

FIRE RISK ASSESSMENT

PROPERTY ASSESSED:
1 Victoria Crescent 'Scarlett Ribbons'
Ironvillie
Nottinghamshire

NG16 5NX



UPRN: TBC

Inspection Date: 21/12/2022

Validation Date: 13/01/2023

Valid to: 13/01/2025

FRA completed by: Pennington Choices

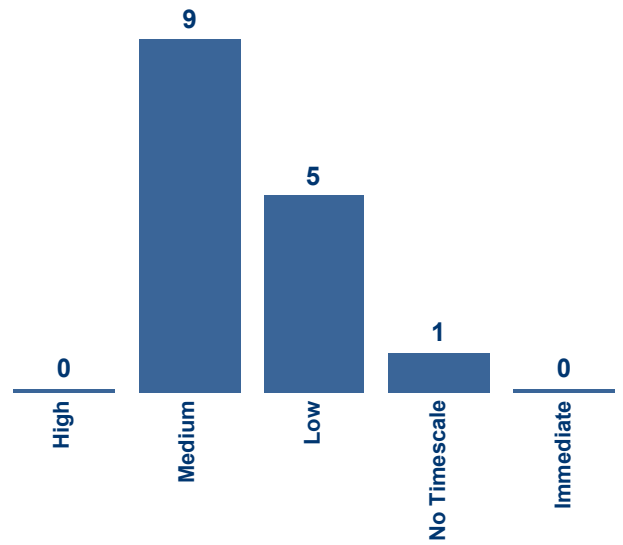
FRA Completed For: Futures



FRA Risk Rating: Moderate



FRA Action Count by Priority



FRA Action by Type

Recommendations: 1

Actions: 14

Premises Risk Rating: Moderate


Reassessment Priority: Medium - 2 Years

Recommended evacuation strategy for this building is: Simultaneous Evacuation

On satisfactory completion of all remedial works the risk rating of this building may be reduced to: Tolerable


FRA - Summary


Responsible Person	Lindsey Williams, Chief Executive, Futures Housing Group / Owner of Scarlett Ribbons
Property Designation	Commercial
Management Extent	Managed Building - Manager or Senior Staff onsite regularly
No of Floors	1
No of Flats (if applicable)	0
Ground floor Area (m2)	150
Total Area of all floors (m2)	150


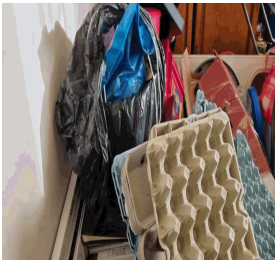
FRA Completed By:	Adrian Gallimore
FRA Type:	Type 1
QA Validation Date:	13/01/2023
QA Carried Out By:	Will Ward
Validator's Signature:	

Medium


15


Ref.	Category	Priority	Complete By
B1	Smoking Policies	Medium	13/Apr/2023
Finding/Observation		Action/Recommendation	
Smoking is not allowed on the premise. Signage was not displayed at the entrance.		Management should ensure that 'No Smoking' signage is displayed at the customer entrance. The ideal location would be in the kitchen window that is adjacent to the entrance.	
<p>Image: B11</p> 			


Ref.	Category	Priority	Complete By
C2	Arson	Medium	13/Apr/2023
Finding/Observation		Action/Recommendation	
Domestic wheelie bins are stored to the left hand side of the premises however they are stored too close to the building.		Management should ensure that waste bins are stored away from the building as far as space and practicalities allow.	
<p>Image: C21</p> 			

Ref.	Category	Priority	Complete By
G1	House-Keeping	Medium	13/Apr/2023
Finding/Observation		Action/Recommendation	
Although there are no immediate sources of ignition there is a large build up of items including combustibles in the store room at the front of the premises.		It is advisable that on-site management reduce stored items and and combustible fuels sources	
<p>Image: G11 Image: G12</p>  			


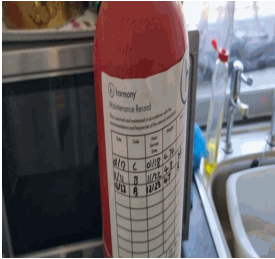

Findings & Actions Summary

Ref.	Category	Priority	Complete By
G2	House-Keeping	Medium	13/Apr/2023
Finding/Observation		Action/Recommendation	
There is a bicycle obscuring the escape route to the side of the premises.		On-site management should remove the item and ensure that the escape route is kept clear and accessible at all times.	
<p>Image: G21</p> 			

Ref.	Category	Priority	Complete By
O1	Fire Safety Signs & Notices	Medium	13/Apr/2023
Finding/Observation		Action/Recommendation	
There are no Fire Action Notices Present. Illuminated exit signage is displayed above the front and side exit doors		On-site management should display Fire Action Notices at both exits that advises persons of what action to take in the event of an emergency	
<p>Image: O11 Image: O12 Image: O13</p> 			

Ref.	Category	Priority	Complete By
Q5	Measures To Limit Fire Spread And Development	Medium	13/Apr/2023
Finding/Observation		Action/Recommendation	
The electrical consumer unit is located within a wooden cupboard within a store room. The cupboard is not fire rated and breaches were identified around cabling.		The electric cupboard should be replaced with a fire rated type. Any breaches identified should be closed with fire rated building materials.	
<p>Image: Q51 Image: Q52</p> 			

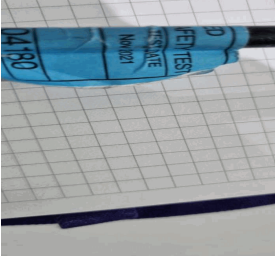
Findings & Actions Summary

Ref.	Category	Priority	Complete By
R1	Fire Extinguishing Appliances	Medium	13/Apr/2023
Finding/Observation		Action/Recommendation	
<p>Fire extinguishers are provided in accordance with BS5306 part 8 (2 x 21A 6Ltr Foam and 2 x 2KG CO2) by Futures Housing Group. Extinguishers are maintained under service contract by Harmony with the last inspection completed in December 2022. There unit to the side escape route has a warning label attached indicating the unit is at end of life. The business owners have had no formal extinguisher trained and were no aware of what type of unit to use on specific fire hazards.</p>		<p>Management should confirm the policy on fire extinguishers and training should either be provided or units should be removed. It is advisable that the business owner takes ownership for the provision of fire extinguishers and training.</p>	
<p>Image: R11</p> 		<p>Image: R12</p> 	
		<p>Image: R13</p> 	


Ref.	Category	Priority	Complete By
T2	Procedures And Arrangements	Medium	13/Apr/2023
Finding/Observation		Action/Recommendation	
<p>It was not possible to establish is an appointed person has been appointed for this property.</p>		<p>Futures management to confirm if there is a competent person in place to undertake the preventative and protective measures for this property.</p>	

Findings & Actions Summary





Ref.	Category	Priority	Complete By
T5	Procedures And Arrangements	Medium	13/Apr/2023
Finding/Observation		Action/Recommendation	
There is no Fire Action Notice and no designated Fire Assembly Point. Refer to O1		Management should ensure that there is a fire assembly point with signage at a place of relevant safety. The location of the assembly point should be identified on the Fire Action notice.	


Ref.	Category	Priority	Complete By
A2	Electrical Ignition Sources	Low	12/Jul/2023
Finding/Observation		Action/Recommendation	
Labelling on appliances confirmed the date of the last PAT test was November 2021. The manager confirmed that a re-test date has been booked for January 2023.		Management should ensure that the re-test is completed as scheduled.	
<p>Image: A21</p> 			

Ref.	Category	Priority	Complete By
A3	Electrical Ignition Sources	Low	12/Jul/2023
Finding/Observation		Action/Recommendation	
It was not possible to establish if the business owners allow customers to use their own personal electrical appliances such as charging of mobile phones etc.		Business owner to confirm policy on the use of customers personal electrical appliances.	

Ref.	Category	Priority	Complete By
K4	Means Of Escape	Low	12/Jul/2023
Finding/Observation		Action/Recommendation	
The side door has a thumb lock fitted however the front exit door can be locked with a key.		It is advisable that then front door lock is replaced with a thumb lock to the interior	
<p>Image: K41 Image: K42</p> 			

Findings & Actions Summary

Ref.	Category	Priority	Complete By
M1	Common Area Fire Doors	Low	12/Jul/2023
Finding/Observation		Action/Recommendation	
<p>There is only one fire door to the premises which is that fitted to the small kitchen. Intumescent strips and self closure devices are fitted and the door appeared in good order. The door was not labelled and it was not possible to establish fire rating.</p>		<p>Futures Management to inspect the door to establish condition and fire rating and repair or replace doors with certificated FD30S self-closing fire door(s) and frame sets where necessary. This should be fitted by an approved, third party certified installation contractor</p>	
<p>Image: M11</p> 		<p>Image: M12</p> 	
<p>Image: M13</p> 		<p>Image: M14</p> 	

Ref.	Category	Priority	Complete By
Q13	Measures To Limit Fire Spread And Development	Low	12/Jul/2023
Finding/Observation		Action/Recommendation	
<p>Some minor penetrations were identified around pipework in the small store room.</p>		<p>Penetrations should be closed with fire rated building materials.</p>	
<p>Image: Q131</p> 			

No Timescale

1

Ref.	Category	Priority	Complete By
F1	Lightning	No Timescale	
Finding/Observation		Action/Recommendation	
It was not possible to establish if lightning protection is fitted to the premises. The premises is a single storey building and lightning protection is unlikely		Management to confirm if lightning protection is installed to the premise. A risk assessment should be conducted to establish if lightning protection is required.	

Reassessment Priority	Medium - 2 Years
Responsible Person	Lindsey Williams, Chief Executive, Futures Housing Group / Owner of Scarlett Ribbons
BAFE Cert	CHES077

General Information

UPRN	TBC
Address	1 Victoria Crescent 'Scarlett Ribbons' Ironvillie Nottinghamshire
Postcode	NG16 5NX
Fire Risk Assessor	Adrian Gallimore
Date of Inspection	21/12/2022
Checked by	Will Ward
Reassessment Date	21/12/2024

General Information

Property Designation	Commercial
Property Type	Converted Bungalow
No of Floors	1
No of Flats (if applicable)	0
Ground floor area (m2)	150
Total area of all floors	150
Building Description	This is a single storey bungalow used as a hair salon. There are two employees in the premises with capacity for an additional 4 clients. Access is at street level with two final exits at the front and rear of the property. Access to the premises is by key. CCTV is not fitted to the property. The premises is open Wednesday to Saturday only (Thursday every other week).
Building Construction	Management to confirm year of construction. The building appears to be constructed of traditional brick/blockwork with tiled pitched roofs. Internal walls are a plaster finish. The floors are concrete. Cladding is not fitted to the exterior of the building.
Extent of common areas	Means of escape, toilets.
Areas of the building to which access was not available	Roof space.
If applicable state which flats were sample inspected	N/A.

1. The Occupants


Ref.	Question	Policy Principles
10	Management Extent	
Answer		Finding/Observation
Managed Building - Manager or Senior Staff onsite regularly		
Ref.	Question	Policy Principles
11	Details of any onsite management (hours onsite etc.)	
Answer		Finding/Observation
The premises is a converted bungalow to a commercial hairdressers. The building is managed by the business owner and her daughter. They are on-site during opening hours from 08:30 - 12:30 Wednesday to Friday.		
Ref.	Question	Policy Principles
12	Person managing fire safety in premises	
Answer		Finding/Observation
Lindsey Williams, Chief Executive, Futures Housing Group. / Scarlett Ribbons Owner.		
Ref.	Question	Policy Principles
13	Person consulted during the fire risk assessment	
Answer		Finding/Observation
No persons were consulted during the assessment.		
Ref.	Question	Policy Principles
14	Number of occupants (maximum estimated)	
Answer		Finding/Observation
There are two persons (business owner and daughter) and up to 4 customers at anyone time.		
Ref.	Question	Policy Principles
15	Approximate maximum number of employees at any one time	
Answer		Finding/Observation
There are two employees.		
Ref.	Question	Policy Principles
16	Number of members of the public (maximum estimated)	
Answer		Finding/Observation
There are up to four members of the public at any one time.		

Ref.	Question	Policy Principles
17	Identify any people who are especially at risk: <ul style="list-style-type: none"> - sleeping occupants - disabled occupants - occupants in remote areas and lone workers - young persons - others 	
Answer		Finding/Observation
The premises is a bungalow converted to a hairdressers. There are no sleeping occupants at any time. There may be young persons attending however, they are likely to be accompanied by a parent or guardian. There were no disabled persons at the time of assessment however there is the potential for disabled customers to attend. It would be the responsibility of the business owner to ensure that there are adequate procedures in place for disabled persons. The owner confirmed that there is no lone		

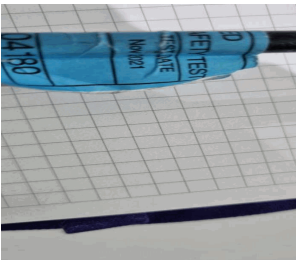
2. Fire Safety Legislation

Ref.	Question	Policy Principles
21	The following fire safety legislation applies to these premises	
Answer		Finding/Observation
Regulatory Reform (Fire Safety) Order 2005		
Ref.	Question	Policy Principles
22	The above legislation is enforced by	
Answer		Finding/Observation
Derbyshire Fire and Rescue Service		
Ref.	Question	Policy Principles
23	Other key fire safety legislation (other than Building Regs 2000)	
Answer		Finding/Observation
None		
Ref.	Question	Policy Principles
24	The other legislation referred to above is enforced by	
Answer		Finding/Observation
N/A		
Ref.	Question	Policy Principles
25	Guidance used as applicable to premises and occupation	
Answer		Finding/Observation
Offices & Shops		
Ref.	Question	Policy Principles
26	Is there an alteration or enforcement notice in force?	
Answer		Finding/Observation
Unknown		None known to the assessor.
Ref.	Question	Policy Principles
27	Fire loss experience (since last FRA)	
Answer		Finding/Observation
N/A		The business owner confirmed that there has been no fire loss. There was no evidence of fire loss or damage at the time of assessment.

A. Electrical Ignition Sources

Ref.	Question	Policy Principles
A1	Is the fixed electrical installation periodically inspected and tested, (include dates if known)?	FHG complete Fixed wire testing in line with current regulations every 5 years and complete an annual visual inspection on all properties.
Answer		Finding/Observation
Yes		The label on the consumer unit confirms the date of the last fixed wiring test as 27/01/2021.
Images		
<p>Image: A11</p> 		

Ref.	Question	Policy Principles	
A2	Is PAT testing in common areas carried out?	PAT testing is complete at the time of the visual inspection as mentioned above. All items in the communal areas will be tested.	
Answer		Finding/Observation	
No		Labelling on appliances confirmed the date of the last PAT test was November 2021. The manager confirmed that a re-test date has been booked for January 2023.	
Action/Recommendation		Priority	Due Date
Management should ensure that the re-test is completed as scheduled.		Low	12/Jul/2023


Images		
<p>Image: A21</p> 		

Ref.	Question	Policy Principles
A3	Is there a policy for personal electrical appliances (consider restrictions of communal supply points such as outlets and T pin outlets)?	All personal items are not to be left in communal areas.
Answer		Finding/Observation
Unknown		It was not possible to establish if the business owners allow customers to use their own personal electrical appliances such as charging of mobile phones etc.
Action/Recommendation		Priority
Business owner to confirm policy on the use of customers personal electrical appliances.		Low
		Due Date
		12/Jul/2023

Ref.	Question	Policy Principles
A4	Is the use of adapters and leads limited?	
Answer		Finding/Observation
N/A		None identified at the time of assessment.

Ref.	Question	Policy Principles
A5	Are there any PV cells installed and do they have the appropriate isolation systems and signage to assist the fire and rescue service?	
Answer		Finding/Observation
N/A		None present.

B. Smoking Policies


Ref.	Question	Policy Principles	
B1	Are there suitable arrangements to prevent fire as a result from smoking?	No smoking policy in all communal areas- signage displayed.	
Answer		Finding/Observation	
No		Smoking is not allowed on the premise. Signage was not displayed at the entrance.	
Action/Recommendation		Priority	Due Date
Management should ensure that 'No Smoking' signage is displayed at the customer entrance. The ideal location would be in the kitchen window that is adjacent to the entrance.		Medium	13/Apr/2023
Images			
<p>Image: B11</p> 			

Ref.	Question	Policy Principles
B2	Is the policy being adhered to and are "No smoking" signs provided in the common areas?	
Answer		Finding/Observation
Yes		There was no evidence of illicit smoking within the premises.

C. Arson

Ref.	Question	Policy Principles
C1	Are premises secure against arson by outsiders? (Please state how)	
Answer		Finding/Observation
Yes		The premises is secured with standard security locks.

Ref.	Question	Policy Principles
C2	Are bins secured or fire loading stored in a suitable location? (Please state bin type, location, if and how it is secured)	
Answer		Finding/Observation
No		Domestic wheelie bins are stored to the left hand side of the premises however they are stored too close to the building.
Action/Recommendation		Priority
Management should ensure that waste bins are stored away from the building as far as space and practicalities allow.		Medium
		Due Date
		13/Apr/2023

Images
<p>Image: C21</p> 

D. Portable Heaters And Heating Installations

Ref.	Question	Policy Principles
D1	If used, is the use of portable heaters regarded as safe?	
Answer		Finding/Observation
N/A		No portable heaters were identified at the time of assessment.

Ref.	Question	Policy Principles
D2	Are fixed heating systems maintained annually?	All Safety inspections carried out annually by qualified persons.
Answer		Finding/Observation
Yes		The premises is heated by a domestic gas boiler. It was not possible to establish the date of the last inspection as records were not available at the time of assessment. On-site management confirmed the the boiler is serviced by Futures Housing Group. Refer to Principle Policy Statement.



E. Cooking


Ref.	Question	Policy Principles
E1	Are reasonable measures in place to prevent fires as a result of cooking, including replacing filter(where necessary)?	
Answer		Finding/Observation
Yes		There is a small kitchen with microwave and kettle. All items are PAT tested.

F. Lightning

Ref.	Question	Policy Principles
F1	Does the building have a lightning protection system?	
Answer		Finding/Observation
Unknown		It was not possible to establish if lightning protection is fitted to the premises. The premises is a single storey building and lightning protection is unlikely

G. House-Keeping

Ref.	Question	Policy Principles	
G1	Are combustible materials kept away from any sources of ignition, including gas and electrical intake cupboards?		
Answer		Finding/Observation	
No		Although there are no immediate sources of ignition there is a large build up of items including combustibles in the store room at the front of the premises.	
Action/Recommendation		Priority	Due Date
It is advisable that on-site management reduce stored items and and combustible fuels sources		Medium	13/Apr/2023
Images			
Image: G11		Image: G12	
			

Ref.	Question	Policy Principles	
G2	Are the escape routes kept clear of items combustible materials or waste and free of any trip hazards?		
Answer		Finding/Observation	
No		There is a bicycle obscuring the escape route to the side of the premises.	
Action/Recommendation		Priority	Due Date
On-site management should remove the item and ensure that the escape route is kept clear and accessible at all times.		Medium	13/Apr/2023
Images			
Image: G21			
			

Ref.	Question	Policy Principles
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"?	
Answer		Finding/Observation
N/A		None present.

H. Hazards Introduced By Contractors

Ref.	Question	Policy Principles
H1	Is there satisfactory control over works carried out in the building by contractors (e.g. hot work permits)?	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.
Answer		Finding/Observation
Yes		

I. Dangerous Substances

Ref.	Question	Policy Principles
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?	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.
Answer		Finding/Observation
N/A		No Dangerous Substances were identified at the time of assessment.

J. Other Significant Hazards

Ref.	Question	Policy Principles
J1	Are all issues deemed satisfactory? [1]	
Answer		Finding/Observation
N/A		No further issues were identified at the time of assessment.

Ref.	Question	Policy Principles
J2	Are all issues deemed satisfactory?	
Answer		Finding/Observation
N/A		No further issues were identified at the time of assessment.

K. Means Of Escape

Ref.	Question	Policy Principles
K1	Is the escape route design deemed satisfactory? (Consider current design codes)	
Answer		Finding/Observation
Yes		The escape route is satisfactory. There are two means of escape which are via the front door and side door.

Ref.	Question	Policy Principles
K2	Is the fire-resisting construction (including any glazing) protecting escape routes and staircases of a suitable standard and maintained in sound condition?	
Answer		Finding/Observation
Yes		Internal walls are solid emulsion painted plastered finish with plastered ceilings. The floor is solid construction.

Ref.	Question	Policy Principles
K3	Is there adequate provision of exits (including exit Widths) for the numbers who may be present?	
Answer		Finding/Observation
Yes		Adequate for the numbers that may be present.

Ref.	Question	Policy Principles
K4	Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?)	
Answer		Finding/Observation
No		The side door has a thumb lock fitted however the front exit door can be locked with a key.

Action/Recommendation	Priority	Due Date
It is advisable that then front door lock is replaced with a thumb lock to the interior	Low	12/Jul/2023

Images

Image: K41





Image: K42



Ref.	Question	Policy Principles
K5	Do final exits open in the direction of escape where necessary?	
Answer		Finding/Observation
N/A		Both the front and side exit doors open inwardly however, the risk profile of the premises is low and there is low occupancy.

Ref.	Question	Policy Principles
K6	Are travels distances satisfactory? (consider single direction and more than one direction, property risk profile and occupancy characteristics)	
Answer		Finding/Observation
Yes		Travel distances are acceptable.

Ref.	Question	Policy Principles
K7	Are there suitable precautions for all inner rooms?	
Answer		Finding/Observation
N/A		No inner room scenarios

Ref.	Question	Policy Principles
K8	Are escape routes separated where appropriate?	
Answer		Finding/Observation
N/A		No required.

Ref.	Question	Policy Principles
K9	Are corridors sub-divided where appropriate?	
Answer		Finding/Observation
N/A		Not required.

Ref.	Question	Policy Principles
K10	Do escape routes lead to a place of safety?	
Answer		Finding/Observation
Yes		Both escape routes lead directly to the open environment.





Ref.	Question	Policy Principles
K11	Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision)	
Answer		Finding/Observation
N/A		There are no stairs or lobbies present. The premises is a single storey converted bungalow and windows to all room are openable.

Ref.	Question	Policy Principles
K12	Is there any other issues that could affect the means of escape, for example plastic conduit/loose cables not secured by fire rated fastening?	
Answer		Finding/Observation
N/A		None present.

L. Flat Entrance Doors

Ref.	Question	Policy Principles
L1	Are the sample inspection flat entrance door or doors in good condition and appropriately fire rated?	
Answer	Finding/Observation	
N/A	The premises is a commercial hairdressers with no flats present.	

M. Common Area Fire Doors

Ref.	Question	Policy Principles	
M1	Are all common area fire door and frames in good condition and appropriately fire rated?		
Answer	Finding/Observation		
Unknown	There is only one fire door to the premises which is that fitted to the small kitchen. Intumescent strips and self closure devices are fitted and the door appeared in good order. The door was not labelled and it was not possible to establish fire rating.		
Action/Recommendation	Priority	Due Date	
Futures Management to inspect the door to establish condition and fire rating and repair or replace doors with certificated FD30S self-closing fire door(s) and frame sets where necessary. This should be fitted by an approved, third party certified installation contractor	Low	12/Jul/2023	
Images			
Image: M11	Image: M12	Image: M13	Image: M14
			

N. Emergency Lighting

Ref.	Question	Policy Principles
N1	If emergency lighting is provided, is the coverage sufficient and in good repair? (Internal and external)	
Answer		Finding/Observation
Yes		Emergency lighting is fitted throughout and is adequate for the premises. No defects were identified at time of assessment.

Images

Image: N11




Image: N12




Image: N13




Image: N14








Image: N15






Ref.	Question	Policy Principles
N2	If EL not provided, is borrowed/artificial lighting sufficient for escape? (Internal and external)	
Answer		Finding/Observation
Yes		No external emergency lighting is installed however borrowed lighting is considered sufficient.

O. Fire Safety Signs & Notices

Ref.	Question	Policy Principles		
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)			
Answer		Finding/Observation		
No		There are no Fire Action Notices Present. Illuminated exit signage is displayed above the front and side exit doors		
Action/Recommendation		Priority	Due Date	
On-site management should display Fire Action Notices at both exits that advises persons of what action to take in the event of an emergency		Medium	13/Apr/2023	
Images				
Image: O11		Image: O12		Image: O13
				

Ref.	Question	Policy Principles		
O2	Wayfinding Signage (buildings over 11 metres in height). Are there clear markings for flat and floor recognition provided?			
Answer		Finding/Observation		
N/A		The premises is a single storey converted bungalow.		

P. Means Of Giving Warning In Case Of Fire

Ref.	Question	Policy Principles
P1	Is a reasonable fire detection and fire alarm system provided in the common areas, where necessary?	
Answer		Finding/Observation
Unknown		Grade D1, LD2 AFD is installed to all rooms.
Images		
Image: P11	Image: P12	Image: P13
		

Ref.	Question	Policy Principles
P2	If installed, is the common area AFD adequate for the occupancy and fire risk?	
Answer		Finding/Observation
Yes		AFD is adequate for the risk.



Ref.	Question	Policy Principles
P3	If not installed, are the premises deemed safe without a common area AFD system?	
Answer		Finding/Observation
N/A		AFD is installed to all areas

Ref.	Question	Policy Principles
P4	If there is a communal fire detection and fire alarm system, does it extend into the dwellings?	
Answer		Finding/Observation
N/A		The premises is a commercial hairdressers with no dwellings to the premises

Ref.	Question	Policy Principles
P5	Where appropriate, has a fire alarm zone plan been provided?	
Answer		Finding/Observation
N/A		Not required.

Ref.	Question	Policy Principles
P6	Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?	
Answer		Finding/Observation
Unknown		Grade D1 detection present which can be silenced and reset and silenced.
Ref.	Question	Policy Principles
P7	If applicable, is a separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?	
Answer		Finding/Observation
N/A		There are no dwellings to the premises.
Ref.	Question	Policy Principles
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?	
Answer		Finding/Observation
N/A		This is a converted bungalow to a commercial hairdressers.



Q. Measures To Limit Fire Spread And Development

Ref.	Question	Policy Principles
Q1	Is there adequate levels of compartmentation between floors and between flats and the common escape routes?	
Answer		Finding/Observation
Yes		Internal walls are solid emulsion painted finished plaster with plastered ceilings and solid floors. No major breaches were identified at the time of assessment.
Images		
<p style="text-align: center;">Image: Q11 Image: Q12</p> <div style="display: flex; justify-content: space-around;">   </div>		

Ref.	Question	Policy Principles
Q2	Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings)	
Answer		Finding/Observation
N/A		None present.

Ref.	Question	Policy Principles
Q3	Is there adequately fire protected service risers and/or ducts in common areas, that will restrict the spread of fire and smoke?	
Answer		Finding/Observation
N/A		None present.

Ref.	Question	Policy Principles
Q4	Is compartmentation maintained in the roof space?	
Answer		Finding/Observation
Yes		The roof space was not accessible at the time of assessment. The premises is a detached property with no risk of fire spread

Ref.	Question	Policy Principles
Q5	Are electrics, including embedded meters, enclosed in fire rated construction?	
Answer		Finding/Observation
No		The electrical consumer unit is located within a wooden cupboard within a store room. The cupboard is not fire rated and breaches were identified around cabling.
Action/Recommendation		Priority
The electric cupboard should be replaced with a fire rated type. Any breaches identified should be closed with fire rated building materials.		Medium
		Due Date
		13/Apr/2023
Images		
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Image: Q51</p>  </div> <div style="text-align: center;"> <p>Image: Q52</p>  </div> </div>		

Ref.	Question	Policy Principles
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?	
Answer		Finding/Observation
N/A		None present.

Ref.	Question	Policy Principles
Q7	Is there reasonable limitation of linings to escape routes that might promote fire spread?	
Answer		Finding/Observation
Yes		Internal walls are solid emulsion painted finished plaster with plastered ceilings and solid floors. No major breaches were identified at the time of assessment.

Ref.	Question	Policy Principles
Q8	Are soft furnishings in common areas appropriate to limit fire spread/growth?	
Answer		Finding/Observation
Yes		Soft furnishings are of fire resistant material

Ref.	Question	Policy Principles
Q9	Does the premises have any external balconies, cladding or materials which may promote external fire spread?	
Answer		Finding/Observation
N/A		None present.

Ref.	Question	Policy Principles
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?	
Answer		Finding/Observation
N/A		Not required.

Ref.	Question	Policy Principles
Q11	Does the External wall note include any mitigating circumstances that may have been taken to reduce the risk?	
Answer		Finding/Observation
N/A		Not required


Ref.	Question	Policy Principles
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.	
Answer		Finding/Observation
N/A		Not required.

Ref.	Question	Policy Principles
Q13	Are all other fire spread/compartmentation issues satisfactory?	
Answer		Finding/Observation
No		Some minor penetrations were identified around pipework in the small store room.


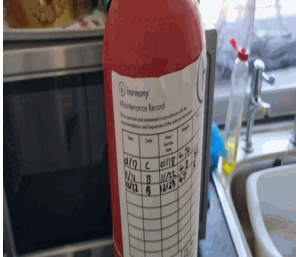

Action/Recommendation	Priority	Due Date
Penetrations should be closed with fire rated building materials.	Low	12/Jul/2023

Images

Image: Q131



R. Fire Extinguishing Appliances

Ref.	Question	Policy Principles	
R1	if required, is there reasonable provision of accessible portable fire extinguishers?		
Answer		Finding/Observation	
Unknown		Fire extinguishers are provided in accordance with BS5306 part 8 (2 x 21A 6Ltr Foam and 2 x 2KG CO2) by Futures Housing Group. Extinguishers are maintained under service contract by Harmony with the last inspection completed in December 2022. There unit to the side escape route has a warning label attached indicating the unit is at end of life. The business owners have had no formal extinguisher trained and were no aware of what type of unit to use on specific fire hazards.	
Action/Recommendation		Priority	Due Date
Management should confirm the policy on fire extinguishers and training should either be provided or units should be removed. It is advisable that the business owner takes ownership for the provision of fire extinguishers and training.		Medium	13/Apr/2023
Images			
Image: R11	Image: R12	Image: R13	
			

S. Relevant Automatic Fire Extinguishing Systems

Ref.	Question	Policy Principles
S1	Are there any automatic fire suppressant systems on site?	
Answer		Finding/Observation
N/A		No suppression system installed.

Ref.	Question	Policy Principles
S2	Are there any fixed fire fighting mains within the premises?	
Answer		Finding/Observation
N/A		None present

Ref.	Question	Policy Principles
S3	If any other relevant systems / equipment is installed, state type of system and comment as necessary	
Answer		Finding/Observation
N/A		No present.

T. Procedures And Arrangements

Ref.	Question	Policy Principles
T1	Recommended evacuation strategy for this building is	
Answer		Finding/Observation
Simultaneous Evacuation		A simultaneous evacuation strategy is recommended. There are no Fire Action Notices present advising persons of what action to take in the event of fire. Refer to O1

Ref.	Question	Policy Principles	
T2	Has a competent person(s) been appointed to assist in undertaking the preventative and protective measures including in house checks?		
Answer		Finding/Observation	
Unknown		It was not possible to establish is an appointed person has been appointed for this property.	
Action/Recommendation		Priority	Due Date
Futures management to confirm if there is a competent person in place to undertake the preventative and protective measures for this property.		Medium	13/Apr/2023

Ref.	Question	Policy Principles
T3	Are there appropriate documented fire safety arrangements and procedures in place in the event of fire?	
Answer		Finding/Observation
N/A		Fire procedures for the property for the property are the responsibility of the business owner

Ref.	Question	Policy Principles
T4	Are there suitable arrangements for liaison and calling the Fire Service?	
Answer		Finding/Observation
Yes		The owner / occupier is would call the Fire Service.

Ref.	Question	Policy Principles	
T5	Are there suitable fire assembly points away from any risk?		
Answer		Finding/Observation	
No		There is no Fire Action Notice and no designated Fire Assembly Point. Refer to O1	
Action/Recommendation		Priority	Due Date
Management should ensure that there is a fire assembly point with signage at a place of relevant safety. The location of the assembly point should be identified on the Fire Action notice.		Medium	13/Apr/2023

Ref.	Question	Policy Principles
T6	Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?	
Answer		Finding/Observation
N/A		Procedures for the evacuation of disabled persons is the responsibility of the owner / occupier

Ref.	Question	Policy Principles
T7	Are staff nominated and trained on the use of fire extinguishing appliances?	
Answer		Finding/Observation
No		Refer to R1

Ref.	Question	Policy Principles
T8	Are staff nominated and trained to assist in evacuation (Where applicable e.g. Offices, supported schemes)?	
Answer		Finding/Observation
N/A		Training is the responsibility of the owner / occupier.

U. Training

Ref.	Question	Policy Principles
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)	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.
Answer		Finding/Observation
N/A		Training is the responsibility of the owner / occupier.
Ref.	Question	Policy Principles
U2	Are employees nominated to assist in the event of fire given additional training?	
Answer		Finding/Observation
N/A		Training is the responsibility of the owner / occupier.

V. Testing And Maintenance

Ref.	Question	Policy Principles
V1	Are all fire safety provisions for the building (AFD, Emergency Lighting, sprinklers etc.) routinely tested and maintained?	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
Answer		Finding/Observation
Yes		

W. Records

Ref.	Question	Policy Principles
W1	Is all routine testing and staff training including fire drills suitably recorded and available for inspection?	
Answer	Finding/Observation	
N/A	Training is the responsibility of the owner / occupier.	

X. Premises Information Box

Ref.	Question	Policy Principles
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?	Log book is kept on SharePoint with proposed specific QR code access.
Answer		Finding/Observation
N/A		There is no Premises Information Box located at this property.

Y. Engagement With Residents

Ref.	Question	Policy Principles
Y1	Has all Fire Safety information & procedures been disseminated to the residents?	
Answer	Finding/Observation	
N/A	There are no residents at this property.	

Z. Any Other Information

Ref.	Question	Policy Principles
Z1	Are all issues deemed satisfactory? [1]	
Answer		Finding/Observation
N/A		No further issues were identified at the time of assessment.

Ref.	Question	Policy Principles
Z2	Are all issues deemed satisfactory?	
Answer		Finding/Observation
N/A		No further issues were identified at the time of assessment.

ZAAR. Assessment Risk Ratings

Ref.	Question	Policy Principles
ZAAR1	<p>Likelihood of Fire</p> <p>Low: Unusually low likelihood of fire as a result of negligible potential sources of ignition.</p> <p>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).</p> <p>High: Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire</p>	
Answer		Finding/Observation
Medium		

Ref.	Question	Policy Principles
ZAAR2	<p>Potential Consequences of Fire</p> <p>Slight harm: Outbreak of fire unlikely to result in serious injury or death of any occupant.</p> <p>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.</p> <p>Extreme harm: Significant potential for serious injury or death of one or more occupants likely to involve multiple fatalities</p>	
Answer		Finding/Observation
Moderate Harm		

Ref.	Question	Policy Principles
ZAAR3	<p>Premises Risk Rating</p> <p>Trivial: No action is required and no detailed records need be kept</p> <p>Tolerable: No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.</p> <p>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.</p> <p>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.</p> <p>Intolerable: Building (or relevant area) should not be occupied until the risk is reduced</p>	
Answer		Finding/Observation
Moderate		

Ref.	Question	Policy Principles
ZAAR4	On satisfactory completion of all remedial works the risk rating of this building may be reduced to:	
Answer		Finding/Observation
Tolerable		

Limitations Statement

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 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.

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

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
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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.

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
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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.

Accordingly, it is considered that the risk to life from fire at these premises is:	Moderate
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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.)



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 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 & Address of Certified Organisation:
	Pennington Choices, Broofield House, Grimsditch Lane, WA4 4EA
Part 1b	BAFE registration number of issuing Certified Organization:
	102119
Part 1c	SSAIB 3rd Party Certificate Number:
	CHES077
Part 2	Name of Client:
	Lindsey Williams, Chief Executive, Futures Housing Group / Owner of Scarlett Ribbons
Part 3a	Address of premises for which the fire risk assessment was carried out:
	1 Victoria Crescent 'Scarlett Ribbons', Ironville, Nottinghamshire, NG16 5NX
Part 3b	Part or parts of the premises to which the fire risk assessment applies:
	Means of escape, toilets.
Part 4	Brief description of the scope and purpose of the fire risk assessment:
	Life Safety (as per agreed Specification)
Part 4b	Limitations of FRA:
	See Limitation Statement
Part 5	Effective date of the fire risk assessment:
	21/12/2022
Part 6	Recommended date for reassessment of the premises:
	21/12/2024
Part 7	Unique reference number of this certificate:
	109388

Signed for and on behalf of the issuing Certificated Organization:

James Hutton

Dated: 1/13/2023

Appendix 1. Action Details

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
A2	ELECTRICAL IGNITION SOURCES	Low	Labelling on appliances confirmed the date of the last PAT test was November 2021. The manager confirmed that a re-test date has been booked for January 2023.	Management should ensure that the re-test is completed as scheduled.		12/07/2023	A21
A3	ELECTRICAL IGNITION SOURCES	Low	It was not possible to establish if the business owners allow customers to use their own personal electrical appliances such as charging of mobile phones etc.	Business owner to confirm policy on the use of customers personal electrical appliances.		12/07/2023	
B1	SMOKING POLICIES	Medium	Smoking is not allowed on the premise. Signage was not displayed at the entrance.	Management should ensure that 'No Smoking' signage is displayed at the customer entrance. The ideal location would be in the kitchen window that is adjacent to the entrance.		13/04/2023	B11
C2	ARSON	Medium	Domestic wheelie bins are stored to the left hand side of the premises however they are stored too close to the building.	Management should ensure that waste bins are stored away from the building as far as space and practicalities allow.		13/04/2023	C21
F1	LIGHTNING	No Timescale	It was not possible to establish if lightning protection is fitted to the premises. The premises is a single storey building and lightning protection is unlikely	Management to confirm if lightning protection is installed to the premise. A risk assessment should be conducted to establish if lightning protection is required.			
G1	HOUSE-KEEPING	Medium	Although there are no immediate sources of ignition there is a large build up of items including combustibles in the store room at the front of the premises.	It is advisable that on-site management reduce stored items and and combustible fuels sources		13/04/2023	G11, G12
G2	HOUSE-KEEPING	Medium	There is a bicycle obscuring the escape route to the side of the premises.	On-site management should remove the item and ensure that the escape route is kept clear and accessible at all times.		13/04/2023	G21
K4	MEANS OF ESCAPE	Low	The side door has a thumb lock fitted however the front exit door can be locked with a key.	It is advisable that then front door lock is replaced with a thumb lock to the interior		12/07/2023	K41, K42
M1	COMMON AREA FIRE DOORS	Low	There is only one fire door to the premises which is that fitted to the small kitchen. Intumescent strips and self closure devices are fitted and the door appeared in good order. The door was not labelled and it was not possible to establish fire rating.	Futures Management to inspect the door to establish condition and fire rating and repair or replace doors with certificated FD30S self-closing fire door(s) and frame sets where necessary. This should be fitted by an approved, third party certified installation contractor		12/07/2023	M11, M12, M13, M14

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
O1	FIRE SAFETY SIGNS & NOTICES	Medium	There are no Fire Action Notices Present. Illuminated exit signage is displayed above the front and side exit doors	On-site management should display Fire Action Notices at both exits that advises persons of what action to take in the event of an emergency		13/04/2023	O11, O12, O13
Q5	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Medium	The electrical consumer unit is located within a wooden cupboard within a store room. The cupboard is not fire rated and breaches were identified around cabling.	The electric cupboard should be replaced with a fire rated type. Any breaches identified should be closed with fire rated building materials.		13/04/2023	Q51, Q52
Q13	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Low	Some minor penetrations were identified around pipework in the small store room.	Penetrations should be closed with fire rated building materials.		12/07/2023	Q131
R1	FIRE EXTINGUISHING APPLIANCES	Medium	Fire extinguishers are provided in accordance with BS5306 part 8 (2 x 21A 6Ltr Foam and 2 x 2KG CO2) by Futures Housing Group. Extinguishers are maintained under service contract by Harmony with the last inspection completed in December 2022. There unit to the side escape route has a warning label attached indicating the unit is at end of life. The business owners have had no formal extinguisher trained and were no aware of what type of unit to use on specific fire hazards.	Management should confirm the policy on fire extinguishers and training should either be provided or units should be removed. It is advisable that the business owner takes ownership for the provision of fire extinguishers and training.		13/04/2023	R11, R12, R13
T2	PROCEDURES AND ARRANGEMENTS	Medium	It was not possible to establish is an appointed person has been appointed for this property.	Futures management to confirm if there is a competent person in place to undertake the preventative and protective measures for this property.		13/04/2023	
T5	PROCEDURES AND ARRANGEMENTS	Medium	There is no Fire Action Notice and no designated Fire Assembly Point. Refer to O1	Management should ensure that there is a fire assembly point with signage at a place of relevant safety. The location of the assembly point should be identified on the Fire Action notice.		13/04/2023	