

FIRE RISK ASSESSMENT

PROPERTY ASSESSED:

Tower Court Flats 20-25
Cambridge
Ely

CB7 4XS



UPRN: 15541

Inspection Date: 04/10/2022

Validation Date: 25/10/2022

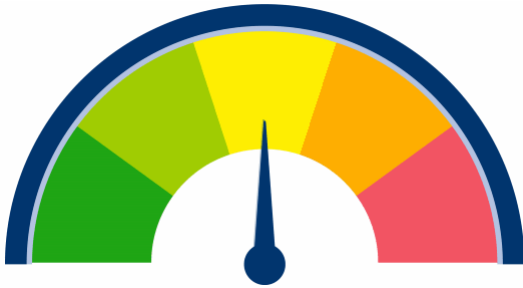
Valid to: 25/10/2024

FRA completed by: Pennington Choices

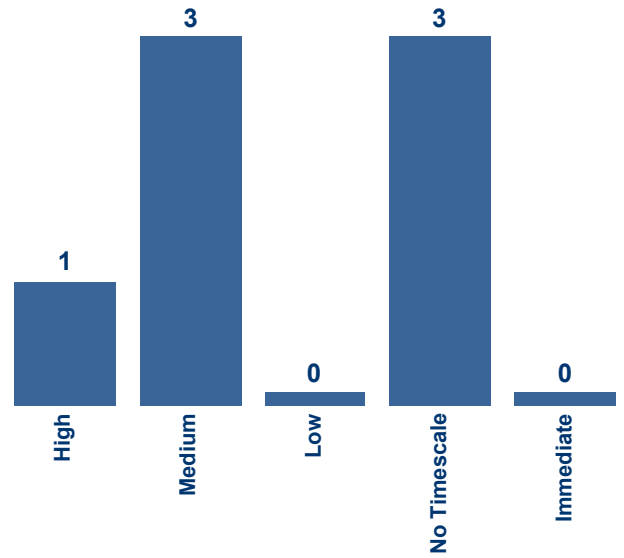
FRA Completed For: Futures



FRA Risk Rating: Moderate



FRA Action Count by Priority



FRA Action by Type

Recommendations: 3

Actions: 4

Premises Risk Rating: Moderate

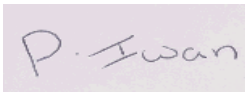
Reassessment Priority: Medium - 2 Years

Recommended evacuation strategy for this building is: Stay Put

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

FRA - Summary

Responsible Person	Lindsey Williams, Chief Executive, Futures Housing.
Property Designation	General needs
Management Extent	Non Managed – eg GN
No of Floors	3
No of Flats (if applicable)	6
Ground floor Area (m2)	50
Total Area of all floors (m2)	150

FRA Completed By:	Jamie Yarwood
FRA Type:	Type 1
QA Validation Date:	25/10/2022
QA Carried Out By:	Piotr Iwan
Validator's Signature:	

High

2

Ref.	Category	Priority	Complete By
P7	Means Of Giving Warning In Case Of Fire	High	24/Nov/2022

Finding/Observation	Action/Recommendation
<p>Sampled flat 20 was found with a hard wired smoke alarm in the entrance hall, however it was found covered with a dust protector. No access to remaining flats at time of inspection to check for hard wired smoke alarms.</p>	<p>Dust protector as noted requires removing. Purpose built blocks of flats guide section 66.1 states that "In all flats, early warning of fire should be provided by means of smoke alarms installed in accordance with BS 5839-6. 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 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". It is recommended that each flat is checked to confirm that BS5839-6:2019 Grade D, LD2 detection is fitted.</p>

Image: P71










Image: P72










Medium

15

Ref.	Category	Priority	Complete By
L1	Flat Entrance Doors	Medium	23/Jan/2023
Finding/Observation		Action/Recommendation	
<p>It was unable to be confirmed if flat entrance doors offer 30 minutes fire resistance. Ineffective flat entrance doors in a fire condition may allow smoke heat and fire to spread; this may impede escape and may cause physical harm to the occupants of the building.</p>		<p>Management to confirm that adequate FD30S certification is present for the flat entrance doors. If certification is unavailable, then a comprehensive fire door survey should be undertaken to the flat entrance doors by a competent 3rd party accredited company. Any recommendations from such a survey should be implemented as soon as practicable.</p>	
<p>Image: L11</p> 		<p>Image: L12</p> 	
<p>Image: L15</p> 		<p>Image: L16</p> 	
<p>Image: L13</p> 		<p>Image: L14</p> 	
<p>Image: L17</p> 			

Ref.	Category	Priority	Complete By
Q4	Measures To Limit Fire Spread And Development	Medium	23/Jan/2023
Finding/Observation		Action/Recommendation	
<p>No access to any roof voids noted. It appears the top floor flats may occupy the roof space.</p>		<p>Management to check compartmentation within the roof space over the common area and between individual flats.</p>	

Findings & Actions Summary

Ref.	Category	Priority	Complete By
Q5	Measures To Limit Fire Spread And Development	Medium	23/Jan/2023
Finding/Observation		Action/Recommendation	
<p>There appears to be a breach in compartmentation around cables exiting the electrical intake cupboard, in addition it was noted there is a vent in the wall of the electric cupboard.</p>		<p>Permanently seal the breaches in compartmentation as noted with appropriately rated fire resisting material. Any works are to be completed by an approved third party accredited contractor.</p>	
<p>Image: Q51</p>  <p>Image: Q52</p>  <p>Image: Q53</p>  <p>Image: Q54</p>  <p>Image: Q55</p>  <p>Image: Q56</p>  <p>Image: Q57</p> 			

No Timescale

3

Ref.	Category	Priority	Complete By
F1	Lightning	No Timescale	
Finding/Observation		Action/Recommendation	
No lightning protection on the building noted.		Any property without lightning protection should be risk assessed to determine whether a system should be installed.	

Ref.	Category	Priority	Complete By
T6	Procedures And Arrangements	No Timescale	
Finding/Observation		Action/Recommendation	
Unknown if suitable arrangements were in place for any persons within the premises with disabilities.		PEEPs are currently not applicable in general needs properties, however a Person-Centred Fire Risk Assessment (PCFRA) may be appropriate, if a resident has been identified as especially vulnerable and at risk from fire hazards in their property. It is recommended that the provider works with the identified vulnerable resident or their representative to help to reduce risk from fire and where necessary involve other agencies. In addition refer to Y1.	

Findings & Actions Summary

Ref.	Category	Priority	Complete By
Y1	Engagement With Residents	No Timescale	
Finding/Observation		Action/Recommendation	
No information available at time of assessment.		Management to confirm that information on fire procedures are shared with residents on sign-up of the property, with regular updates on their website, property notice boards, specific mailings etc.	

Reassessment Priority	Medium - 2 Years
Responsible Person	Lindsey Williams, Chief Executive, Futures Housing.
BAFE Cert	CHES077

General Information

UPRN	15541
Address	Tower Court Flats 20-25 Cambridge Ely
Postcode	CB7 4XS
Fire Risk Assessor	Jamie Yarwood
Date of Inspection	04/10/2022
Checked by	Piotr Iwan
Reassessment Date	04/10/2024

General Information

Property Designation	General needs
Property Type	Converted flats
No of Floors	3
No of Flats (if applicable)	6
Ground floor area (m2)	50
Total area of all floors	150
Building Description	Three storey attached building appearing to be a former hospital site converted to its current use as general needs accommodation. This building was converted post Building Regulations which appears to be done approximately 1999. The building consists of six flats with two flats on each floor level. There is an externally accessed electrical intake cupboard and the building is provided with a single staircase and there is no lift installed. There is an externally accessed bin compound for the use of the estate situated sufficiently away from the building and there is a single inward opening entrance/egress at ground floor having stepped access.
Building Construction	Brick/block built building with concrete staircase and timber landings. Internal plastered walls with a painted finish and the building is provided with a pitched timber roof with tiles.
Extent of common areas	Entrance hall, externally accessed electrical intake cupboard, staircase, landings, escape routes internal and external.

Areas of the building to which access was not available	Any roof voids, it appears that the top floor flats may occupy the roof space.
If applicable state which flats were sample inspected	Flat 20.

1. The Occupants

Ref.	Question	Policy Principles
10	Management Extent	
Answer		Finding/Observation
Non Managed – eg GN		
Ref.	Question	Policy Principles
11	Details of any onsite management (hours onsite etc.)	
Answer		Finding/Observation
No permanent management onsite, occasional visits by maintenance staff and contractors expected.		
Ref.	Question	Policy Principles
12	Person managing fire safety in premises	
Answer		Finding/Observation
Lindsey Williams, Chief Executive, Futures Housing.		
Ref.	Question	Policy Principles
13	Person consulted during the fire risk assessment	
Answer		Finding/Observation
No person consulted.		
Ref.	Question	Policy Principles
14	Number of occupants (maximum estimated)	
Answer		Finding/Observation
12 estimated at two persons per flat.		
Ref.	Question	Policy Principles
15	Approximate maximum number of employees at any one time	
Answer		Finding/Observation
Residential block with no onsite management, occasional visits by Futures staff and contractors expected		
Ref.	Question	Policy Principles
16	Number of members of the public (maximum estimated)	
Answer		Finding/Observation
Residential block, low numbers expected.		

Ref.	Question	Policy Principles
17	Identify any people who are especially at risk: <ul style="list-style-type: none">- sleeping occupants- disabled occupants- occupants in remote areas and lone workers- young persons- others	
Answer		Finding/Observation
This is a 'general needs' building. The premises will have sleeping occupants, and it is conceivable that young persons and the elderly may be present within flats. forming part of families. In addition, there may also be lone workers, visitors on the premises, and occupants with varying degrees of physical/mental impairment.		

2. Fire Safety Legislation

Ref.	Question	Policy Principles
21	The following fire safety legislation applies to these premises	
Answer		Finding/Observation
Regulatory Reform (Fire Safety) Order 2005		

Ref.	Question	Policy Principles
22	The above legislation is enforced by	
Answer		Finding/Observation
Cambridgeshire Fire and Rescue Service		

Ref.	Question	Policy Principles
23	Other key fire safety legislation (other than Building Regs 2000)	
Answer		Finding/Observation
Housing Act 2004		

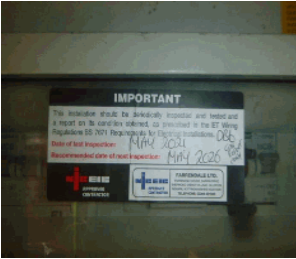
Ref.	Question	Policy Principles
24	The other legislation referred to above is enforced by	
Answer		Finding/Observation
Local Authority.		

Ref.	Question	Policy Principles
25	Guidance used as applicable to premises and occupation	
Answer		Finding/Observation
Home Office (September 2021) Fire Safety in Purpose Built Blocks		

Ref.	Question	Policy Principles
26	Is there an alteration or enforcement notice in force?	
Answer		Finding/Observation
Unknown		None apparent and no information available.

Ref.	Question	Policy Principles
27	Fire loss experience (since last FRA)	
Answer		Finding/Observation
Unknown		None apparent and no information available.

A. Electrical Ignition Sources

Ref.	Question	Policy Principles
A1	Is the fixed electrical installation periodically inspected and tested, (include dates if known)?	FHG complete Fixed wire testing in line with current regulations every 5 years and complete an annual visual inspection on all properties.
Answer		Finding/Observation
Yes		Labelling on the electrical intake equipment indicates the date of the current periodic electrical test being completed in May 2021.
Images		
<p>Image: A11</p> 		

Ref.	Question	Policy Principles
A2	Is PAT testing in common areas carried out?	PAT testing is complete at the time of the visual inspection as mentioned above. All items in the communal areas will be tested.
Answer		Finding/Observation
N/A		No portable electrical appliances observed in common parts.

Ref.	Question	Policy Principles
A3	Is there a policy for personal electrical appliances (consider restrictions of communal supply points such as outlets and T pin outlets)?	All personal items are not to be left in communal areas.
Answer		Finding/Observation
N/A		No personal electrical appliances noted in the common area.

Ref.	Question	Policy Principles
A4	Is the use of adapters and leads limited?	
Answer		Finding/Observation
N/A		No adapters or leads noted in the common area at time of assessment.

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


B. Smoking Policies

Ref.	Question	Policy Principles
B1	Are there suitable arrangements to prevent fire as a result from smoking?	No smoking policy in all communal areas- signage displayed.
Answer		Finding/Observation
Yes		Smoking is not permitted in the common area, residents are permitted in their own flats only. Refer to principle.


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



Images

Image: B21



C. Arson

Ref.	Question	Policy Principles
C1	Are premises secure against arson by outsiders? (Please state how)	
Answer		Finding/Observation
Yes		Building is provided with an electronic entry system and was found locked at time of assessment.
Images		
<p>Image: C11</p> 		

Ref.	Question	Policy Principles
C2	Are bins secured or fire loading stored in a suitable location? (Please state bin type, location, if and how it is secured)	
Answer		Finding/Observation
Yes		Externally accessed bin compound for the use of the estate provided and is located sufficiently away from the building.
Images		
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D. Portable Heaters And Heating Installations

Ref.	Question	Policy Principles
D1	If used, is the use of portable heaters regarded as safe?	
Answer		Finding/Observation
N/A		No portable heating equipment noted in common parts at the time of the assessment.

Ref.	Question	Policy Principles
D2	Are fixed heating systems maintained annually?	All Safety inspections carried out annually by qualified persons.
Answer		Finding/Observation
N/A		No fixed heating installations noted within the common parts at the time of the assessment, refer to policy principle.

E. Cooking

Ref.	Question	Policy Principles
E1	Are reasonable measures in place to prevent fires as a result of cooking, including replacing filter(where necessary)?	
Answer		Finding/Observation
N/A		No cooking facilities provided in the common area.

F. Lightning

Ref.	Question	Policy Principles
F1	Does the building have a lightning protection system?	
Answer		Finding/Observation
No		No lightning protection on the building noted.

G. House-Keeping

Ref.	Question	Policy Principles
G1	Are combustible materials kept away from any sources of ignition, including gas and electrical intake cupboards?	
Answer		Finding/Observation
Yes		No combustible material stored in the vicinity of any sources of ignition at time of assessment.

Ref.	Question	Policy Principles
G2	Are the escape routes kept clear of items combustible materials or waste and free of any trip hazards?	
Answer		Finding/Observation
Yes		No combustible items and/or trip hazards noted in the common area at time of inspection.

Images

Image: G21

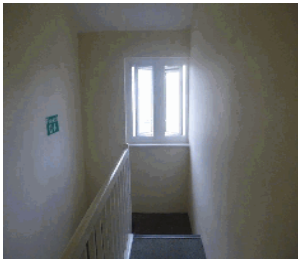


Image: G22



Ref.	Question	Policy Principles
G3	Are mobility scooters or electric vehicles stored in the means of escape? If yes has an assessment been undertaken in line with the NFCC "Mobility Scooter Guidance for Residential Buildings"?	
Answer		Finding/Observation
No		No mobility scooters or electric vehicles noted in the common area at time of assessment.

H. Hazards Introduced By Contractors

Ref.	Question	Policy Principles
H1	Is there satisfactory control over works carried out in the building by contractors (e.g. hot work permits)?	All contractors must submit RAMS for procurement processes, and these are reviewed annually by FHG. A specific risk assessment is to be completed for each job.
Answer		Finding/Observation
Yes		Refer to principle.

I. Dangerous Substances

Ref.	Question	Policy Principles
I1	If dangerous substances are used, has a risk assessment been carried out as required by the Dangerous Substances and Explosives Atmospheres Regulations 2002 and are they stored correctly?	All contractors must submit RAMS for procurement processes, and these are reviewed annually by FHG. A specific risk assessment is to be completed for each job.
Answer		Finding/Observation
N/A		General needs block with no dangerous substances noted in the common area at time of assessment.

J. Other Significant Hazards

Ref.	Question	Policy Principles
J1	Are all issues deemed satisfactory? [1]	
Answer		Finding/Observation
Yes		No other issues noted at time of assessment.

Ref.	Question	Policy Principles
J2	Are all issues deemed satisfactory?	
Answer		Finding/Observation
N/A		

K. Means Of Escape

Ref.	Question	Policy Principles
K1	Is the escape route design deemed satisfactory? (Consider current design codes)	
Answer		Finding/Observation
Yes		Escape route design appears to comply with current guidance documents and is considered satisfactory.

Ref.	Question	Policy Principles
K2	Is the fire-resisting construction (including any glazing) protecting escape routes and staircases of a suitable standard and maintained in sound condition?	
Answer		Finding/Observation
Yes		Fire resisting construction protecting the escape route is considered satisfactory, however refer to L1.

Ref.	Question	Policy Principles
K3	Is there adequate provision of exits (including exit Widths) for the numbers who may be present?	
Answer		Finding/Observation
Yes		Exit width is considered satisfactory for the expected numbers in the building.

Ref.	Question	Policy Principles
K4	Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?)	
Answer		Finding/Observation
Yes		Easy opening device fitted allowing escape from the building without the use of a key.

Ref.	Question	Policy Principles
K5	Do final exits open in the direction of escape where necessary?	
Answer		Finding/Observation
Yes		Single exit door opens inwards, however considered satisfactory due to the expected numbers in the building.

Images

Image: K51



Ref.	Question	Policy Principles
K6	Are travels distances satisfactory? (consider single direction and more than one direction, property risk profile and occupancy characteristics)	
Answer		Finding/Observation
Yes		Travel distances are considered to be in accordance with current guidelines considered satisfactory.

Ref.	Question	Policy Principles
K7	Are there suitable precautions for all inner rooms?	
Answer		Finding/Observation
N/A		No inner rooms noted in the common area.

Ref.	Question	Policy Principles
K8	Are escape routes separated where appropriate?	
Answer		Finding/Observation
N/A		Single escape route considered satisfactory.


Ref.	Question	Policy Principles
K9	Are corridors sub-divided where appropriate?	
Answer		Finding/Observation
N/A		No corridors requiring sub-division provided in the building.

Ref.	Question	Policy Principles
K10	Do escape routes lead to a place of safety?	
Answer		Finding/Observation
Yes		Single exit door allows escape directly to outside and away from the building.

Images








Image: K101



Ref.	Question	Policy Principles
K11	Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision)	
Answer		Finding/Observation
Yes		Manually openable windows in the staircase considered satisfactory.
Images		
<p>Image: K111</p> 		

Ref.	Question	Policy Principles
K12	Is there any other issues that could affect the means of escape, for example plastic conduit/loose cables not secured by fire rated fastening?	
Answer		Finding/Observation
No		Considered satisfactory at time of assessment.


L. Flat Entrance Doors

Ref.	Question	Policy Principles
L1	Are the sample inspection flat entrance door or doors in good condition and appropriately fire rated?	
Answer		Finding/Observation
Unknown		It was unable to be confirmed if flat entrance doors offer 30 minutes fire resistance. Ineffective flat entrance doors in a fire condition may allow smoke heat and fire to spread; this may impede escape and may cause physical harm to the occupants of the building.
Action/Recommendation		Priority
Management to confirm that adequate FD30S certification is present for the flat entrance doors. If certification is unavailable, then a comprehensive fire door survey should be undertaken to the flat entrance doors by a competent 3rd party accredited company. Any recommendations from such a survey should be implemented as soon as practicable.		Medium
		Due Date
		23/Jan/2023
Images		
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M. Common Area Fire Doors


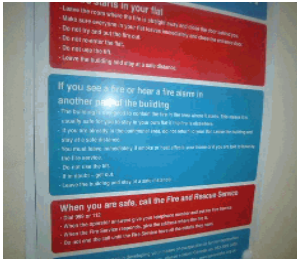
Ref.	Question	Policy Principles
M1	Are all common area fire door and frames in good condition and appropriately fire rated?	
Answer		Finding/Observation
N/A		No common area doors provided in the building.

N. Emergency Lighting

Ref.	Question	Policy Principles
N1	If emergency lighting is provided, is the coverage sufficient and in good repair? (Internal and external)	
Answer		Finding/Observation
Yes		Emergency lighting system was provided throughout the common area appearing to conform to BS 5266.
Images		
<p>Image: N11</p> 		

Ref.	Question	Policy Principles
N2	If EL not provided, is borrowed/artificial lighting sufficient for escape? (Internal and external)	
Answer		Finding/Observation
Yes		Refer to N1.

O. Fire Safety Signs & Notices

Ref.	Question	Policy Principles
O1	Is there adequate provision of visible fire safety signs and notices? (Consider directional, exits, stairs, fire action notices, Fire door keep shut, fire equipment and 'do not use lift' signage)	
Answer		Finding/Observation
Yes		Fire action notice clearly indicating the stay put policy provided in the common area.
Images		
	<p>Image: O11</p> 	<p>Image: O12</p> 

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

P. Means Of Giving Warning In Case Of Fire

Ref.	Question	Policy Principles
P1	Is a reasonable fire detection and fire alarm system provided in the common areas, where necessary?	
Answer		Finding/Observation
N/A		No fire detection and alarm system installed in the common area. This is considered satisfactory for this building operating a stay put policy.

Ref.	Question	Policy Principles
P2	If installed, is the common area AFD adequate for the occupancy and fire risk?	
Answer		Finding/Observation
N/A		Refer to P1.

Ref.	Question	Policy Principles
P3	If not installed, are the premises deemed safe without a common area AFD system?	
Answer		Finding/Observation
N/A		Refer to P1.



Ref.	Question	Policy Principles
P4	If there is a communal fire detection and fire alarm system, does it extend into the dwellings?	
Answer		Finding/Observation
N/A		Refer to P1.

Ref.	Question	Policy Principles
P5	Where appropriate, has a fire alarm zone plan been provided?	
Answer		Finding/Observation
N/A		Refer to P1.

Ref.	Question	Policy Principles
P6	Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?	
Answer		Finding/Observation
N/A		Refer to P1.

Ref.	Question	Policy Principles
P7	If applicable, is a separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?	
Answer		Finding/Observation
No		Sampled flat 20 was found with a hard wired smoke alarm in the entrance hall, however it was found covered with a dust protector. No access to remaining flats at time of inspection to check for hard wired smoke alarms.

Action/Recommendation	Priority	Due Date
Dust protector as noted requires removing. Purpose built blocks of flats guide section 66.1 states that "In all flats, early warning of fire should be provided by means of smoke alarms installed in accordance with BS 5839-6. 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 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". It is recommended that each flat is checked to confirm that BS5839-6:2019 Grade D, LD2 detection is fitted.	High	24/Nov/2022

Images
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Ref.	Question	Policy Principles
P8	If applicable (Sheltered scheme) is the smoke detection within the flats monitored by an alarm receiving centre/on site scheme manager via a telecare system?	
Answer		Finding/Observation
N/A		

Q. Measures To Limit Fire Spread And Development

Ref.	Question	Policy Principles
Q1	Is there adequate levels of compartmentation between floors and between flats and the common escape routes?	
Answer		Finding/Observation
Yes		From visual inspection only compartmentation appears satisfactory.

Ref.	Question	Policy Principles
Q2	Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings)	
Answer		Finding/Observation
N/A		No hidden voids noted at time of assessment.

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

Ref.	Question	Policy Principles
Q4	Is compartmentation maintained in the roof space?	
Answer		Finding/Observation
Unknown		No access to any roof voids noted. It appears the top floor flats may occupy the roof space.

Action/Recommendation	Priority	Due Date
Management to check compartmentation within the roof space over the common area and between individual flats.	Medium	23/Jan/2023

Ref.	Question	Policy Principles
Q5	Are electrics, including embedded meters, enclosed in fire rated construction?	
Answer		Finding/Observation
No		There appears to be a breach in compartmentation around cables exiting the electrical intake cupboard, in addition it was noted there is a vent in the wall of the electric cupboard.
Action/Recommendation		Priority
Permanently seal the breaches in compartmentation as noted with appropriately rated fire resisting material. Any works are to be completed by an approved third party accredited contractor.		Medium
		Due Date
		23/Jan/2023



Ref.	Question	Policy Principles
Q6	As far as can reasonably be ascertained, are fire dampers provided as necessary to protect critical means of escape against passage of fire, smoke and products of combustion in the early stages of a fire?	
Answer		Finding/Observation
N/A		Dampers are not considered a requirement in this building.

Ref.	Question	Policy Principles
Q7	Is there reasonable limitation of linings to escape routes that might promote fire spread?	
Answer		Finding/Observation
Yes		Linings to escape routes are considered satisfactory.

Ref.	Question	Policy Principles
Q8	Are soft furnishings in common areas appropriate to limit fire spread/growth?	
Answer		Finding/Observation
N/A		No soft furnishings provided in the common area.
Ref.	Question	Policy Principles
Q9	Does the premises have any external balconies, cladding or materials which may promote external fire spread?	
Answer		Finding/Observation
No		Brick/block faced building fascia considered satisfactory.
Ref.	Question	Policy Principles
Q10	Has a note been prepared of the external walls of the building and details of construction materials used? Does the note include and identify the level of risk that the design and materials used?	
Answer		Finding/Observation
N/A		Refer to Q9.
Ref.	Question	Policy Principles
Q11	Does the External wall note include any mitigating circumstances that may have been taken to reduce the risk?	
Answer		Finding/Observation
N/A		Refer to Q9.
Ref.	Question	Policy Principles
Q12	Has the responsible person reviewed the external wall note on a regular basis and revised it if there have been any significant changes in the external walls.	
Answer		Finding/Observation
N/A		Refer to Q9.
Ref.	Question	Policy Principles
Q13	Are all other fire spread/compartimentation issues satisfactory?	
Answer		Finding/Observation
Yes		No other compartmentation issues noted at time of inspection.

R. Fire Extinguishing Appliances

Ref.	Question	Policy Principles
R1	if required, is there reasonable provision of accessible portable fire extinguishers?	
Answer		Finding/Observation
N/A		No portable fire extinguishers provided and are not considered a requirement.

S. Relevant Automatic Fire Extinguishing Systems

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

Ref.	Question	Policy Principles
S2	Are there any fixed fire fighting mains within the premises?	
Answer		Finding/Observation
No		Building is not provided with a fire fighting main.

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

T. Procedures And Arrangements

Ref.	Question	Policy Principles
T1	Recommended evacuation strategy for this building is	
Answer		Finding/Observation
	Stay Put	General needs block with what appears to have an adequate standard of compartmentation. However, see Q4 and Q5 action.

Ref.	Question	Policy Principles
T2	Has a competent person(s) been appointed to assist in undertaking the preventative and protective measures including in house checks?	
Answer		Finding/Observation
	Yes	Futures are responsible and have a fire safety team to undertake the preventative and protective measures across their housing stock.

Ref.	Question	Policy Principles
T3	Are there appropriate documented fire safety arrangements and procedures in place in the event of fire?	
Answer		Finding/Observation
	Yes	Adequate fire action notice provided in the common area.

Ref.	Question	Policy Principles
T4	Are there suitable arrangements for liaison and calling the Fire Service?	
Answer		Finding/Observation
	Yes	General needs block, residents are expected to summon the fire service.

Ref.	Question	Policy Principles
T5	Are there suitable fire assembly points away from any risk?	
Answer		Finding/Observation
	Yes	In the event of a resident needing to evacuate the premises in an emergency, the assembly point would be any safe place clear of the building.

Ref.	Question	Policy Principles
T6	Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?	
Answer		Finding/Observation
	Unknown	Unknown if suitable arrangements were in place for any persons within the premises with disabilities.

Ref.	Question	Policy Principles
T7	Are staff nominated and trained on the use of fire extinguishing appliances?	
Answer		Finding/Observation
N/A		Building not permanently staffed and no fire extinguishers provided.

Ref.	Question	Policy Principles
T8	Are staff nominated and trained to assist in evacuation (Where applicable e.g. Offices, supported schemes)?	
Answer		Finding/Observation
N/A		No staff present in the building, residents are expected to self-evacuate.

U. Training

Ref.	Question	Policy Principles
U1	Do staff receive adequate induction and annual refresher fire safety training? (To include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm, location and use of fire extinguishers, calling the fire service)	All touchdown points (small offices) staff receive Inductions and annual refreshers on fire safety fire safety. But at all the schemes no permanent staff are present.
Answer		Finding/Observation
N/A		No permanent staff presence in the building, therefore not applicable in this instance.

Ref.	Question	Policy Principles
U2	Are employees nominated to assist in the event of fire given additional training?	
Answer		Finding/Observation
N/A		No permanent staff in the building.

V. Testing And Maintenance

Ref.	Question	Policy Principles
V1	Are all fire safety provisions for the building (AFD, Emergency Lighting, sprinklers etc.) routinely tested and maintained?	Alarms- FHG Greenscapes, MITIE E/L- FHG Greenscapes, MITIE, Assets Surveyor Extinguishers- MITIE Fire Doors- FHG Greenscapes, Assets Surveyor Final Exits/ Escape Routes- Greenscapes/ Neighbourhoods
Answer		Finding/Observation
Yes		See policy principle.

W. Records

Ref.	Question	Policy Principles
W1	Is all routine testing and staff training including fire drills suitably recorded and available for inspection?	
Answer		Finding/Observation
N/A		Fire drills not considered a requirement in this general needs block.

X. Premises Information Box

Ref.	Question	Policy Principles
X1	Is a Premises Information Box located at the premises accessible to the Fire and Rescue Service, secure from unauthorised access and kept up to date?	Log book is kept on SharePoint with proposed specific QR code access.
Answer		Finding/Observation
N/A		No premises information box provided and not considered a requirement.

Y. Engagement With Residents

Ref.	Question	Policy Principles
Y1	Has all Fire Safety information & procedures been disseminated to the residents?	
Answer		Finding/Observation
Unknown		No information available at time of assessment.

Z. Any Other Information

Ref.	Question	Policy Principles
Z1	Are all issues deemed satisfactory? [1]	
Answer		Finding/Observation
Yes		No other issues noted at time of assessment.
Ref.	Question	Policy Principles
Z2	Are all issues deemed satisfactory?	
Answer		Finding/Observation
N/A		

ZAAR. Assessment Risk Ratings

Ref.	Question	Policy Principles
ZAAR1	<p>Likelihood of Fire</p> <p>Low: Unusually low likelihood of fire as a result of negligible potential sources of ignition.</p> <p>Medium: Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).</p> <p>High: Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire</p>	
Answer		Finding/Observation
Medium		

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

Ref.	Question	Policy Principles
ZAAR3	<p>Premises Risk Rating</p> <p>Trivial: No action is required and no detailed records need be kept</p> <p>Tolerable: No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.</p> <p>Moderate: It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.</p> <p>Substantial: Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.</p> <p>Intolerable: Building (or relevant area) should not be occupied until the risk is reduced</p>	
Answer		Finding/Observation
Moderate		

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

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

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

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:	Medium
<p>In this context, a definition of the above terms is as follows:</p> <p>Low: Unusually low likelihood of fire as a result of negligible potential sources of ignition.</p> <p>Medium: Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).</p> <p>High: Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.</p>	

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
<p>In this context, a definition of the above terms is as follows:</p> <p>Slight harm: Outbreak of fire unlikely to result in serious injury or death of any occupant.</p> <p>Moderate harmful: Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.</p> <p>Extreme harm: Significant potential for serious injury or death of one or more occupants likely to involve multiple fatalities.</p>	

Accordingly, it is considered that the risk to life from fire at these premises is:	Moderate
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A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one advocated by BS 8800 for general health and safety risks:

Risk Level	Action and time table
Trivial	No action is required and no detailed records need be kept.
Tolerable	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Intolerable	Building (or relevant area) should not be occupied until the risk is reduced.

(Note that, although the purpose of this section is to place the risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following action plan. The fire risk assessment should be reviewed regularly.)



Life Safety Fire Risk Assessment Certificate of Conformity

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

Schedule:

Part 1a	Name & Address of Certified Organisation:
	Pennington Choices, Broofield House, Grimsditch Lane, WA4 4EA
Part 1b	BAFE registration number of issuing Certified Organization:
	102119
Part 1c	SSAIB 3rd Party Certificate Number:
	CHES077
Part 2	Name of Client:
	Lindsey Williams, Chief Executive, Futures Housing.
Part 3a	Address of premises for which the fire risk assessment was carried out:
	Tower Court Flats 20-25 Cambridge Ely CB7 4XS
Part 3b	Part or parts of the premises to which the fire risk assessment applies:
	Common Parts only (not dwellings, where applicable)
Part 4	Brief description of the scope and purpose of the fire risk assessment:
	Life Safety (as per agreed Specification)
Part 5	Effective date of the fire risk assessment:
	04/10/2022
Part 6	Recommended date for reassessment of the premises:
	04/10/2024
Part 7	Unique reference number of this certificate:
	109660

Signed for and on behalf of the issuing Certificated Organization:

James Hutton

Dated: 10/25/2022

Appendix 1. Action Details

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
F1	LIGHTNING	No Timescale	No lightning protection on the building noted.	Any property without lightning protection should be risk assessed to determine whether a system should be installed.			
L1	FLAT ENTRANCE DOORS	Medium	It was unable to be confirmed if flat entrance doors offer 30 minutes fire resistance. Ineffective flat entrance doors in a fire condition may allow smoke heat and fire to spread; this may impede escape and may cause physical harm to the occupants of the building.	Management to confirm that adequate FD30S certification is present for the flat entrance doors. If certification is unavailable, then a comprehensive fire door survey should be undertaken to the flat entrance doors by a competent 3rd party accredited company. Any recommendations from such a survey should be implemented as soon as practicable.		23/01/2023	L11, L12, L13, L14, L15, L16, L17
P7	MEANS OF GIVING WARNING IN CASE OF FIRE	High	Sampled flat 20 was found with a hard wired smoke alarm in the entrance hall, however it was found covered with a dust protector. No access to remaining flats at time of inspection to check for hard wired smoke alarms.	Dust protector as noted requires removing. Purpose built blocks of flats guide section 66.1 states that "In all flats, early warning of fire should be provided by means of smoke alarms installed in accordance with BS 5839-6. 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 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". It is recommended that each flat is checked to confirm that BS5839-6:2019 Grade D, LD2 detection is fitted.		24/11/2022	P71, P72
Q4	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Medium	No access to any roof voids noted. It appears the top floor flats may occupy the roof space.	Management to check compartmentation within the roof space over the common area and between individual flats.		23/01/2023	
Q5	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Medium	There appears to be a breach in compartmentation around cables exiting the electrical intake cupboard, in addition it was noted there is a vent in the wall of the electric cupboard.	Permanently seal the breaches in compartmentation as noted with appropriately rated fire resisting material. Any works are to be completed by an approved third party accredited contractor.		23/01/2023	Q51, Q52, Q53, Q54, Q55, Q56, Q57

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
T6	PROCEDURES AND ARRANGEMENTS	No Timescale	Unknown if suitable arrangements were in place for any persons within the premises with disabilities.	PEEPs are currently not applicable in general needs properties, however a Person-Centred Fire Risk Assessment (PCFRA) may be appropriate, if a resident has been identified as especially vulnerable and at risk from fire hazards in their property. It is recommended that the provider works with the identified vulnerable resident or their representative to help to reduce risk from fire and where necessary involve other agencies. In addition refer to Y1.			
Y1	ENGAGEMENT WITH RESIDENTS	No Timescale	No information available at time of assessment.	Management to confirm that information on fire procedures are shared with residents on sign-up of the property, with regular updates on their website, property notice boards, specific mailings etc.			