

## Futures Fire Risk Assessment

Futures Homeway, Stephenson Court:  
CV32 8YS, - UPRN: 4169990 / 171953 / QA  
Approved / Colin Reilly

**Complete**

Flagged items	2	Actions	27
---------------	---	---------	----

SITE NAME:

**Futures Homeway, Stephenson  
Court: CV32 8YS, - UPRN:  
4169990, Fire Risk Assessments,  
Futures Homeway**

### PROPERTY IMAGE



Photo 1



Photo 2



Photo 3

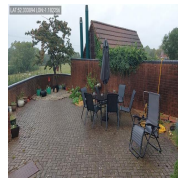


Photo 4



Photo 5

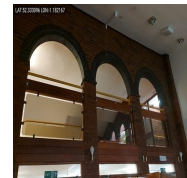


Photo 6

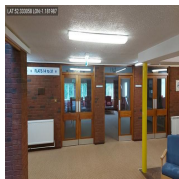


Photo 7

UPRN: **4169990**

JOB NUMBER: **171953**

FRA COMPLETED BY: **Pennington Choices Limited**

FIRE RISK ASSESSOR NAME: **Dominic Barnes-hines**

INSPECTION DATE: **20 Sep 2023**

REPORT STATUS: **QA Approved**

REASSESSMENT PRIORITY: **High - 1 Year**

VALID TO: (QA Use Only) **26 Oct 2024**

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

VALIDATED BY: (QA Use Only)

**Colin Reilly**

VALIDATOR'S SIGNATURE: (QA Use Only)



Photo 8

## Flagged items & Actions

2 flagged, 27 actions

### Flagged items

2 flagged, 0 actions

Assessment Risk Ratings / Premises Risk Rating

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

**MODERATE**

Assessment Risk Ratings

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

**TOLERABLE**

### Other actions

27 actions

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

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

**Unknown**

Evidence to suggest the fixed electrical installation was subject to periodic inspection and test was not observed, the electrical installation condition report (EICR) was not available for viewing. It was not possible to verify that the condition of the installation was satisfactory (i.e., the absence of C1, C2 remedials, etc.)

**Open** | Priority **Low** | Due **26 Oct 2024 12:00 AM BST** | Created by **Dominic Barnes-Hines**

### A1

RP to ensure the building's fixed electrical installation is tested and inspected by a competent person. Any remedial actions as per the inspection should be fixed within a reasonable time frame.

Detailed Risk Assessment Part 2 / A - Electrical Ignition Sources / A2

Is PAT testing in common areas carried out?

**Yes**

Evidence of testing was sporadic with some items possessing up to date labels and some items did not.



Photo 11



Photo 12



Photo 13

**Open** | Priority **Medium** | Due **26 Jan 2024 12:00 AM GMT** | Created by **Dominic Barnes-Hines**

### A2

Instruct a competent electrician to inspect all portable appliances within the premises, removing or replacing items found to have defects. See Table 1 of HSG-107.

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

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

**No**

Unsecure socket plugs noted within the laundry room which may be used inappropriately with faulty electrical equipment.

**Open** | Priority **Low** | Due **26 Oct 2024 12:00 AM BST** | Created by **Dominic Barnes-Hines**

### A3

RP to ensure plug sockets within the common parts are only accessible to maintenance and cleaning staff through the application of a lockable socket cover.

Detailed Risk Assessment Part 2 / C - Arson / C2

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

**No**

Bin enclosures are provided, however, several bins were found to be stored against the face of the building externally.

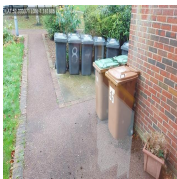


Photo 16

**Open** | Priority **Low** | Due **26 Oct 2024 12:00 AM BST** | Created by **Dominic Barnes-Hines**

### C2

Management to ensure that unsecured bins are stored within a secured enclosure, with access restricted to authorised persons only, e.g., waste collection operatives, and residents. If it is not practical to provide a bin store/enclosure, management are to ensure that any communal bins stored externally, are stored at a reasonable distance away from the building, and suitably secured to prevent unauthorised access / movement.

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

Are fixed heating systems maintained annually?

**Unknown**

Unable to ascertain whether the fixed heating system has been subject to annual inspection.

**Open** | Priority **Low** | Due **26 Oct 2024 12:00 AM BST** | Created by **Dominic Barnes-Hines**

### D2

The RP should ensure the annual inspection of the fixed heating system is carried out by a competent person to include all gas appliances and flues as per the The Gas Safety (Installation and Use) Regulations 1998.

Detailed Risk Assessment Part 2 / E - Cooking / E1

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

**Unknown**

Commercial level catering equipment was present within the communal kitchen. Evidence to suggest these items are regularly serviced and maintained was not observed.



Photo 17



Photo 18

**Open** | Priority **Medium** | Due **26 Jan 2024 12:00 AM GMT** | Created by **Dominic Barnes-Hines**

**E1**

Management to ensure commercial catering equipment is serviced and maintained by a competent person in line with manufacturer's guidance.

Detailed Risk Assessment Part 2 / F - Lightning / F1

Does the building have a lightning protection system?

**Unknown**

The presence of Lightning Protection System was not established. Lightning Protection Systems are the best defence against direct lightning strikes.

**Open** | Created by **Dominic Barnes-Hines**

**F1**

RP to seek advice from a specialist contractor to assess whether a lightning protection system is required in accordance with BS EN 62305.

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**

Additional fire load in the form of furniture observed across the escape route corridor recess. This may pose additional risk to any fire within the building, and reduce the safe available escape time for occupants.



Photo 21

**Open** | Priority **Medium** | Created by **Dominic Barnes-Hines**

**G2**

Management to reduce the level of furniture within the recess to one or two chairs only.

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**

An organisational policy to control work carried out by contractors was not observed.

**Open** | Priority **Medium** | Due **26 Jan 2024 12:00 AM GMT** | Created by **Dominic Barnes-Hines**

**H1**

Fire safety conditions should be imposed on outside contractors. Contractors must inform the company about any works which will affect fire safety systems or compartmentation and provide any risk assessments associated with the work. All works must be inspected once complete to ensure work quality and fire safety arrangements have not been breached.

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

Yes

Cabling within the common parts of the premises are to be supported by fire-resistant fastenings and fixings which are not liable to premature collapse in extreme heat. This means that plastic cable clips, non-metallic cable ties and plastic trunking supporting wiring systems are unlikely to comply with current wiring regulations BS7671.

Open | Created by **Dominic Barnes-Hines**

### K12

Management is to consider the requirements of the Regulation 521.10.202 of the BS 7671 - 18th Edition The IET Wiring Regulations which requires all cables to be adequately supported using non-combustible fixings to prevent premature collapse in the event of a fire albeit not retrospective and seek the advice of a suitably qualified competent person or organisation and undertake any remediation identified by the aforementioned competent person or organisation.

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?

No

The following deficiencies were made to the flat front entrance doors:

Flat 26 - no self-closing device was fitted to the front door.

Flat 1 - the front door did not close flush to the door stop on operation of the closing device and minor damage in the form of screw holes noted to the door leaf.



Photo 31



Photo 32

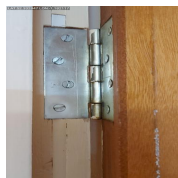


Photo 33



Photo 34



Photo 35

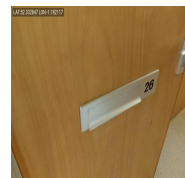


Photo 36



Photo 37



Photo 38



Photo 39

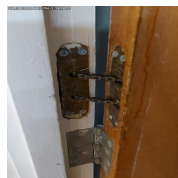


Photo 40

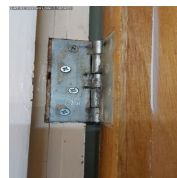


Photo 41



Photo 42

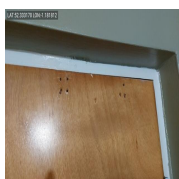


Photo 43

Open | Priority **High** | Due **26 Nov 2023 12:00 AM GMT** | Created by **Dominic Barnes-Hines**

## L1

Flat front entrance doors should be fitted with suitable positive action self-closing devices. The self-closing device should be capable of closing the door in its frame from any angle and overcoming the resistance of any latch. New self-closing devices should conform to BS EN 1154

**Open** | Priority **Medium** | Due **26 Jan 2024 12:00 AM GMT** | Created by **Dominic Barnes-Hines**

## L1

A full fire door survey on flat front entrance doors should be conducted to identify damage, wear and tear. Where damage is noted, the door should be fixed in line with approved repair techniques for that door. Any remedial work carried out on fire doors will need to be undertaken by a competent person. Where the door is deemed beyond repair, it should be replaced with a FD30s certified (BS 476) fire door set. The installation should be undertaken by a competent 3rd party contractor.

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

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

No

Numerous deficiencies to fire doors across the premises were observed, including:

- 1 - Damage noted to door 29, and the door does not close flush to door stop on operation.
- 2 - Door 35, no fire door signage present on the door, hinges are not fire rated.
- 3 - No self closing device fitted to door 41 to the gym and no fire door signage.
- 4 - No signage to door 42, large gaps noted to the top of the door.
- 5 - No fire door signage on refuse area fire door.
- 6 - Kitchen fire door possessed no fire door signage, no fire rate hinges, and intumescent strips have been painted over.
- 7 - Laundry room fire door is missing screws within the hinges, has no fire door signage and a DorGard device has been fitted when this door should be kept closed.

Fire doors perform a vital function in the provision of an adequate means of escape from a building and attention is drawn to Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in respect of the requirement for maintenance of fire safety provisions.



Photo 44

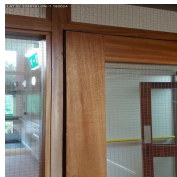


Photo 45



Photo 46



Photo 47

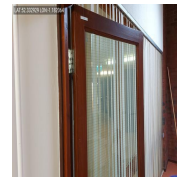


Photo 48



Photo 49



Photo 50

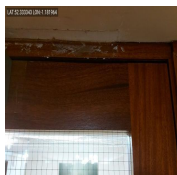


Photo 51



Photo 52

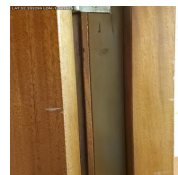


Photo 53



Photo 54

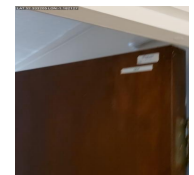


Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60

**Open** | Priority **Medium** | Due **26 Jan 2024 12:00 AM GMT** | Created by **Dominic Barnes-Hines**

### M1

The RP should ensure all common area fire doors possess the correct fire door signage to BS ISO 3864-1, and ensure inspection, maintenance and repair of any damage to fire door hardware/elements be undertaken on a regular basis as to maintain the fire resistance of the door.

**Open** | Priority **Medium** | Due **26 Jan 2024 12:00 AM GMT** | Created by **Dominic Barnes-Hines**

### M1

A full fire door survey should be carried out. Any damage or deficiency observed should be fixed by a competent person in line with the manufacturer's approved repair technique. Where the door is deemed beyond repair, it should be replaced with a FD30s certified (BS 476) fire door set. The installation should be undertaken by a competent 3rd party contractor

Detailed Risk Assessment Part 2 / N - Emergency Lighting / N1

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

Yes

Emergency lighting, in accordance with BS 5266-1, is provided throughout the common parts of the apartment block.

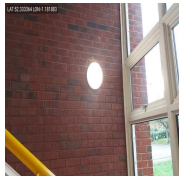


Photo 61



Photo 62

**Open** | Priority **Low** | Due **26 Oct 2024 12:00 AM BST** | Created by **Dominic Barnes-Hines**

### N1

In accordance with BS 5266-1: 2016 part 12, functional operation of the emergency lighting system should be checked at least every month by the end user using the flick key method. Testing for full rated duration should be performed on each luminaire at least annually. Records to be held on site.

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?

No

Detection has been provided with point detection noted in the form of heat and smoke detectors in the living room, kitchen and hallway. No detection provided in bedrooms.





Photo 69



Photo 70

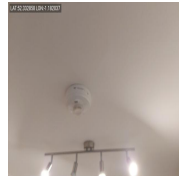


Photo 71

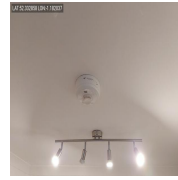


Photo 72

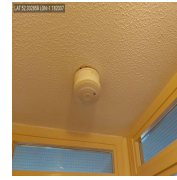


Photo 73



Photo 74



Photo 75

**Open** | Created by **Dominic Barnes-Hines**

### P7

As per NFCC advice; the extent of automatic fire detection in each flat should comply with the recommendations of BS 5839-6: 2013 for a Category LD1 system. Smoke alarms should be provided in all circulation spaces, and in all rooms, within each flat,

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

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

**No**

Damage to the ceiling was noted within the common escape stairs to the west of the building. This may permit the migration of smoke from a flat fire to a common escape route, putting the safety of relevant persons at risk to the products of combustion.

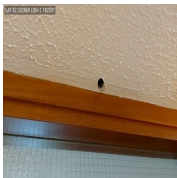


Photo 77

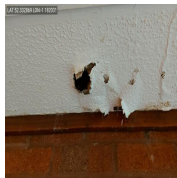


Photo 78

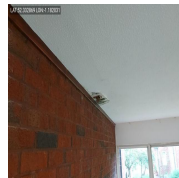


Photo 79

**Open** | Priority **Medium** | Due **26 Jan 2024 12:00 AM GMT** | Created by **Dominic Barnes-Hines**

### Q1

All breaches should be suitably fire stopped using a 3rd party tested product to reinstate the integrity of the compartment. All work should be conducted by a competent contractor and documented with a record retained in the building's health and safety file.

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)

**Unknown**

Hidden voids/cavities will need to be assessed through the use of an intrusive survey.

**Open** | Priority **Low** | Due **26 Oct 2024 12:00 AM BST** | Created by **Dominic Barnes-Hines**

### Q2

RP to undertake a suitable survey to identify breaches of compartmentation and assess the presence of fire stopping within cavities/voids that may exist between floors and flats.

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 provided to assess the state of fire resistant construction within the riser cupboards.

**Open** | Priority **Medium** | Due **26 Jan 2024 12:00 AM GMT** | Created by **Dominic Barnes-Hines**

### Q3

Management to assess the fire resistant construction within the riser cupboards within the common parts to ensure compartmentation is intact to prevent flame and smoke migration to the means of escape.

Is compartmentation maintained in the roof space?

Unknown

It is not known as to whether effective compartmentation is present within the loft space to prevent vertical smoke/flame spread from flat over another.

**Open** | Created by **Dominic Barnes-Hines**

### Q4

A compartmentation survey of the roof should be undertaken to check the state of compartmentation within the roof space.

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

Yes

In sheltered and extra care housing, the provision of fire extinguishers and other forms of fire-fighting equipment in common parts is usually inappropriate. It is not expected that residents should need to tackle a fire to make their escape.



Photo 86

**Open** | Priority **Low** | Due **26 Oct 2024 12:00 AM BST** | Created by **Dominic Barnes-Hines**

### R1

Management to assess the need for extinguishers within the common parts. If it is decided they are not needed, then they should be removed to prevent use by residents during a fire in their flat which may pose risk to the resident where they are not trained to use them.

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

Unknown

An organisational policy to ensure the correct level of checks are made on people/contractors conducting fire safety work was not observed.

**Open** | Priority **Low** | Due **26 Oct 2024 12:00 AM BST** | Created by **Dominic Barnes-Hines**

## T2

RP to ensure, those deployed to undertake fire safety work, are competent, and, ideally part of a 3rd party accredited scheme.

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

It was not possible to establish if there were any disabled persons present, or if personal fire risk assessments are in place for those who need them.

**Open** | Priority **Medium** | Due **26 Jan 2024 12:00 AM GMT** | Created by **Dominic Barnes-Hines**

## T6

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.

Detailed Risk Assessment Part 2 / T - Procedures and Arrangements / T7

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

Unknown

Training of staff and others for action in the event of a fire is an essential element of fire safety management. Where portable fire extinguishers are present, sufficient training should be provided in how to use them correctly.

**Open** | Priority **Medium** | Due **26 Jan 2024 12:00 AM GMT** | Created by **Dominic Barnes-Hines**

## T7

As per article 21 of the Regulatory Reform (Fire Safety Order) 2005, the organisation should ensure employees are provided with adequate safety training at the time when they are first employed, on their being exposed to new or increased risks, or when changing roles.

Detailed Risk Assessment Part 2 / V - Testing and Maintenance / V1

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

Unknown

Evidence to indicate the routine testing of fire safety provisions such as emergency lighting was not observed.

**Open** | Priority **Medium** | Due **26 Jan 2024 12:00 AM GMT** | Created by **Dominic Barnes-Hines**

## V1

The RP should ensure all fire safety provisions such as the emergency lighting system and mains fire alarm has undergone its annual discharge test/bi-annual service in line with the relevant

British Standard.

Detailed Risk Assessment Part 2 / W - Records / W1

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

Unknown

No records were available for review.

**Open** | Priority **Medium** | Due **26 Jan 2024 12:00 AM GMT** | Created by **Dominic Barnes-Hines**

**W1**

Management to ensure routine testes, such as weekly fire alarm tests are being carried out in addition to monthly flick tests of the emergency lighting system and records being held.

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

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

Yes

As part of the The Fire Safety (England) Regulations 2022 fire safety awareness information and information pertaining to fire doors should be provided to all residents at the time they move in and annually thereafter.



Photo 88

**Open** | Priority **Medium** | Due **26 Jan 2024 12:00 AM GMT** | Created by **Dominic Barnes-Hines**

**Y1**

Management to ensure the correct level of fire safety information is being provided to residents at the correct frequencies in accordance with the Fire Safety England Regulations 2022.

## Detailed Risk Assessment Part 1

### 1. General Information

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

1.2 Property Type: **Purpose Built Sheltered Accommodation**

1.3 Property Designation: **Sheltered Living**

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

1.5 No of Floors: **2**

1.6 No of Flats (if applicable): **30**

1.7 Ground Floor Area (m2): **1686**

1.8 Total Area of all Floors (m2) **3200**

1.9 Building Description:

**Stephenson Court is a purpose-built independent living scheme for people aged 55 and over. Each flat is designed with access features, including an accessible wet-room bathroom for those with more limited mobility.**

**Extensive communal grounds and facilities, which include a laundry and alarm system, are also provided. Please note though that there is no warden or other on-site staff support.**

1.10 Building Construction:

**The building appears to be of traditional masonry construction. The building includes a pitched roof and internal construction consisting of plasterboard to a wooden stud frame.**

1.11 Extent of common areas:

**Communal lounge, gym, kitchen with commercial facilities, refuge area, car park, garden to rear**

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

**No access provided to outhouse, plant rooms, garage and storage cupboards.**



Photo 9



Photo 10

1.13 If applicable, state which flats were sample inspected: **Flats 26 and 1**

### 2. The Occupants

## 2.1 Management Extent

**Partially Managed Building - Manager or Senior Staff Not Onsite Regularly**

## 2.2 Details of any onsite Management

**Infrequent scheme manager likely to be on site once a week.**

## 2.3 Person managing fire safety in the premises

**Lindsey Williams**

## 2.4 Person consulted during the fire risk assessment

**Residents at flat 1 and flat 26**

## 2.5 Number of occupants (maximum estimated)

**Between 30 and 40 as an estimate.**

## 2.6 Approximate maximum number of employees at any one time

**3**

## 2.7 Number of members of the public (maximum estimated)

**3**

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

**Sheltered accommodation for older people, it is conceivable that varying degrees of mobility exists amongst residents and some may suffer from mobility or mental impairments or ailments in the form of long term illness.**

## 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

**Warwickshire 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

**The local authority**

### 3.5 Guidance used as applicable to premises and occupation

**NFCC - Specialised Housing Guidance**

### 3.6 Is there an alteration or enforcement notice in force?

**Unknown**

The assessor was not made aware of any fire alteration or enforcement notices regarding this premises.

### 3.7 Fire loss experience (since last FRA)

**Unknown**

The assessor was not made aware of any historic fire loss involving this premises.

## Detailed Risk Assessment Part 2

27 actions

### A - Electrical Ignition Sources

3 actions

#### A1

1 action

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

Unknown

Evidence to suggest the fixed electrical installation was subject to periodic inspection and test was not observed, the electrical installation condition report (EICR) was not available for viewing. It was not possible to verify that the condition of the installation was satisfactory (i.e., the absence of C1, C2 remedials, etc.)

**Open** | Priority **Low** | Due **26 Oct 2024 12:00 AM BST** | Created by **Dominic Barnes-Hines**

#### A1

RP to ensure the building's fixed electrical installation is tested and inspected by a competent person. Any remedial actions as per the inspection should be fixed within a reasonable time frame.

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

Action/Recommendation Required?:

Yes

Action Priority:

Low - 12 Months

#### A2

1 action

Is PAT testing in common areas carried out?

Yes

Evidence of testing was sporadic with some items possessing up to date lables and some items did not.



Photo 11



Photo 12



Photo 13

**Open** | Priority **Medium** | Due **26 Jan 2024 12:00 AM GMT** | Created by **Dominic Barnes-Hines**

#### A2

Instruct a competent electrician to inspect all portable appliances within the premises, removing or replacing items found to have defects. See Table 1 of HSG-107.

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

Action/Recommendation Required?:

Yes

Action Priority:

Medium - 3 Months

A3

1 action

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

No

Unsecure socket plugs noted within the laundry room which may be used inappropriately with faulty electrical equipment.

**Open** | Priority **Low** | Due **26 Oct 2024 12:00 AM BST** | Created by **Dominic Barnes-Hines**

**A3**

RP to ensure plug sockets within the common parts are only accessible to maintenance and cleaning staff through the application of a lockable socket cover.

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

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

A4

Is the use of adapters and leads limited?

Yes

No observations were made that would warrant concern.

A5

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

No

No PV cells were observed.

B - Smoking Policies

B1

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

Yes

Smoking is prohibited within the communal areas of the retirement block.

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

B2



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

Yes

No signs of abuse to the 'No Smoking' policy were observed within the common parts.

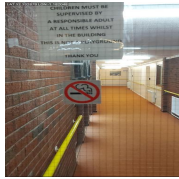


Photo 14

C - Arson

1 action

C1

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

Yes

The premises is secured using a telecom system, all doors are securely looked from the outside.



Photo 15

C2

1 action

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

No

Bin enclosures are provided, however, several bins were found to be stored against the face of the building externally.

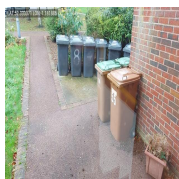


Photo 16

Open | Priority Low | Due 26 Oct 2024 12:00 AM BST | Created by Dominic Barnes-Hines

C2

Management to ensure that unsecured bins are stored within a secured enclosure, with access restricted to authorised persons only, e.g., waste collection operatives, and residents. If it is not practical to provide a bin store/enclosure, management are to ensure that any communal bins stored externally, are stored at a reasonable distance away from the building, and suitably secured to prevent unauthorised access / movement.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

D - Portable Heaters and Installations

1 action

D1

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

N/A

No portable heaters were observed within the common parts.

D2

1 action

Are fixed heating systems maintained annually?

Unknown

Unable to ascertain whether the fixed heating system has been subject to annual inspection.

**Open** | Priority **Low** | Due **26 Oct 2024 12:00 AM BST** | Created by **Dominic Barnes-Hines**

**D2**

The RP should ensure the annual inspection of the fixed heating system is carried out by a competent person to include all gas appliances and flues as per the The Gas Safety (Installation and Use) Regulations 1998.

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

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

E - Cooking

1 action

E1

1 action

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

Unknown

Commercial level catering equipment was present within the communal kitchen. Evidence to suggest these items are regularly serviced and maintained was not observed.

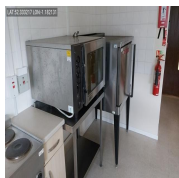


Photo 17



Photo 18

**Open** | Priority **Medium** | Due **26 Jan 2024 12:00 AM GMT** | Created by **Dominic Barnes-Hines**

**E1**

Management to ensure commercial catering equipment is serviced and maintained by a competent person in line with manufacturer's guidance.

Action/Recommendation Required?	Yes
Action Priority:	Medium - 3 Months
F - Lightning	1 action
F1	1 action
Does the building have a lightning protection system?	Unknown
The presence of Lightning Protection System was not established. Lightning Protection Systems are the best defence against direct lightning strikes.	

**Open** | Created by **Dominic Barnes-Hines**

### F1

RP to seek advice from a specialist contractor to assess whether a lightning protection system is required in accordance with BS EN 62305.

Policy Principle: No lightning protection policy in place

Action/Recommendation Required?	Yes
Action Priority:	Recommendation - No Timescale
G - Housekeeping	1 action
G1	
Are combustible materials kept away from any sources of ignition, including gas and electrical intake cupboards?	Yes

On inspection of the laundry room, filters were found to be clean with signage in place to advise of cleaning after use.

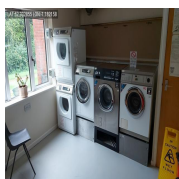


Photo 19



Photo 20

G2	1 action
Are the escape routes kept clear of items combustible materials or waste and free of any trip hazards?	No
Additional fire load in the form of furniture observed across the escape route corridor recess. This may pose additional risk to any fire within the building, and reduce the safe available escape time for occupants.	



Photo 21

**Open** | Priority **Medium** | Created by **Dominic Barnes-Hines**

### G2

Management to reduce the level of furniture within the recess to one or two chairs only.

Action/Recommendation Required?

**Yes**

Action Priority:

**Medium - 3 Months**

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

**Unknown**

An organisational policy to control work carried out by contractors was not observed.

**Open** | Priority **Medium** | Due **26 Jan 2024 12:00 AM GMT** | Created by **Dominic Barnes-Hines**

### H1

Fire safety conditions should be imposed on outside contractors. Contractors must inform the company about any works which will affect fire safety systems or compartmentation and provide any risk assessments associated with the work. All works must be inspected once complete to ensure work quality and fire safety arrangements have not been breached.

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

No storage/use of flammable liquids/dust or gasses were observed in sufficient quantity as to warrant a DSEAR risk assessment.

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]

N/A

J2

Are all issues deemed satisfactory? [2]

N/A

## K - Means of Escape

1 action

K1

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

Yes

The common escape stair provides sufficient clear headroom, floor finishes do not present a slip/trip hazard and adequate artificial lighting is present. No flats exit onto the escape stair. Each flat is separated from the escape stair by a protected corridor and a notional fire door set.

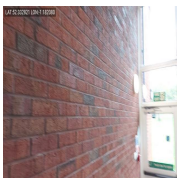


Photo 22



Photo 23

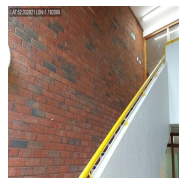


Photo 24

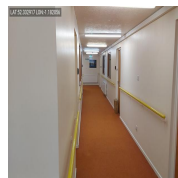


Photo 25

K2

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

No

See comments in section Q1 and M1.



Photo 26

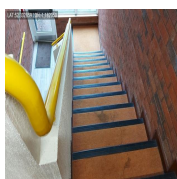


Photo 27

K3

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

Yes

Adequate numbers of exits are available in the form of easily operable final exit doors at the bottom of escape staircases, to the rear of the lounge area in addition to the main entrance.



Photo 28

K4

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

Yes

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

Travel distances taken were within set parameters, with alternative directions of escape provided.

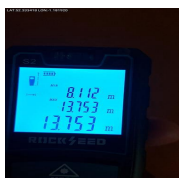


Photo 29

K7

Are there suitable precautions for all inner rooms?

Yes

K8

Are escape routes separated where appropriate?

Yes

K9

Are corridors sub-divided where appropriate?

N/A

K10

Do escape routes lead to a place of safety?

Yes

The escape stairs lead directly to the ground floor where two exits are provided to the outside of the building

K11

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

Yes

uPVC manually operable windows were present across the staircase. These could be opened by the Fire & Rescue Service should the need arise.



Photo 30

K12

1 action

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

Yes

Cabling within the common parts of the premises are to be supported by fire-resistant fastenings and fixings which are not liable to premature collapse in extreme heat. This means that plastic cable clips, non-metallic cable ties and plastic trunking supporting wiring systems are unlikely to comply with current wiring regulations BS7671.

**Open** | Created by **Dominic Barnes-Hines**

**K12**

Management is to consider the requirements of the Regulation 521.10.202 of the BS 7671 - 18th Edition The IET Wiring Regulations which requires all cables to be adequately supported using non-combustible fixings to prevent premature collapse in the event of a fire albeit not retrospective and seek the advice of a suitably qualified competent person or organisation and undertake any remediation identified by the aforementioned competent person or organisation.

Action/Recommendation Required?

Yes

Action Priority:

**Recommendation - No Timescale**

L - Flat Entrance Doors

2 actions

L1

2 actions

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

No

The following deficiencies were made to the flat front entrance doors:

Flat 26 - no self-closing device was fitted to the front door.

Flat 1 - the front door did not close flush to the door stop on operation of the closing device and minor damage in the form of screw holes noted to the door leaf.



Photo 31

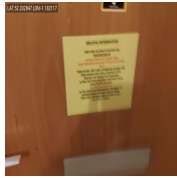


Photo 32

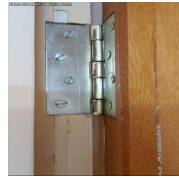


Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38

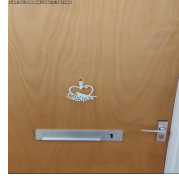


Photo 39



Photo 40



Photo 41



Photo 42

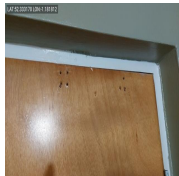


Photo 43

**Open** | Priority **High** | Due **26 Nov 2023 12:00 AM GMT** | Created by **Dominic Barnes-Hines**

### L1

Flat front entrance doors should be fitted with suitable positive action self-closing devices. The self-closing device should be capable of closing the door in its frame from any angle and overcoming the resistance of any latch. New self-closing devices should conform to BS EN 1154

**Open** | Priority **Medium** | Due **26 Jan 2024 12:00 AM GMT** | Created by **Dominic Barnes-Hines**

### L1

A full fire door survey on flat front entrance doors should be conducted to identify damage, wear and tear. Where damage is noted, the door should be fixed in line with approved repair techniques for that door. Any remedial work carried out on fire doors will need to be undertaken by a competent person. Where the door is deemed beyond repair, it should be replaced with a FD30s certified (BS 476) fire door set. The installation should be undertaken by a competent 3rd party contractor.

Action/Recommendation Required?

Yes

Action Priority:

High - 1 Month

M - Common Area Fire Doors

2 actions

M1

2 actions

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

No

Numerous deficiencies to fire doors across the premises were observed, including:

- 1 - Damage noted to door 29, and the door does not close flush to door stop on operation.
- 2 - Door 35, no fire door signage present on the door, hinges are not fire rated.



3 - No self closing device fitted to door 41 to the gym and no fire door signage.

4 - No signage to door 42, large gaps noted to the top of the door.

5 - No fire door signage on refuse area fire door.

6 - Kitchen fire door possessed no fire door signage, no fire rate hinges, and intumescent strips have been painted over.

7 - Laundry room fire door is missing screws within the hinges, has no fire door signage and a DorGard device has been fitted when this door should be kept closed.

Fire doors perform a vital function in the provision of an adequate means of escape from a building and attention is drawn to Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in respect of the requirement for maintenance of fire safety provisions.



Photo 44

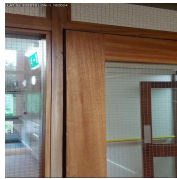


Photo 45

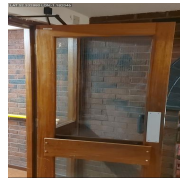


Photo 46



Photo 47

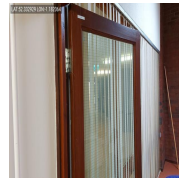


Photo 48



Photo 49



Photo 50

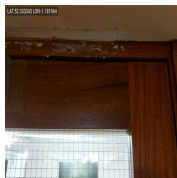


Photo 51



Photo 52

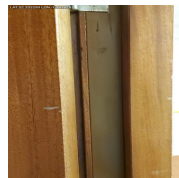


Photo 53



Photo 54

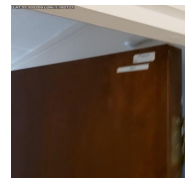


Photo 55

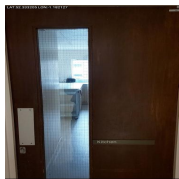


Photo 56



Photo 57

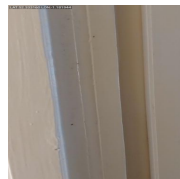


Photo 58



Photo 59



Photo 60

**Open** | Priority **Medium** | Due **26 Jan 2024 12:00 AM GMT** | Created by **Dominic Barnes-Hines**

### M1

The RP should ensure all common area fire doors possess the correct fire door signage to BS ISO 3864-1, and ensure inspection, maintenance and repair of any damage to fire door hardware/elements be undertaken on a regular basis as to maintain the fire resistance of the door.

**Open** | Priority **Medium** | Due **26 Jan 2024 12:00 AM GMT** | Created by **Dominic Barnes-Hines**

### M1

A full fire door survey should be carried out. Any damage or deficiency observed should be fixed by a competent person in line with the manufacturer's approved repair technique. Where the door is deemed beyond repair, it should be replaced with a FD30s certified (BS 476) fire door set. The installation should be undertaken by a competent 3rd party contractor

Action/Recommendation Required?

Yes

Action Priority:

**Medium - 3 Months**

N - Emergency Lighting

1 action

N1

1 action

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

Yes

Emergency lighting, in accordance with BS 5266-1, is provided throughout the common parts of the apartment block.



Photo 61



Photo 62

**Open** | Priority **Low** | Due **26 Oct 2024 12:00 AM BST** | Created by **Dominic Barnes-Hines**

N1

In accordance with BS 5266-1: 2016 part 12, functional operation of the emergency lighting system should be checked at least every month by the end user using the flick key method. Testing for full rated duration should be performed on each luminaire at least annually. Records to be held on site.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

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)

No

The provision of fire safety signage across the premises is not adequate. See comments in section M1 regarding fire door signage.



Photo 63

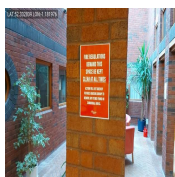


Photo 64

O2

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

N/A

The building would not meet the required threshold for this to apply.

P - Means of Giving Warning in Case of Fire

1 action

P1

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

Yes

A fire detection and warning system is present throughout the common parts, staircase and basement area. The fire alarm base panel is located within the entrance hall as you enter the building.



Photo 65



Photo 66

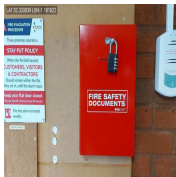


Photo 67

P2

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

Yes

P3

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

N/A

P4

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

No

Flats are provided with their own independent alarm system.

P5

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

Yes

A zone plan has been provided adjacent to the fire alarm panel.



Photo 68

P6

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

Yes

P7

1 action

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

No

Detection has been provided with point detection noted in the form of heat and smoke detectors in the living room, kitchen and hallway. No detection provided in bedrooms.

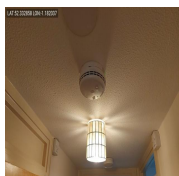


Photo 69



Photo 70

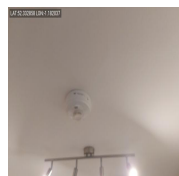


Photo 71

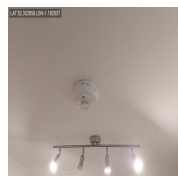


Photo 72

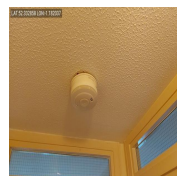


Photo 73



Photo 74



Photo 75

**Open** | Created by **Dominic Barnes-Hines**

**P7**

As per NFCC advice; the extent of automatic fire detection in each flat should comply with the recommendations of BS 5839-6: 2013 for a Category LD1 system. Smoke alarms should be provided in all circulation spaces, and in all rooms, within each flat,

Action/Recommendation Required?

Yes

Action Priority:

**Recommendation - No Timescale**

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?

Yes

The alarm system appears to be interlinked to an Alarm Receiving Centre.



Photo 76

Q - Measures to Limit Fire Spread and Development

4 actions

Q1

1 action

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

No

Damage to the ceiling was noted within the common escape stairs to the west of the building. This may permit the migration of smoke from a flat fire to a common escape route, putting the safety of relevant persons at risk to the products of combustion.



Photo 77

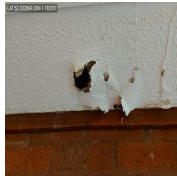


Photo 78

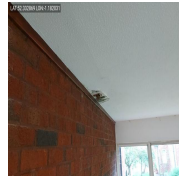


Photo 79

**Open** | Priority **Medium** | Due **26 Jan 2024 12:00 AM GMT** | Created by **Dominic Barnes-Hines**

Q1

All breaches should be suitably fire stopped using a 3rd party tested product to reinstate the integrity of the compartment. All work should be conducted by a competent contractor and documented with a record retained in the building's health and safety file.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

Q2

1 action

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

Unknown

Hidden voids/cavities will need to be assessed through the use of an intrusive survey.

**Open** | Priority **Low** | Due **26 Oct 2024 12:00 AM BST** | Created by **Dominic Barnes-Hines**

Q2

RP to undertake a suitable survey to identify breaches of compartmentation and assess the presence of fire stopping within cavities/voids that may exist between floors and flats.

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 provided to assess the state of fire resistant construction within the riser cupboards.

**Open** | Priority **Medium** | Due **26 Jan 2024 12:00 AM GMT** | Created by **Dominic Barnes-Hines**

### Q3

Management to assess the fire resistant construction within the riser cupboards within the common parts to ensure compartmentation is intact to prevent flame and smoke migration to the means of escape.

Action/Recommendation Required?

Yes

Action Priority:

**Medium - 3 Months**

### Q4

1 action

Is compartmentation maintained in the roof space?

**Unknown**

It is not known as to whether effective compartmentation is present within the loft space to prevent vertical smoke/flame spread from flat over another.

**Open** | Created by **Dominic Barnes-Hines**

### Q4

A compartmentation survey of the roof should be undertaken to check the state of compartmentation within the roof space.

Action/Recommendation Required?

Yes

Action Priority:

**Recommendation - No Timescale**

### Q5

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

**N/A**

No surface mounted embedded meters were observed.

### Q6

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

**N/A**

No fire dampers were observed.

### Q7

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

Yes

There are reasonable limitations on internal linings. Walls and ceilings are constructed of non-combustible materials or class O or B-s3, d2 (European classification), such as masonry, brick, concrete or plasterboard, or plaster finishes.

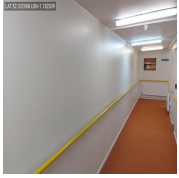


Photo 80

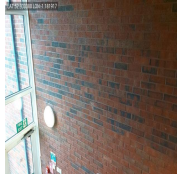


Photo 81

### Q8

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

Yes

Furniture inspected contained fire resistant labelling.

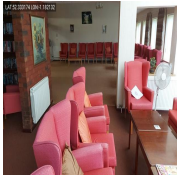


Photo 82



Photo 83

### Q9

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

No

On visual review, no additional ACM cladding or readily combustible material has been fixated to the outer face of the building that would add to undue fire spread across the face.



Photo 84



Photo 85

### Q10

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

N/A

see Q9

### Q11

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

N/A

### Q12

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

N/A

Q13

Are all other fire spread/compartimentation issues satisfactory?

No

See comments in section Q1.

R - Fire Extinguishing Appliances

1 action

R1

1 action

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

Yes

In sheltered and extra care housing, the provision of fire extinguishers and other forms of fire-fighting equipment in common parts is usually inappropriate. It is not expected that residents should need to tackle a fire to make their escape.



Photo 86

**Open** | Priority **Low** | Due **26 Oct 2024 12:00 AM BST** | Created by **Dominic Barnes-Hines**

R1

Management to assess the need for extinguishers within the common parts. If it is decided they are not needed, then they should be removed to prevent use by residents during a fire in their flat which may pose risk to the resident where they are not trained to use them.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

S - Relevant Automatic Fire Extinguishing Systems

S1

Are there any automatic fire suppressant systems on site?

No

None observed during the inspection.

S2

Are there any fixed fire fighting mains within the premises?

No

None observed during the inspection.

S3

If any other relevant systems / equipment is installed, state type

N/A



of system and comment as necessary

[Redacted]

T - Procedures and Arrangements

3 actions

T1

Recommended evacuation strategy for this building is:

Stay Put

T2

1 action

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

Unknown

An organisational policy to ensure the correct level of checks are made on people/contractors conducting fire safety work was not observed.

**Open** | Priority **Low** | Due **26 Oct 2024 12:00 AM BST** | Created by **Dominic Barnes-Hines**

**T2**

RP to ensure, those deployed to undertake fire safety work, are competent, and, ideally part of a 3rd party accredited scheme.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

T3

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

Yes

T4

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

Yes

monitored alarm system in place

T5

Are there suitable fire assembly points away from any risk?

Yes

Sufficient space is located to the front of the property that would provide an ultimate place of safety.

T6

1 action

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

Unknown

It was not possible to establish if there were any disabled persons present, or if personal fire risk assessments are in place for those who need them.

**Open** | Priority **Medium** | Due **26 Jan 2024 12:00 AM GMT** | Created by **Dominic Barnes-Hines**

### T6

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.

Action/Recommendation Required?

Yes

Action Priority:

**Medium - 3 Months**

### T7

1 action

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

Unknown

Training of staff and others for action in the event of a fire is an essential element of fire safety management. Where portable fire extinguishers are present, sufficient training should be provided in how to use them correctly.

**Open** | Priority **Medium** | Due **26 Jan 2024 12:00 AM GMT** | Created by **Dominic Barnes-Hines**

### T7

As per article 21 of the Regulatory Reform (Fire Safety Order) 2005, the organisation should ensure employees are provided with adequate safety training at the time when they are first employed, on their being exposed to new or increased risks, or when changing roles.

Action/Recommendation Required?

Yes

Action Priority:

**Medium - 3 Months**

### T8

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

N/A

Staff would not be expected to assist in an evacuation as they are not regularly on site.

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)

Unknown

See comments in section T7.

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

1 action

V1

1 action

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

Unknown

Evidence to indicate the routine testing of fire safety provisions such as emergency lighting was not observed.

**Open** | Priority **Medium** | Due **26 Jan 2024 12:00 AM GMT** | Created by **Dominic Barnes-Hines**

**V1**

The RP should ensure all fire safety provisions such as the emergency lighting system and mains fire alarm has undergone its annual discharge test/bi-annual service in line with the relevant British Standard.

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.

Action/Recommendation Required?

Yes

Action Priority:

**Medium - 3 Months**

W - Records

1 action

W1

1 action

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

Unknown

No records were available for review.

**Open** | Priority **Medium** | Due **26 Jan 2024 12:00 AM GMT** | Created by **Dominic Barnes-Hines**

**W1**

Management to ensure routine testes, such as weekly fire alarm tests are being carried out in addition to monthly flick tests of the emergency lighting system and records being held.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

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

PIB present on entry to the building.



Photo 87

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?

Yes

As part of the The Fire Safety (England) Regulations 2022 fire safety awareness information and information pertaining to fire doors should be provided to all residents at the time they move in and annually thereafter.

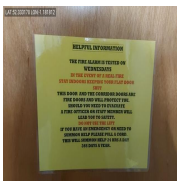


Photo 88

**Open** | Priority **Medium** | Due **26 Jan 2024 12:00 AM GMT** | Created by **Dominic Barnes-Hines**

Y1

Management to ensure the correct level of fire safety information is being provided to residents at the correct frequencies in accordance with the Fire Safety England Regulations 2022.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

Z - Any Other Information

Z1

Are all issues deemed satisfactory? [1]

N/A

Z2

Are all issues deemed satisfactory? [2]

N/A

## Assessment Risk Ratings

2 flagged

### Risk Rating

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

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

### Likelihood of Fire

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

**MEDIUM**

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

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

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

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

### Potential Consequences of Fire

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

**MODERATE HARM**

### Potential Consequences of Fire

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

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

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

**Extreme harm:** Significant potential for serious injury or death of one or more occupants likely to involve multiple fatalities.

### Premises Risk Rating

1 flagged

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

**MODERATE**

A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one advocated by BS 8800 for general health and safety risks:

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

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

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

**TOLERABLE**

## Limitations Statement

### Fire Risk Assessment – Limitations

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

The report will highlight the Significant Findings (Split into Recommendations and Action(s)) that the Fire Risk Assessor found at the time of the assessment.

It is the responsibility of the Responsible Person to ensure that any deficiencies found during the assessment and subsequently reported to the Responsible Person, by the report or other means, are their responsibility to rectify to a satisfactory standard to meet the requirements of the Regulatory Reform (Fire Safety) Order 2005.

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

Failure to address and/or rectify any deficiencies mentioned in the report may result in serious harm, injury and or death to any relative person, employee, visitor, you or any other person in, on, within or without the perimeter of the Premises.

Failure to address any of the deficiencies highlighted in the report may be considered to be a breach of the Regulatory Reform (Fire Safety) Order 2005 and may result in prosecution by the enforcing authority.

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

Responsibility for management procedures regarding, evacuation management, and maintenance of firefighting equipment, Fire alarms systems, emergency escape lighting, and any other emergency-related provisions remains a duty of the responsible person, not the fire risk

assessor as this is not within their control.

Any faults or deficiencies in any emergency emergency-related staffing levels and/or staff training are the responsibility of the Responsible Person and/or the duty holder.

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

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

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

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

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

The Responsible Person will always remain responsible for the outcome of the Fire Risk Assessment and/or its review. This includes the accuracy of details contained within this report.

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

---

## BAFE Certificate (QA Use Only)



### Life Safety Fire Risk Assessment Certificate of Conformity

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

#### Schedule

Part 1a - Name and Address of Certified Organisation	<b>Pennington Choices Limited</b>
Part 1b - BAFE Registration Number of Issuing Certified Organisation	<b>102119</b>
Part 1c - SSAIB 3rd Party Certificate Number	<b>CHES077</b>
Part 2 - Name of Client	<b>Futures Housing Group</b>
Part 3a - Address of premises for which the Fire Risk Assessment was carried out	<b>Stephenson Court: CV32 8YS</b>

Signed for on behalf of the Issuing Certified Organisation

**James Hutton**

A handwritten signature in black ink that reads 'J Hutton'.

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@bafereg.org.uk](mailto:info@bafereg.org.uk) | [www.bafereg.org.uk](http://www.bafereg.org.uk)

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23

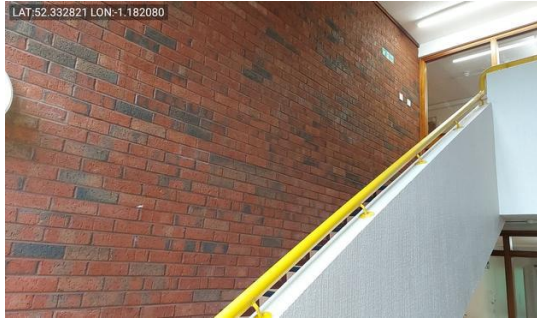


Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30





Photo 31

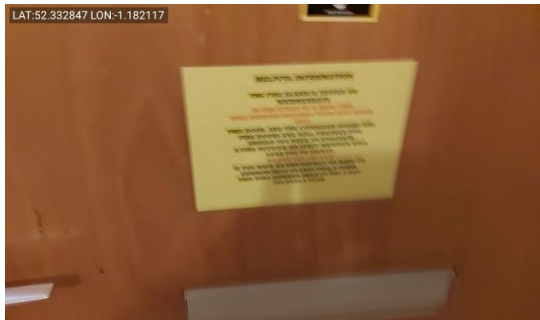


Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62





Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 77



Photo 79



Photo 76



Photo 78



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87

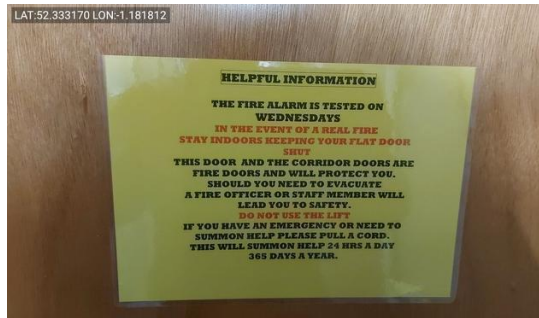


Photo 88