

Futures Fire Risk Assessment

Futures Homeway, Chappell House: NN3
7QS, - UPRN: 4589990 / 171963 / QA
Approved / Andy Cloke

Complete

Flagged items	2	Actions	17
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SITE NAME:

Futures Homeway, Chappell
House: NN3 7QS, - UPRN:
4589990, Fire Risk Assessments,
Futures Homeway

PROPERTY IMAGE



Photo 1

UPRN:	4589990
JOB NUMBER:	171963
FRA COMPLETED BY:	Pennington Choices Limited
FIRE RISK ASSESSOR NAME:	Lee Grint
INSPECTION DATE:	8 Dec 2023
REPORT STATUS:	QA Approved
REASSESSMENT PRIORITY	High - 1 Year
VALID TO: (QA Use Only)	5 Mar 2025
VALIDATION DATE: (QA Use Only)	5 Mar 2024
VALIDATED BY: (QA Use Only)	Andy Cloke
VALIDATOR'S SIGNATURE: (QA Use Only)	



Photo 2

Flagged items & Actions

2 flagged, 17 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

17 actions

Detailed Risk Assessment Part 2 / E - Cooking / E1

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

No

A communal kitchen is located on the ground floor.

Heat detection noted to be installed to the communal kitchen.

The kitchen was installed with a gas oven and hob, microwave oven, toaster and kettles.

The kitchen was noted to be installed with manual fire extinguishers and a fire blanket. See R1.



Photo 9

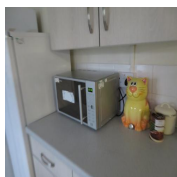


Photo 10



Photo 11

Open | Priority: Low | Due: 5 Mar 2025 11:39 PM GMT | Created by: Lee Grint

E1

The gas oven should be annually tested and maintained by a gas safe registered competent contractor.

Detailed Risk Assessment Part 2 / F - Lightning / F1

Does the building have a lightning protection system?

No

No LPS noted as installed to the building.

Open | Created by: Lee Grint

F1

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

Detailed Risk Assessment Part 2 / G - Housekeeping / G1

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

Unknown

There were multiple non-accessible locations at the time of the assessment. These were noted to be all store cupboards on all floors.

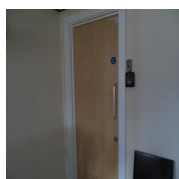


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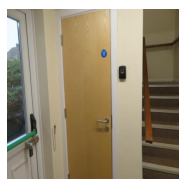


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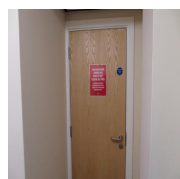


Photo 14

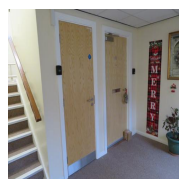


Photo 15

Open | Priority: Low | Due: 5 Mar 2025 11:52 PM GMT | Created by: Lee Grint

G1

The locked cupboards noted should be checked for the presence of combustible materials in close proximity of sources of ignition.

Detailed Risk Assessment Part 2 / G - Housekeeping / 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"?

Yes

Mobility scooters were stored in an open space located on the main escape route of the ground floor towards the front of the building.

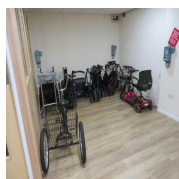


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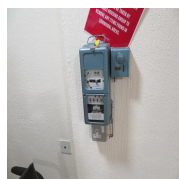


Photo 17

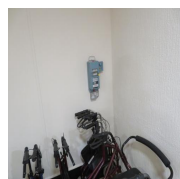


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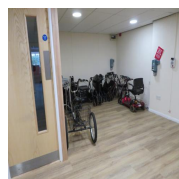


Photo 19

Open | Priority: Medium | Due: 5 Jun 2024 12:18 AM BST | Created by: Lee Grint

G3

The client should ensure that an assessment is undertaken in line with the NFCC "Mobility Scooter Guidance for Residential Buildings". Measures should be put in place to ensure that mobility scooters can be charged and stored in suitable locations.

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

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

No

Final exit doors were installed with crash bars, push pads or thumb turns. It was however noted that the emergency exit located at the base of the stairs on the LHS of the building was installed with an additional REDLAM security bolt. These are not recommended for locations that are accessed by members of the public.



Photo 22

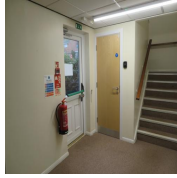


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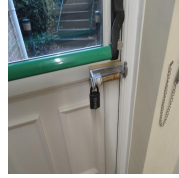


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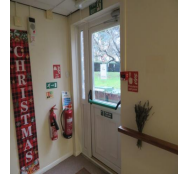


Photo 25

Open | Priority: Low | Due: 5 Mar 2025 12:21 AM GMT | Created by: Lee Grint

K4

The REDLAM bolt noted should be removed. The door is installed with a crash bar which should provide sufficient means of securing the door. If the client would like to avoid the door being used by residents outside of emergency situations, consideration should be given to the installation of an electronic audible warning device if the door is opened.

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

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

Unknown

Plastic conduit was noted in locations where there was no suspended ceiling in place. It could not be confirmed if wiring within was adequately supported to prevent premature collapse in the event of a fire situation.



Photo 26

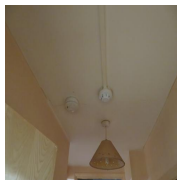


Photo 27

Open | Priority: Low | Due: 5 Mar 2025 12:25 AM GMT | Created by: Lee Grint

K12

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

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

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

Yes

Flat entrance doors were seen to be replacement FD30 timber fire doors. (NB. - from limited visual inspection, certification not seen; adequacy of installation not confirmed).

Sample inspection of flat 4 entrance door found it to be a certified FD30 timber fire door installed with an overhead positive action self closing device and combined intumescent strips/cold smoke seals installed to the door frame. No other flats accessed at the time of the assessment.

The fire rated flat entrance doors appear to be in good condition.

There is no glazing present to any flat entrance doors in this property.

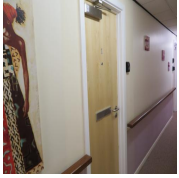


Photo 28



Photo 29

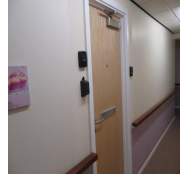


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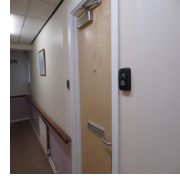


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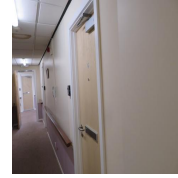


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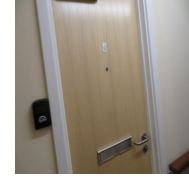


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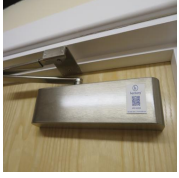


Photo 34



Photo 35

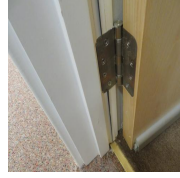


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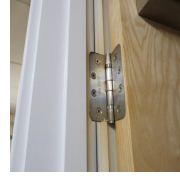


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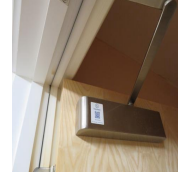


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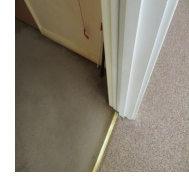


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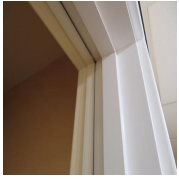


Photo 40

Open | Priority: Low | Due: 5 Mar 2025 12:28 AM GMT | Created by: Lee Grint

L1

Management should establish an ongoing programme of rolling checks to flat entrance doors to ensure they are installed with combined intumescent strips/cold smoke seals and positive action self-closing devices.

Detailed Risk Assessment Part 2 / P - Means of Giving Warning in Case of Fire / P4

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

Yes

Sample inspection of flat 4 found the communal detection to extend within the individual flats. As the block operates a Dual Policy whereby persons in the communal areas evacuate, and persons within flats stay put, the exact cause and effect of the system should be identified in regards to detection within flats.

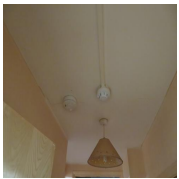


Photo 73

Open | Priority: Low | Due: 5 Mar 2025 11:20 AM GMT | Created by: Lee Grint

P4

Management should confirm the configuration of the fire alarm system to ensure it adequately supports the evacuation strategy. This would involve ensuring that the sound pressure of the alarm in the common areas does not exceed 45dB (A) within the flats. The intention is to warn people in the common areas to leave the building i.e use simultaneous evacuation, but not those persons within their flats.

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

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

Unknown

It is not known what provisions are in place for silencing and resetting the fire alarm panel.

Open | Priority: Low | Due: 5 Mar 2025 11:26 AM GMT | Created by: Lee Grint

P6

The client should ensure that adequate procedures are in place for silencing and resetting the fire alarm panel, ensure that this process is not tasked to residents.

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

Unknown

Smoke detection within individual flats could not be confirmed as connected to an ARC or telecare (Tunstall system).

Open | Priority: Low | Due: 5 Mar 2025 11:30 AM GMT | Created by: Lee Grint

P8

The early summoning of the fire and rescue service should be achieved by monitoring of the domestic smoke and heat alarms (or communal smoke and heat detectors) within each flat, so enabling fire alarm signals to be transmitted to any on-site scheme manager (or care staff in extra care housing) or, when no staff are available to respond to alarm signals, to an alarm receiving centre (ARC). The client should confirm the monitoring arrangements of the domestic alarm systems within individual flats

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?

Unknown

Service risers, plant rooms and cupboards were not accessible at the time of the assessment due to non-standard locks being installed.

Open | Priority: Low | Due: 5 Mar 2025 12:09 PM GMT | Created by: Lee Grint

Q3

The client should arrange for the inspection of the locked stores and service riser cupboards to ensure they are adequately fire resisting with penetrating services fire stopped where required.

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

Is compartmentation maintained in the roof space?

Unknown

Roof space not accessible at the time of the assessment.

Open | Priority: Low | Due: 5 Mar 2025 12:16 PM GMT | Created by: Lee Grint

Q4

The client should arrange for inspection of the roofspace to ensure that adequate compartmentation exists between the communal areas and individual flats to support the Stay Put evacuation strategy.

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

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

No

Manual fire extinguishing appliances were installed to the common areas. It is not considered necessary to provide fire extinguishers in the common parts of sheltered or extra care housing. Such equipment should only be used by those trained in its use, and it is not considered appropriate, or advisable, for older or frail residents to use fire-fighting equipment. In addition, if a fire occurs in a flat, the provision of fire extinguishing appliances in the common parts might encourage some residents to enter the common parts to obtain an appliance to fight the fire.



Photo 77

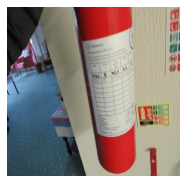


Photo 78



Photo 79

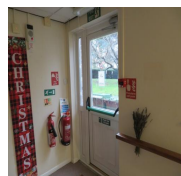


Photo 80

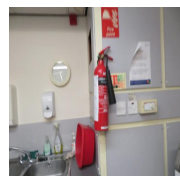


Photo 81

Open | Priority: Low | Due: 5 Mar 2025 12:20 PM GMT | Created by: Lee Grint

R1

Management should review the current policy surrounding the presence of manual fire extinguishing appliances within the building. Based upon NFCC guidance as stated in R1, if there are no trained staff members present to use extinguishers, then consideration should be given to the removal of the manual fire extinguishing devices from the common areas.

Detailed Risk Assessment Part 2 / T - Procedures and Arrangements / T6

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

Unknown

This sheltered housing block is low risk and thought to house residents capable of independent living capable of self evacuation. A PIB is available in the common area designed to house information pertaining to at risk residents where required.

Open | Priority: Low | Due: 5 Mar 2025 12:44 PM GMT | Created by: Lee Grint

T6

Management should ensure that procedures are in place for PCFRA's or PEEP's where appropriate including ensuring residents can self identify for consideration. All relevant information should be held within the fire log book with copies placed in the premises information box.

Detailed Risk Assessment Part 2 / W - Records / W1

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

Unknown

Records were not available at the time of the assessment.

Open | Priority: Low | Due: 5 Mar 2025 12:46 PM GMT | Created by: Lee Grint

W1

The client should ensure they are keeping accurate records of testing, maintenance and staff training in relation to fire training and other relevant sections of this report. Records can be kept on site in paper format or held centrally by electronic means.

Detailed Risk Assessment Part 2 / 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?

Unknown

A PIB is located at the main entrance. It is not known if this is kept up to date with relevant information.



Photo 86

Open | Priority: Low | Due: 5 Mar 2025 12:46 PM GMT | Created by: Lee Grint

X1

The client should ensure that relevant building and resident information is included in the PIB. A procedure should be in place for the regular review of information by the responsible person.

Detailed Risk Assessment Part 2 / Y - Engagement with Residents / Y1

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

Unknown

It could not be confirmed if the fire safety information and procedures have been disseminated to the residents of the block.

Open | Priority: Medium | Due: 5 Jun 2024 12:48 PM BST | Created by: Lee Grint

Y1

The client should ensure that residents are provided with a copy of the fire safety instruction notice for the premises (when moving in and annually thereafter). The client should also ensure that information regarding Fire Door is provided to new residents when they move in and re-issued to all residents as required by the Fire Safety (England) Regulations 2022.

Detailed Risk Assessment Part 1

1. General Information

1.1 FRA Type:	Type 1 (Non-Destructive)
1.2 Property Type:	Purpose Built Sheltered Accommodation
1.3 Property Designation:	Sheltered Living
1.4 Responsible Person:	Lindsey Williams - CEO Futures Housing Group
1.5 No of Floors:	2
1.6 No of Flats (if applicable):	24
1.7 Ground Floor Area (m2):	Information not available
1.8 Total Area of all Floors (m2)	Information not available

1.9 Building Description:

Chappell House is a purpose built block of 24 self contained flats used as sheltered accommodation for adults over 55 years old. The building is set across 1 and 2 storeys. Flats are accessed via corridors which are adequately sub divided with fire resisting construction.

The ground floor consists of a communal lounge and kitchen, flats 1-9 & 23, office, communal laundry room and ancillary store rooms, meter rooms and bin store. The first floor consists of flats 10-22 & 24, a guest bedroom and store cupboards.

Means of escape from the building is via 2no stairwells that both terminate to final exit doors which lead to places of ultimate safety. Final exits are also located in ground floor corridors and in the communal lounge and via the front entrance door.

The block operates a 'Dual Policy' evacuation strategy. An automatic addressable fire detection and warning system was seen to be installed to the block. Sample inspection of flats found this to extend into flats in the form of heat detection. Emergency escape lighting was installed throughout.

1.10 Building Construction:

The building is constructed from traditional brick and block construction under a pitched and tiled roof. The internal walls separating the common areas from the flats is brick and block. Internal floors are constructed from concrete.

1.11 Extent of common areas:

Lobbies, lounge, kitchen, corridors, stairs, risers, cupboards, laundry room.

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

Guest bedroom, managers office, stores, plant areas.

1.13 If applicable, state which flats were sample inspected:

Flat 4

2. The Occupants

2.1 Management Extent

Partially Managed Building -
Manager or Senior Staff Not
Onsite Regularly

2.2 Details of any onsite Management

Occasional staff attendance expected - low numbers anticipated.

2.3 Person managing fire safety in the premises

Lindsey Williams - CEO Futures Housing Group.

2.4 Person consulted during the fire risk assessment

None

2.5 Number of occupants (maximum estimated)

Assumed to be two residents per flat - Exact numbers not known.

2.6 Approximate maximum number of employees at any one time

Occasional staff attendance expected - low numbers anticipated.

2.7 Number of members of the public (maximum estimated)

Residential block - low number of visitors expected at any one time.

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

Sheltered Housing Scheme premises so occupants are elderly but otherwise typical of the general population.

3. Fire Safety Legislation

3.1 The following fire safety legislation applies to these premises

Regulatory Reform (Fire Safety)
Order 2005

3.2 The above legislation is enforced by

Northamptonshire Fire and
Rescue Service

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

Housing Act 2004

3.4 The other legislation referred to above is enforced by

The local Housing Authority.

3.5 Guidance used as applicable to premises and occupation

NFCC - Specialised Housing
Guidance

3.6 Is there an alteration or enforcement notice in force?

Unknown

No evidence of an alterations or enforcement notice in place.

3.7 Fire loss experience (since last FRA)

Unknown

None known or reported.

Detailed Risk Assessment Part 2

17 actions

A - Electrical Ignition Sources

A1

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

Unknown

No access was possible to the electrical intake cupboard at the time of the assessment due to non-standard keys being required.

See 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?

Yes

Portable appliances were noted to be adequately PAT tested.

PAT testing was last conducted in May 2023

See Policy Principle.



Photo 3



Photo 4



Photo 5

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

A3

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

Yes

No personal electrical items seen within the communal areas at the time of the assessment.

See Policy Principle.

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

A4

Is the use of adapters and leads limited?

N/A

A5

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

N/A

No PV cells noted.

B - Smoking Policies

B1

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

Yes

See policy principle.

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

B2

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

Yes

Residents who wish to smoke can do so within their private accommodation only.

No evidence of illicit smoking was seen in the common area at the time of inspection.

'No Smoking' signage is provided in the common area as required by the Smoke-free (Premises and Enforcement) Regulations 2006.



Photo 6

C - Arson

C1

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

Yes

The block is installed with an access control system.

The front entrance door was noted to be self closing to prevent unauthorised access.

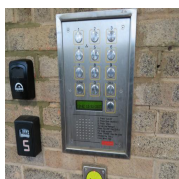


Photo 7

C2

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

Yes

An attached bin store is located on the ground floor of the block. This was noted to be adequately secured to prevent unauthorised access.

The bin store is suitably maintained.

The bin store was noted to be installed with adequate ventilation and automatic smoke detection.

D - Portable Heaters and Installations

D1

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

N/A

No portable heaters were noted within the common area at the time of inspection.

D2

Are fixed heating systems maintained annually?

Yes

The communal areas are installed with wall & floor mounted fixed electric radiators. These are noted to be adequately tested as part of 5 yearly EICR tests.

The communal areas are also installed with wet pipe low pressure central heating systems.

All heaters appeared to be in good condition and away from combustible materials at the time of the assessment.

See Policy Principle.

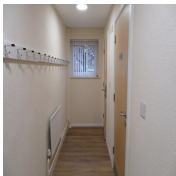


Photo 8

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

E - Cooking

1 action

E1

1 action

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

No

A communal kitchen is located on the ground floor.

Heat detection noted to be installed to the communal kitchen.

The kitchen was installed with a gas oven and hob, microwave oven, toaster and kettles.

The kitchen was noted to be installed with manual fire extinguishers and a fire blanket. See R1.



Photo 9



Photo 10



Photo 11

Open | Priority: Low | Due: 5 Mar 2025 11:39 PM GMT | Created by: Lee Grint

E1

The gas oven should be annually tested and maintained by a gas safe registered competent contractor.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

F - Lightning

1 action

F1

1 action

Does the building have a lightning protection system?

No

No LPS noted as installed to the building.

Open | Created by: Lee Grint

F1

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

Policy Principle: No lightning protection policy in place

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

G - Housekeeping

2 actions

G1

1 action

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

Unknown

There were multiple non-accessible locations at the time of the assessment. These were noted to be all store cupboards on all floors.

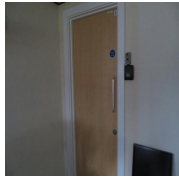


Photo 12



Photo 13

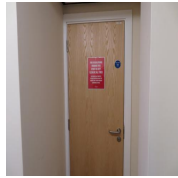


Photo 14



Photo 15

Open | Priority: Low | Due: 5 Mar 2025 11:52 PM GMT | Created by: Lee Grint

G1

The locked cupboards noted should be checked for the presence of combustible materials in close proximity of sources of ignition.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

G2

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

Yes

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

G3

1 action

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"?

Yes

Mobility scooters were stored in an open space located on the main escape route of the ground floor towards the front of the building.

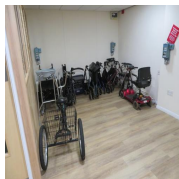


Photo 16

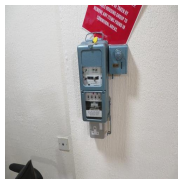


Photo 17

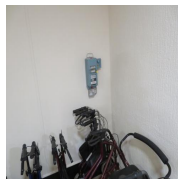


Photo 18



Photo 19

Open | Priority: Medium | Due: 5 Jun 2024 12:18 AM BST | Created by: Lee Grint

G3

The client should ensure that an assessment is undertaken in line with the NFCC "Mobility Scooter Guidance for Residential Buildings". Measures should be put in place to ensure that mobility scooters can be charged and stored in suitable locations.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

H - Hazards Introduced by Contractors

H1

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

N/A

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

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

I - Dangerous Substances

I1

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

N/A

No dangerous substances were noted being stored or in use at the time of inspection.

J - Other Significant Hazards

J1

Are all issues deemed satisfactory? [1]

Yes

The communal laundry room was noted to contain commercial washing machines and dryers. The dryer filters were noted to be clean from sample inspection. Signage was installed above the dryers requiring users to empty lint traps following each use.



Photo 20

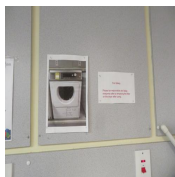


Photo 21

J2

Are all issues deemed satisfactory? [2]

Yes

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

K - Means of Escape

2 actions

K1

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

Yes

The means of escape design is broadly in accordance with current design codes and is deemed satisfactory.

K2

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

Yes

The escape routes are considered to be adequately protected (subject to recommendations which may be noted elsewhere in this report).

K3

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

Yes

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

The exit widths provided appear adequate for the numbers expected to be present.

K4

1 action

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

No

Final exit doors were installed with crash bars, push pads or thumb turns. It was however noted that the emergency exit located at the base of the stairs on the LHS of the building was installed with an additional REDLAM security bolt. These are not recommended for locations that are accessed by members of the public.

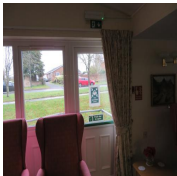


Photo 22

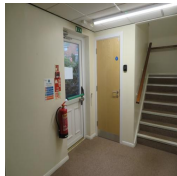


Photo 23

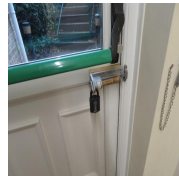


Photo 24

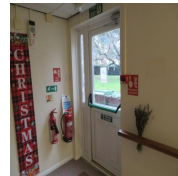


Photo 25

Open | Priority: Low | Due: 5 Mar 2025 12:21 AM GMT | Created by: Lee Grint

K4

The REDLAM bolt noted should be removed. The door is installed with a crash bar which should provide sufficient means of securing the door. If the client would like to avoid the door being used by residents outside of emergency situations, consideration should be given to the installation of an electronic audible warning device if the door is opened.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

K5

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

Yes

Final exit doors were seen to open outwards.

K6

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

Yes

Travel distances appear to be in line with that allowed in NFCC - Fire Safety in Specialised Housing Guidance

K7

Are there suitable precautions for all inner rooms?

N/A

No inner rooms noted at the time of the assessment.

K8

Are escape routes separated where appropriate?

Yes

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

K9

Are corridors sub-divided where appropriate?

Yes

Cross corridor fire doors are installed at regular intervals where required.

These are installed with magnetic hold open devices where required in line with NFCC guidance. The devices are interlinked with the communal fire detection and warning system.

K10

Do escape routes lead to a place of safety?

Yes

Escape routes lead to a place of safety.

K11

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

Yes

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

K12

1 action

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

Unknown

Plastic conduit was noted in locations where there was no suspended ceiling in place. It could not be confirmed if wiring within was adequately supported to prevent premature collapse in the event of a fire situation.

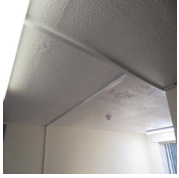


Photo 26

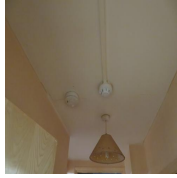


Photo 27

Open | Priority: Low | Due: 5 Mar 2025 12:25 AM GMT | Created by: Lee Grint

K12

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

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

L - Flat Entrance Doors

1 action

L1

1 action

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

Yes

Flat entrance doors were seen to be replacement FD30 timber fire doors. (NB. - from limited visual inspection, certification not seen; adequacy of installation not confirmed).

Sample inspection of flat 4 entrance door found it to be a certified FD30 timber fire door installed with an overhead positive action self closing device and combined intumescent strips/cold smoke seals installed to the door frame. No other flats accessed at the time of the assessment.

The fire rated flat entrance doors appear to be in good condition.

There is no glazing present to any flat entrance doors in this property.

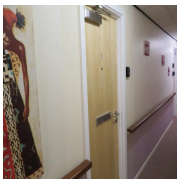


Photo 28



Photo 29

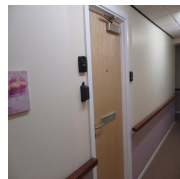


Photo 30

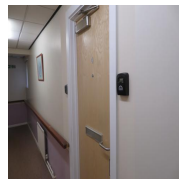


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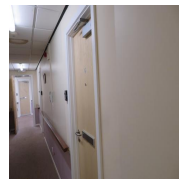


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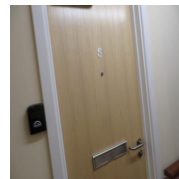


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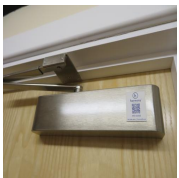


Photo 34



Photo 35

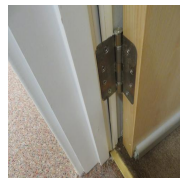


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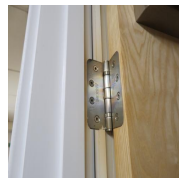


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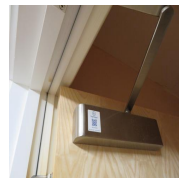


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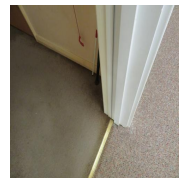


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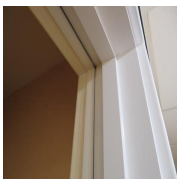


Photo 40

L1

Management should establish an ongoing programme of rolling checks to flat entrance doors to ensure they are installed with combined intumescent strips/cold smoke seals and positive action self-closing devices.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

M - Common Area Fire Doors

M1

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

Yes

All common area fire doors and/or frames appear to be replacement FD30/S solid core or glazed timber fire doors and frames. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

All common area fire rated fire doors and frames appear to be in good condition.

All glazing to common area fire doors appears to be appropriately fire rated EI30 glazing.

Side panels to common area fire doors appear to be appropriately fire rated.

Common area fire doors are fitted with adequate self-closing devices where required. The door between the communal lounge and the stairwell was not closing fully under the power of its self closing device.

Common area fire doors are provided with adequate intumescent strips and smoke seals.

Common area fire doors are considered adequate (subject to any issues noted elsewhere in this report).



Photo 41

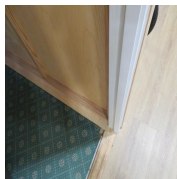


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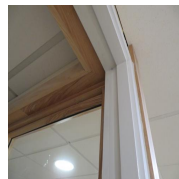


Photo 43



Photo 44



Photo 45

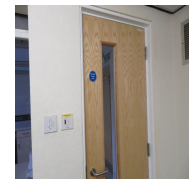


Photo 46



Photo 47

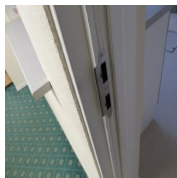


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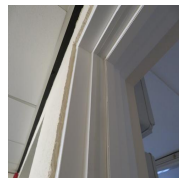


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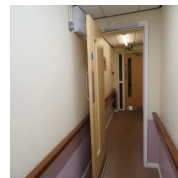


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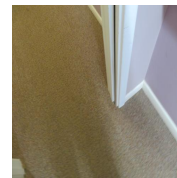


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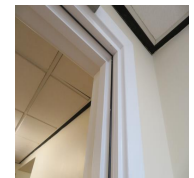


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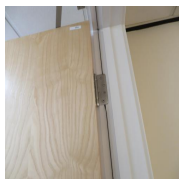


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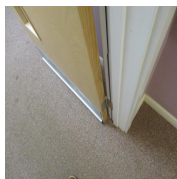


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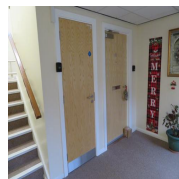


Photo 55



Photo 56

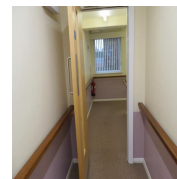


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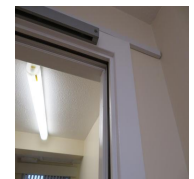


Photo 58

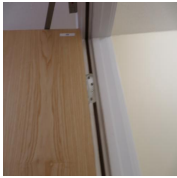


Photo 59



Photo 60

N - Emergency Lighting

N1

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

Yes

A visual inspection of the emergency lighting system installed to the client's premises confirmed that it appears to be in accordance with BS 5266.



Photo 61

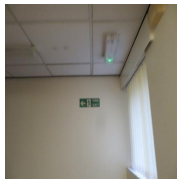


Photo 62

N2

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

N/A

O - Fire Safety Signs and Notices

O1

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

No

A Fire Action Notice was located at the front entrance of the block detailing a stay put evacuation strategy for residents within their flats.

Fire Action Notices were located in regular places throughout the common area detailing a simultaneous evacuation from the common areas only.

Mandatory fire door signage was installed throughout the building.

Directional signage was installed throughout.

Fire safety signage was seen to be installed to passenger lifts on all floors.

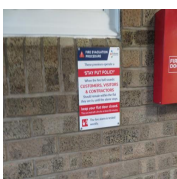


Photo 63



Photo 64

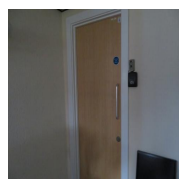


Photo 65

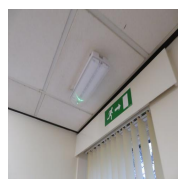


Photo 66

O2

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

N/A

The building is less than 11m in height.

P - Means of Giving Warning in Case of Fire

3 actions

P1

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

Yes

The building is a purpose built block of flats with an adequate standard of compartmentation (subject to recommendations made elsewhere in this report). As this block operates a 'dual policy' it is suitable for a fire detection and warning system to be installed to the communal areas to assist in evacuation from these areas. An automatic addressable fire detection and warning system was installed to the communal areas that appeared to be broadly compliant with BS5839:1/BS5839:6 Category M/L1/Grade A LD1.

It was noted that the fire alarm panel was being tested by contractors at the time of the assessment.



Photo 67



Photo 68

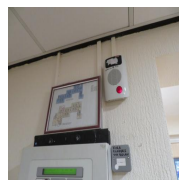


Photo 69



Photo 70

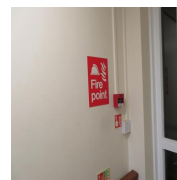


Photo 71

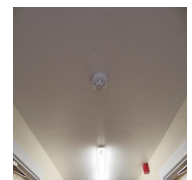


Photo 72

P2

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

Yes

See P1.

P3

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

N/A

See P1.

P4

1 action

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

Yes

Sample inspection of flat 4 found the communal detection to extend within the individual flats. As the block operates a Dual Policy whereby persons in the communal areas evacuate, and persons within flats stay put, the exact cause and effect of the system should be identified in regards to detection within flats.

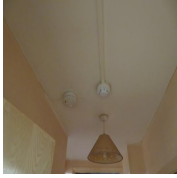


Photo 73

Open | Priority: Low | Due: 5 Mar 2025 11:20 AM GMT | Created by: Lee Grint

P4

Management should confirm the configuration of the fire alarm system to ensure it adequately supports the evacuation strategy. This would involve ensuring that the sound pressure of the alarm in the common areas does not exceed 45dB (A) within the flats. The intention is to warn people in the common areas to leave the building i.e use simultaneous evacuation, but not those persons within their flats.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

P5

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

Yes

Zone plan provided.



Photo 74

P6

1 action

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

Unknown

It is not known what provisions are in place for silencing and resetting the fire alarm panel.

Open | Priority: Low | Due: 5 Mar 2025 11:26 AM GMT | Created by: Lee Grint

P6

The client should ensure that adequate procedures are in place for silencing and resetting the fire alarm panel, ensure that this process is not tasked to residents.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

P7

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

Yes

Sample inspection of flat 4 found there to be Grade D LD1 detection installed throughout.

P8

1 action

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?

Unknown

Smoke detection within individual flats could not be confirmed as connected to an ARC or telecare (Tunstall system).

Open | Priority: Low | Due: 5 Mar 2025 11:30 AM GMT | Created by: Lee Grint

P8

The early summoning of the fire and rescue service should be achieved by monitoring of the domestic smoke and heat alarms (or communal smoke and heat detectors) within each flat, so enabling fire alarm signals to be transmitted to any on-site scheme manager (or care staff in extra care housing) or, when no staff are available to respond to alarm signals, to an alarm receiving centre (ARC). The client should confirm the monitoring arrangements of the domestic alarm systems within individual flats

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

Q - Measures to Limit Fire Spread and Development

2 actions

Q1

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

Yes

The property is a purpose built block with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report).

Q2

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

Yes

Sample inspection above suspended ceilings within the communal areas noted there to be adequate firestopping of penetrating services.

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?

Unknown

Service risers, plant rooms and cupboards were not accessible at the time of the assessment due to non-standard locks being installed.

Open | Priority: Low | Due: 5 Mar 2025 12:09 PM GMT | Created by: Lee Grint

Q3

The client should arrange for the inspection of the locked stores and service riser cupboards to ensure they are adequately fire resisting with penetrating services fire stopped where required.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

Q4

1 action

Is compartmentation maintained in the roof space?

Unknown

Roof space not accessible at the time of the assessment.

Open | Priority: Low | Due: 5 Mar 2025 12:16 PM GMT | Created by: Lee Grint

Q4

The client should arrange for inspection of the roofspace to ensure that adequate compartmentation exists between the communal areas and individual flats to support the Stay Put evacuation strategy.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

Q5

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

N/A

No recessed meters or electrics noted on the escape routes.

Q6

As far as can reasonably be ascertained, are fire dampers provided as necessary to protect critical means of escape against passage of fire, smoke and products of combustion in the early stages of a fire?

N/A

There were no common ventilation systems or dampers noted within this property.

Q7

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

Yes

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

Q8

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

Yes

Sample inspection of soft furnishings found them to be compliant.

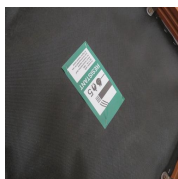


Photo 75

Q9

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

No

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



Photo 76

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?

Unknown

It is not known if an external wall note has been prepared.

See Q9

Q11

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

N/A

Q12

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

N/A

Q13

Are all other fire spread/compartmentation issues satisfactory?

Yes

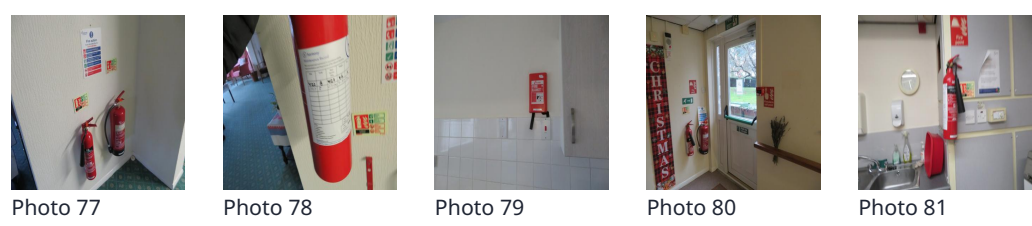
From a limited visual inspection from ground level, window and door frames (and any associated spandrel or infill panels that may be installed) appear satisfactory with regard to combustibility and fire spread.

R - Fire Extinguishing Appliances 1 action

R1 1 action

If required, is there reasonable provision of accessible portable fire extinguishers? No

Manual fire extinguishing appliances were installed to the common areas. It is not considered necessary to provide fire extinguishers in the common parts of sheltered or extra care housing. Such equipment should only be used by those trained in its use, and it is not considered appropriate, or advisable, for older or frail residents to use fire-fighting equipment. In addition, if a fire occurs in a flat, the provision of fire extinguishing appliances in the common parts might encourage some residents to enter the common parts to obtain an appliance to fight the fire.



Open | Priority: Low | Due: 5 Mar 2025 12:20 PM GMT | Created by: Lee Grint

R1
 Management should review the current policy surrounding the presence of manual fire extinguishing appliances within the building. Based upon NFCC guidance as stated in R1, if there are no trained staff members present to use extinguishers, then consideration should be given to the removal of the manual fire extinguishing devices from the common areas.

Action/Recommendation Required? Yes

Action Priority: Low - 12 Months

S - Relevant Automatic Fire Extinguishing Systems

S1

Are there any automatic fire suppressant systems on site? N/A

S2

Are there any fixed fire fighting mains within the premises? N/A

S3

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

T - Procedures and Arrangements 1 action

T1

Recommended evacuation strategy for this building is:

Dual Policy Recommended



Photo 82



Photo 83

T2

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

Yes

Regular checks of the block are conducted by the clients representatives in the form of property managers.

T3

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

Yes

Fire Action Notices are suitable and sufficient to cover the requirements stated in this section. See O1.



Photo 84



Photo 85

T4

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

Unknown

Residents are required to call the Fire and Rescue Service in the event of a fire. It has also been recommended that internal smoke detection is connected to the telecare system for external monitoring. See P8.

T5

Are there suitable fire assembly points away from any risk?

Yes

Assembly point adequate.

T6

1 action

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

Unknown

This sheltered housing block is low risk and thought to house residents capable of independent living capable of self evacuation. A PIB is available in the common area designed to house information pertaining to at risk residents where required.

Open | Priority: Low | Due: 5 Mar 2025 12:44 PM GMT | Created by: Lee Grint

T6

Management should ensure that procedures are in place for PCFRA's or PEEP's where appropriate including ensuring residents can self identify for consideration. All relevant information should be held within the fire log book with copies placed in the premises information box.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

T7

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

Unknown

Staff not permanently present. Extinguishers are recommended for review and removal in R1.

T8

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

N/A

Staff not permanently present 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)

Yes

See policy principle.

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

U2

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

N/A

No staff present.

V - Testing and Maintenance

V1

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

Yes

maintained?



See policy principle.

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

W - Records

1 action

W1

1 action

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

Unknown

Records were not available at the time of the assessment.

Open | Priority: Low | Due: 5 Mar 2025 12:46 PM GMT | Created by: Lee Grint

W1

The client should ensure they are keeping accurate records of testing, maintenance and staff training in relation to fire training and other relevant sections of this report. Records can be kept on site in paper format or held centrally by electronic means.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

X - Premises Information Box

1 action

X1

1 action

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?

Unknown

A PIB is located at the main entrance. It is not known if this is kept up to date with relevant information.



Photo 86

Open | Priority: Low | Due: 5 Mar 2025 12:46 PM GMT | Created by: Lee Grint

X1

The client should ensure that relevant building and resident information is included in the PIB. A procedure should be in place for the regular review of information by the responsible person.

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

Action/Recommendation Required?	Yes
Action Priority:	Low - 12 Months
Y - Engagement with Residents	1 action
Y1	1 action
Has all Fire Safety information & procedures been disseminated to the residents?	Unknown
<p>It could not be confirmed if the fire safety information and procedures have been disseminated to the residents of the block.</p>	
<p>Open Priority: Medium Due: 5 Jun 2024 12:48 PM BST Created by: Lee Grint</p>	
<p>Y1</p> <p>The client should ensure that residents are provided with a copy of the fire safety instruction notice for the premises (when moving in and annually thereafter). The client should also ensure that information regarding Fire Door is provided to new residents when they move in and re-issued to all residents as required by the Fire Safety (England) Regulations 2022.</p>	
Action/Recommendation Required?	Yes
Action Priority:	Medium - 3 Months
Z - Any Other Information	
Z1	
Are all issues deemed satisfactory? [1]	Yes
<p>There were no other relevant issues noted at the time of inspection.</p>	
Z2	
Are all issues deemed satisfactory? [2]	Yes
<p>There were no other relevant issues noted at the time of inspection.</p>	

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	102119
Part 1c - SSAIB 3rd Party Certificate Number	CHES077
Part 2 - Name of Client	Futures Housing Group
Part 3a - Address of premises for which the Fire Risk Assessment was carried out	Chappell House: NN3 7QS
Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies	Lobbies, lounge, kitchen, corridors, stairs, risers, cupboards, laundry room.
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	5 Mar 2024
Part 6 - Recommended Date for Reassessment of the premises	5 Mar 2025
Part 7 - Unique Reference Number of this Certificate (Job Number)	171963

Signed for on behalf of the Issuing Certified Organisation

James Hutton



Dated:

5 Mar 2024

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

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

Media summary



Photo 1

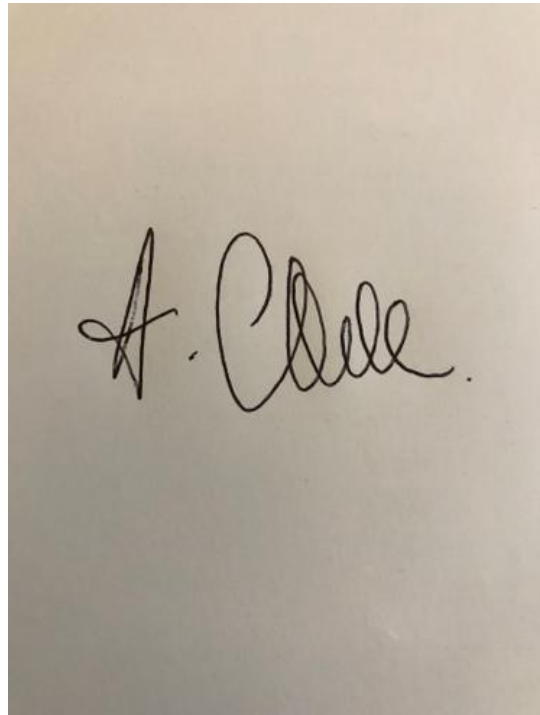


Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11

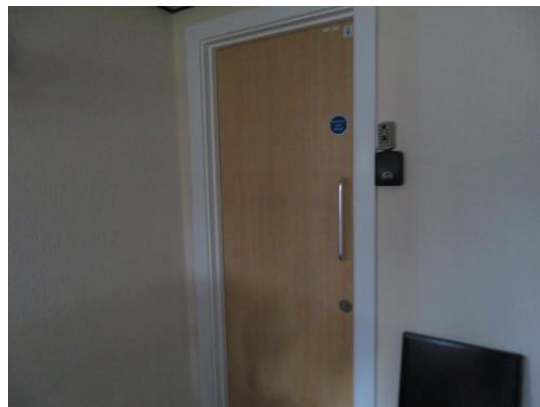


Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17

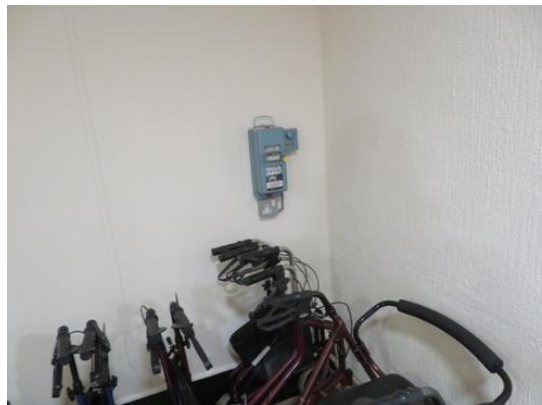


Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38

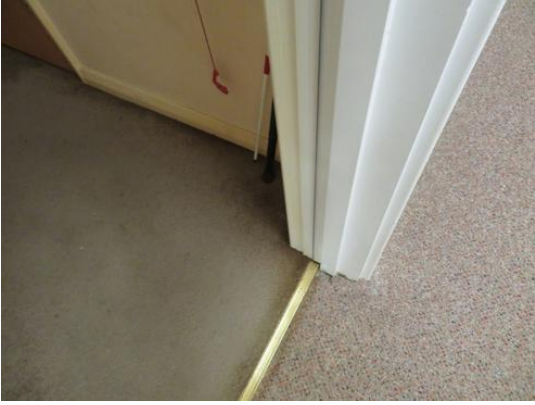


Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50

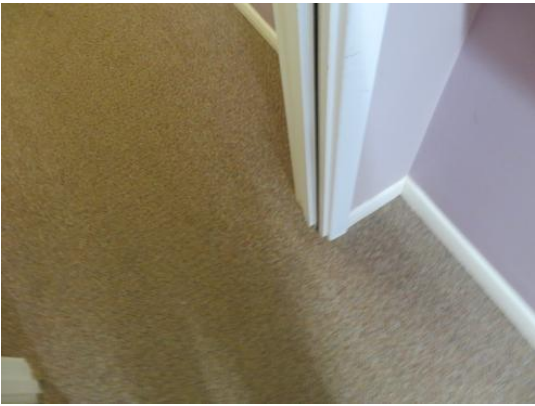


Photo 51



Photo 52



Photo 53

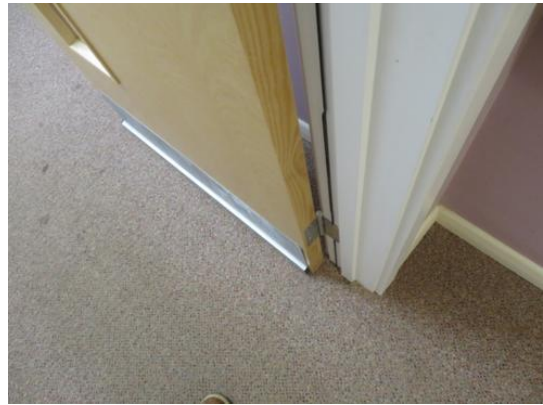


Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64

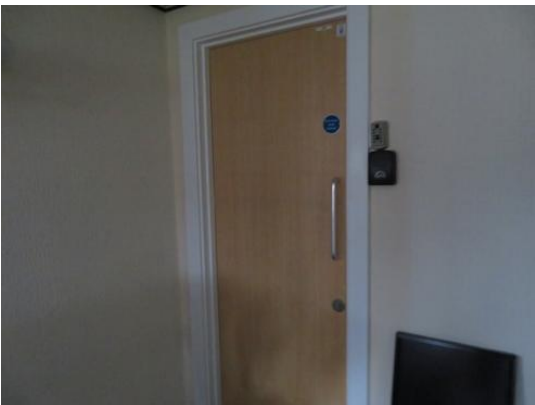


Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71

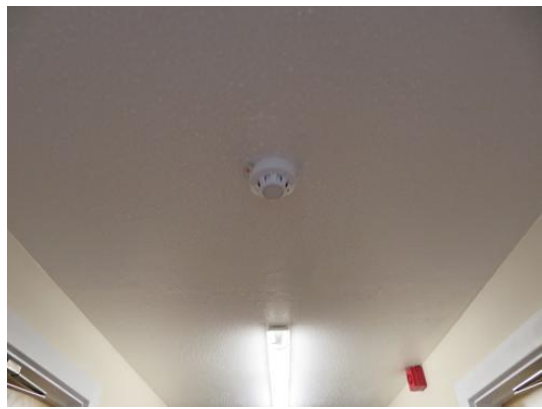


Photo 72



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