

## Futures Fire Risk Assessment

Futures Homescape, Community Centre  
 Park Court: DE75 7DS, - UPRN: 15 /  
 173583 / QA Approved / Andy Cloke

**Complete**

Flagged items	2	Actions	14
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SITE NAME:

**Futures Homescape,  
 Community Centre Park Court:  
 DE75 7DS, - UPRN: 15, Fire Risk  
 Assessments, Futures  
 Homescape**

PROPERTY IMAGE



Photo 1

UPRN: **15**

JOB NUMBER: **173583**

FRA COMPLETED BY: **Pennington Choices Limited**

FIRE RISK ASSESSOR NAME: **Adrian Gallimore**

INSPECTION DATE: **14 Nov 2023**

REPORT STATUS: **QA Approved**

REASSESSMENT PRIORITY **Medium - 2 Years**

VALID TO: (QA Use Only) **26 Nov 2025**

VALIDATION DATE: (QA Use Only) **26 Nov 2023**

VALIDATED BY: (QA Use Only) **Andy Cloke**

VALIDATOR'S SIGNATURE: (QA Use Only)



Photo 2

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## Flagged items & Actions

2 flagged, 14 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

14 actions

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

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

**Unknown**

There electrical consumer unit is located in the entrance foyer. Labels of the last fixed wiring test are believed to have been covered by FHG visual inspection labels. It was not possible to confirm the date of the last fixed wiring test.



Photo 3

**Open** | Priority **Low** | Due **26 Nov 2024 3:14 PM GMT** | Created by **Adrian Gallimore**

A1

Management should ensure that the fixed wiring has been tested within the last 5 years in line with the Policy Principle and adequate records are maintained. Staff should ensure that testing labels are not obscured in order that the last fixed wiring test can be demonstrated.

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

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

**Unknown**

No personal electrical appliances were identified as the centre was not in use at the time of assessment. It was not possible to establish the policy for community centre users that may use their own electrical appliances such as charging of mobile phones etc.

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

A3

Management should confirm the policy on the use of personal electrical appliances within the community centre and ensure that it is communicated to centre users.

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

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

No

There was no evidence of illicit smoking within the community centre. Although there is a 'No Smoking' sign displayed, it does not comply with current legislation for public buildings.



Photo 5



Photo 6

**Open** | Priority **Low** | Due **26 Nov 2024 3:20 PM GMT** | Created by **Adrian Gallimore**

B2

Management should display a sign which has specific wording to comply with legislation (It is against the law to smoke on these premises). The sign ideally, should be displayed at point of entry such as the front entrance door.

Detailed Risk Assessment Part 2 / F - Lightning / F1

Does the building have a lightning protection system?

No

FHG Policy Principal confirms that there is no lightning protection installed.

**Open** | Priority **Low** | 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 / G2

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

No

Loose paper notices are displayed on the notice board which is located on or near the exit route to the front.



Photo 12

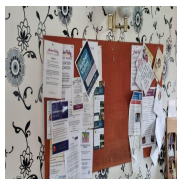


Photo 13

**Open** | Priority **Medium** | Due **26 Feb 2024 3:30 PM GMT** | Created by **Adrian Gallimore**

G2

Management should either laminate paper notices or replace the notice board with a Perspex covered type.

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"?

Unknown

No mobility scooters were identified however, the centre was not used at the time of assessment. It is likely that members of the local community may attend the centre in a mobility scooter. It was not possible to establish if a risk assessment has been completed as the information was not accessible at the time of assessment.

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

G3

Management should confirm if they allow the charging of mobility scooters within the community centre. Where charging is allowed, management should ensure that there is a suitable risk assessment in place. Any risk assessment should take into account any risks associated with Lithium Ion batteries.

Detailed Risk Assessment Part 2 / K - Means of Escape / K2

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

Unknown

There is wooden cladding to ceilings throughout. It was not possible to establish if the cladding is fire rated.

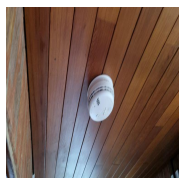


Photo 14

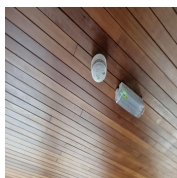


Photo 15

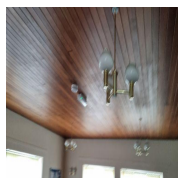


Photo 16

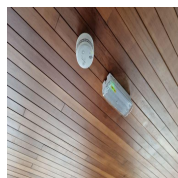


Photo 17

**Open** | Priority **Low** | Due **26 Nov 2024 3:34 PM GMT** | Created by **Adrian Gallimore**

K2

Management should confirm if cladding is fire rated with a view to replace if with fire rated materials where its is found not to comply.

Detailed Risk Assessment Part 2 / K - Means of Escape / K6

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

Yes

There were no person present at the time of assessment. Seating is provided around tables for 34 persons. The sitting room area is 8.5 x 9 metre (76.5 sq.metres). The density factor for persons seated around tables is 1.5 = no more than 51 persons seated.

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

K6

Management should ensure that there are no more than 51 persons seated should the community centre be used. This policy should be communicated to centre users.

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

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

No

External emergency lighting is not installed.

**Open** | Priority **Low** | Due **26 Nov 2024 3:48 PM GMT** | Created by **Adrian Gallimore**

N2

Management should install external emergency lighting to exits.

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

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

No

There is a Fire Action Notice installed however, this is located at the far end of the sitting room. Illuminated exit signs are displayed however there are no signs attached to the separating door.

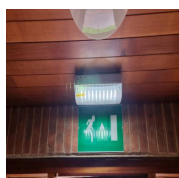


Photo 25

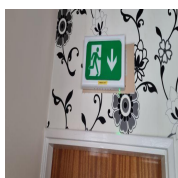


Photo 26

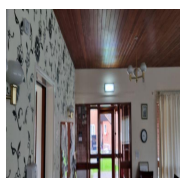


Photo 27

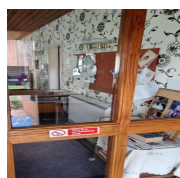


Photo 28

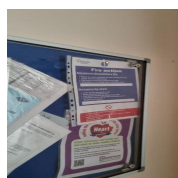


Photo 29

**Open** | Priority **Low** | Due **26 Nov 2024 3:52 PM GMT** | Created by **Adrian Gallimore**

O1

Management should ensure that an additional Fire Action Notice is displayed at the entrance of the community centre. Fire door signs should be attached to both sides of the door separating the foyer from the sitting room (Fire Door Keep Shut).

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

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

Unknown

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

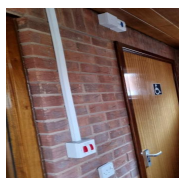


Photo 35

**Open** | Priority **Medium** | Due **26 Feb 2024 3:57 PM GMT** | Created by **Adrian Gallimore**

P6

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

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?

Unknown

There is wooden cladding installed above the front and rear exits.



Photo 56



Photo 57



Photo 58

**Open** | Priority **Low** | Due **26 Nov 2024 4:05 PM GMT** | Created by **Adrian Gallimore**

Q9

Management should confirm if cladding is fire rated with a view to replace it with fire rated type where it is found not to comply.

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

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

No

There is 1 x 6L 21A water, 1 x 6L 21A Foam and a 2Kg CO2 extinguishers installed which meets the requirements of BS5306: Part 8. There is no signage displayed to advise that extinguishers should only be used by trained persons. It is unlikely that community centre users will be trained on the use of extinguishers. Extinguishers are maintained under service contract by Harmony. The last service visit was completed in February 2023.

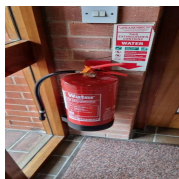


Photo 59



Photo 60

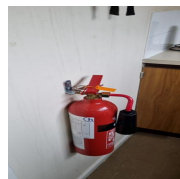


Photo 61



Photo 62

**Open** | Priority **Low** | Due **26 Nov 2024 4:12 PM GMT** | Created by **Adrian Gallimore**

R1

Management should ensure that signs are displayed at fire points to state ' Only to be used by trained persons'

Detailed Risk Assessment Part 2 / T - Procedures and Arrangements / T2

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

Unknown

It was not possible to ascertain if there is a competent person appointed for this property.

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

T2

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

## Detailed Risk Assessment Part 1

### 1. General Information

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

1.2 Property Type: **Purpose Built Community Centre**

1.3 Property Designation: **Community Centre**

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

1.5 No of Floors: **1**

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

The premise is a detached community centre with no deswellings.

1.7 Ground Floor Area (m2): **90**

1.8 Total Area of all Floors (m2) **90**

1.9 Building Description:

**A purpose built, detached community centre which services the local Park Court Housing Scheme. The entrance leads to a small foyer with a small conservatory type area (used as storage) to the left of the entrance and toilets to the right. There is a community sitting room from the foyer and a small kitchenette. There are two exits which are via the main entrance at the front and rear exit from the sitting room.**

1.10 Building Construction:

**Brick built with pitched, tiled roof. Walls are solid with wallpapered finish. Ceilings are wooden cladded throughout and floors are solid. There is also external wooden cladding above the front entrance and rear exit.**

1.11 Extent of common areas: **Entrance foyer, toilets, sitting room and kitchen.**

1.12 Areas of the building to which access was not available: **All of the community centre was accessible to the assessor.**

1.13 If applicable, state which flats were sample inspected: **N/A - The premise is a community centre with no dwellings.**

### 2. The Occupants

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

2.2 Details of any onsite Management **There was no on-site management at the property.**



2.3 Person managing fire safety in the premises

Lindsey Williams, CEO, Futures  
Housing Group.

2.4 Person consulted during the fire risk assessment

No persons were consulted  
during the assessment.

2.5 Number of occupants (maximum estimated)

There were no person present at the time of assessment. Seating is provided around tables for 34 persons. The sitting room area is 8.5 x 9 metre (76.5 sq.metres). The density factor for persons seated around tables is 1.5 = no more than 51 persons seated.

2.6 Approximate maximum number of employees at any one time

There were no employees present at the time of assessment. There may be staff from FHG that attend periodically to carry out routine checks, maintenance and cleaning activities.

2.7 Number of members of the public (maximum estimated)

Refer to 2.5

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

The community centre is unlikely to have sleeping occupants or young children present unless accompanied by a parent, guardian or responsible person. It is likely that community centre users may have varying disabilities however it is reasonable to assume that would be able to make their own way there or with the assistance of a carer or helper.

### 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

Cumbria Fire and Rescue Service

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

None

3.4 The other legislation referred to above is enforced by

N/A.

3.5 Guidance used as applicable to premises and occupation

Home Office Fire Safety in  
Purpose Built Blocks

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

14 actions

### A - Electrical Ignition Sources

2 actions

#### A1

1 action

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

Unknown

There electrical consumer unit is located in the entrance foyer. Labels of the last fixed wiring test are believed to have been covered by FHG visual inspection labels. It was not possible to confirm the date of the last fixed wiring test.



Photo 3

**Open** | Priority **Low** | Due **26 Nov 2024 3:14 PM GMT** | Created by **Adrian Gallimore**

#### A1

Management should ensure that the fixed wiring has been tested within the last 5 years in line with the Policy Principle and adequate records are maintained. Staff should ensure that testing labels are not obscured in order that the last fixed wiring test can be demonstrated.

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

Action/Recommendation Required?:

Yes

Action Priority:

Low - 12 Months

#### A2

Is PAT testing in common areas carried out?

Yes

labels on electrical appliances confirm that PAT testing was last completed in July 2023.



Photo 4

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

#### A3

1 action

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

Unknown

No personal electrical appliances were identified as the centre was not in use at the time of assessment. It was not possible to establish the policy for community centre users that may use their own electrical appliances such as charging of mobile phones etc.

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

A3

Management should confirm the policy on the use of personal electrical appliances within the community centre and ensure that it is communicated to centre users.

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

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

A4

Is the use of adapters and leads limited?

N/A

No adaptors or leads were present at the time of assessment.

A5

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

N/A

None present.

B - Smoking Policies

1 action

B1

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

Yes

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

B2

1 action

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

No

There was no evidence of illicit smoking within the community centre. Although there is a 'No Smoking' sign displayed, it does not comply with current legislation for public buildings.



Photo 5



Photo 6

**Open** | Priority **Low** | Due **26 Nov 2024 3:20 PM GMT** | Created by **Adrian Gallimore**

B2

Management should display a sign which has specific wording to comply with legislation (It is against the law to smoke on these premises). The sign ideally, should be displayed at point of entry such as the front entrance door.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

C - Arson

C1

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

Yes

A standard security lock is fitted to the entrance door.



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

There is a communal waste skip compound for residents and the community centre of Park Court.



Photo 8

D - Portable Heaters and Installations

D1

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

N/A

No portable heaters were identified at the time of assessment.

D2

Are fixed heating systems maintained annually?

Yes

Heating is provided by wall mounted, hard-wired convector heaters.



Photo 9

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

E - Cooking

E1

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

Yes

There is no hob / cooker installed to the kitchen. There is a microwave only Burco water heater only. The microwave is subject to annual PAT testing.

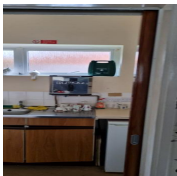


Photo 10

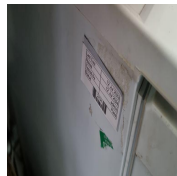


Photo 11

F - Lightning

1 action

F1

1 action

Does the building have a lightning protection system?

No

FHG Policy Principal confirms that there is no lightning protection installed.

**Open** | Priority **Low** | 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

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

No issues were identified at the time of assessment.

G2 1 action

Are the escape routes kept clear of items combustible materials or waste and free of any trip hazards? **No**

Loose paper notices are displayed on the notice board which is located on or near the exit route to the front.

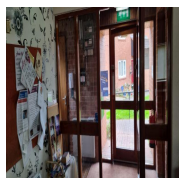


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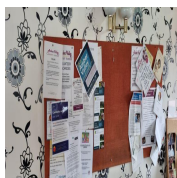


Photo 13

**Open** | Priority **Medium** | Due **26 Feb 2024 3:30 PM GMT** | Created by **Adrian Gallimore**

G2  
Management should either laminate paper notices or replace the notice board with a Perspex covered type.

Action/Recommendation Required? **Yes**

Action Priority: **Medium - 3 Months**

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"? **Unknown**

No mobility scooters were identified however, the centre was not used at the time of assessment. It is likely that members of the local community may attend the centre in a mobility scooter. It was not possible to establish if a risk assessment has been completed as the information was not accessible at the time of assessment.

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

G3

Management should confirm if they allow the charging of mobility scooters within the community centre. Where charging is allowed, management should ensure that there is a suitable risk assessment in place. Any risk assessment should take into account any risks associated with Lithium Ion batteries.

Action/Recommendation Required?

Yes

Action Priority:

**Recommendation - No Timescale**

H - Hazards Introduced by Contractors

H1

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

Yes

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 identified within common areas at the time of assessment. See Policy Principle.

J - Other Significant Hazards

J1

Are all issues deemed satisfactory? [1]

N/A

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

J2

Are all issues deemed satisfactory? [2]

N/A

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

K - Means of Escape

2 actions

K1

Is the escape route design deemed satisfactory? (Consider

Yes

current design codes)

The escape route is satisfactory.

K2

1 action

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

Unknown

There is wooden cladding to ceilings throughout. It was not possible to establish if the cladding is fire rated.



Photo 14



Photo 15

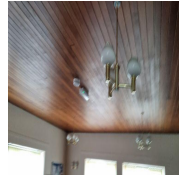


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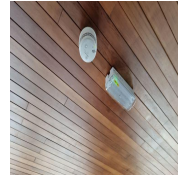


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K2

Management should confirm if cladding is fire rated with a view to replace if with fire rated materials where its is found not to comply.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

K3

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

Yes

K4

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

Yes

A thumb turn lock is fitted to the front exit. The rear door has a push bar fitted which was tested by the assessor at the time of assessment. Exit doors opened freely without obstruction.

K5

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

Yes

Both exits open in the direction of travel.

K6

1 action

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



Yes

There were no person present at the time of assessment. Seating is provided around tables for 34 persons. The sitting room area is 8.5 x 9 metre (76.5 sq.metres). The density factor for persons seated around tables is 1.5 = no more than 51 persons seated.

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

K6

Management should ensure that there are no more than 51 persons seated should the community centre be used. This policy should be communicated to centre users.

Action/Recommendation Required?

Yes

Action Priority:

**Recommendation - No Timescale**

K7

Are there suitable precautions for all inner rooms?

Yes

The only inner room scenario is that to the front of the premise (conservatory type area). The furthest part of the room is within 6 metres of the nearest exit.

K8

Are escape routes separated where appropriate?

Yes

There is a separating door between the foyer and sitting room. The door is in good order with a self-closure device and fire rated glass fitted.

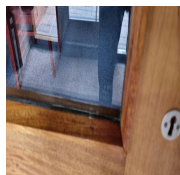


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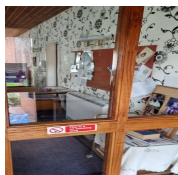


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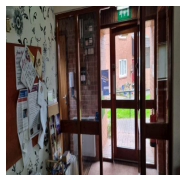


Photo 20

K9

Are corridors sub-divided where appropriate?

N/A

Not required.

K10

Do escape routes lead to a place of safety?

Yes

Both front and rear exits lead to the external environment.

K11

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

Yes

The premise is a ground floor property with no stairs. There is adequate ventilation from doors and windows.

K12

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

N/A

There is some conduit fitted however, this is against the wall and not likely to affect safe egress.



Photo 21

L - Flat Entrance Doors

L1

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

N/A

The premise is a community centre with no dwellings.

M - Common Area Fire Doors

M1

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

Yes

The only fire door is that which separates the foyer from the sitting room. Refer to K8

N - Emergency Lighting

1 action

N1

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

Yes

Emergency lighting is fitted and is adequate.

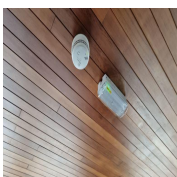


Photo 22

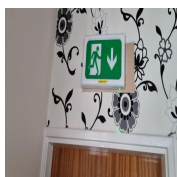


Photo 23

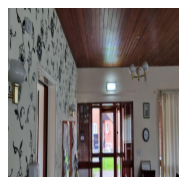


Photo 24

N2

1 action

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

No

External emergency lighting is not installed.

Open | Priority Low | Due 26 Nov 2024 3:48 PM GMT | Created by Adrian Gallimore

N2

Management should install external emergency lighting to exits.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

O - Fire Safety Signs and Notices

1 action

O1

1 action

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

No

There is a Fire Action Notice installed however, this is located at the far end of the sitting room. Illuminated exit signs are displayed however there are no signs attached to the separating door.

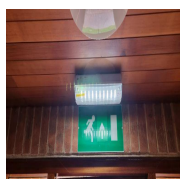


Photo 25

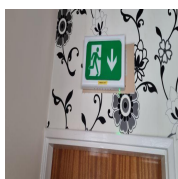


Photo 26

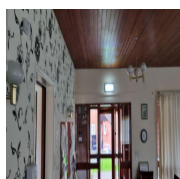


Photo 27

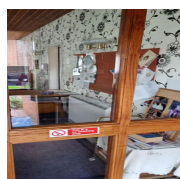


Photo 28

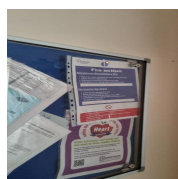


Photo 29

Open | Priority Low | Due 26 Nov 2024 3:52 PM GMT | Created by Adrian Gallimore

O1

Management should ensure that an additional Fire Action Notice is displayed at the entrance of the community centre. Fire door signs should be attached to both sides of the door separating the foyer from the sitting room (Fire Door Keep Shut).

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

O2

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

N/A

Not required.

P - Means of Giving Warning in Case of Fire

1 action

P1

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

Yes

There is no manual fire alarm system however hard-wired smoke / heat detection is installed to all rooms.

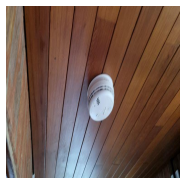


Photo 30

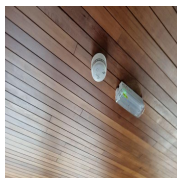


Photo 31

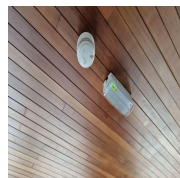


Photo 32

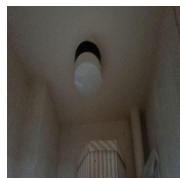


Photo 33

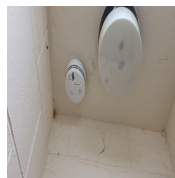


Photo 34

P2

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

Yes

AFD is adequate.

P3

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

N/A

AFD is installed.

P4

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

N/A

No dwellings present.

P5

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

N/A

Not required - Hard-wired smoke / heat detection only installed.

P6

1 action

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

Unknown

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



Photo 35

**Open** | Priority **Medium** | Due **26 Feb 2024 3:57 PM GMT** | Created by **Adrian Gallimore**

P6

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

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

P7

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

N/A

N/A - The premise is a community centre with no dwellings.

P8

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

N/A

N/A - The premise is a community centre.

Q - Measures to Limit Fire Spread and Development

1 action

Q1

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

Unknown

Walls are solid with emulsion paint / wallpapered finish and floors are solid. Ceilings are wooden cladded; it was not possible to establish fire rating. Refer to K2. No obvious breaches were identified.

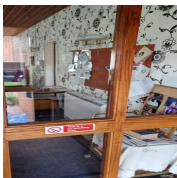


Photo 36

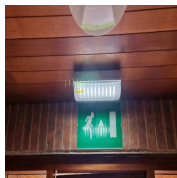


Photo 37

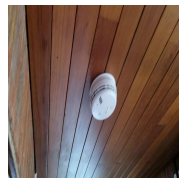


Photo 38

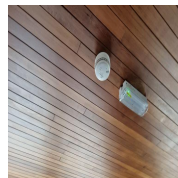


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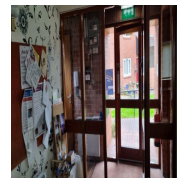


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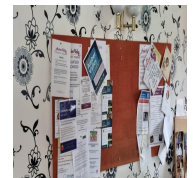


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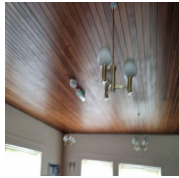


Photo 42



Photo 43

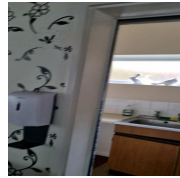


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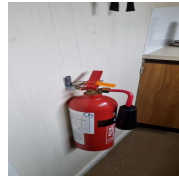


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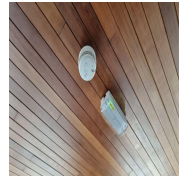


Photo 46



Photo 47



Photo 48

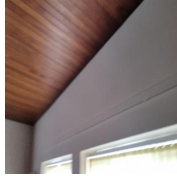


Photo 49

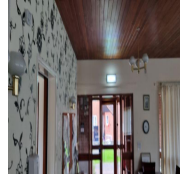


Photo 50

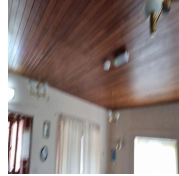


Photo 51

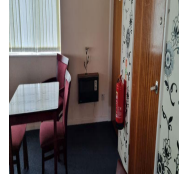


Photo 52

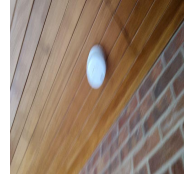


Photo 53

## Q2

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

N/A

None present.

## Q3

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

N/A

None present.

## Q4

Is compartmentation maintained in the roof space?

N/A

There is no roof space access hatch. There is minimal risk of fire spread.

## Q5

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

N/A

The electrical consumer unit is located in the foyer. It is not required to be contained with a fire rated cabinet.



Photo 54

## Q6

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

N/A

None present.

Q7

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

Unknown

Walls are solid with emulsion paint / wallpapered finish and floors are solid. Ceilings are wooden cladded; it was not possible to establish fire rating. Refer to K2.

Q8

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

Yes

Soft furnishings were inspected and are labelled to confirm that they are fire rated to BS7176.

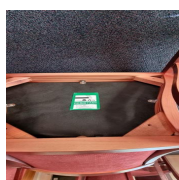


Photo 55

Q9

1 action

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

Unknown

There is wooden cladding installed above the front and rear exits.



Photo 56



Photo 57

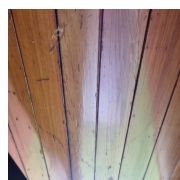


Photo 58

**Open** | Priority **Low** | Due **26 Nov 2024 4:05 PM GMT** | Created by **Adrian Gallimore**

Q9

Management should confirm if cladding is fire rated with a view to replace it with fire rated type where it is found not to comply.

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?

Unknown

Refer to Q9.

Q11

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

N/A

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.

N/A

Refer to Q9.

Q13

Are all other fire spread/compartmentation issues satisfactory?

N/A

No further compartmentation issues were identified.

R - Fire Extinguishing Appliances

1 action

R1

1 action

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

No

There is 1 x 6L 21A water, 1 x 6L 21A Foam and a 2Kg CO2 extinguishers installed which meets the requirements of BS5306: Part 8. There is no signage displayed to advise that extinguishers should only be used by trained persons. It is unlikely that community centre users will be trained on the use of extinguishers. Extinguishers are maintained under service contract by Harmony. The last service visit was completed in February 2023.

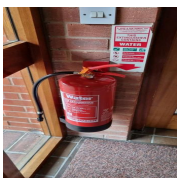


Photo 59



Photo 60

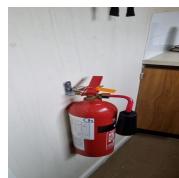


Photo 61



Photo 62

**Open** | Priority **Low** | Due **26 Nov 2024 4:12 PM GMT** | Created by **Adrian Gallimore**

R1

Management should ensure that signs are displayed at fire points to state ' Only to be used by trained persons'



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? None present.	N/A
S2	
Are there any fixed fire fighting mains within the premises? None present.	N/A
S3	
If any other relevant systems / equipment is installed, state type of system and comment as necessary None present.	N/A
T - Procedures and Arrangements	1 action
T1	
Recommended evacuation strategy for this building is:	Simultaneous Evacuation
T2	
Has a competent person(s) been appointed to assist in undertaking the preventative and protective measures including in house checks?	Unknown
It was not possible to ascertain if there is a competent person appointed for this property.	
<b>Open</b>   Priority <b>Low</b>   Created by <b>Adrian Gallimore</b>	
T2	
Management should confirm that there is a competent person in place to undertake the preventative and protective measures for this property.	
Action/Recommendation Required?	Yes
Action Priority:	Recommendation - No Timescale
T3	

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

No

A Fire Action Notice is displayed which advises of a simultaneous evacuation. A further sign is required. Refer to O1.

T4

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

Yes

Community centre users would call the Fire Service

T5

Are there suitable fire assembly points away from any risk?

Yes

The FAN advises persons to evacuate to the car park.

T6

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

N/A

There were no persons present during the assessment. It is possible that community members using the centre could have various forms of disabilities. It is likely that they would exit the premises by the way that they entered or would be accompanied by another person.

T7

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

N/A

No staff present.

T8

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

N/A

No staff present.

U - Training

U1

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

N/A

No staff present.

Policy Principle: All touchdown points (small offices) staff receive Inductions and annual

refreshers on fire safety fire safety. But at all the schemes no permanent staff are present.

U2

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

N/A

No staff present.

V - Testing and Maintenance

V1

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

Yes

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

W - Records

W1

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

N/A

No staff present.

X - Premises Information Box

X1

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

N/A

There is no PIB installed.

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

Y - Engagement with Residents

Y1

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

N/A

No residents present.

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]

N/A

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.

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## 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	<b>Pennington Choices Limited</b>
Part 1b - BAFE Registration Number of Issuing Certified Organisation	<b>102119</b>
Part 1c - SSAIB 3rd Party Certificate Number	<b>CHES077</b>
Part 2 - Name of Client	<b>Futures Housing Group</b>
Part 3a - Address of premises for which the Fire Risk Assessment was carried out	<b>Community Centre Park Court: DE75 7DS</b>
Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies	<b>Entrance foyer, toilets, sitting room and kitchen</b>
Part 4 - Brief description of the scope and purpose of the Fire Risk Assessment	<b>Life Safety (as agreed spec)</b>
Part 4b - Limitations of FRA	<b>See Limitations Statement</b>
Part 5 - Effective Date of the Fire Risk Assessment	<b>26 Nov 2023</b>
Part 6 - Recommended Date for Reassessment of the premises	<b>26 Nov 2025</b>
Part 7 - Unique Reference Number of this Certificate (Job Number)	<b>173583</b>

Signed for on behalf of the Issuing Certified Organisation

James Hutton



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Dated:

**26 Nov 2023**

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

BAFE, The Fire Service College, London Road, Moreton-in-Marsh, Gloucestershire, GL56 0RH  
01608 653 350 | [info@bafes.org.uk](mailto:info@bafes.org.uk) | [www.bafes.org.uk](http://www.bafes.org.uk)

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## Media summary



Photo 1

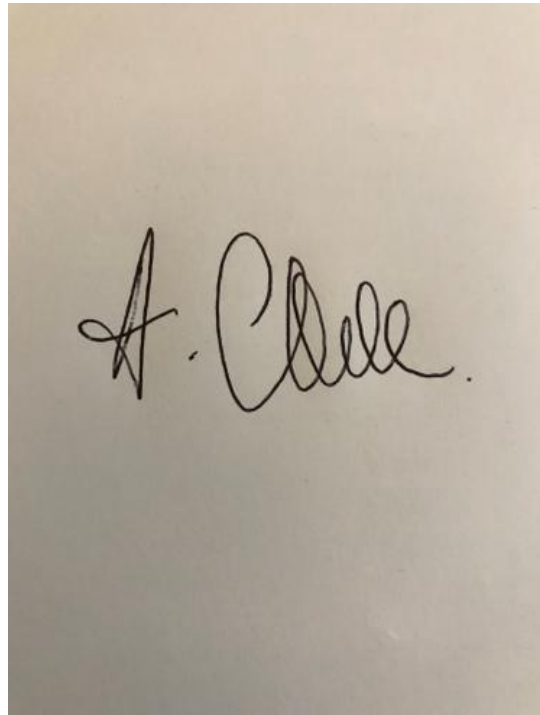


Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12

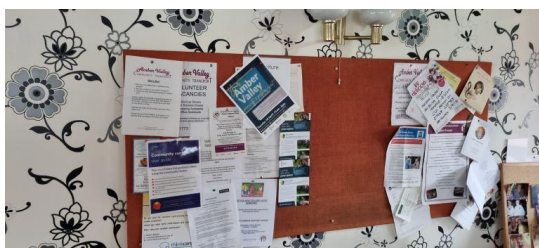


Photo 13



Photo 14



Photo 15



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

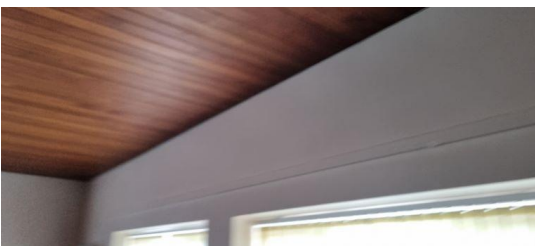


Photo 49



Photo 50

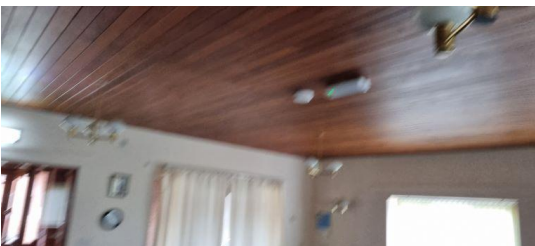


Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62