

Futures Fire Risk Assessment

Futures Homescape, Connaught (Touch Down):DE55 7EJ , - UPRN: OF|01099|20 / 173541
/ QA Approved / Andy Cloke

Complete

Flagged items

2

Actions

13

SITE NAME:

Futures Homescape,
Connaught (Touch Down):DE55
7EJ , - UPRN: OF|01099|20,
Fire Risk Assessments, Futures
Homescape

PROPERTY IMAGE



Photo 1



Photo 2

UPRN:

OF|01099|20

JOB NUMBER:

173541

FRA COMPLETED BY:

Pennington Choices Limited

FIRE RISK ASSESSOR NAME:

Adrian Gallimore

INSPECTION DATE:

15 Aug 2023

REPORT STATUS:

QA Approved

REASSESSMENT PRIORITY

Medium - 2 Years

VALID TO: (QA Use Only)

9 Sep 2025

VALIDATION DATE: (QA Use Only)

9 Sep 2023

VALIDATED BY: (QA Use Only)

Andy Cloke

VALIDATOR'S SIGNATURE: (QA Use Only)



Photo 3

Flagged items & Actions

2 flagged, 13 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

13 actions

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)?

Unknown

The assessor was not able to confirm the policy of personal electrical appliances within the office such as charging or mobile phones etc. No personal electrical appliances were identified at the time of assessment.

Open | Created by Adrian Gallimore

A3

Management should confirm the policy on the use of personal electrical appliances within common areas and ensure that the policy is communicated to staff.

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

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

No

There was no evidence of smoking at the time of assessment. There is no signage displayed.

Open | Priority Low | Due 10 Sep 2024 10:08 AM UTC | Created by Adrian Gallimore

B2

Management should ensure that no smoking signage is displayed at point of entry to state 'It is against the law to smoke on these premises'.

Detailed Risk Assessment Part 2 / F - Lightning / F1

Does the building have a lightning protection system?

No

FHG Policy Principle confirms that there is no lightning protection installed.

Open | Created by Adrian Gallimore

F1

It is PCL recommendation that advice is sought from a competent person to determine whether lightning protection is required or not for the building in accordance with BS EN 62305-2:2012.

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

It was not possible to establish contractor control procedures as the information was not available at the time of assessment.

Open | Priority Medium | Due 10 Dec 2023 11:19 AM UTC | Created by Adrian Gallimore

H1

Management should confirm that suitable and sufficient procedures are in place for controlling contractor activities to include Method Statements and Risk Assessments and Hot Work Permit where required.

Detailed Risk Assessment Part 2 / J - Other Significant Hazards / J1

Are all issues deemed satisfactory? [1]

No

There is a notice board on the exit route to the bottom of the stairs with paper notices displayed.

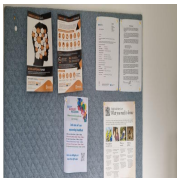


Photo 13

Open | Priority Low | Due 10 Sep 2024 10:36 AM UTC | Created by Adrian Gallimore

J1

Management should laminate paper notices or notices should be displayed within plastic sleeves.

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

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

No

The door can be locked with a key from the inside.

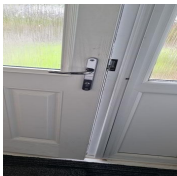


Photo 14

Open | Priority Medium | Due 10 Dec 2023 11:22 AM UTC | Created by Adrian Gallimore

K4

The lock should be replaced with a thumb turn to the inside.

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

The door to the electrical cupboard / server room did not appear to be fire rated. In addition some penetrations were identified within the cupboard.



Photo 19



Photo 20

Open | Priority Medium | Due 10 Dec 2023 11:32 AM UTC | Created by Adrian Gallimore

M1

Management should replace the door to the electrical / server cupboard with certified self-closing fire door set to FD30 specification. Penetrations within the cupboard should be fire stopped with fire rated building materials. Any work required should only be conducted by a certified third-party contractor.

Detailed Risk Assessment Part 2 / 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

There is no Fire Action Notice displayed.

Open | Priority Low | Due 10 Sep 2024 10:34 AM UTC | Created by Adrian Gallimore

O1

A completed Fire Action Notice should be displayed on the notice board.

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

Is compartmentation maintained in the roof space?

Unknown

The office is adjoined to a dwelling next door. A head and shoulders inspection of the roof space was completed. There is a fire break wall and no penetrations were identified as far as could be established however, the assessor did not enter the roof space.

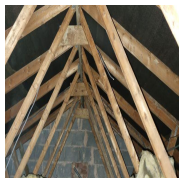


Photo 38

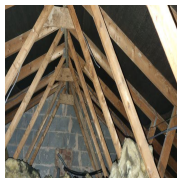


Photo 39

Open | Priority Medium | Due 10 Dec 2023 11:48 AM UTC | Created by Adrian Gallimore

Q4

Management should inspect the roof space to ensure that there are no gaps between the top of the fire break and roof rafters. Any gaps identified should be fire stopped with fire rated building materials. Any fire stopping should only be completed by a certified third-party contractor.

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

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

No

There is 1 x 6L 13A Foam unit and 2 x 2KG CO2 units installed. BS5306: Part 8 requires that a minimum of 2 x 13A rated units (Foam or Water) should be installed for compartments of up to 400 square metres. Extinguishers are maintained under service contract by Harmony. The last service was completed in 11/2022.



Photo 42



Photo 43



Photo 44

Open | Priority Low | Due 10 Sep 2024 11:02 AM UTC | Created by Adrian Gallimore

R1

Management should ensure that another 6L 13A rated Foam or Water unit is installed in order to comply with BS5306:Part 8.

Detailed Risk Assessment Part 2 / T - Procedures and Arrangements / T2

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

Unknown

It was not possible to ascertain if there is a competent person appointed for this property.

Open | Created by Adrian Gallimore

T2

Management should confirm that there is a competent person in place to undertake the preventative and protective measures for this property.

Detailed Risk Assessment Part 2 / T - Procedures and Arrangements / T8

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

Unknown

A member of staff stated that there are trained fire marshals however she was not aware of the date of the last training.

Open | Priority Low | Due 10 Sep 2024 11:08 AM UTC | Created by Adrian Gallimore

T8

Management should ensure that there are an adequate number of trained fire marshals to include sufficient cover for holidays and sickness absence. Details of fire marshals should be displayed on notice boards etc.

Detailed Risk Assessment Part 2 / W - Records / W1

Is all routine testing and staff training including fire drills

Unknown

suitably recorded and available for inspection?

It was not possible to establish the date of the last fire evacuation drill as records were not available at the time of assessment.

Open | Priority Low | Due 10 Sep 2024 11:09 AM UTC | Created by Adrian Gallimore

W1

Management should ensure that there is a fire evacuation drill in line with company policy and that adequate records are maintained.

Detailed Risk Assessment Part 1

1. General Information

1.1 FRA Type:	Type 1 (Non-Destructive)
1.2 Property Type:	Converted Flats
1.3 Property Designation:	Office
1.4 Responsible Person:	Lindsey Williams - CEO Futures Housing Group
1.5 No of Floors:	1
1.6 No of Flats (if applicable):	N/A
The premises is a 'Touchdown' office with no dwellings.	
1.7 Ground Floor Area (m2):	N/A
First floor only.	
1.8 Total Area of all Floors (m2)	63
1.9 Building Description:	
The premise is a first floor office of what appears to be a converted dwelling. The ground floor entrance leads to small entrance hallway with a single stairway. The stairway leads to a communal office with a small meeting room to the rear. There is also a small kitchen and toilet from the communal office.	
1.10 Building Construction:	
Traditional brick built property with pitched tiled roof. Walls are emulsion painted plaster with some wallpaper covering. Ceilings are plastered with emulsion painted finish. Floors and stairway are solid.	
1.11 Extent of common areas:	
Entrance hallway, stairs and communal office.	
1.12 Areas of the building to which access was not available:	
All of the premise was accessible.	
1.13 If applicable, state which flats were sample inspected:	
N/A - The premises is an office with no dwellings.	

2. The Occupants

2.1 Management Extent	Managed Building - Manager or Senior Staff Onsite Regularly
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2.2 Details of any onsite Management

There is at least one member of FHG staff onsite during normal office hours but often 2 persons. The office may be used as a touchdown office for any other FHG staff that are working in the area and require office space however, members of staff on site at the time of assessment stated that there is never more than 3-4 persons in attendance.

2.3 Person managing fire safety in the premises

Lindsey Williams, CEO, Futures Housing Group.

2.4 Person consulted during the fire risk assessment

There were two members of FHG staff onsite at the time of assessment.

2.5 Number of occupants (maximum estimated)

Refer to 2.2.

2.6 Approximate maximum number of employees at any one time

Refer to 2.2.

2.7 Number of members of the public (maximum estimated)

There are not likely to be members of the public onsite.

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

There is no sleeping risk to the office as it is only manned during normal office hours. There were no disabled persons onsite at the time of assessment. As this is a place of work it is unlikely that there will be young or elderly persons present. There may be times when a member of staff has to work on their own however staff stated that there is a lone working procedure in place.

3. Fire Safety Legislation

3.1 The following fire safety legislation applies to these premises

Regulatory Reform (Fire Safety) Order 2005

3.2 The above legislation is enforced by

Derbyshire Fire and Rescue Service

3.3 Other key fire safety legislation (other than Building Regs 2000)

None

3.5 Guidance used as applicable to premises and occupation

Offices & Shops

3.6 Is there an alteration or enforcement notice in force?

N/A

Members of staff present at the time stated that they were not aware of any alteration or enforcement notices in force.

3.7 Fire loss experience (since last FRA)

N/A

Members of staff present confirmed that there has been no fire loss or damage to the best of their knowledge. There was no evidence of fire loss or damage at the time of assessment.

A - Electrical Ignition Sources

1 action

A1

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

Yes

The label on the consumer unit located within the electrical cupboard confirmed that the last fixed wiring test was completed in February 2020.



Photo 4

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

A2

Is PAT testing in common areas carried out?

Yes

Labels on portable electrical appliances confirmed that PAT testing was last carried out in April 2023.



Photo 5



Photo 6



Photo 7

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

A3

1 action

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

Unknown

The assessor was not able to confirm the policy of personal electrical appliances within the office such as charging or mobile phones etc. No personal electrical appliances were identified at the time of assessment.

Open | Created by Adrian Gallimore

A3

Management should confirm the policy on the use of personal electrical appliances within common areas and ensure that the policy is communicated to staff.

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:

Recommendation - No Timescale

A4

Is the use of adapters and leads limited?

Yes

There were no adapters identified. Extension leads block type that are surge protected and have been PAT tested.

A5

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

N/A

None present.

B - Smoking Policies

1 action

B1

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

Yes

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

B2

1 action

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

No

There was no evidence of smoking at the time of assessment. There is no signage displayed.

Open | Priority Low | Due 10 Sep 2024 10:08 AM UTC | Created by Adrian Gallimore

B2

Management should ensure that no smoking signage is displayed at point of entry to state 'It is against the law to smoke on these premises'.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

C - Arson

C1

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

Yes

A standard security lock is fitted.



Photo 8

C2

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

Yes

Waste bins within the office are emptied daily by cleaners. No issues of concern were identified.

D - Portable Heaters and Installations

D1

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

N/A

No portable heaters identified.

D2

Are fixed heating systems maintained annually?

Yes

There is a domestic heating / hot water boiler. The last Gas Safety Inspection was completed on 27/01/23.



Photo 9

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

E - Cooking

E1

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

Yes

There is a kitchen to the rear of the communal office that has microwave and water boiler. Electrical appliances are PAT tested.



Photo 10



Photo 11



Photo 12

F - Lightning

1 action

F1

1 action

Does the building have a lightning protection system?

No

FHG Policy Principle confirms that there is no lightning protection installed.

Open | Created by Adrian Gallimore

F1

It is PCL recommendation that advice is sought from a competent person to determine whether lightning protection is required or not for the building in accordance with BS EN 62305-2:2012.

Policy Principle: No lightning protection policy in place

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

G - Housekeeping

G1

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

N/A

No issues identified.

G2

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

Yes

The escape route was clear at the time of assessment. Housekeeping standards were good throughout.

G3

Are mobility scooters or electric vehicles stored in the means of escape? If yes has an assessment been undertaken in line

N/A

with the NFCC "Mobility Scooter Guidance for Residential Buildings"?

None present.

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

It was not possible to establish contractor control procedures as the information was not available at the time of assessment.

Open | Priority Medium | Due 10 Dec 2023 11:19 AM UTC | Created by Adrian Gallimore

H1

Management should confirm that suitable and sufficient procedures are in place for controlling contractor activities to include Method Statements and Risk Assessments and Hot Work Permit where required.

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

There were no dangerous substances identified at the time of assessment. Refer to Policy Principle.

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

J - Other Significant Hazards

1 action

J1

1 action

Are all issues deemed satisfactory? [1]

No

There is a notice board on the exit route to the bottom of the stairs with paper notices displayed.

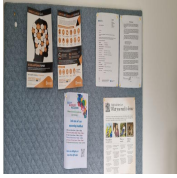


Photo 13

Open | Priority Low | Due 10 Sep 2024 10:36 AM UTC | Created by Adrian Gallimore

J1

Management should laminate paper notices or notices should be displayed within plastic sleeves.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

J2

Are all issues deemed satisfactory? [2]

N/A

There were no additional significant hazards identified at the time of assessment.

K - Means of Escape

1 action

K1

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

Yes

The escape route is satisfactory.

K2

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

Yes

Walls are solid emulsion painted / wallpapered. Ceilings are plastered. Stairs and floors are solid.

K3

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

Yes

There is a single exit which is adequate for the number that may be present.

K4

1 action

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

No

The door can be locked with a key from the inside.

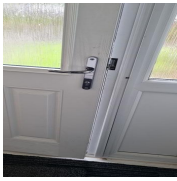


Photo 14

Open | Priority Medium | Due 10 Dec 2023 11:22 AM UTC | Created by Adrian Gallimore

K4

The lock should be replaced with a thumb turn to the inside.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

K5

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

N/A

The door opens inwardly onto the hallway however, occupancy and the risk profile is low.



Photo 15

K6

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

Yes

Travel distances are acceptable.

K7

Are there suitable precautions for all inner rooms?

Yes

There is a small meeting room and kitchen located off the communal office. Travel distances to the exit are low.

K8

Are escape routes separated where appropriate?

N/A

No required.

K9

Are corridors sub-divided where appropriate?

N/A

No required.

K10

Do escape routes lead to a place of safety?

Yes

The escape route leads to the external environment.

K11

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

Yes

The stairway leads to an open plan office with no door to the top of the stairs. Ventilation can be provided by openable windows within the office.

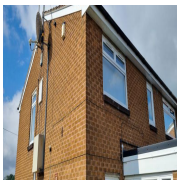


Photo 16

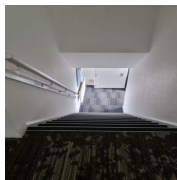


Photo 17

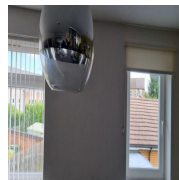


Photo 18

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?

N/A

No issues identified.

L - Flat Entrance Doors

L1

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

N/A

No flats present.

M - Common Area Fire Doors

1 action

M1

1 action

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

No

The door to the electrical cupboard / server room did not appear to be fire rated. In addition some penetrations were identified within the cupboard.

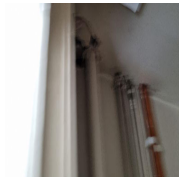


Photo 19



Photo 20

Open | Priority Medium | Due 10 Dec 2023 11:32 AM UTC | Created by Adrian Gallimore

M1

Management should replace the door to the electrical / server cupboard with certified self-closing fire door set to FD30 specification. Penetrations within the cupboard should be fire stopped with fire rated building materials. Any work required should only be conducted by a certified third-party contractor.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

N - Emergency Lighting

N1

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

Yes

Emergency lighting is installed and appeared adequate with no defects identified (see Limitations Statement).

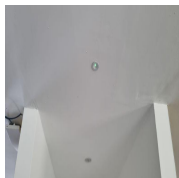


Photo 21

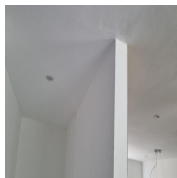


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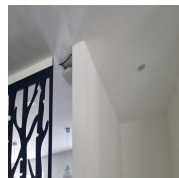


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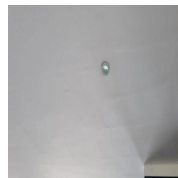


Photo 24

N2

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

Yes

An external emergency light unit is installed to the left of the entrance door.



Photo 25

O - Fire Safety Signs and Notices

1 action

O1

1 action

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

There is no Fire Action Notice displayed.

Open | Priority Low | Due 10 Sep 2024 10:34 AM UTC | Created by Adrian Gallimore

O1

A completed Fire Action Notice should be displayed on the notice board.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

O2

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

N/A

Not required.

P - Means of Giving Warning in Case of Fire

P1

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

Yes

There is no manual fire alarm system installed however hard-wired smoke / heat detection is installed.

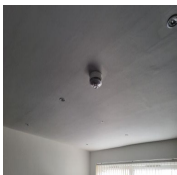


Photo 26

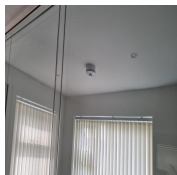


Photo 27

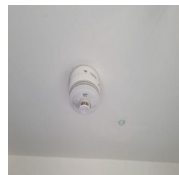


Photo 28

P2

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

Yes

The current AFD is adequate.

P3

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

N/A

AFD is installed.

P4

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

N/A

No dwellings present.

P5

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

N/A

There is no alarms system other than hard-wired AFD.

P6

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

Yes

The office is manned during normal working hours and staff have contact details for FHG facilities / engineers.

P7

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

N/A

No dwellings present.

P8

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

N/A

N/A - The premise is an office.

Q - Measures to Limit Fire Spread and Development

1 action

Q1

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

Yes

Walls are solid emulsion painted / wallpapered. Ceilings are plastered. Stairs and floors are solid. No compartmentation breaches were identified.



Photo 29

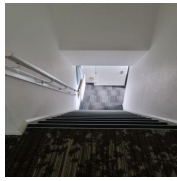


Photo 30

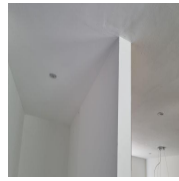


Photo 31

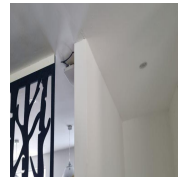


Photo 32

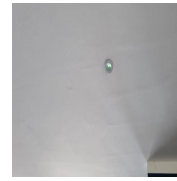


Photo 33

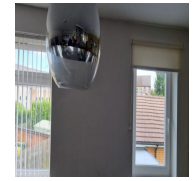


Photo 34

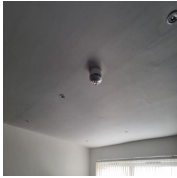


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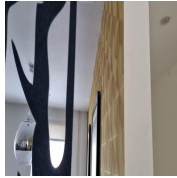


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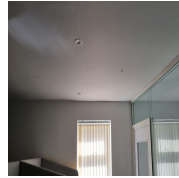


Photo 37

Q2

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

N/A

None present.

Q3

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

N/A

None present.

Q4

1 action

Is compartmentation maintained in the roof space?

Unknown

The office is adjoined to a dwelling next door. A head and shoulders inspection of the roof space was completed. There is a fire break wall and no penetrations were identified as far as could be established however, the assessor did not enter the roof space.

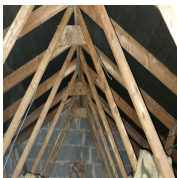


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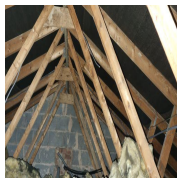


Photo 39

Open | Priority Medium | Due 10 Dec 2023 11:48 AM UTC | Created by Adrian Gallimore

Q4

Management should inspect the roof space to ensure that there are no gaps between the top of the fire break and roof rafters. Any gaps identified should be fire stopped with fire rated building materials. Any fire stopping should only be completed by a certified third-party contractor.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

Q5

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

No

The door to the server / electrical cupboard is not fire rated. In addition some penetrations were identified within the cupboard (refer to M1). .



Photo 40



Photo 41

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

None present.

Q7

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

Yes

Walls are solid emulsion painted / wallpapered. Ceilings are plastered. Stairs and floors are solid.

Q8

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

N/A

No soft furnishings present.

Q9

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

N/A

No present.

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

N/A

materials used?

Not required.

Q11

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

N/A

Not required.

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

Not required.

Q13

Are all other fire spread/compartmentation issues satisfactory?

N/A

No other issues were identified.

R - Fire Extinguishing Appliances

1 action

R1

1 action

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

No

There is 1 x 6L 13A Foam unit and 2 x 2KG CO2 units installed. BS5306: Part 8 requires that a minimum of 2 x 13A rated units (Foam or Water) should be installed for compartments of up to 400 square metres. Extinguishers are maintained under service contract by Harmony. The last service was completed in 11/2022.

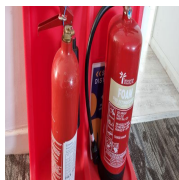


Photo 42



Photo 43



Photo 44

Open | Priority Low | Due 10 Sep 2024 11:02 AM UTC | Created by Adrian Gallimore

R1

Management should ensure that another 6L 13A rated Foam or Water unit is installed in order to comply with BS5306:Part 8.

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?

N/A

None present.

S2

Are there any fixed fire fighting mains within the premises?

N/A

None present.

S3

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

N/A

None present.

T - Procedures and Arrangements

2 actions

T1

Recommended evacuation strategy for this building is:

Simultaneous Evacuation

T2

1 action

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

Unknown

It was not possible to ascertain if there is a competent person appointed for this property.

Open | Created by Adrian Gallimore

T2

Management should confirm that there is a competent person in place to undertake the preventative and protective measures for this property.

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

T3

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

No

There is no FAN installed. Refer to O1.

T4

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

Yes

Office staff would call the Fire Service.

T5

Are there suitable fire assembly points away from any risk?

Unknown

There is no FAN displayed. Refer to O1.

T6

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

N/A

There were no disabled members of staff present at the time of assessment.

T7

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

Yes

Refer to U1 Policy Principle.

T8

1 action

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

Unknown

A member of staff stated that there are trained fire marshals however she was not aware of the date of the last training.

Open | Priority Low | Due 10 Sep 2024 11:08 AM UTC | Created by Adrian Gallimore

T8

Management should ensure that there are an adequate number of trained fire marshals to include sufficient cover for holidays and sickness absence. Details of fire marshals should be displayed on notice boards etc.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

U - Training

U1

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

Yes

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

There are currently no disabled members of staff and no persons requiring assistance.

V - Testing and Maintenance

V1

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

Yes

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

W - Records

1 action

W1

1 action

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

Unknown

It was not possible to establish the date of the last fire evacuation drill as records were not available at the time of assessment.

Open | Priority Low | Due 10 Sep 2024 11:09 AM UTC | Created by Adrian Gallimore

W1

Management should ensure that there is a fire evacuation drill in line with company policy and that adequate records are maintained.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 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?

N/A

No Premises Information Box installed.

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

Y - Engagement with Residents

Y1

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

N/A

No residents present.

Z - Any Other Information

Z1

Are all issues deemed satisfactory? [1]

N/A

No further issues were identified at the time of assessment

Z2

Are all issues deemed satisfactory? [2]

N/A

No further issues were identified at the time of assessment

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

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.



Life Safety Fire Risk Assessment Certificate of Conformity

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

Schedule

Part 1a - Name and Address of Certified Organisation	Pennington Choices Limited
Part 1b - BAFE Registration Number of Issuing Certified Organisation	102119
Part 1c - SSAIB 3rd Party Certificate Number	CHES077
Part 2 - Name of Client	Futures Housing Group
Part 3a - Address of premises for which the Fire Risk Assessment was carried out	Connaught (Touch Down):DE55 7EJ
Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies	All areas
Part 4 - Brief description of the scope and purpose of the Fire Risk Assessment	Life Safety (as agreed spec)
Part 4b - Limitations of FRA	See Limitations Statement
Part 5 - Effective Date of the Fire Risk Assessment	9 Sep 2023
Part 6 - Recommended Date for Reassessment of the premises	9 Sep 2025
Part 7 - Unique Reference Number of this Certificate (Job Number)	173541

Signed for on behalf of the Issuing Certified Organisation

James Hutton



Dated:

9 Sep 2023

SSAIB, 7-9 [Earsdon Road](#), West [Monkseaton](#), Whitley Bay, Tyne & Wear. NE25 9SX

BAFE, The Fire Service College, London Road, [Moreton-in-Marsh](#), Gloucestershire, GL56 0RH
01608 653 350 | info@bafep.org.uk | www.bafep.org.uk

Media summary



Photo 1



Photo 2

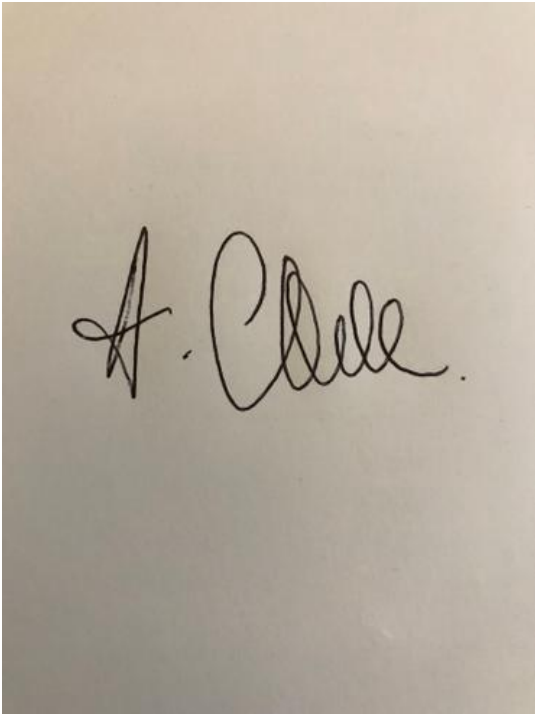


Photo 3

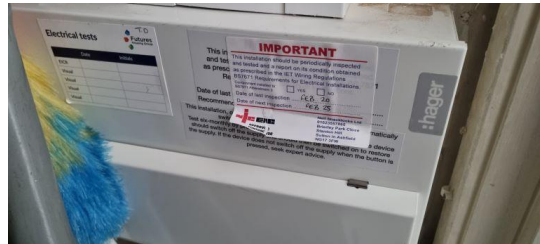


Photo 4



Photo 5



Photo 6



Photo 7



Photo 8

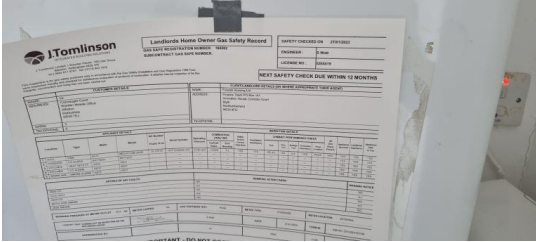


Photo 9



Photo 10



Photo 11



Photo 12



Photo 14



Photo 13



Photo 15



Photo 16



Photo 17



Photo 18

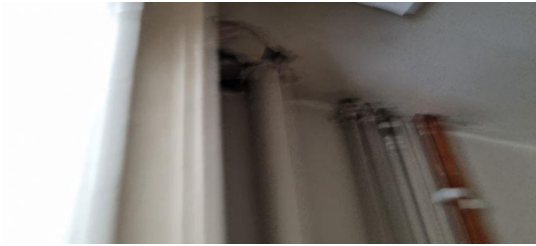


Photo 19



Photo 20



Photo 21

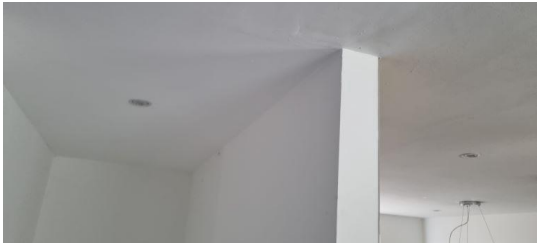


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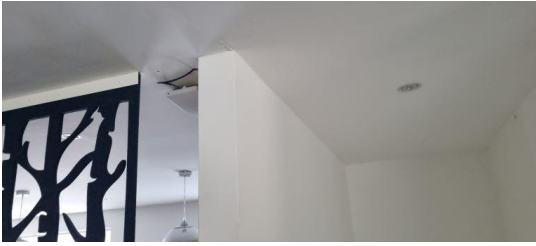


Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29

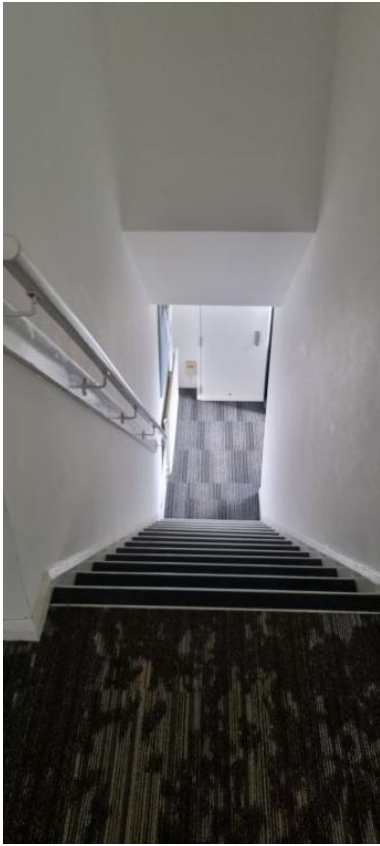


Photo 30



Photo 31

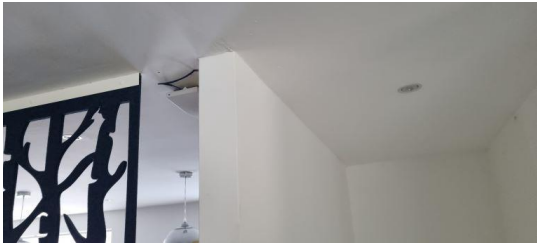


Photo 32



Photo 33



Photo 34



Photo 35

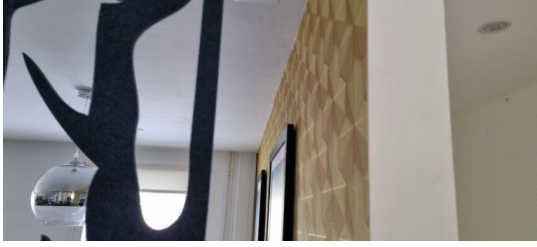


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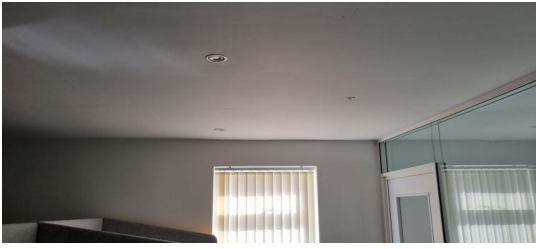


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Photo 38



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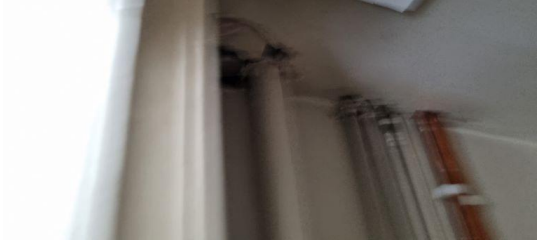


Photo 40



Photo 41



Photo 42



Photo 43



Photo 44