Futures Fire Risk Assessment

Futures Homescape, Rutland mill, 5 Market St: DE7 5PQ, UPRN: 14718 / 167235 / QA Approved / Paul Doodson

Complete

Flagged items	**2**	Actions	**18**

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

PROPERTY IMAGE

Photo 1

UPRN:	14718
JOB NUMBER:	167235
FRA COMPLETED BY:	Pennington Choices Limited
FIRE RISK ASSESSOR NAME:	Gary Broadhurst
INSPECTION DATE:	2 Jun 2023
REPORT STATUS:	QA Approved
REASSESSMENT PRIORITY	High - 1 Year
VALID TO: (QA Use Only)	7 Jun 2024
VALIDATION DATE: (QA Use Only)	7 Jun 2023
VALIDATED BY: (QA Use Only)	Paul Doodson
VALIDATOR'S SIGNATURE: (QA Use Only)	

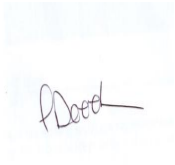

Photo 2

Flagged items & Actions

2 flagged, 18 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

18 actions

Detailed Risk Assessment Part 1 / 1. General Information

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

Store rooms, roof and lift plant room.

It is recommended these areas are checked regularly.

Open | Priority Medium | Due 7 Sep 2023 12:00 AM BST | Created by Gary Broadhurst

1.12

Carry out regular recorded inspections of all areas not in use by the residents.

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

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

Unknown

Although there are no "no smoking" signs displayed in the common areas, there were no signs of smoking in the common areas.

Open | Created by Gary Broadhurst

B2

Provide and display no smoking signs at each entrance door.

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

Are fixed heating systems maintained annually?

Yes

See policy principle answer, however the heaters display a sign "do not cover".

Photo 7

Open | Priority Medium | Due 7 Sep 2023 3:32 PM BST | Created by Gary Broadhurst

D2

The heaters display a sign do not cover however, as they are in common areas they should be provided with suitable sloping metal guards.

Detailed Risk Assessment Part 2 / G - Housekeeping / G2

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

No

Loose mats and personal items had been left in the corridors.

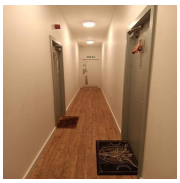

Photo 8

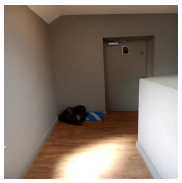

Photo 9

Open | Priority High | Due 7 Jul 2023 3:53 PM BST | Created by Gary Broadhurst

G2

Residents should be reminded that loose mats should not be left in a position that could cause a trip hazard, and waste materials or personal items must not be stored in the corridors.

Detailed Risk Assessment Part 2 / H - Hazards Introduced by Contractors / H1

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

Unknown

See policy principle in I1 and no information was available on site.

Open | Priority Medium | Due 7 Sep 2023 3:56 PM BST | Created by Gary Broadhurst

H1

Provide signs at all entrance doors and in corridors reminding visiting contractors what they should do before commencing work in the property.

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

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

Yes

The corridor separating door opposite room 4 did not close fully into the rebate when released.

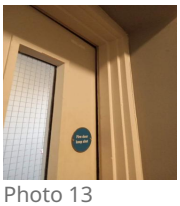

Photo 13

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K4

The door requires attention to ensure it closes fully when released.

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

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

Yes

Although the flats were not accessed, a sample was taken from flat 4 as the door was already open, which revealed a good solid door compliant with FD30S and included seals and strips, and an overhead self closing device that worked when tested.

Photo 18

Open | Priority Medium | Due 7 Sep 2023 10:31 AM BST | Created by Gary Broadhurst

L1

A procedure should be in place to ensure the remaining flat entrance doors are inspected at regular intervals to ensure they are compliant and fit for purpose.

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?

Yes

Photo 26

Photo 27

Photo 28

Open | Priority Medium | Due 7 Sep 2023 4:33 PM BST | Created by Gary Broadhurst

P1

It is strongly recommended that the fire alarm cause and effect is undertaken, and a sound pressure test is undertaken concerning the audibility of the fire communal fire alarm to ensure it does not exceed 45db in the apartments/flats. The current system provides automatic detection, linked to the AOV devices, sounders in the common areas, and control panel, as well as automatic detection in other areas of the building such as the lift motor room.

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

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

Unknown

At the time of the assessment it was not established if adequate arrangements are in place for silencing and resetting an alarm condition.

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P6

Consider provision for linking the current detection and AOV system to a call handling centre, or have other suitable arrangements in place.

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

Although the resident of flat 4 was able to explain what detection is in their flat and test it, it is not known what is in place in other flats.

Open | Priority Medium | Due 7 Sep 2023 4:51 PM BST | Created by Gary Broadhurst

P7

Carry out a survey of all flats to ensure they are provided with at least the minimum requirement of working and interlinked fire detection. LD3 although LD2 is recommended in BS 5839 part 6.

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

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

Yes

Hidden voids appeared suitably protected based on visual inspection.

Photo 29

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Q2

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

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

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

Unknown

No access was provided into the store rooms which were all locked shut or access into the roof space.

Open | Priority Medium | Due 7 Sep 2023 4:55 PM BST | Created by Gary Broadhurst

Q3

Ensure the roof spaces and all hidden voids and cupboards are inspected to ensure they are suitably fire rated and fire stopped where required using appropriate fire rated materials.

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q6

As far as can reasonably be ascertained, are fire dampers

Unknown

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?

No access was available to inspect areas that may contain fire dampers.

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Q6

Fire dampers where and if provided to protect critical means of escape against passage of fire, smoke and products of combustion in the early stages of a fire, must be inspected regularly as required

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

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

Part of the rear of the building has Cedar wood cladding.

Photo 30

Open | Created by Gary Broadhurst

Q9

Although during the previous years assessment it was established that the wooden cladding had been inspected by a qualified surveyor, it is recommended that it is further surveyed at regular intervals to ensure it remains safe due to weathering etc.

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

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

It was not established if the fire fighting equipment is provided in all areas for use by visiting contractors, is in test date and suitable for the risks.

Photo 31

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R1

Survey all areas in use by contractors and ensure the areas including the cellar and lift motor room are provided with adequate fire fighting equipment that is tested annually by a qualified engineer.

Detailed Risk Assessment Part 2 / S - Relevant Automatic Fire Extinguishing Systems / S3

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

Yes

AOV's of different types are provided in the property linked to automatic detection to actuate the system automatically and manual override and reset switches are provided for the Fire Service.


Photo 35

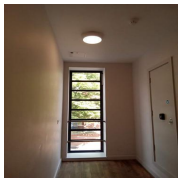
Photo 36


Photo 37

Open | Priority Medium | Due 7 Sep 2023 5:13 PM BST | Created by Gary Broadhurst

S3

Ensure up to date test records are available for inspection of the AOV equipment by the enforcing authorities.

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

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

Unknown

No information available on site.

Open | Created by Gary Broadhurst

T6

Management should consider provision of a voluntary PEEPS system for all residents.

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

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

Unknown

When questioned, an on site a resident was not sure of the fire procedures to follow if a fire broke out in her flat or if she heard the fire alarm in the corridors.

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Y1

In support of signage on site, Provide all residents with up to date information including actions to take if a fire breaks out in their flat, if they hear the fire alarm and they are inside their apartment, or if they are in the common parts of the building, and if they discover a fire.

Detailed Risk Assessment Part 1 1 action

1. General Information

1 action

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:	4
1.6 No of Flats (if applicable):	37
1.7 Ground Floor Area (m2):	280
1.8 Total Area of all Floors (m2)	650

1.9 Building Description:

Rutland Mill is located in Market Street, Ilkeston, Derbyshire and stands in its own private grounds with rear courtyard accessed by electronic vehicle access gates and is late 19th century, 3/4-storey with basement accessed internally. The cellar is used by contractors only and houses an electrical intake and the mains water pressure system.
During the site visit Futures staff were on site completing a refit of new mains and emergency lighting in the cellar. The cellar is provided with a heat detector on the ceiling and a smoke detector at the head of the stairs, however the purpose of these devices is unknown as the building is no provided with common area fire alarm and indication panel.
It was noted that two areas at the rear of the property are provided with scaffolding from ground to the upper most floor however Futures staff on site were not sure what the purpose of the scaffolding was for. The scaffold towers are not affecting the means of escape, but should be inspected each week.
The brick constructed factory was originally built for C&F Sudbury, and later used by Rutland Garments. The property has seen several uses over the years including as a factory, but has now been converted into 37 flats following a multi-million-pound investment.
It was noted that the block has several areas where apartments are at the end of a “dead end situation”, however the distance to the furthest intermediate corridor fire separating door was measured at less than 11 metres, and the corridors are provided with AOV, and automatic detection connected to the AOV. The AOV are provided with manual override buttons in the corridors for use by the Fire Service if required.
It was confirmed on site the previous year (2022) that the new refurbishment was carried out in line with current building standards and has been approved to support an initial stay put policy within the apartments, although the building has a mixture of stay put with simultaneous evacuation suitable for the common areas including the cellar.
A resident was asked questions on site, and although she had received fire safety information when first housed in the flats a year ago, she was not sure of the procedures to follow if she heard the fire alarm in the common areas, and what she should do if a fire broke out in her apartment. The resident commented that she did hear staff testing an alarm on site each week.
Parts of the rear of the building are covered with Cedar wood cladding, however it was confirmed the previous year, that this has been surveyed by a qualified contractor, and has been passed as safe with no further action required. It is recommended that the cladding is surveyed again in line with any manufacturers/installer recommendations.

The property is a mixture of one- and two-bedroom apartments which have been created by the developer 8B (UK) and includes four penthouses.
The contemporary apartments make the most of some of the building's original features, including its original exposed timber beams on the upper floor, window designs and façade.
Other features include an ornamental chimney at the rear of the property, and tower with old wooden doors previously used for deliveries to the mill, but now no longer in use or accessible from inside the building possibly creating a void that should be inspected whenever possible.
Recent Improvements to the property include installation of a dry riser system which covers all floors, AOV;s for the corridors and stairs, door entry systems for the residents to allow authorised access, and new waste bin and recycle area in the rear car park.
Although the building is not provided with a fire detection and warning system in all common areas, automatic detection is provided in the corridors which are linked to the AOV's with the control panel placed in a ground floor lobby.
The lift motor room is provided with a heat detector as well as the basement cellar which was generally clear of flammable items at the time of the site visit.
There are ample stairs provided to evacuate the normal maximum occupancy, and suitable subdivision of corridors to allow safe escape, although it was noted that not all stairs are signed indicating which number staircase it is, and it is recommended that each floor level is indicated at the base/head of each staircase.
A passenger lift is provided in the property , which is centrally located within the building and was adequately signed, and the lift alarm is connected to a call handling centre remotely.
The building is protected by lightning protection system, however no test dates were available for inspection to evidence when the last test was carried out.
The overall condition of the property was very good with all escape routes clear of obstructions, newly fitted compliant fire doors on all apartments, and FD30S rated fire separating doors in the corridors which were all in good condition.
Some residents were using loose mats outside their apartments which should be discouraged as they may cause trip hazards to visiting contractors and persons who may be escaping from the building.
The corridor separating doors had a mixture of Georgian wired glazing panels, and some had clear laminated fire rated panels which are supplied with etchings as required.
Non-maintained emergency lights are provided on all escape routes including stairs, corridors, outside, in the lift, in the lift motor room and cellar, which included some spotlight type escape lights.
Escape lighting test points are provided around the property which are easily seen and make it easy to test the equipment each month.
Signage was generally good inside the property which included running man, directional arrows, fire door keep shut, fire action notices, do not use lift in fire.
No firefighting equipment is provided on site although some old units were seen in the cellar, and it is recommended that suitable and sufficient firefighting equipment is provided in staff /contractor areas, including the cellar and Lift motor room which is maintained annually by an approved contractor.
Further clarification is required on the cause and effect of the automatic detection system provided in the common areas, and it is strongly recommended that the system is connected to a call handling centre and monitored remotely.
A secure properties information box is now provided for the safe keeping of relevant information and or equipment, which was next to the AOV control box on the ground floor, which should also include an up -to-date building floor layout plan.
Flat 14 was accessed at the flat entrance door only, which revealed it is provided with a smoke detector in the hallway and one in the lounge/kitchen which were tested by the occupier and worked as they should.

1.10 Building Construction:

Brick construction with pitched and tiled roof, Arched decorative windows, modern doors and retains some original features such as a tower and exposed beams.

1.11 Extent of common areas:

Landings, corridors and stairs.

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

Store rooms, roof and lift plant room.

It is recommended these areas are checked regularly.

Open | Priority Medium | Due 7 Sep 2023 12:00 AM BST | Created by Gary Broadhurst

1.12
Carry out regular recorded inspections of all areas not in use by the residents.

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

See answer 2.1.

2.3 Person managing fire safety in the premises

The residents, attending staff, contractors and Futures CEO.

2.4 Person consulted during the fire risk assessment

None other than a resident on site who answered some questions about fire actions and provisions within the apartments.

2.5 Number of occupants (maximum estimated)

100.

2.6 Approximate maximum number of employees at any one time

4.

2.7 Number of members of the public (maximum estimated)

20.

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

Sleeping Occupants, Disabled Occupants, Occupants in remote areas and Lone Workers, Young Persons, and Other groups may be at risk at any time on site.

3. Fire Safety Legislation

3.1 The following fire safety legislation applies to these premises	Regulatory Reform (Fire Safety) Order 2005
3.2 The above legislation is enforced by	Derbyshire Fire and Rescue Service
3.3 Other key fire safety legislation (other than Building Regs 2000)	Housing Act 2004

3.4 The other legislation referred to above is enforced by

Derbyshire County Council.

3.5 Guidance used as applicable to premises and occupation	LACORS
3.6 Is there an alteration or enforcement notice in force?	Unknown

The assessor was not informed of any notices served by the Fire service.

3.7 Fire loss experience (since last FRA)	Unknown

The assessor was not informed of any fire loss over the last 12 months.

Detailed Risk Assessment Part 2 17 actions

A - Electrical Ignition Sources

A1

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

See policy principle answer.

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

No items within the common areas.

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)? N/A

The electrical plug sockets in all common areas are locked by key.

Photo 3

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

See A3.

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

1 action

B1

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

Yes

See policy principle and answer B2.

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

B2

1 action

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

Unknown

Although there are no "no smoking" signs displayed in the common areas, there were no signs of smoking in the common areas.

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B2

Provide and display no smoking signs at each entrance door.

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

C - Arson

C1

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

Yes

Secure electronic entry systems in place.

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 were stored in designated external bin stores.

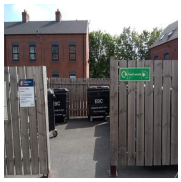


Photo 5


Photo 6

D - Portable Heaters and Installations

1 action

D1

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

D2

1 action

Are fixed heating systems maintained annually?	Yes

See policy principle answer, however the heaters display a sign "do not cover".


Photo 7

Open | Priority Medium | Due 7 Sep 2023 3:32 PM BST | Created by Gary Broadhurst

D2

The heaters display a sign do not cover however, as they are in common areas they should be provided with suitable sloping metal guards.

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

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

E - Cooking

E1

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

Cooking inside flats only.

F - Lightning

F1

Does the building have a lightning protection system?	Yes

The lightning protection system is tested as per the details provided the previous year which was in May 2022, and should still be veiled if the procedures to test the system are on a 15 monthly rolling programme.

Policy Principle: No lightning protection policy in place

G - Housekeeping

1 action

G1

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

G2

1 action

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

Loose mats and personal items had been left in the corridors.

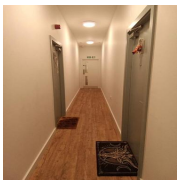


Photo 8

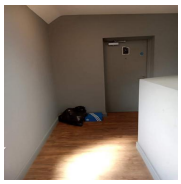


Photo 9

Open | Priority High | Due 7 Jul 2023 3:53 PM BST | Created by Gary Broadhurst

G2

Residents should be reminded that loose mats should not be left in a position that could cause a trip hazard, and waste materials or personal items must not be stored in the corridors.

Action/Recommendation Required?	Yes
Action Priority:	High - 1 Month

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

1 action

H1

1 action

Is there satisfactory control over works carried out in the	Unknown

building by contractors (e.g. hot work permits)?

See policy principle in I1 and no information was available on site.

Open | Priority Medium | Due 7 Sep 2023 3:56 PM BST | Created by Gary Broadhurst

H1

Provide signs at all entrance doors and in corridors reminding visiting contractors what they should do before commencing work in the property.

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

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 principle.

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

J - Other Significant Hazards

J1

Are all issues deemed satisfactory? [1]	Yes

J2

Are all issues deemed satisfactory? [2]	Yes

K - Means of Escape

1 action

K1

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

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

Photo 10

K2

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

Yes

Both Georgian wired glass and (fire rated laminated glass etched in the corner) are used in the corridor separating doors which were all in good solid condition.

Photo 11

Photo 12

K3

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

Yes

K4

1 action

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

Yes

The corridor separating door opposite room 4 did not close fully into the rebate when released.

Photo 13

Open | Priority High | Due 7 Jul 2023 4:08 PM BST | Created by Gary Broadhurst

K4

The door requires attention to ensure it closes fully when released.

Action/Recommendation Required?	Yes
Action Priority:	High - 1 Month

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

See K1.

K7

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

K8

Are escape routes separated where appropriate? Yes

The property is provided with ample corridor and floor separation.

K9

Are corridors sub-divided where appropriate? Yes

The corridors are subdivided and where required are provided with visual panels to see all the way through to the next corridor.

Photo 14

K10

Do escape routes lead to a place of safety? Yes

All stairs lead to final exit doors and or lobbies.

K11

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

Although the main windows are fixed in the closed position for safety reasons, AOV are provided in corridors and MOV provided at the head of the stairs.


Photo 15

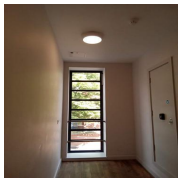


Photo 16


Photo 17

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

1 action

L1

1 action

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

Although the flats were not accessed, a sample was taken from flat 4 as the door was already open, which revealed a good solid door compliant with FD30S and included seals and strips, and an overhead self closing device that worked when tested.


Photo 18

Open | Priority Medium | Due 7 Sep 2023 10:31 AM BST | Created by Gary Broadhurst

L1

A procedure should be in place to ensure the remaining flat entrance doors are inspected at regular intervals to ensure they are compliant and fit for purpose.

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

M - Common Area Fire Doors

M1

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

See K2 and K4.


Photo 19

N - Emergency Lighting

N1

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

Yes

The lights are a mixture of non maintained bulkhead style lights and spot lights identified by green LED.


Photo 20

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

Signs appeared adequate and included exit signs, running man, fire door keep locked, lift do not use, and fire action notices. See B2 and H1.

Photo 21

Photo 22

Photo 23


Photo 24


Photo 25

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

3 actions

P1

1 action

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


Photo 26


Photo 27


Photo 28

Open | Priority Medium | Due 7 Sep 2023 4:33 PM BST | Created by Gary Broadhurst

P1

It is strongly recommended that the fire alarm cause and effect is undertaken, and a sound pressure test is undertaken concerning the audibility of the fire communal fire alarm to ensure it does not exceed 45db in the apartments/flats. The current system provides automatic detection, linked to the AOV devices, sounders in the common areas, and control panel, as well as automatic detection in other areas of the building such as the lift motor room.

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

P2

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

See P1.

P3

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

See P1.

P4

If there is a communal fire detection and fire alarm system, does it extend into the dwellings?	No

P5

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

See P1 reference "cause and effect" The detectors in the cellar and lift motor room may not be connected to the AOV system.

P6

1 action

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

At the time of the assessment it was not established if adequate arrangements are in place for silencing and resetting an alarm condition.

Open | Priority Medium | Due 7 Sep 2023 4:47 PM BST | Created by Gary Broadhurst

P6

Consider provision for linking the current detection and AOV system to a call handling centre, or have other suitable arrangements in place.

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

P7

1 action

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

Although the resident of flat 4 was able to explain what detection is in their flat and test it, it is not known what is in place in other flats.

Open | Priority Medium | Due 7 Sep 2023 4:51 PM BST | Created by Gary Broadhurst

P7

Carry out a survey of all flats to ensure they are provided with at least the minimum requirement of working and interlinked fire detection. LD3 although LD2 is recommended in BS 5839 part 6.

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

4 actions

Q1

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

Based on visual inspection the compartmentation appeared good throughout the site.

Q2

1 action

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

Hidden voids appeared suitably protected based on visual inspection.

Photo 29

Open | Priority Medium | Due 7 Sep 2023 10:41 AM BST | Created by Gary Broadhurst

Q2

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

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

Q3

1 action

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

No access was provided into the store rooms which were all locked shut or access into the roof space.

Open | Priority Medium | Due 7 Sep 2023 4:55 PM BST | Created by Gary Broadhurst

Q3

Ensure the roof spaces and all hidden voids and cupboards are inspected to ensure they are suitably fire rated and fire stopped where required using appropriate fire rated materials.

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

Q4

Is compartmentation maintained in the roof space?	Unknown

See answer and actions Q3.

Q5

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

Q6

1 action

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?	Unknown

No access was available to inspect areas that may contain fire dampers.

Open | Priority Medium | Due 7 Sep 2023 4:58 PM BST | Created by Gary Broadhurst

Q6

Fire dampers where and if provided to protect critical means of escape against passage of fire, smoke and products of combustion in the early stages of a fire, must be inspected regularly as required

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

Q7

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

All wall and ceiling linings were solid construction i.e. brick or plaster.

Q8

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

Q9

1 action

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

Part of the rear of the building has Cedar wood cladding.

Photo 30

Open | Created by Gary Broadhurst

Q9

Although during the previous years assessment it was established that the wooden cladding had been inspected by a qualified surveyor, it is recommended that it is further surveyed at regular intervals to ensure it remains safe due to weathering etc.

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

Q10

Has a note been prepared of the external walls of the building and details of construction materials used? Does the note include and identify the level of risk that the design and materials used?

Unknown

See answer Q9.

Q11

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

Unknown

See Q9.

Q12

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

Unknown

See Q9.

Q13

Are all other fire spread/compartmentation issues satisfactory?

Yes

R - Fire Extinguishing Appliances

1 action

R1

1 action

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

Unknown

It was not established if the fire fighting equipment is provided in all areas for use by visiting contractors, is in test date and suitable for the risks.


Photo 31

Open | Created by Gary Broadhurst

R1

Survey all areas in use by contractors and ensure the areas including the cellar and lift motor room are provided with adequate fire fighting equipment that is tested annually by a qualified engineer.

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

S - Relevant Automatic Fire Extinguishing Systems

1 action

S1

Are there any automatic fire suppressant systems on site? No

No automatic fire suppression systems were identified on site.

S2

Are there any fixed fire fighting mains within the premises? Yes

A dry riser system is provided in the property with take off points provided on resident floor levels and input points provided outside.


Photo 32


Photo 33


Photo 34

S3

1 action

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

AOV's of different types are provided in the property linked to automatic detection to actuate the system automatically and manual override and reset switches are provided for the Fire Service.


Photo 35

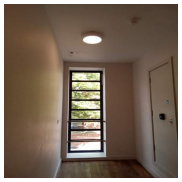


Photo 36


Photo 37

Open | Priority Medium | Due 7 Sep 2023 5:13 PM BST | Created by Gary Broadhurst

S3

Ensure up to date test records are available for inspection of the AOV equipment by the enforcing authorities.

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

T - Procedures and Arrangements

1 action

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

Regular housekeeping checks are carried out, and staff regularly visit the property for improvements and maintenance.

T3

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

Fire action notices are displayed around the building.

T4

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

Residents, contractors and visiting staff will call 999 as required.

T5

Are there suitable fire assembly points away from any risk?	Yes

The large car park is signed and used as a fire assembly point.

T6

1 action

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

No information available on site.

Open | Created by Gary Broadhurst

T6

Management should consider provision of a voluntary PEEPS system for all residents.

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

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

See policy principle.

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

U2

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

V - Testing and Maintenance

V1

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

Yes

See policy principle.

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

W - Records

W1

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

Yes

See answers V1 and U1.

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

The PI box is located inside the entrance lobby and locked by numeric padlock.

Photo 38

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

Y - Engagement with Residents

1 action

Y1

1 action

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

Unknown

When questioned, an on site a resident was not sure of the fire procedures to follow if a fire broke out in her flat or if she heard the fire alarm in the corridors.

Open | Priority High | Due 7 Jul 2023 5:26 PM BST | Created by Gary Broadhurst

Y1

In support of signage on site, Provide all residents with up to date information including actions to take if a fire breaks out in their flat, if they hear the fire alarm and they are inside their apartment,

or if they are in the common parts of the building, and if they discover a fire.

Action/Recommendation Required?	Yes
Action Priority:	High - 1 Month

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	Rutland mill, 5 Market St: DE7 5PQ
Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies	Landings, corridors and stairs.
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	7 Jun 2023
Part 6 - Recommended Date for Reassessment of the premises	7 Jun 2024
Part 7 - Unique Reference Number of this Certificate (Job Number)	167235

Signed for on behalf of the Issuing Certified Organisation

James Hutton

Dated: 7 Jun 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

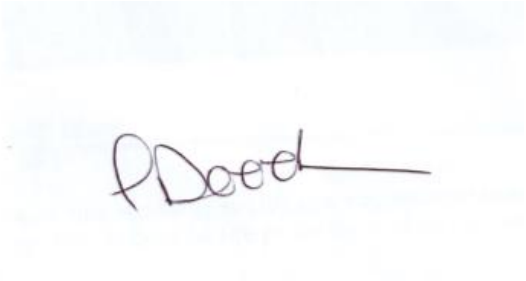


Photo 2

Photo 3

Photo 4

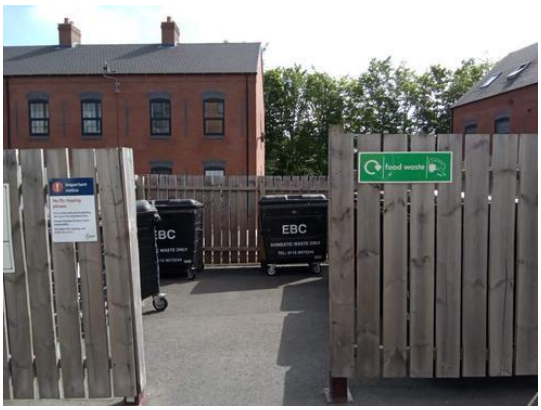


Photo 5

Photo 6

Photo 7

Photo 8

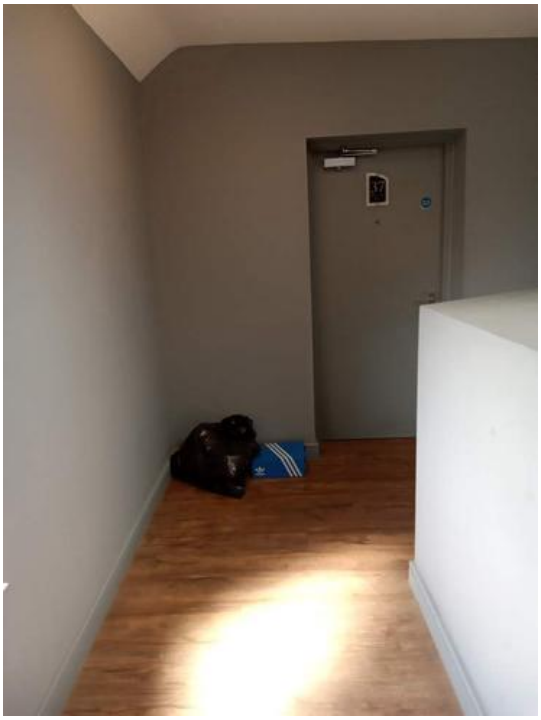


Photo 9

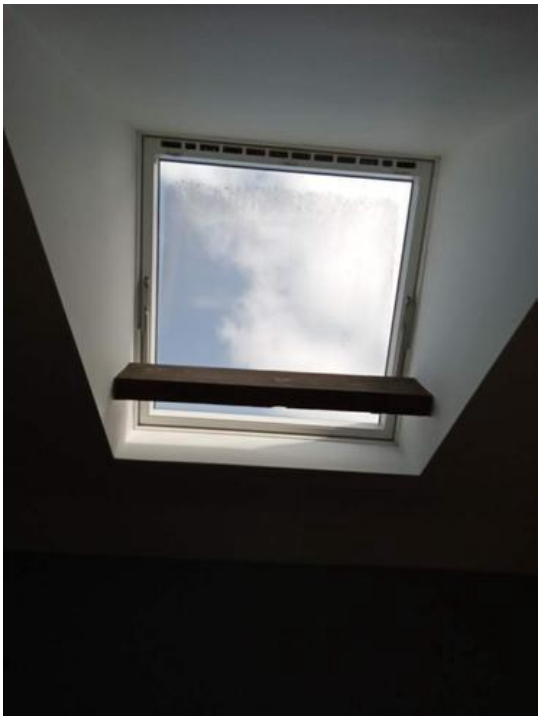
Photo 10

Photo 11

Photo 12

Photo 13

Photo 14



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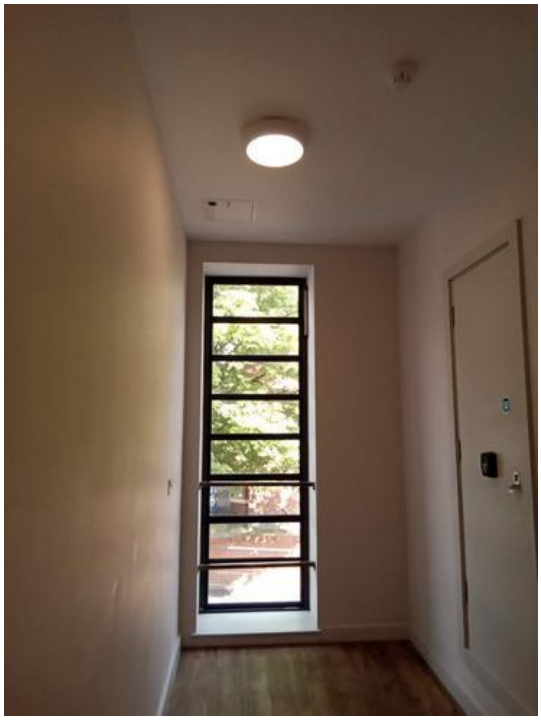

Photo 16

Photo 17

Photo 18

Photo 19

Photo 20

Photo 21

Photo 22

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Photo 24

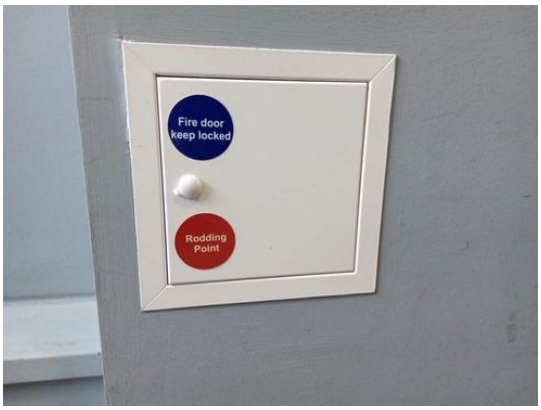

Photo 25

Photo 26

Photo 27

Photo 28

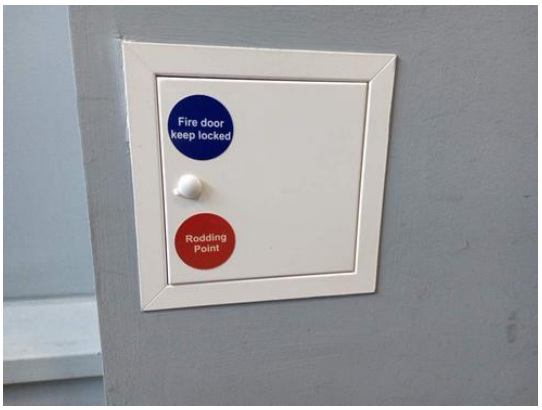

Photo 29

Photo 30

Photo 31

Photo 32

Photo 33

Photo 34

Photo 35

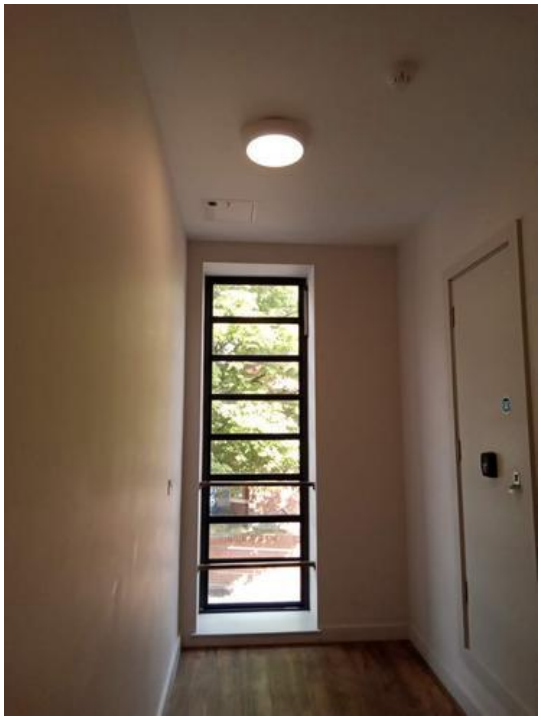

Photo 36

Photo 37

Photo 38