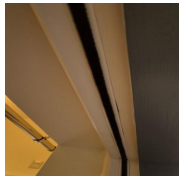


Photo 90

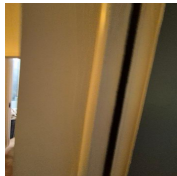


Photo 91

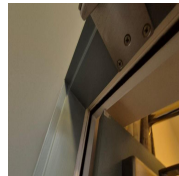


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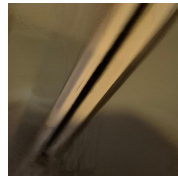


Photo 93



Photo 94



Photo 95

Open | Priority: Medium | Due: 24 Jul 2024 1:27 PM BST | Created by: Adrian Gallimore

L1

Management should inspect all other dwelling doors to establish fire rating and condition. Where doors have a passing fire risk and they do not conform to a minimum of FD30S specification, they should be replaced with certified self-closing fire door sets to a minimum of FD30S specification. Any repairs or installation should only be completed by a certified third-party contractor.

Open | Priority: Medium | Due: 24 Jul 2024 1:26 PM BST | Created by: Adrian Gallimore

L1

Management should repair the door to flat 4 to ensure that gaps do not exceed 4mm tolerance. Work should be carried out by a third party accredited fire door company.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

M - Common Area Fire Doors

M1

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

Assessor Findings

Refer to K8 and K9.

N - Emergency Lighting

1 action

N1

If emergency lighting is provided, is the coverage sufficient

Emergency lighting is provided throughout the escape routes

and in good repair? (Internal and external)

and the coverage is sufficient. it appears to be in accordance with BS 5266 Pt 1 2016 (See limitations statement)

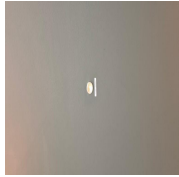


Photo 96



Photo 97

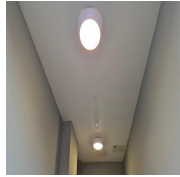


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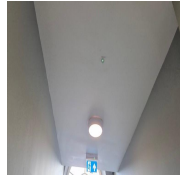


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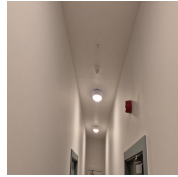


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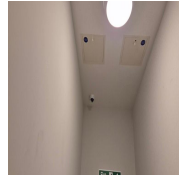


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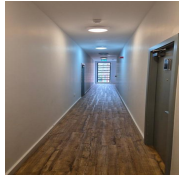


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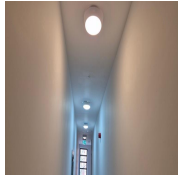


Photo 103



Photo 104

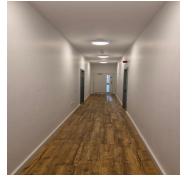


Photo 105



Photo 106

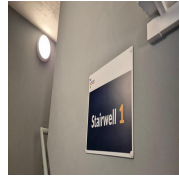


Photo 107



Photo 108

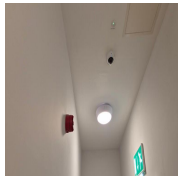


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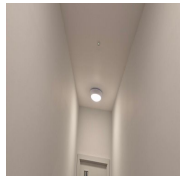


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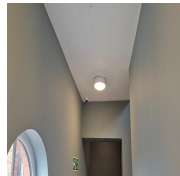


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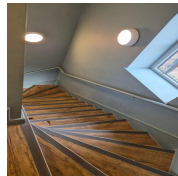


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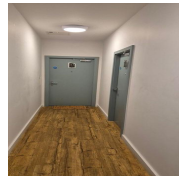


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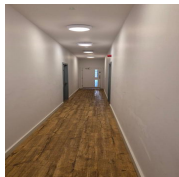


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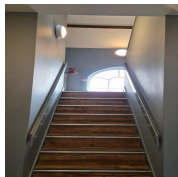


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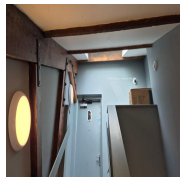


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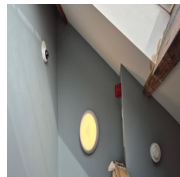


Photo 117

N2

1 action

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

Assessor Findings

No external emergency lighting was identified. It was not possible to establish if borrowed lighting is sufficient as the assessment was completed during day light hours.

Open | Priority: Low | Due: 24 Apr 2025 1:32 PM BST | Created by: Adrian Gallimore

N2

Management should install external emergency lighting to exits. Any work required to be carried out by 3rd party accredited lighting technician.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

O - Fire Safety Signs and Notices

O1

There is adequate provision of

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)

visible fire safety signs and notices, including directional, exits, stairs, fire action notices, Fire door keep shut, fire equipment and 'do not use lift' signage



Photo 118



Photo 119



Photo 120

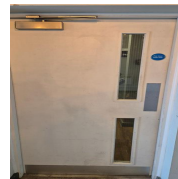


Photo 121



Photo 122

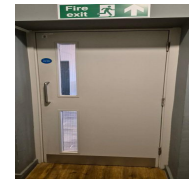


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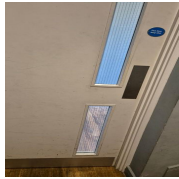


Photo 124



Photo 125



Photo 126

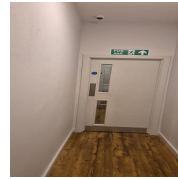


Photo 127



Photo 128



Photo 129

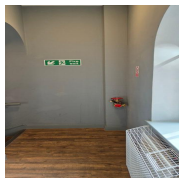


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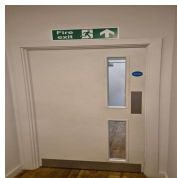


Photo 131

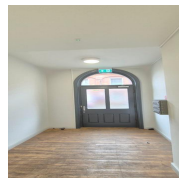


Photo 132

O2

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

Wayfinding signage is not required

P - Means of Giving Warning in Case of Fire

3 actions

P1

1 action

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

Assessor Findings

There is common area AFD installed which is presumed to be linked to the AOV system however, the Assessor was unable to confirm this. There are also sounders installed to the common area. "Section 20.4 of the guidance used highlights how in 'general needs' blocks designed to support a 'stay put' policy, it is unnecessary and undesirable for a fire alarm system to be provided. A communal fire detection and alarm system will inevitably lead to a proliferation of false alarms. This will impose a burden on Fire and Rescue Services and lead to residents ignoring warnings of genuine fires.

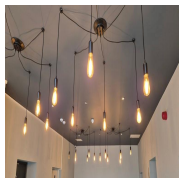


Photo 133

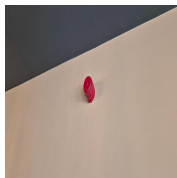


Photo 134

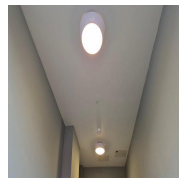


Photo 135

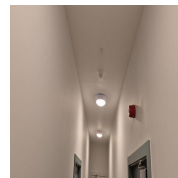


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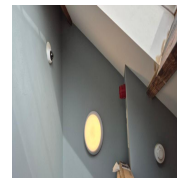


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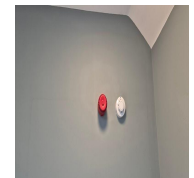


Photo 138

Open | Priority: Medium | Due: 24 Jul 2024 1:48 PM BST | Created by: Adrian Gallimore

P1

Management should confirm that the common area AFD system is linked to the AOV system. Management should also confirm that any common area fire alarm that maybe installed is warranted, appropriate and effective. Depending on the outcome modify system accordingly.

Action/Recommendation Required?	Yes
Action Priority:	Medium - 3 Months
P2	
If installed, is the common area AFD adequate for the occupancy and fire risk?	Assessor Findings
Refer to P1.	
P3	
If not installed, are the premises deemed safe without a common area AFD system?	See P1 and P2
P4	
If there is a communal fire detection and fire alarm system, does it extend into the dwellings?	Assessor Findings
It was not possible to establish if AFD within dwellings is linked to common are AFD. Refer to P1 and P7.	
P5	
Where appropriate, has a fire alarm zone plan been provided?	Assessor Findings
Refer to P1.	
P6	1 action
Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?	Assessor Findings
It was not possible to establish the arrangement for silencing and resetting the common area AFD system.	
Open Priority: Medium Due: 24 Jul 2024 1:56 PM BST Created by: Adrian Gallimore	
P6	
Management should ensure that there are adequate arrangements for silencing and resetting the alarm system and that the arrangements are communicated to residents. Residents should not be allowed to silence and reset the alarm system.	
Action/Recommendation Required?	Yes
Action Priority:	Medium - 3 Months

P7

1 action

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

Assessor Findings

Hard-wired detection is installed to the hallways of dwellings sampled (4, 12 and 21) however, it was not possible to establish if AFD is installed to other rooms within the dwelling (Type 1 Survey). In addition, it was not possible to establish the level of detection to other dwellings as no other flats were sampled.

Open | Priority: Medium | Due: 24 Jul 2024 2:00 PM BST | Created by: Adrian Gallimore

P7

Management should ensure that hard-wired smoke / heat detection is installed to all flats within the block, in accordance with BS5389-6:2019 (Grade D1, LD2 smoke alarms). If found not to be, install to this standard. All work to be carried out by a third-party accredited fire alarm company.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

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?

This is a general needs property and therefore no requirement.

Q - Measures to Limit Fire Spread and Development

5 actions

Q1

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

This is a purpose built block, built to modern building regulation requirements. No evidence was seen to doubt adequate compartmentation. .



Photo 139



Photo 140

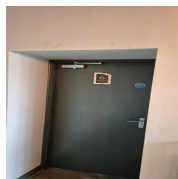


Photo 141

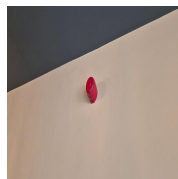


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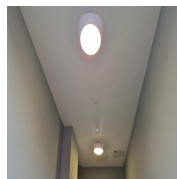


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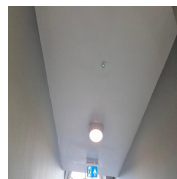


Photo 144

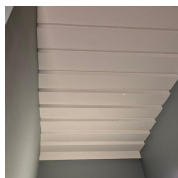


Photo 145

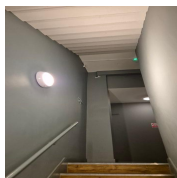


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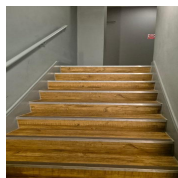


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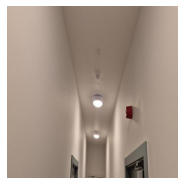


Photo 148

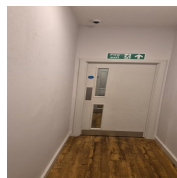


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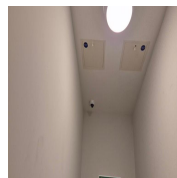


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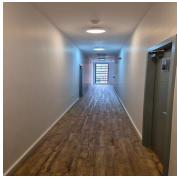


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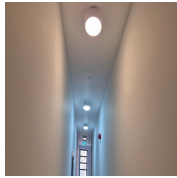


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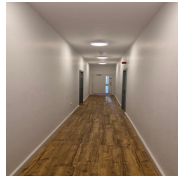


Photo 153



Photo 154

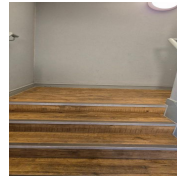


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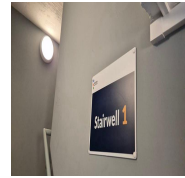


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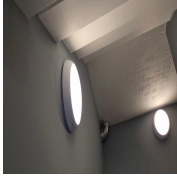


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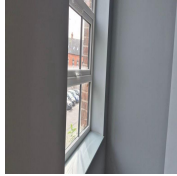


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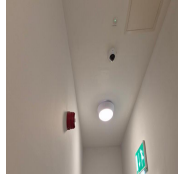


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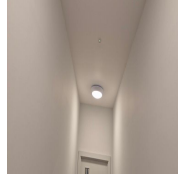


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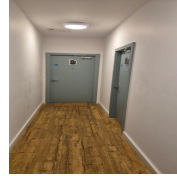


Photo 161

Q2

1 action

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

Assessor Findings

There are voids to ground and first floor ceilings that were not accessible.

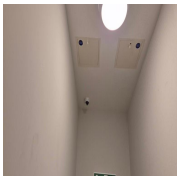


Photo 162

Open | Priority: Medium | Due: 24 Jul 2024 2:03 PM BST | Created by: Adrian Gallimore

Q2

If not already in place it is recommended that all hidden voids that are accessible are inspected at regular intervals, with any compartmentation issues suitably fire stopped using appropriate fire rated materials.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

Q3

1 action

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

Assessor Findings

Service risers are located within common areas that were not accessible. It was not possible to establish the level of compartmentation within or if risers are fire rated.



Photo 163

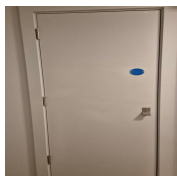


Photo 164

Open | Priority: Medium | Due: 24 Jul 2024 2:10 PM BST | Created by: Adrian Gallimore

Q3

As such, unless one has already been completed, it is advised that a survey of all risers is completed to establish whether or not they need to be fire rated and whether or not has been completed where services pass onto / out of other fire compartments. Any survey should only be carried out by a certified third-party contractor.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

Q4

1 action

Is compartmentation maintained in the roof space?

Assessor finding

There are no roof space inspection hatches within common areas. It was not possible to establish the level of compartmentation within.

Open | Created by: Adrian Gallimore

Q4

Management should inspect the roof space to ensure that compartmentation is adequate / maintained. If found not to be adequate, suitable arrangements should be made for firestopping to be carried out in areas affected, using fire rated sealing materials. Where required this work should be done by a third party accredited contractor.

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

Q5

1 action

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

Assessor Findings

There are plant rooms within the common area which were not accessible and a plant room to the rear of the premise that was also not accessible. It was not possible to establish ignition risks, fire ridding or the level of compartmentation within.



Photo 165

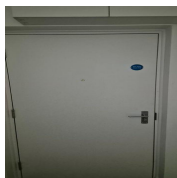


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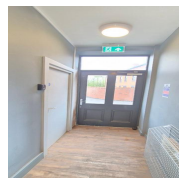


Photo 167

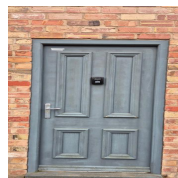


Photo 168

Open | Priority: Medium | Due: 24 Jul 2024 2:16 PM BST | Created by: Adrian Gallimore

Q5

Unless one has already been completed, it is advised that a survey of all cupboards / plant rooms is completed to establish whether or not they need to be fire rated and whether or not has been

completed where services pass onto / out of other fire compartments. Any survey should only be carried out by a certified third-party contractor.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

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

None identified within common areas.

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.

Q8

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

No soft furniture in the common areas

Q9

1 action

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

Assessor Findings

Wooden cladding is fitted to a section of the building to the rear. It was not possible to establish fire rating of materials used.

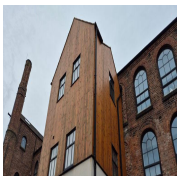


Photo 169

Open | Priority: Low | Due: 24 Apr 2025 2:18 PM BST | Created by: Adrian Gallimore

Q9

Management should confirm fire rating of timber cladding. Where materials do not conform, they should be replaced with fire rated materials.

Action/Recommendation Required?

Yes

Action Priority:	Low - 12 Months
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?	Assessor Findings
Refer to Q9.	
Q11	
Does the External wall note include any mitigating circumstances that may have been taken to reduce the risk?	Unknown
Refer to Q9.	
Q12	
Has the responsible person reviewed the external wall note on a regular basis and revised it if there have been any significant changes in the external walls.	Unknown
Refer to Q9.	
Q13	
Are all other fire spread/compartimentation issues satisfactory?	No other issues noted at the time of this assessment.
R - Fire Extinguishing Appliances	
R1	
If required, is there reasonable provision of accessible portable fire extinguishers?	There are no fire extinguishers provided in the communal areas.
S - Relevant Automatic Fire Extinguishing Systems	1 action
S1	
Are there any automatic fire suppressant systems on site?	No sprinkler system is provided or required at this address.
S2	1 action
Are there any fixed fire fighting mains within the premises?	Assessor Findings

A dry riser system is provided in the property with take off points provided on resident floor levels and input points provided outside. It was not possible to establish if the DRM system is tested and maintained in accordance with BS9990:2015 and the information was not available at the time of assessment.

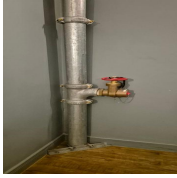


Photo 170

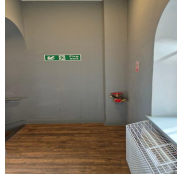


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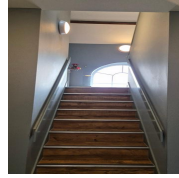


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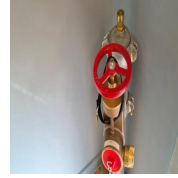


Photo 173



Photo 174

Open | Priority: Low | Due: 24 Apr 2025 2:25 PM BST | Created by: Adrian Gallimore

S2

Management should ensure that DRM system is visually inspected every 6 months and formally tested annually in accordance with BS9990:2015 and that adequate records are maintained.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

S3

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

N/A

T - Procedures and Arrangements

2 actions

T1

Recommended evacuation strategy for this building is:

Stay Put



Photo 175

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.

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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?	Assessor Findings
Fire Action Notices are displayed around the building.	
T4	
Are there suitable arrangements for liaison and calling the Fire Service?	Residents are expected to call the Fire and Rescue Service.
T5	
Are there suitable fire assembly points away from any risk?	General needs property no fire assembly point required. Once outside, residents can move freely to a safe distance away from the premises. Assembly point(s) are any safe place clear of the building.
T6	1 action
Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?	Assessor Findings
This premises is down as a general needs block. However, no evidence of any procedures were observed in regards to the evacuation of any potential disabled persons.	
Open Created by: Adrian Gallimore	
T6	
Management should establish if there are any persons with disabilities or special needs that may require assistance, require a PEEPs and/or PCFRA. An appropriate procedure should be put in place once a PEEPS or PCFRA has been completed.	
Action/Recommendation Required?	Yes
Action Priority:	Recommendation - No Timescale
T7	
Are staff nominated and trained on the use of fire extinguishing appliances?	No extinguishers on site
T8	
Are staff nominated and trained to assist in evacuation (Where applicable e.g. Offices, supported schemes)?	No staff on site

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)

No staff on site

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

U2

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

No employees on site

V - Testing and Maintenance

V1

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

See Principle Policy

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?

Assessor Findings

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?

Assessor Findings

There is no PIB installed.

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

Y - Engagement with Residents

1 action

Y1

1 action

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

Assessor Findings

It was not possible to establish what fire safety information has been disseminated to residents as the information was not available at the time of assessment.

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Y1

Management should ensure that all residents have received necessary fire safety information and are aware of any procedures already in place.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

Z - Any Other Information

Z1

Are all issues deemed satisfactory? [1]

N/A

No further issues were identified at the time of assessment.

Z2

Are all issues deemed satisfactory? [2]

Unknown

No further issues were identified at the time of assessment.

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.

BAFE Certificate (QA Use Only)



Life Safety Fire Risk Assessment Certificate of Conformity

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

Schedule

Part 1a - Name and Address of Certified Organisation	Pennington Choices Limited
Part 1b - BAFE Registration Number of Issuing Certified Organisation	301921
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	Rutland Mill, 5 Market Street: DE7 5PQ
Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies	Entrance lobbies, stairway and landings.
Part 4 - Brief description of the scope and purpose of the Fire Risk Assessment	Life Safety (as agreed spec)
Part 4b - Limitations of FRA	See Limitations Statement
Part 5 - Effective Date of the Fire Risk Assessment	24 Apr 2024
Part 6 - Recommended Date for Reassessment of the premises	24 Apr 2026
Part 7 - Unique Reference Number of this Certificate (Job Number)	316081

Signed for on behalf of the Issuing Certified Organisation

James Hutton



Dated:

24 Apr 2024

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

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

Media summary



Photo 1



Photo 2



Photo 3



Photo 4

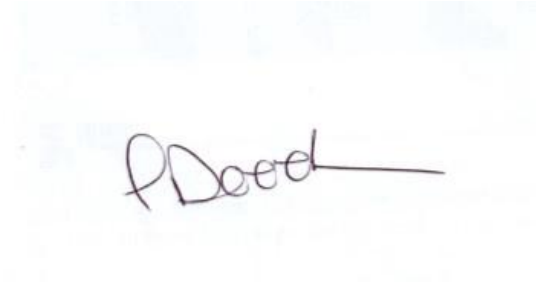


Photo 5



Photo 6

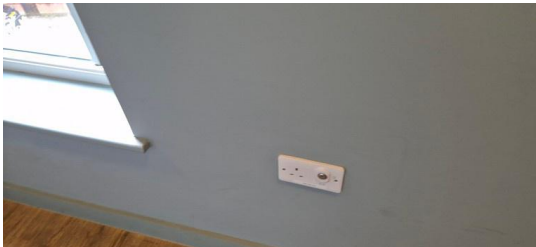


Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33

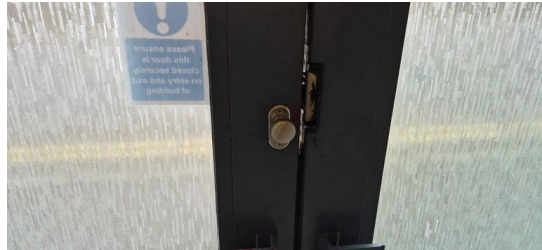


Photo 34



Photo 35



Photo 36



Photo 37

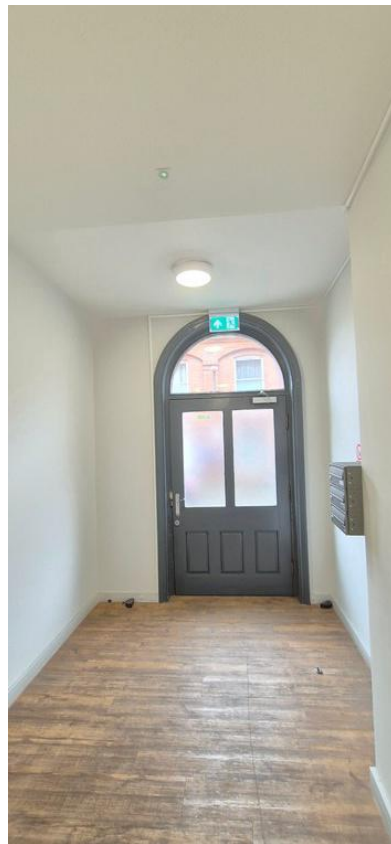


Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43

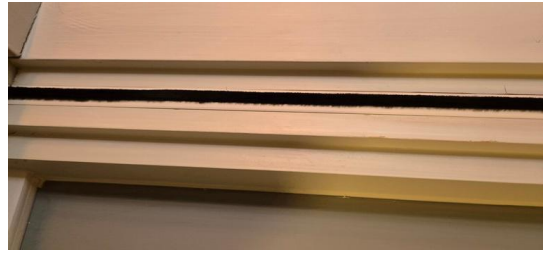


Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54

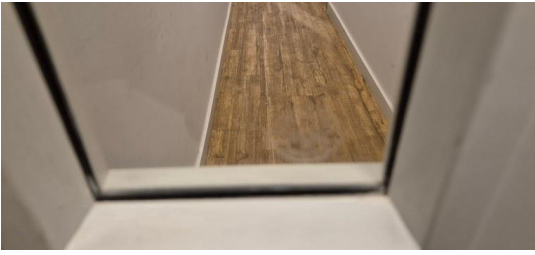


Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60

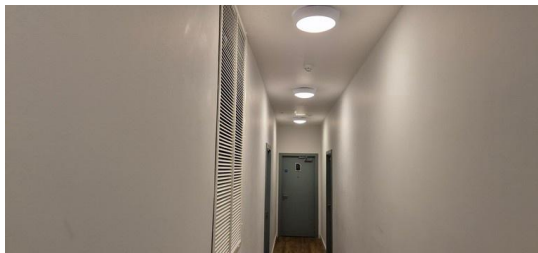


Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69

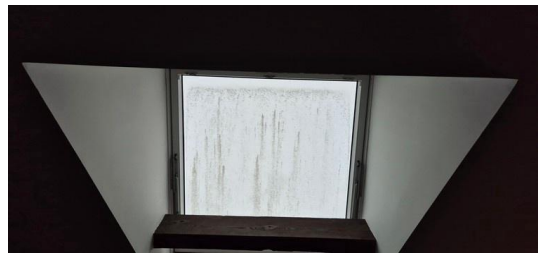


Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79

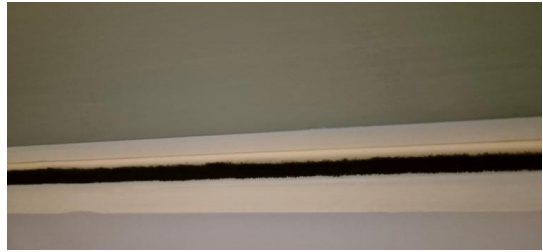


Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87

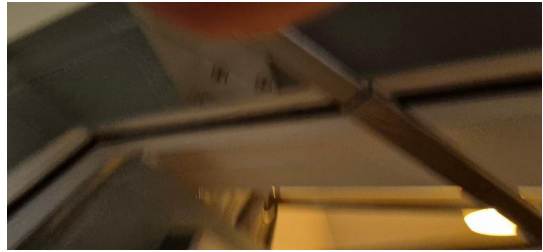


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Photo 89

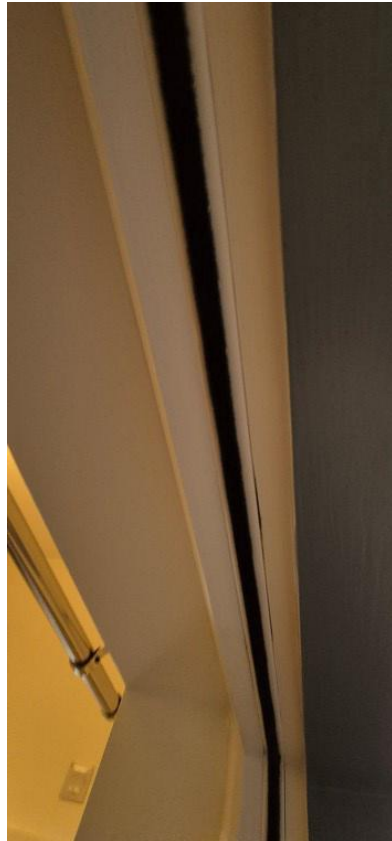


Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96

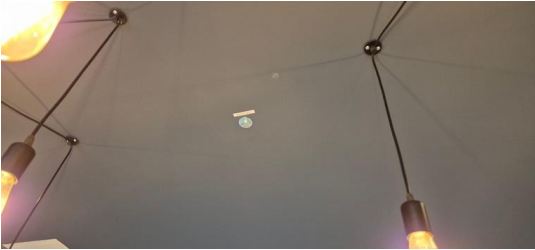


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Photo 98



Photo 99

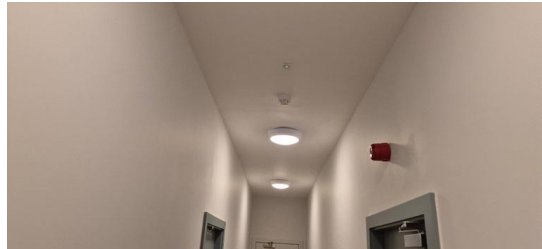


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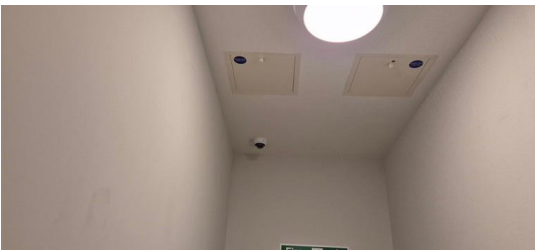


Photo 101



Photo 102



Photo 103



Photo 104



Photo 105



Photo 106



Photo 107



Photo 108

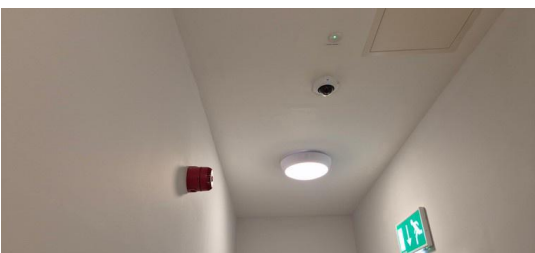


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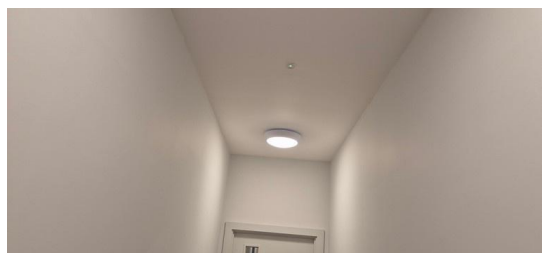


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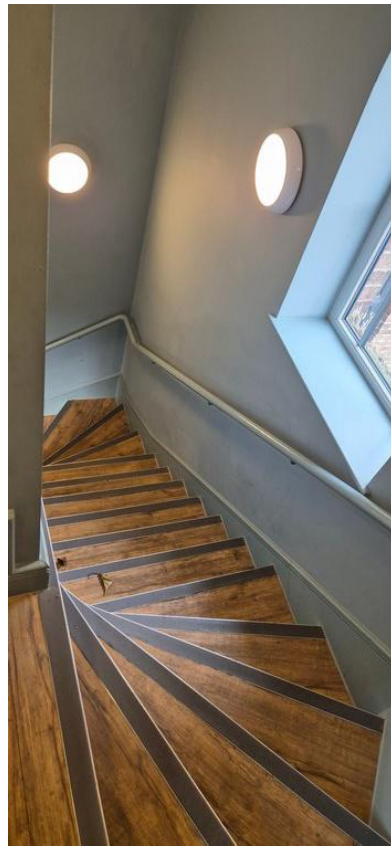


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Photo 113



Photo 114

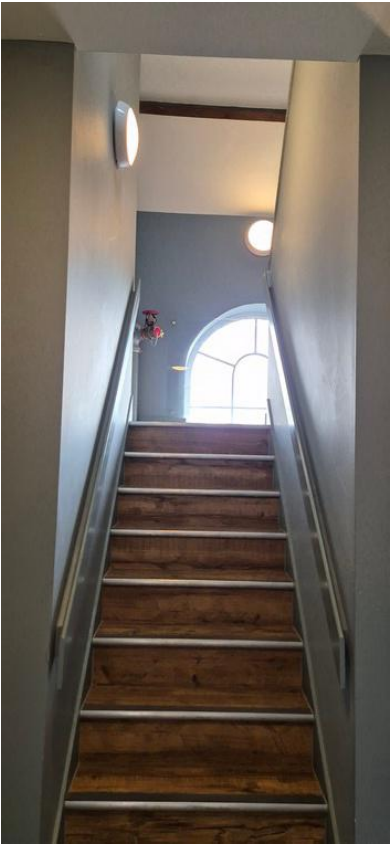


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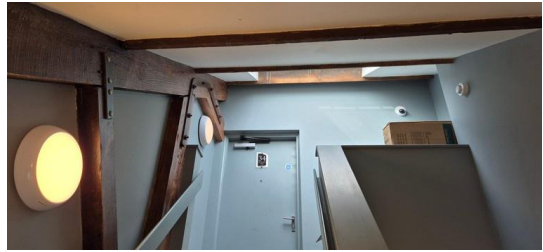


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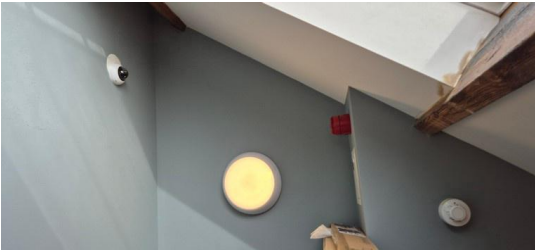


Photo 117



Photo 118



Photo 119



Photo 120



Photo 121



Photo 122



Photo 123



Photo 124



Photo 125



Photo 126



Photo 127



Photo 128



Photo 130



Photo 129



Photo 131

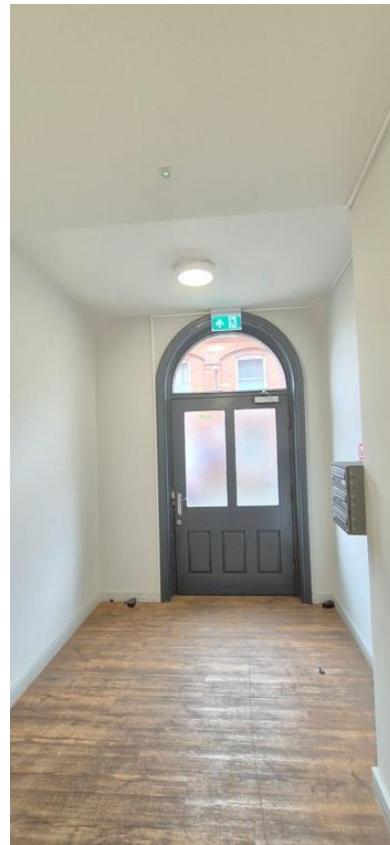


Photo 132



Photo 133



Photo 134



Photo 135

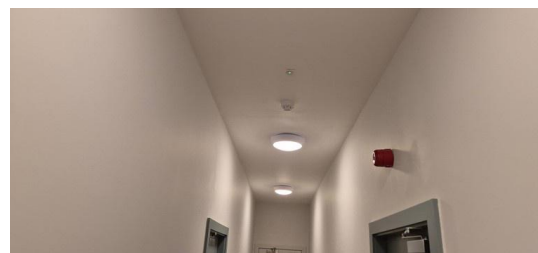


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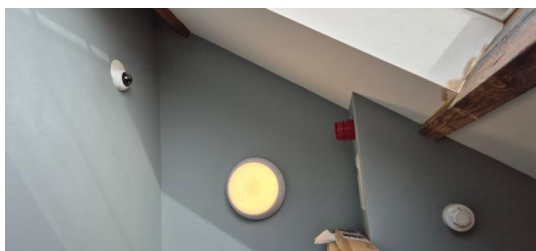


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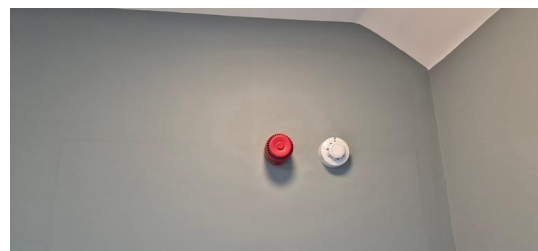


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Photo 139

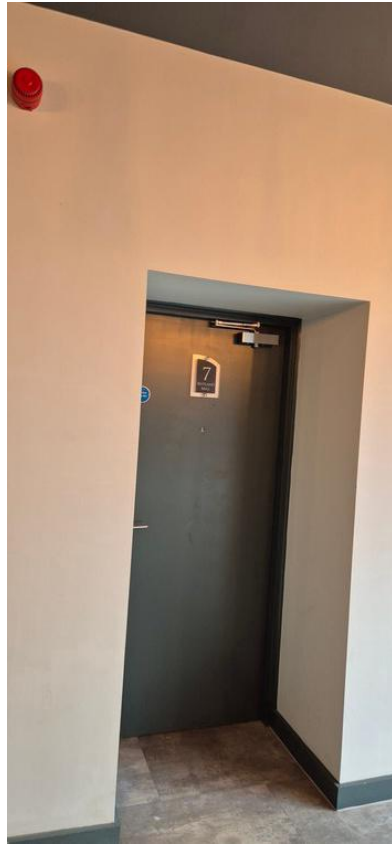


Photo 140



Photo 141

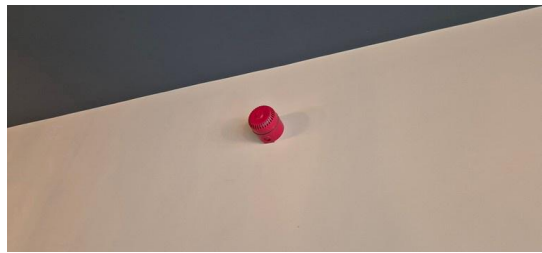


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Photo 143

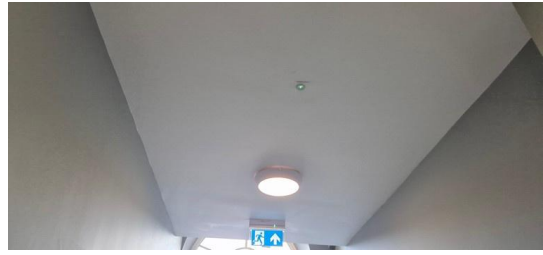


Photo 144



Photo 145

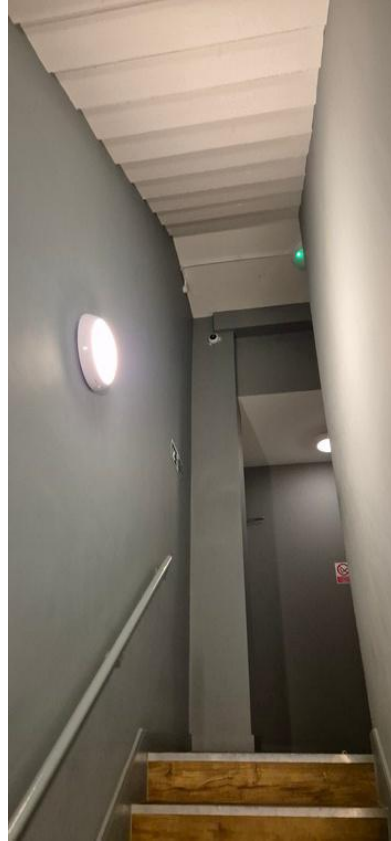


Photo 146



Photo 147

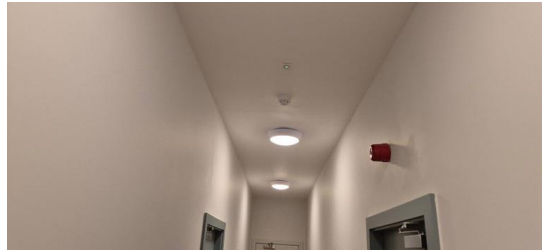


Photo 148



Photo 149

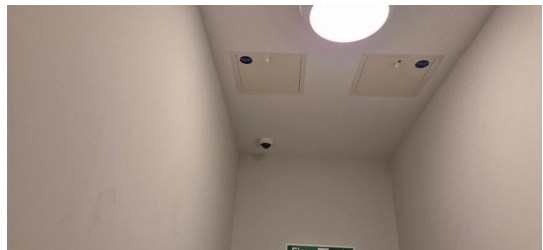


Photo 150



Photo 151



Photo 152



Photo 153



Photo 154



Photo 155



Photo 156



Photo 157



Photo 158

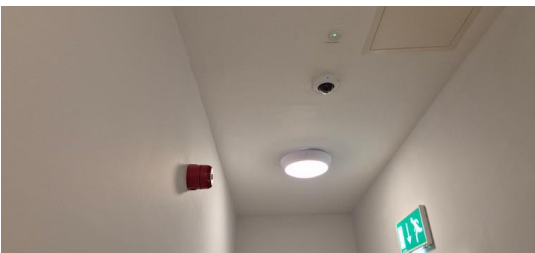


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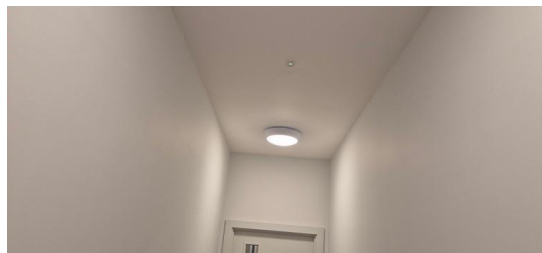


Photo 160



Photo 161

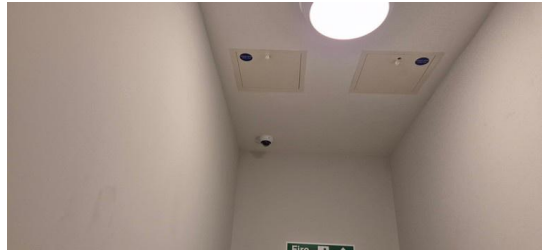


Photo 162



Photo 163



Photo 164



Photo 165



Photo 166



Photo 167



Photo 168



Photo 169



Photo 170



Photo 171



Photo 172



Photo 173

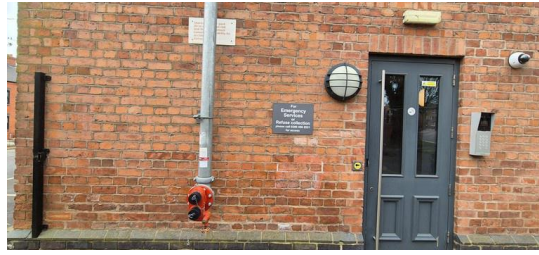


Photo 174



Photo 175