Futures Fire Risk Assessment

Futures Homescape, Tower Court Flats 47-29: CB7 4SX, - UPRN: 15541 / 167233 / QA Approved / Mark Mathers

Complete

Flagged items	**2**	Actions	**8**

SITE NAME:	Futures Homescape, Tower Court Flats 47-29: CB7 4SX, - UPRN: 15541, Fire Risk Assessments, Futures Homescape

PROPERTY IMAGE

Photo 1

UPRN:	15541
JOB NUMBER:	167233
FRA COMPLETED BY:	Pennington Choices Limited
FIRE RISK ASSESSOR NAME:	Gary Broadhurst
INSPECTION DATE:	17 May 2023
REPORT STATUS:	QA Approved
REASSESSMENT PRIORITY	High - 1 Year
VALID TO: (QA Use Only)	22 May 2024
VALIDATION DATE: (QA Use Only)	22 May 2023
VALIDATED BY: (QA Use Only)	Mark Mathers
VALIDATOR'S SIGNATURE: (QA Use Only)	

Photo 2

Flagged items & Actions

2 flagged, 8 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

MODERATE

Other actions

8 actions

Detailed Risk Assessment Part 2 / F - Lightning / F1

Does the building have a lightning protection system?

No

Consider a site safety survey

Open | Priority Low | Created by Gary Broadhurst

F1

Consider having a qualified survey on site to establish if the building would benefit from a lightning protection system.

Detailed Risk Assessment Part 2 / G - Housekeeping / G1

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

Unknown

No access was provided inside the cupboards

Open | Priority Medium | Due 22 Aug 2023 11:41 AM BST | Created by Gary Broadhurst

G1

It is recommended that all cupboards are inspected to ensure they are free from combustible items

Detailed Risk Assessment Part 2 / M - Common Area Fire Doors / M1

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

Yes

Based on visual inspection externally the doors were solid construction and locked

Open | Priority Medium | Due 22 Aug 2023 11:43 AM BST | Created by Gary Broadhurst

M1

Carry out site inspections to ensure all common area fire doors are fit for purpose, and the cupboard door was left open which should be locked shut and signed accordingly

Detailed Risk Assessment Part 2 / P - Means of Giving Warning in Case of Fire / P1

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

Unknown

The common area escape route has been provided with interlinked grade D smoke detectors. See action and answer in Q1

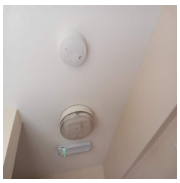

Photo 15

Open | Priority Medium | Due 22 Aug 2023 11:52 AM BST | Created by Gary Broadhurst

P1

If the building structure and fire separation do not support a stay put policy, then a BS 5839;1;2017, “L3” system should be installed and maintained.
The system if required, should comprise of Grade A smoke detectors in all escape routes and rooms leading onto the escape routes, be extended inside each flat with a Grade A heat detector located in the hallway, all terminating at a fire indication panel located near the main entrance.

Detailed Risk Assessment Part 2 / P - Means of Giving Warning in Case of Fire / P7

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

Unknown

No access was provided inside the flats

Open | Priority Medium | Due 22 Aug 2023 11:56 AM BST | Created by Gary Broadhurst

P7

A category LD3 system should be considered the minimum in all circumstances”. However, BS 5839-6:2019 states that “heat detectors should be installed in every kitchen. A smoke detector should also be installed in the principal habitable room. Where more than one room might be used as the principal habitable room, a smoke detector should be installed in each of these rooms”.

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q1

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

Unknown

Although the building was constructed after 1991 it was not established if it supports a stay put policy

Open | Priority Medium | Due 22 Aug 2023 12:03 PM BST | Created by Gary Broadhurst

Q1

It is recommended that if not already confirmed, the building should be surveyed by a qualified surveyor to establish if fire separation is adequate between escape routes and apartments.
If the building complies with current building regulations(as it was converted after 1991) and the structure and fire separation in place support an initial stay put policy, a common area fire detection and warning system is not required.

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

Is compartmentation maintained in the roof space? Unknown

No access provided into the roof space

Open | Priority **Medium** | Due **22 Aug 2023 12:09 PM BST** | Created by **Gary Broadhurst**

Q4

Carry out a an inspection in he roof space to ensure it is adequately separated where required

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

Are electrics, including embedded meters, enclosed in fire rated construction? No

The RCD box above the flat entrance door on the ground floor should be suitably enclosed in a fire rated box with a door

Open | Priority **Medium** | Due **22 Aug 2023 8:41 AM BST** | Created by **Gary Broadhurst**

Q5

The RCD box above the flat entrance door on the ground floor should be suitably enclosed in a fire rated box with a door

Detailed Risk Assessment Part 1

1. General Information

1.1 FRA Type:	Type 1
1.2 Property Type:	Converted Flats
1.3 Property Designation:	General Needs
1.4 Responsible Person:	Lindsey Williams - CEO Futures Housing Group
1.5 No of Floors:	3
1.6 No of Flats (if applicable):	3
1.7 Ground Floor Area (m2):	80
1.8 Total Area of all Floors (m2)	240

1.9 Building Description:

Ely Union workhouse was built in 1836-37 and in 1912 it became officially known as Ely Poor Law Institution, then as Ely Public Assistance Institution from 1930.
With the advent of the NHS in 1948 it became known as Tower House Hospital and then as Tower Hospital. It finally closed in 1993 and was later developed for private housing.
The property site has now been divided into several living quarters with six separate units all having shared access and all have been assessed independently.
Access keys are kept in the key safe next to the external bin store for emergency services.
The details in this report cover the common areas of flats 47-48-49 which is over 3 floors, Ground, first, and second all accessed from a ground floor lobby and single open plan staircase.
The top floor flat was not numbered, and items had been left outside the flat door.
The electric cupboard was unlocked and must be kept locked shut.
A domestic fire detection system incorporating grade D detectors has been placed in the common areas although the reasons for this are unknown.
No fire fighting equipment is provided on site and none is required however signage was considered good and a properties information box is provided at the main entrance which was locked.
Emergency lighting identified by LED is provided on each floor level.

1.10 Building Construction:

Brick construction with pitched and tiled roof and modern windows

1.11 Extent of common areas:

stairs, landings and lobby

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

flats and roof space

1.13 If applicable, state which flats were sample inspected:

None

2. The Occupants

2.1 Management Extent	Non Managed – eg GN

2.2 Details of any onsite Management

None

2.3 Person managing fire safety in the premises

Tenants and Lindsey Williams

2.4 Person consulted during the fire risk assessment

No one on site

2.5 Number of occupants (maximum estimated)

10

2.6 Approximate maximum number of employees at any one time

1

2.7 Number of members of the public (maximum estimated)

4

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

People on site may include Sleeping Occupants, Disabled Occupants, Occupants in remote areas and Lone Workers, Young Persons, and others

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	Cambridgeshire Fire and Rescue Service
3.3 Other key fire safety legislation (other than Building Regs 2000)	Housing Act 2004

3.4 The other legislation referred to above is enforced by

Cambridgeshire Council

3.5 Guidance used as applicable to premises and occupation	LACORS

3.6 Is there an alteration or enforcement notice in force?	Unknown
No information was provided on site	
3.7 Fire loss experience (since last FRA)	No

Detailed Risk Assessment Part 2 8 actions

A - Electrical Ignition Sources

A1

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

See policy principal

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

A2

Is PAT testing in common areas carried out? N/A

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

A3

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

See policy principal

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

A4

Is the use of adapters and leads limited? N/A

A5

Are they any PV cells installed and do they have the appropriate isolation systems and signage to assist the fire and rescue service? No

B - Smoking Policies

B1

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

see policy principal

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

Action/Recommendation Required?

Photo 3

B2

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

C - Arson

C1

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

The premises are secured by key entry

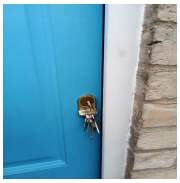

Photo 4

C2

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

Bins are located well away from the building

D - Portable Heaters and Installations

D1

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

D2

Are fixed heating systems maintained annually?	N/A

No heating in the common areas

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)?	N/A

F - Lightning

1 action

F1

1 action

Does the building have a lightning protection system?	No

Consider a site safety survey

Open | Priority Low | Created by Gary Broadhurst

F1

Consider having a qualified survey on site to establish if the building would benefit from a lightning protection system.

Policy Principle: No lightning protection policy in place

Action/Recommendation Required?	Yes
Action Priority:	Recommendation - No Timescale

G - Housekeeping

1 action

G1

1 action

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

No access was provided inside the cupboards

Open | Priority Medium | Due 22 Aug 2023 11:41 AM BST | Created by Gary Broadhurst

G1

It is recommended that all cupboards are inspected to ensure they are free from combustible items

Action/Recommendation Required?	Yes
Action Priority:	Medium - 3 Months

G2

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

Yes

Stairs and corridors were all clear

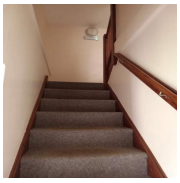

Photo 5

G3

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

No

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

See answer in I1

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

See policy principal

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.

J - Other Significant Hazards

J1

Are all issues deemed satisfactory? [1]

Yes

J2

Are all issues deemed satisfactory? [2]

Yes

K - Means of Escape

K1

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

Yes

Each flat is a short distance from the final exit door

K2

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

Yes

All doors are solid doors

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

The entrance / exit door is provided with a thumb turn device inside

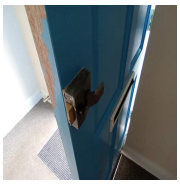

Photo 6

K5

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

Yes

K6

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

Yes

escape roues from each flat to the final exit door are minimal

K7

Are there suitable precautions for all inner rooms?	N/A

K8

Are escape routes separated where appropriate?	N/A

K9

Are corridors sub-divided where appropriate?	N/A

K10

Do escape routes lead to a place of safety?	Yes

K11

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

The windows on the stairs can be opened as required

Photo 7

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?	No

L - Flat Entrance Doors

L1

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

Based on visual inspection from the lobby all doors are solid construction and in good condition

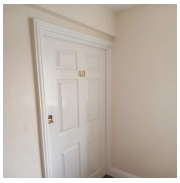

Photo 8

Photo 9

M - Common Area Fire Doors

1 action

M1

1 action

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

Yes

Based on visual inspection externally the doors were solid construction and locked

Open | Priority Medium | Due 22 Aug 2023 11:43 AM BST | Created by Gary Broadhurst

M1

Carry out site inspections to ensure all common area fire doors are fit for purpose, and the cupboard door was left open which should be locked shut and signed accordingly

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

N - Emergency Lighting

N1

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

Yes

Each floor has escape lighting identified by LED

Photo 10

N2

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

N/A

O - Fire Safety Signs and Notices

O1

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

Yes

See pictures

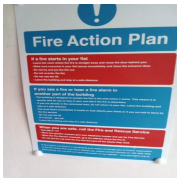

Photo 11


Photo 12


Photo 13


Photo 14

O2

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

N/A

P - Means of Giving Warning in Case of Fire

2 actions

P1

1 action

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

Unknown

The common area escape route has been provided with interlinked grade D smoke detectors. See action and answer in Q1

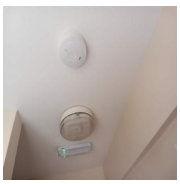
Photo 15

Open | Priority Medium | Due 22 Aug 2023 11:52 AM BST | Created by Gary Broadhurst

P1

If the building structure and fire separation do not support a stay put policy, then a BS 5839;1;2017, “L3” system should be installed and maintained.
The system if required, should comprise of Grade A smoke detectors in all escape routes and rooms leading onto the escape routes, be extended inside each flat with a Grade A heat detector located in the hallway, all terminating at a fire indication panel located near the main entrance.

Action/Recommendation Required? Yes

Action Priority: Medium - 3 Months

P2

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

Unknown

See Q1 and P1

P3

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

See P1 and Q1

P4

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

No access was provided inside any flats. See answers Q1 and P1

P5

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

P6

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

The current domestic system in the corridors and stairs is self resetting

P7

1 action

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

No access was provided inside the flats

Open | Priority Medium | Due 22 Aug 2023 11:56 AM BST | Created by Gary Broadhurst

P7

A category LD3 system should be considered the minimum in all circumstances". However, BS 5839-6:2019 states that "heat detectors should be installed in every kitchen. A smoke detector should also be installed in the principal habitable room. Where more than one room might be used as the principal habitable room, a smoke detector should be installed in each of these rooms".

Action/Recommendation Required?	Yes
Action Priority:	Medium - 3 Months

P8

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

Q - Measures to Limit Fire Spread and Development

3 actions

Q1

1 action

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

Although the building was constructed after 1991 it was not established if it supports a stay put policy

Open | Priority Medium | Due 22 Aug 2023 12:03 PM BST | Created by Gary Broadhurst

Q1

It is recommended that if not already confirmed, the building should be surveyed by a qualified surveyor to establish if fire separation is adequate between escape routes and apartments.
If the building complies with current building regulations(as it was converted after 1991) and the structure and fire separation in place support an initial stay put policy, a common area fire detection and warning system is not required.

Action/Recommendation Required?	Yes
Action Priority:	Medium - 3 Months

Q2

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

See Q1 to establish if the fire stopping is adequate

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

Q4

1 action

Is compartmentation maintained in the roof space?	Unknown

No access provided into the roof space

Open | Priority Medium | Due 22 Aug 2023 12:09 PM BST | Created by Gary Broadhurst

Q4

Carry out a an inspection in he roof space to ensure it is adequately separated where required

Action/Recommendation Required?	Yes
Action Priority:	Medium - 3 Months

Q5

1 action

Are electrics, including embedded meters, enclosed in fire rated construction?	No

The RCD box above the flat entrance door on the ground floor should be suitably enclosed in a fire rated box with a door

Open | Priority Medium | Due 22 Aug 2023 8:41 AM BST | Created by Gary Broadhurst

Q5

The RCD box above the flat entrance door on the ground floor should be suitably enclosed in a fire rated box with a door

Action/Recommendation Required?	Yes
Action Priority:	Medium - 3 Months

Q6

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

Q7

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

Q8

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

Q9

Does the premises have any external balconies, cladding or materials which may promote external fire spread?	No

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?	N/A

Q11

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

Q12

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

Q13

Are all other fire spread/compartmentation issues satisfactory?	Yes

R - Fire Extinguishing Appliances

R1

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

S - Relevant Automatic Fire Extinguishing Systems

S1

Are there any automatic fire suppressant systems on site?	No

S2

Are there any fixed fire fighting mains within the premises?	No

S3

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

T - Procedures and Arrangements

T1

Recommended evacuation strategy for this building is:	Stay Put

T2

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

recorded house keeping checks are carried out by housing staff

T3

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

Yes

Signage is displayed in the common areas

T4

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

Yes

999 will be called by the residents

T5

Are there suitable fire assembly points away from any risk?

N/A

T6

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

Yes

Any disabled visitors will be taken care of by the residents

T7

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

N/A

T8

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

N/A

U - Training

U1

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

Yes

No information available on site, refer to policy principle.

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

U2

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

N/A

V - Testing and Maintenance

V1

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

Yes

See principal answer

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

Refer to U1, V1

X - Premises Information Box

X1

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

Yes

Photo 16

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?

Yes

Information has been displayed in the common areas

Z - Any Other Information

Z1

Are all issues deemed satisfactory? [1]	Yes

Z2

Are all issues deemed satisfactory? [2]	Yes

Assessment Risk Ratings 2 flagged

Risk Rating

The following simple risk level estimator is based on a more general health and safety risk level estimator of the type contained in BS 8800:

Likelihood of fire	Potential consequences of fire		
	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial	Tolerable	Moderate
Medium	Tolerable	Moderate	Substantial
High	Moderate	Substantial	Intolerable

Likelihood of Fire

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

MEDIUM

In this context, a definition of the above terms is as follows:

Low: Unusually low likelihood of fire as a result of negligible potential sources of ignition.

Medium: Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

High: Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Potential Consequences of Fire

Taking into account the nature of the building and occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

MODERATE HARM

Potential Consequences of Fire

In this context, a definition of the above terms is as follows:

Slight harm: Outbreak of fire unlikely to result in serious injury or death of any occupant.

Moderate harmful: Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatali-ties.

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

MODERATE

Limitations Statement

Fire Risk Assessment – Limitations

The purpose of the fire risk assessment is solely to provide an assessment of the risk to life from fire, and, where appropriate, to make recommendations to reduce the risk to life from fire. This assessment does not address fire risks to property or business continuity.

Under Article 5(4) of the Regulatory Reform (Fire Safety) Order 2005 or other devolved equivalent regional legislation and relevant United Kingdom law, we have been appointed to provide advice to the Responsible Person only. We have no control over any part of the premises covered within this fire risk assessment, and we have no responsibility for undertaking any of the recommendations made. The assessment is intended to assist the Responsible Person to comply with their responsibilities under the Regulatory Reform (Fire Safety) Order 2005.

Any policy principles included within this Fire Risk Assessment have been provided by the responsible person or their representative and been added in good faith. We cannot take responsibility for the accuracy of the policy principles with regard to the client's internal policies, British Standards or codes of practice.

Any test certificates supplied as part of the Fire Risk Assessment process will be considered but we take no responsibility or liability whatsoever is accepted for the accuracy of such information supplied by others.

The findings of the fire risk assessment will be based upon the conditions found at the Premises at the time the assessment is to be carried out and on relevant information provided by the Responsible Person or others either prior to, during or after the Fire Risk Assessment of the premises.

We consider the External Wall System as part of the Fire Risk Assessment process, however, we take no responsibility for a fire risk appraisal of external wall construction on existing buildings and work to the guidance and limitations detailed in PAS 9980:2022 0.2 Fire risk assessments. Any information supplied to the Fire Risk Assessor is taken in good faith and we accept no responsibility for the accuracy of the information supplied.

No responsibility is accepted for any change in the conditions or circumstances prior after the Fire Risk Assessment has been undertaken.

It is stressed that the assessment should not be regarded as a structural survey for fire safety purposes as such a survey should only be entrusted to a qualified building surveyor.
The Fire Risk Assessment did not involve destructive exposure (Unless specifically requested as part of a contractual arrangement), and therefore it is not always possible to survey less readily accessible areas. It is, therefore, necessary to rely on a degree of sampling and also reasonable assumptions and judgements.

All services or penetrations traversing fire resisting compartments are not confirmed as being sufficiently fire stopped with fire resisting material to the appropriate standard. If fire compartments\fire dampers\voids (ceilings, floors or other voids) are considered inaccessible for safety reasons or any other reason and cannot be physically accessed or are outside the visual range of the assessor, technical comment on these areas cannot be provided.

This fire risk assessment will not necessarily identify all minor fire-stopping issues that might exist within the building and should be considered to be a sample of fire compartmentation. Unless a full fire compartmentation survey is contractually included within the scope of the assessment.
If there are reasons to suspect the fire resistance within the Premises has not been sufficiently maintained the responsibility to provide this technical information rests with the Responsible Person\duty holder.

This fire risk assessment will not necessarily identify all minor fire door issues that might exist within the building and should be considered a sample of fire doors. Unless a full fire door survey is contractually included within the scope of the assessment.

A full investigation of the design of heating, ventilation and air conditioning (HVAC) systems is outside the scope of this fire risk assessment.

Although reference in the report may be made to relevant British Standards, Codes of Practice and Guides the assessment will not, nor is it intended to, ensure compliance with any of the documents referred to in the assessment. However, deviations from generally accepted codes, standards and universally recognised good fire safety practice will be identified in the assessment.

Where an emergency escape lighting system is present, comments are based upon a visual assessment of the system coverage and condition, but no illuminance tests or verification of the installation to the relevant British Standards were carried out.

Where a fire alarm system is present, comments are based upon a visual assessment, but no audibility tests or verification of full compliance with the relevant British Standards were carried out.

Where manual firefighting equipment is present, comments are based upon a visual assessment, but no verification of full compliance with the relevant British Standards or codes of practice were carried out.

It is the expectation that any reference to the testing and maintenance of passive or active fire protection systems within the premises are undertaken to the relevant current British Standards, Codes of Practice and Guides it is the responsible person's duty to ensure this is undertaken.

There will be a brief review of procedures at the time of this fire risk assessment. An in-depth review of documentation is outside the scope of this fire risk assessment, unless otherwise stated in the contract.

The report will highlight the Significant Findings (Split into Recommendations and Action(s)) that the Fire Risk Assessor found at the time of the assessment.
It is the responsibility of the Responsible Person to ensure that any deficiencies found during the assessment and subsequently reported to the Responsible Person, by the report or other means, are their responsibility to rectify to a satisfactory standard to meet the requirements of the Regulatory Reform (Fire Safety) Order 2005.

It is wholly the responsibility of the Responsible Person and/or their agent to implement and maintain the Fire Precautions at the Premises to a satisfactory standard and condition to comply with the requirements of the Regulatory Reform (Fire Safety) Order 2005.

Failure to address and/or rectify any deficiencies mentioned in the report may result in serious harm, injury and or death to any relative person, employee, visitor, you or any other person in, on, within or without the perimeter of the Premises.
Failure to address any of the deficiencies highlighted in the report may be considered to be a breach of the Regulatory Reform (Fire Safety) Order 2005 and may result in prosecution by the enforcing authority.

Responsibility for the ongoing management of the Premises and even, if necessary, the decision to allow the Premises to be used for their present purpose, and in the current condition remains with the Responsible Person.

Responsibility for management procedures regarding, evacuation management, and maintenance of firefighting equipment, Fire alarms systems, emergency escape lighting, and any other emergency-related provisions remains a duty of the responsible person, not the fire risk assessor as this is not within their control.
Any faults or deficiencies in any emergency emergency-related staffing levels and\or staff training are the responsibility of the Responsible Person and\or the duty holder.

Portable or moveable items and items brought into the Premises are the responsibility of the Responsible Person and\or the duty holder.

It is recommended that the Assessment is reviewed annually or when there is a significant change, material alteration, change in the use of the Premises, a change in working practices, or following any incident, including fire, which may affect the Fire Precautions of the Premises.

The circumstances of the Premises may change over time and with use and\or occupancy, therefore, failure to review the fire risk assessment by the date indicated may mean that the fire risk assessment is no longer valid.

This Fire Risk Assessment is not a Health and Safety Report. A Health and Safety review should be conducted to ensure compliance with the Health and Safety at Work Act 1974.

Compliance with all other legislation is the responsibility of the Responsible Person. We accept no responsibility for loss, damage or other liability arising from a fire, loss and\or injury due to the failure to observe the safety, observance and practises identified in the Assessment

The Responsible Person will always remain responsible for the outcome of the Fire Risk

Assessment and\or its review. This includes the accuracy of details contained within this report.

By signing for, by payment for services or acknowledgement of receipt of the report you accept full responsibility and accountability for implementing the findings of the report.

BAFE Certificate (QA Use Only)

Life Safety Fire Risk Assessment
Certificate of Conformity

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

Schedule

Part 1a - Name and Address of Certified Organisation	Pennington Choices Limited
Part 1b - BAFE Registration Number of Issuing Certified Organisation	102119
Part 1c - SSAIB 3rd Party Certificate Number	CHES077
Part 2 - Name of Client	Futures Housing Group
Part 3a - Address of premises for which the Fire Risk Assessment was carried out	Futures Homescape, Tower Court Flats 47-29: CB7 4SX
Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies	Communal Areas Only
Part 4 - Brief description of the scope and purpose of the Fire Risk Assessment	Life Safety (as agreed spec)
Part 4b - Limitations of FRA	See Limitations Statement
Part 5 - Effective Date of the Fire Risk Assessment	22 May 2023
Part 6 - Recommended Date for Reassessment of the premises	22 May 2024
Part 7 - Unique Reference Number of this Certificate (Job Number)	167233

Signed for on behalf of the Issuing Certified Organisation

James Hutton

Dated: 22 May 2023

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@bafe.org.uk | www.bafe.org.uk

Media summary

Photo 1

Photo 2

Photo 3

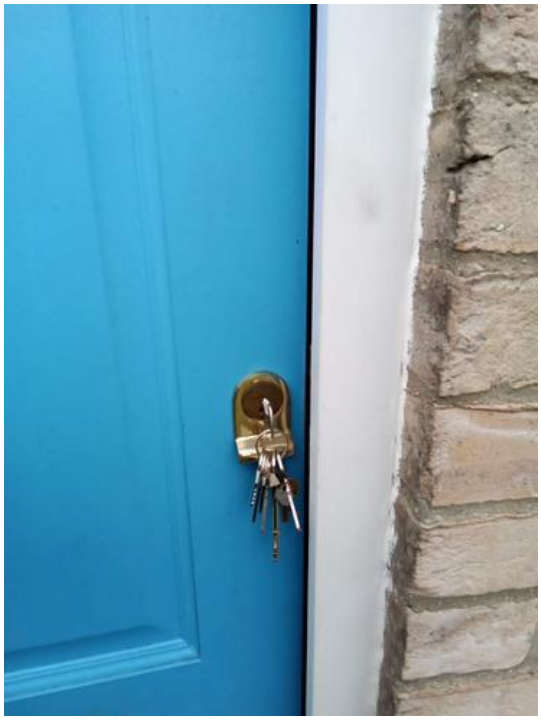

Photo 4

Photo 5

Photo 6

Photo 7

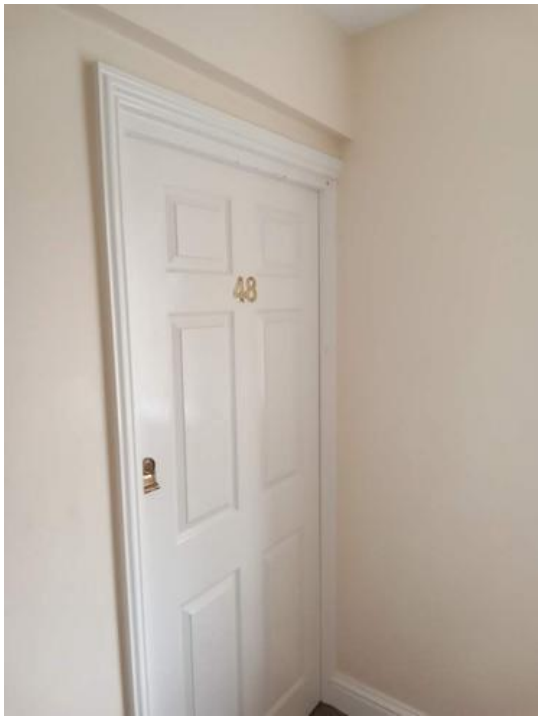

Photo 8

Photo 9

Photo 10

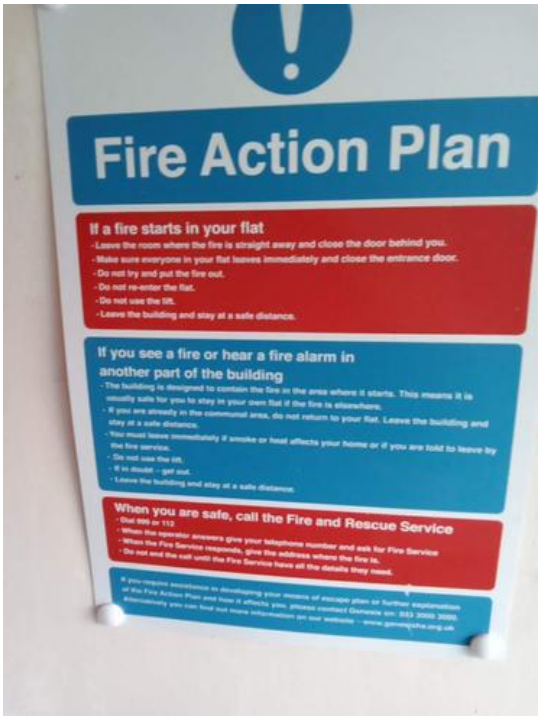

Photo 11

Photo 12

Photo 13

Photo 14

Photo 15

Photo 16