

Futures Fire Risk Assessment

Futures Homeway, Greenhill Court: NN6
7PG, - UPRN: 4319990 / 171952 / QA
Approved / Paul Doodson

Complete

Flagged items	2	Actions	30
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SITE NAME:

**Futures Homeway, Greenhill
Court: NN6 7PG, - UPRN:
4319990, Fire Risk Assessments,
Futures Homeway**

PROPERTY IMAGE



Photo 1

UPRN:	4319990
JOB NUMBER:	171952
FRA COMPLETED BY:	Pennington Choices Limited
FIRE RISK ASSESSOR NAME:	Lee Grint
INSPECTION DATE:	20 Oct 2023
REPORT STATUS:	QA Approved
REASSESSMENT PRIORITY	High - 1 Year
VALIDATED BY: (QA Use Only)	Paul Doodson

Flagged items & Actions

2 flagged, 30 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

30 actions

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

Is PAT testing in common areas carried out?

No

Portable appliances were noted to be subject to PAT testing. Some items were not seen to have PAT testing labels, or had expired labels. See Policy Principle.



Photo 3



Photo 4



Photo 5



Photo 6

Open | Priority **Medium** | Due **14 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

A2

It is recommended that an appliance register is instigated if not already in place, comprising of a list of all portable appliances present within the buildings communal areas. Management should ensure that all items included on the list should be subjected to annual PAT testing. Management should arrange for items that have missed this years PAT testing are tested as soon as is reasonably practicable.

Detailed Risk Assessment Part 2 / F - Lightning / F1

Does the building have a lightning protection system?

Unknown

A LPS was not seen at the time of the assessment.

Open | Created by **Lee Grint**

F1

At the time of the assessment, it could not be confirmed that lightning protection was installed or required, 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 / G - Housekeeping / G2

Are the escape routes kept clear of items combustible materials

No

or waste and free of any trip hazards?



The common escape routes were clear of combustible materials, trip hazards and waste at the time of inspection with the exception of a push bike at the bottom of the stairs on the left wing, and a resident personal shopping trolley outside of flat 25 entrance door.



Photo 14



Photo 15

Open | Priority **Medium** | Due **14 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

G2

Items noted should be removed from the communal areas as soon as is reasonably practicable. Residents should be informed that items must not be stored in the communal areas at any time. Regular checks should be conducted to ensure compliance.

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

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



The final exit door located at the base of the left wing stairs was seen to be installed with a Redlam security bolt.

The final exit door from the communal kitchen was installed with a lockable euro cylinder. The key was not in the lock at the time of the assessment. It is believed that this door is a final exit by design due to the presence of manual call points adjacent to the door.



Photo 26



Photo 27



Photo 28

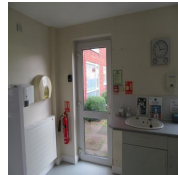


Photo 29

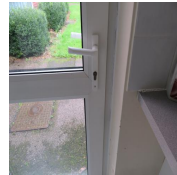


Photo 30

Open | Priority **Medium** | Due **14 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

K4

The euro cylinder locking mechanism installed to the final exit in the kitchen should be replaced with a thumb turn style locking mechanism openable without the use of a key.

Open | Priority **Medium** | Due **14 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

K4

Redlam bolts are not advised in areas accessible to the public. It is advised that the bolt is removed. A push pad is in place on the door and sufficient to ensure security. If management have concerns regarding the general use of the door without the bolt in place, consideration should be given to the installation of a security alarm to the door.

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

It was noted that wiring located above suspended ceiling tiles was not adequately secured to prevent premature collapse in the event of a fire situation. The suspended ceiling is not thought to be fire resisting, therefore a cable entanglement scenario is possible in the event of a fire situation in the common escape routes of the ground floor.

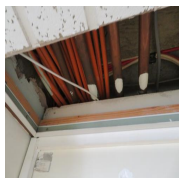


Photo 31

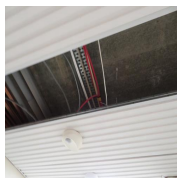


Photo 32

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

K12

The client should ensure that all surface mounted wiring is adequately secured with non-combustible means to prevent premature collapse and cable entanglement scenarios in the event of a fire situation.

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

Flat entrance doors were seen to be FD30 timber fire doors or upgraded notional timber fire doors. (NB. - from limited visual inspection, certification not seen; adequacy of installation not confirmed).

Sample inspection of flat entrance doors was not possible at the time of the assessment. The fire rated flat entrance doors appear to be in good condition. There is no glazing present to any flat entrance doors in this property. Sidelights installed to the flat entrance doors were noted to be Georgian wired glass.

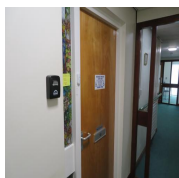


Photo 33

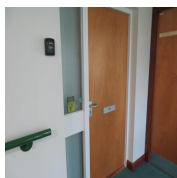


Photo 34

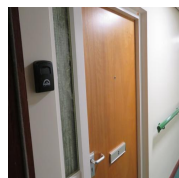


Photo 35

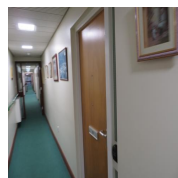


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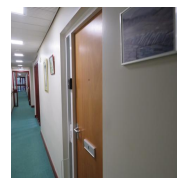


Photo 37

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

L1

Management should establish an ongoing programme of rolling checks to flat entrance doors to ensure they are installed with combined intumescent strips/cold smoke seals and positive action self-closing devices.

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

All common area fire doors and/or frames appear to be upgraded notional solid core or glazed timber fire doors and frames. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

The door to the laundry room on the ground floor was not closing fully under the power of its self closing device.

All common area fire rated fire doors and frames appear to be in good condition.

All glazing to common area fire doors appears to be appropriately fire rated.
 Side panels to common area fire doors appear to be appropriately fire rated.
 Common area fire doors are fitted with adequate self-closing devices where required.
 Common area fire doors are provided with adequate intumescent strips and smoke seals.
 Common area fire doors are considered adequate (subject to any issues noted elsewhere in this report).
 All store cupboards and the lift motor room were not accessible at the time of the assessment due to non-standard keys being required.
 It was noted that hinges installed to fire doors throughout the building are original non-CE marked hinges.
 These cannot be confirmed as fire rated. Some hinges are showing signs of wear such as leaking oil.

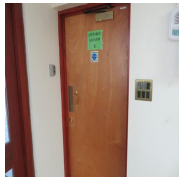


Photo 38



Photo 39

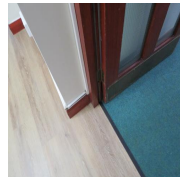


Photo 40



Photo 41



Photo 42



Photo 43



Photo 44

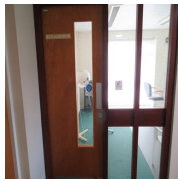


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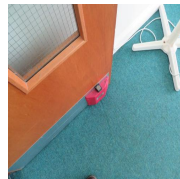


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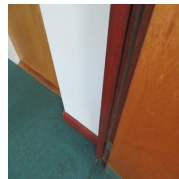


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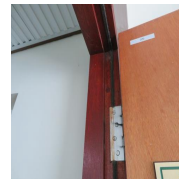


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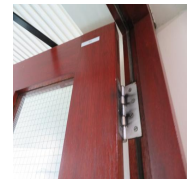


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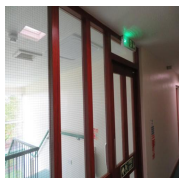


Photo 50

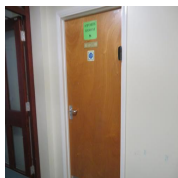


Photo 51

Open | Priority **Medium** | Due **14 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

M1

The laundry room door or its self closing device should be repaired or replaced to ensure that the door closes fully from all angles under the power of its self closing device.

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

M1

It is recommended that hinges are replaced with CE marked fire rated hinges as part of a rolling program, starting with hinges that are showing signs of wear and hinges to doors for higher risk rooms such as kitchens and lounges. Hinges should be replaced across the whole door at the same time to maintain compatibility and remedial works should be completed by a competent third party accredited contractor.

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

M1

Doors noted as not accessible should be checked for general condition and operation in addition to the presence of combined intumescent strips/cold smoke seals.

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)

No

A visual inspection of the emergency lighting system installed to the client's premises confirmed that it appears to be in accordance with BS 5266. The emergency light fittings at the base of both the left and right hand stairwells were noted not to have any visible charging LED's present.



Photo 52



Photo 53

Open | Priority **Medium** | Due **14 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

N1

The light fittings noted should be checked for suitable operation. Lights to be repaired or replaced by a competent third party accredited contractor to ensure they are fully operational where required.

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

A Fire Action Notice was not located at the front entrance of the block detailing a stay put evacuation strategy for residents within their flats. This is required to support the Dual Policy evacuation strategy. Fire Action Notices were located in regular places throughout the common area detailing a simultaneous evacuation from the common areas only. Mandatory fire door signage was missing from multiple fire doors throughout the building including all of the stairwell fire doors. Directional signage was installed throughout. The lift on the 1st floor was not installed with safety signage instructing residents not to use the lift in the event of a fire.

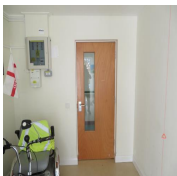


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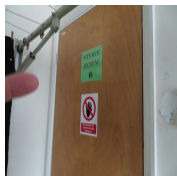


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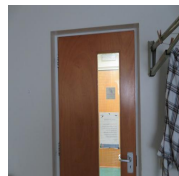


Photo 56



Photo 57

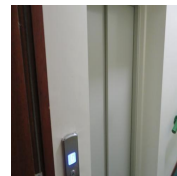


Photo 58

Open | Priority **Medium** | Due **14 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

O1

The lift on the 1st floor should be installed with fire safety signage instructing residents and visitors not to use the lift in the event of a fire situation.

Open | Priority **Medium** | Due **14 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

O1

A Fire Action Notice should be located at the front entrance to the block detailing the block operates a stay put policy for all persons within their flats. FHG have a specific format for this type of FAN in buildings operating a Dual evacuation policy.

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

O1

Management should conduct a review of fire door signage throughout the building. Self closing doors should be installed with 'Fire Door - Keep Shut' signage to both sides. Locked fire doors should be installed with 'Fire Door - Keep Locked Shut' signage to the outer face. Flat entrance doors do not require fire door signage.

Detailed Risk Assessment Part 2 / P - Means of Giving Warning in Case of Fire / P2

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

No

The power supply for the fire detection and warning system is located directly above the panel and is accessible to residents and visitors.
See P1.



Photo 63

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

P2

It is recommended that the power supply to the fire detection and warning system is enclosed within a secure box or the current box installed with security measures such as padlocks. This is to prevent the power supply maliciously or accidentally being turned off.

Detailed Risk Assessment Part 2 / P - Means of Giving Warning in Case of Fire / P4

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

Yes

Although sample inspection of flats was not possible at the time of the assessment, the zone map installed adjacent to the fire alarm panel indicates that the communal fire detection and warning system does extend into the individual flats.



Photo 64

Open | Priority **Medium** | Due **14 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

P4

Management should confirm the configuration of the fire alarm system to ensure it adequately supports the evacuation strategy. This would involve ensuring that the sound pressure of the alarm in the common areas does not exceed 45dB (A) within the flats. The intention is to warn people in the common areas to leave the building i.e use simultaneous evacuation, but not those persons within their flats.

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

Where appropriate, are there adequate arrangements for

Unknown

silencing and resetting an alarm condition?

It is not known what provisions are in place for silencing and resetting the fire alarm panel.

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

P6

Management should confirm the provisions in place for silencing and resetting the fire alarm panel. It is likely not acceptable or appropriate for residents to silence and reset the alarm panel, therefore other provisions should be confirmed as in place.

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

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

Unknown

Sample inspection of individual flats was not possible at the time of the assessment.

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

P7

Rolling checks should be conducted by management. The extent of automatic fire detection in each flat should comply with the recommendations of BS 5839-6: 2019 for a Category LD1 system. Smoke alarms should be provided in all circulation spaces, and in all rooms, within each flat, other than kitchens, toilets, shower rooms and bathrooms. In kitchens, heat alarms should be provided.

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

Unknown

Smoke detection within individual flats could not be confirmed as connected to an ARC or telecare (Tunstall system).

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

P8

The early summoning of the Fire and Rescue Service should be achieved by monitoring of the domestic smoke and heat alarms (or communal smoke and heat detectors) within each flat, so enabling fire alarm signals to be transmitted to any on-site scheme manager (or care staff in extra care housing) or, when no staff are available to respond to alarm signals, to an alarm receiving centre (ARC). The client should confirm the monitoring arrangements of the domestic alarm systems within individual flats

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)

No

Sample inspection of accessible areas above suspended ceilings directly above fire resisting door sets found fire stopping of penetrating services not to be adequate.
Limited access was possible to other areas due to fragile suspended ceiling systems.

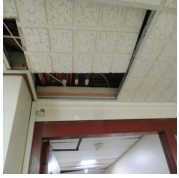


Photo 66

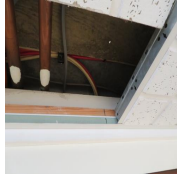


Photo 67

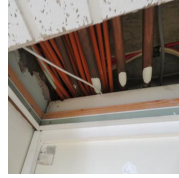


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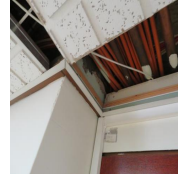


Photo 69

Open | Priority **Medium** | Due **14 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

Q2

Due to the serious nature of missing fire resisting construction above fire door sets where a suspended ceiling exists in this property type, it is advised that a compartmentation survey is completed to identify all areas that require fire stopping. The survey should be completed by a competent third party accredited contractor. Suspended ceilings are only present on the ground floor, fire doors on the first floor have fire resisting construction above.

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

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

Unknown

Risers were not accessible at the time of the assessment due to non-standard keys being required.

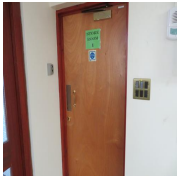


Photo 70

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

Q3

Management should arrange to access risers to ensure they are adequately fire protected and fire stopped. If found not to be suitable firestopping should be carried out using fire rated materials, and by a third party accredited contractor.

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

Is compartmentation maintained in the roof space?

No

Sample inspection of roof spaces found them to be adequately compartmented. It was noted that loft hatches were not adequately fire resisting.



Photo 71



Photo 72



Photo 73

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

Q4

It is recommended that all of the plastic loft hatch doors are replaced with FD30 fire resisting equivalents. Remedial works should be completed by a competent third party accredited contractor.

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q7

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

No

There were multiple areas of the ground floor that had loose or missing suspended ceiling tiles at the time of the assessment.

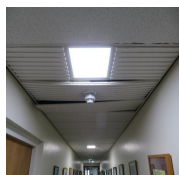


Photo 74



Photo 75

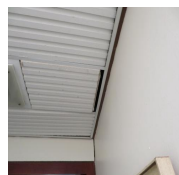


Photo 76

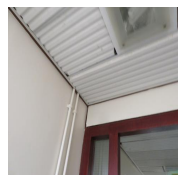


Photo 77

Open | Priority **Medium** | Due **14 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

Q7

Management should ensure that all ceiling tiles are replaced as soon as is reasonably practicable. Damaged or ill fitting tiles should also be replaced. Regular checks should be conducted, especially following maintenance visits from contractors.

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q8

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

No

Sample inspection of soft furnishings installed to the lounge found them to be compliant with the Furniture and Furnishings Regulations 1988. As this is a medium hazard property, furniture and furnishings should comply with BS7176 (upholstered furniture and BS5867 (curtains and drapes).

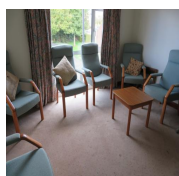


Photo 78



Photo 79

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

Q8

Management should review furniture and furnishings throughout the common areas with a view to ensuring all items provided are compliant as noted in Q8.

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

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

No

Manual fire extinguishing appliances were installed to the common areas. It is not considered necessary to provide fire extinguishers in the common parts of sheltered or extra care housing. Such equipment should only be used by those trained in its use, and it is not considered appropriate, or advisable, for older or frail residents to use fire-fighting equipment. In addition, if a fire occurs in a flat, the provision of fire extinguishing appliances in the common parts might encourage some residents to enter the common parts to obtain an appliance to fight the fire.



Photo 84



Photo 85



Photo 86



Photo 87

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

R1

Management should review the current policy surrounding the presence of manual fire extinguishing appliances within the building. Based upon NFCC guidance as stated in R1, if there are no trained staff members present to use extinguishers, then consideration should be given to the removal of the manual fire extinguishing devices from the common areas.

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

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

No

A Firefighters override facility was installed to the block entrance door. This was not working when tested at the time of the assessment.



Photo 88

Open | Priority **Medium** | Due **14 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

S3

The Firefighters override facility noted should be repaired or replaced by a competent contractor as soon as is reasonably practicable.

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

This sheltered housing block is low risk and thought to house residents capable of independent living capable of self evacuation. A PIB is available in the common area designed to house information pertaining to at risk residents where required.



Photo 90

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

T6

The NFCC Specialised Housing Guide advocates that a Person-Centred Fire Risk Assessment be

completed for vulnerable residents and appropriate additional fire safety measures be put in place depending on the findings.

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

Records were not available at the time of the assessment.

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

W1

The client should ensure they are keeping accurate records of testing, maintenance and staff training in relation to fire training and other relevant sections of this report. Records can be kept on site in paper format or held centrally by electronic means.

Detailed Risk Assessment Part 2 / 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?

Unknown

A PIB is located at the main entrance. It is not known if this is kept up to date with relevant information.

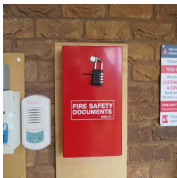


Photo 91

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

X1

The client should ensure that the PIB box is updated regularly with all relevant information pertaining to the property and its residents. Further advice can be found in NFCC Specialised Housing Guidance.

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

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

Unknown

It could not be confirmed if the fire safety information and procedures have been disseminated to the residents of the block.

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Y1

The client should ensure that residents are provided with a copy of the fire safety instruction notice for the premises (when moving in and annually thereafter). The client should also ensure that information regarding Fire Door is provided to new residents when they move in and re-issued to all residents as required by 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: **General Needs**

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

1.5 No of Floors: **2**

1.6 No of Flats (if applicable): **24**

1.7 Ground Floor Area (m2): **1000m2**

1.8 Total Area of all Floors (m2) **2000m2**

1.9 Building Description:

Greenhill Court is a purpose built block of 24 self contained flats used as sheltered accommodation for adults over 55 years old. The block is set across 2 storeys.

The block consists of the left wing and right wing, both of which contain flats on both floors. Ancillary accommodation present in the block consists of a communal lounge, communal kitchen, hairdresser room, communal laundry room, 1st floor quiet room, guest bedroom and WC's. Stairwells are located centrally and at the ends of the left and right hand wings.

Means of escape from the block is via the stairwells which terminate on the ground floor to final exit doors, all of which discharge outside to places of ultimate safety. Alternative exits are also available in the communal lounge and kitchen with additional exits available in corridors on the ground floor all of which discharge outside to places of ultimate safety.

The block operates a 'Dual Policy' evacuation strategy. An automatic addressable fire detection and warning system was seen to be installed to the block. No flats were available for sample inspection at the time of the assessment. Emergency escape lighting was installed throughout.

1.10 Building Construction:

The building is constructed from traditional brick and block construction under a pitched and tiled roof. The internal walls separating the common areas from the flats is brick and block. Internal floors are constructed from concrete.

1.11 Extent of common areas:

Lobbies, lounge, kitchen, corridors, stairs, risers, cupboards, laundry room.

1.12 Areas of the building to which access was not available: **Guest bedroom, Managers Office.**

1.13 If applicable, state which flats were sample inspected: **None.**

2. The Occupants

2.1 Management Extent

Partially Managed Building - Manager or Senior Staff Not Onsite Regularly

2.2 Details of any onsite Management

Occasional staff attendance expected - low numbers anticipated.

2.3 Person managing fire safety in the premises

Lindsey Williams - CEO Futures Housing Group.

2.4 Person consulted during the fire risk assessment

None.

2.5 Number of occupants (maximum estimated)

Assumed to be two residents per flat - Exact numbers not known.

2.6 Approximate maximum number of employees at any one time

Occasional staff attendance expected - low numbers anticipated.

2.7 Number of members of the public (maximum estimated)

Residential block - low number of visitors expected at any one time.

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 Housing Scheme premises so occupants are elderly but otherwise typical of the general population.

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

Northamptonshire 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 Housing 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

No evidence of an alterations or enforcement notice in place.

3.7 Fire loss experience (since last FRA)

Unknown

None known or reported.

Detailed Risk Assessment Part 2

30 actions

A - Electrical Ignition Sources

1 action

A1

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

Yes

A sticker affixed to the electrical consumer unit showed a last test date of September 2020.
See Policy Principle.



Photo 2

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

1 action

Is PAT testing in common areas carried out?

No

Portable appliances were noted to be subject to PAT testing. Some items were not seen to have PAT testing labels, or had expired labels.
See Policy Principle.



Photo 3



Photo 4



Photo 5



Photo 6

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A2

It is recommended that an appliance register is instigated if not already in place, comprising of a list of all portable appliances present within the buildings communal areas. Management should ensure that all items included on the list should be subjected to annual PAT testing. Management should arrange for items that have missed this years PAT testing are tested as soon as is reasonably practicable.

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

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

Yes

No personal appliances noted in the common areas with the exception of scooter chargers in the charging room. These should be subject to PAT testing following the 12 month anniversary of their purchase. See A2. See Policy Principle.

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

A4

Is the use of adapters and leads limited?

N/A

No adapters or extension leads noted in the common areas at the time of the assessment.

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

No PV cells noted.

B - Smoking Policies

B1

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

Yes

See policy principle.

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

Residents who wish to smoke can do so within their private accommodation only. No evidence of illicit smoking was seen in the common area at the time of inspection. 'No Smoking' signage provided in the common area as required by the Smoke-free (Premises and Enforcement) Regulations 2006.



Photo 7

C - Arson

C1

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

Yes

The block is installed with an access control system.
The front entrance door was noted to be self closing to prevent unauthorised access.



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

A bin store is located to the rear of the block which is located in an enclosed area away from public access.

D - Portable Heaters and Installations

D1

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

N/A

No portable heaters were noted within the common area at the time of inspection.

D2

Are fixed heating systems maintained annually?

Yes

The common area is installed with a low pressure wet pipe gas fired central heating system.
Individual residential units have their own heating systems.
See Policy Principle.

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)?

No

A communal kitchen is located on the ground floor via the communal lounge. The kitchen was noted to be installed with electrical appliances only with no open flame methods of cooking seen. Heat detection installed to the kitchen.

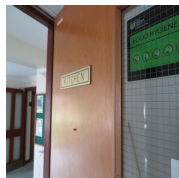


Photo 9

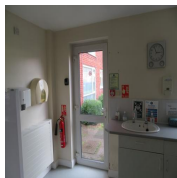


Photo 10



Photo 11



Photo 12



Photo 13

F - Lightning

1 action

F1

1 action

Does the building have a lightning protection system?

Unknown

A LPS was not seen at the time of the assessment.

Open | Created by **Lee Grint**

F1

At the time of the assessment, it could not be confirmed that lightning protection was installed or required, 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

1 action

G1

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

Yes

No combustible materials noted close to sources of ignition at the time of the assessment.

G2

1 action

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

No

The common escape routes were clear of combustible materials, trip hazards and waste at the time of inspection with the exception of a push bike at the bottom of the stairs on the left wing, and a resident

personal shopping trolley outside of flat 25 entrance door.

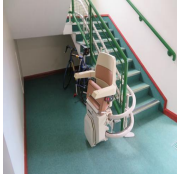


Photo 14



Photo 15

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G2

Items noted should be removed from the communal areas as soon as is reasonably practicable. Residents should be informed that items must not be stored in the communal areas at any time. Regular checks should be conducted to ensure compliance.

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"?

Yes

Mobility scooters were noted to be located in a dedicated charging room located on the ground floor. The room was seen to be enclosed within fire resisting construction including an upgraded notional timber fire door that was self closing. Automatic smoke detection was seen to be installed to the charging room. The charging room has its own external dedicated entrance/exit door which leads directly outside. The door is installed with a push button override and manual call point to override in emergencies. The door is operated via an automatic self closing device.

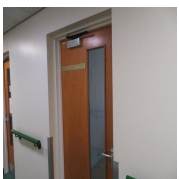


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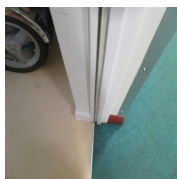


Photo 17

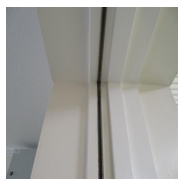


Photo 18

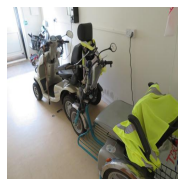


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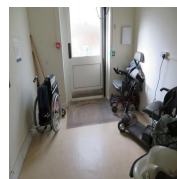


Photo 20



Photo 21

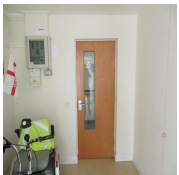


Photo 22

H - Hazards Introduced by Contractors

H1

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

N/A

No hot works noted at the time of the assessment.
See policy principle.

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

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 dangerous substances were noted being stored or in use at the time of inspection.

J - Other Significant Hazards

J1

Are all issues deemed satisfactory? [1]

Yes

Signage was installed to the communal laundry room requiring residents to empty lint filters of dryers after every use.



Photo 23

J2

Are all issues deemed satisfactory? [2]

Yes

There were no other fire hazard issues noted at the time of inspection.

K - Means of Escape

3 actions

K1

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

Yes

The means of escape design is broadly in accordance with current design codes and is deemed 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

The escape routes are considered to be adequately protected (subject to recommendations which may be noted elsewhere in this report).

K3

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

Yes

The provision of exits is considered adequate for the number of people expected to be present. The exit widths provided appear adequate for the numbers expected to be present. A chair lift was installed to the stairs between on the left wing. This had a marginal impact to the width of the escape stairs. Due to the fact that the block operates a Stay Put evacuation strategy from flats (dual policy for the building), this is deemed acceptable.

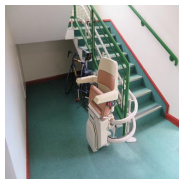


Photo 24

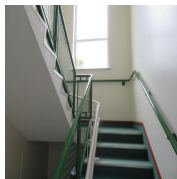


Photo 25

K4

2 actions

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

No

The final exit door located at the base of the left wing stairs was seen to be installed with a Redlam security bolt. The final exit door from the communal kitchen was installed with a lockable euro cylinder. The key was not in the lock at the time of the assessment. It is believed that this door is a final exit by design due to the presence of manual call points adjacent to the door.

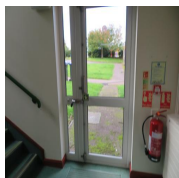


Photo 26



Photo 27



Photo 28

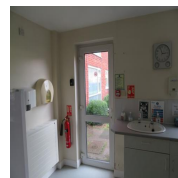


Photo 29

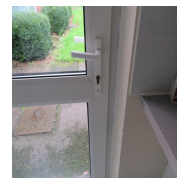


Photo 30

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K4

The euro cylinder locking mechanism installed to the final exit in the kitchen should be replaced with a thumb turn style locking mechanism openable without the use of a key.

Open | Priority **Medium** | Due **14 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

K4

Redlam bolts are not advised in areas accessible to the public. It is advised that the bolt is removed. A push pad is in place on the door and sufficient to ensure security. If management have concerns regarding the general use of the door without the bolt in place, consideration should be given to the installation of a security alarm to the door.

Action/Recommendation Required?

Yes

Action Priority:	Medium - 3 Months
K5	
Do final exits open in the direction of escape where necessary?	Yes
Final exit doors were seen to open outwards.	
K6	
Are travel distances satisfactory? (consider single direction and more than one direction, property risk profile and occupancy characteristics)	Yes
Travel distances appear to be in line with that allowed in NFCC - Fire Safety in Specialised Housing Guidance.	
K7	
Are there suitable precautions for all inner rooms?	N/A
No inner rooms noted.	
K8	
Are escape routes separated where appropriate?	Yes
Escape routes are adequately separated with fire resisting construction and fire doors sets.	
K9	
Are corridors sub-divided where appropriate?	Yes
Cross corridor fire doors are installed at regular intervals where required.	
K10	
Do escape routes lead to a place of safety?	Yes
Escape routes lead to a place of safety.	
K11	
Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision)	Yes
The communal areas are adequately ventilated via a combination of manually opening doors and windows to corridors, stairs and landings.	
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

It was noted that wiring located above suspended ceiling tiles was not adequately secured to prevent premature collapse in the event of a fire situation. The suspended ceiling is not thought to be fire resisting, therefore a cable entanglement scenario is possible in the event of a fire situation in the common escape routes of the ground floor.



Photo 31



Photo 32

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

K12

The client should ensure that all surface mounted wiring is adequately secured with non-combustible means to prevent premature collapse and cable entanglement scenarios in the event of a fire situation.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

L - Flat Entrance Doors

1 action

L1

1 action

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

No

Flat entrance doors were seen to be FD30 timber fire doors or upgraded notional timber fire doors. (NB. - from limited visual inspection, certification not seen; adequacy of installation not confirmed).

Sample inspection of flat entrance doors was not possible at the time of the assessment. The fire rated flat entrance doors appear to be in good condition. There is no glazing present to any flat entrance doors in this property. Sidelights installed to the flat entrance doors were noted to be Georgian wired glass.

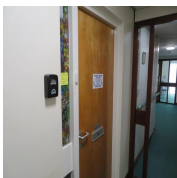


Photo 33

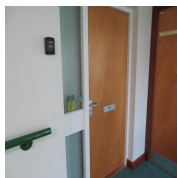


Photo 34

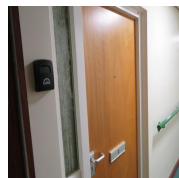


Photo 35

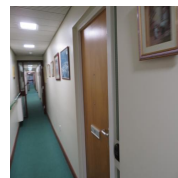


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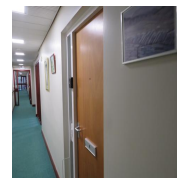


Photo 37

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

L1

Management should establish an ongoing programme of rolling checks to flat entrance doors to ensure they are installed with combined intumescent strips/cold smoke seals and positive action self-closing devices.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

M - Common Area Fire Doors

3 actions

M1

3 actions

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

No

All common area fire doors and/or frames appear to be upgraded notional solid core or glazed timber fire doors and frames. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

The door to the laundry room on the ground floor was not closing fully under the power of its self closing device.

All common area fire rated fire doors and frames appear to be in good condition.

All glazing to common area fire doors appears to be appropriately fire rated.

Side panels to common area fire doors appear to be appropriately fire rated.

Common area fire doors are fitted with adequate self-closing devices where required.

Common area fire doors are provided with adequate intumescent strips and smoke seals.

Common area fire doors are considered adequate (subject to any issues noted elsewhere in this report).

All store cupboards and the lift motor room were not accessible at the time of the assessment due to non-standard keys being required.

It was noted that hinges installed to fire doors throughout the building are original non-CE marked hinges. These cannot be confirmed as fire rated. Some hinges are showing signs of wear such as leaking oil.

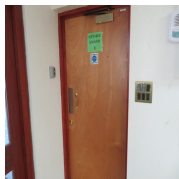


Photo 38



Photo 39

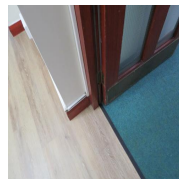


Photo 40

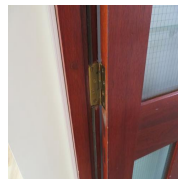


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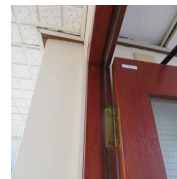


Photo 42

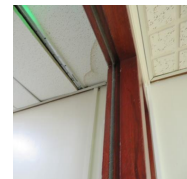


Photo 43



Photo 44

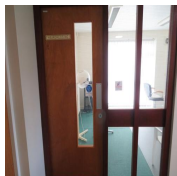


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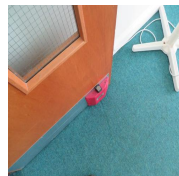


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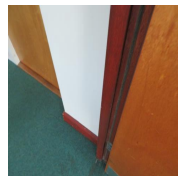


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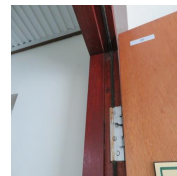


Photo 48



Photo 49

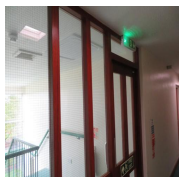


Photo 50

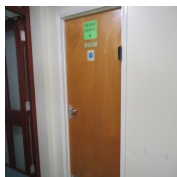


Photo 51

Open | Priority **Medium** | Due **14 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

M1

The laundry room door or its self closing device should be repaired or replaced to ensure that the door closes fully from all angles under the power of its self closing device.

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

M1

It is recommended that hinges are replaced with CE marked fire rated hinges as part of a rolling

program, starting with hinges that are showing signs of wear and hinges to doors for higher risk rooms such as kitchens and lounges. Hinges should be replaced across the whole door at the same time to maintain compatibility and remedial works should be completed by a competent third party accredited contractor.

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

M1

Doors noted as not accessible should be checked for general condition and operation in addition to the presence of combined intumescent strips/cold smoke seals.

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)

No

A visual inspection of the emergency lighting system installed to the client's premises confirmed that it appears to be in accordance with BS 5266. The emergency light fittings at the base of both the left and right hand stairwells were noted not to have any visible charging LED's present.



Photo 52

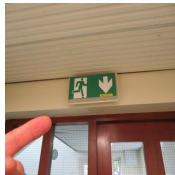


Photo 53

Open | Priority **Medium** | Due **14 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

N1

The light fittings noted should be checked for suitable operation. Lights to be repaired or replaced by a competent third party accredited contractor to ensure they are fully operational where required.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

N2

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

N/A

O - Fire Safety Signs and Notices

3 actions

O1

3 actions

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

A Fire Action Notice was not located at the front entrance of the block detailing a stay put evacuation strategy for residents within their flats. This is required to support the Dual Policy evacuation strategy. Fire Action Notices were located in regular places throughout the common area detailing a simultaneous evacuation from the common areas only. Mandatory fire door signage was missing from multiple fire doors throughout the building including all of the stairwell fire doors. Directional signage was installed throughout. The lift on the 1st floor was not installed with safety signage instructing residents not to use the lift in the event of a fire.



Photo 54

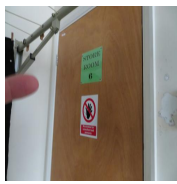


Photo 55

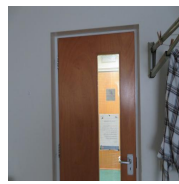


Photo 56



Photo 57

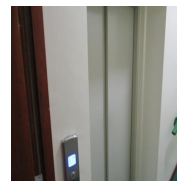


Photo 58

Open | Priority **Medium** | Due **14 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

O1

The lift on the 1st floor should be installed with fire safety signage instructing residents and visitors not to use the lift in the event of a fire situation.

Open | Priority **Medium** | Due **14 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

O1

A Fire Action Notice should be located at the front entrance to the block detailing the block operates a stay put policy for all persons within their flats. FHG have a specific format for this type of FAN in buildings operating a Dual evacuation policy.

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

O1

Management should conduct a review of fire door signage throughout the building. Self closing doors should be installed with 'Fire Door - Keep Shut' signage to both sides. Locked fire doors should be installed with 'Fire Door - Keep Locked Shut' signage to the outer face. Flat entrance doors do not require fire door signage.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

O2

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

N/A

The building is less than 11m in height.

P - Means of Giving Warning in Case of Fire

5 actions

P1

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

Yes

The building is a purpose built block of flats with an adequate standard of compartmentation (subject to recommendations made elsewhere in this report). As this block operates a 'dual policy' it is suitable for a fire detection and warning system to be installed to the communal areas to assist in evacuation from these areas. An automatic addressable fire detection and warning system was installed to the communal areas that appeared to be broadly compliant with BS 5839:1/BS 5839:6 Category M/L1/Grade A LD1.

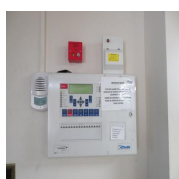


Photo 59

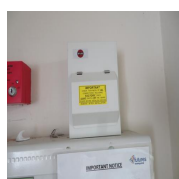


Photo 60

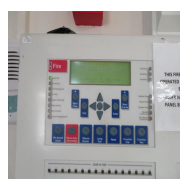


Photo 61

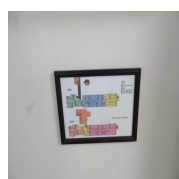


Photo 62

P2

1 action

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

No

The power supply for the fire detection and warning system is located directly above the panel and is accessible to residents and visitors. See P1.



Photo 63

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

P2

It is recommended that the power supply to the fire detection and warning system is enclosed within a secure box or the current box installed with security measures such as padlocks. This is to prevent the power supply maliciously or accidentally being turned off.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

P3

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

N/A

See P1.

P4

1 action

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

Yes

Although sample inspection of flats was not possible at the time of the assessment, the zone map installed adjacent to the fire alarm panel indicates that the communal fire detection and warning system does extend into the individual flats.



Photo 64

Open | Priority **Medium** | Due **14 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

P4

Management should confirm the configuration of the fire alarm system to ensure it adequately supports the evacuation strategy. This would involve ensuring that the sound pressure of the alarm in the common areas does not exceed 45dB (A) within the flats. The intention is to warn people in the common areas to leave the building i.e use simultaneous evacuation, but not those persons within their flats.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

P5

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

Yes

A fire alarm zone plan was present.

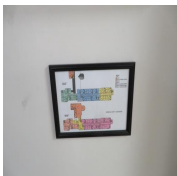


Photo 65

P6

1 action

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

Unknown

It is not known what provisions are in place for silencing and resetting the fire alarm panel.

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

P6

Management should confirm the provisions in place for silencing and resetting the fire alarm panel. It is likely not acceptable or appropriate for residents to silence and reset the alarm panel, therefore other provisions should be confirmed as in place.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

P7

1 action

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

Unknown

Sample inspection of individual flats was not possible at the time of the assessment.

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

P7

Rolling checks should be conducted by management. The extent of automatic fire detection in each flat should comply with the recommendations of BS 5839-6: 2019 for a Category LD1 system. Smoke alarms should be provided in all circulation spaces, and in all rooms, within each flat, other than kitchens, toilets, shower rooms and bathrooms. In kitchens, heat alarms should be provided.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

P8

1 action

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?

Unknown

Smoke detection within individual flats could not be confirmed as connected to an ARC or telecare (Tunstall system).

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

P8

The early summoning of the Fire and Rescue Service should be achieved by monitoring of the domestic smoke and heat alarms (or communal smoke and heat detectors) within each flat, so enabling fire alarm signals to be transmitted to any on-site scheme manager (or care staff in extra care housing) or, when no staff are available to respond to alarm signals, to an alarm receiving centre (ARC). The client should confirm the monitoring arrangements of the domestic alarm systems within individual flats

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

Q - Measures to Limit Fire Spread and Development

5 actions

Q1

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

Yes

The property is a purpose built block with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report).

Q2

1 action

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

No

Sample inspection of accessible areas above suspended ceilings directly above fire resisting door sets found fire stopping of penetrating services not to be adequate. Limited access was possible to other areas due to fragile suspended ceiling systems.

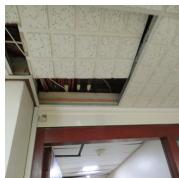


Photo 66

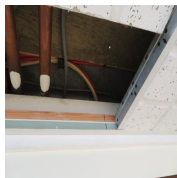


Photo 67

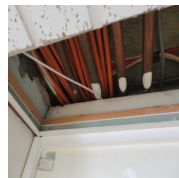


Photo 68

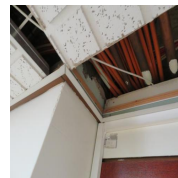


Photo 69

Open | Priority **Medium** | Due **14 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

Q2

Due to the serious nature of missing fire resisting construction above fire door sets where a suspended ceiling exists in this property type, it is advised that a compartmentation survey is completed to identify all areas that require fire stopping. The survey should be completed by a competent third party accredited contractor.

Suspended ceilings are only present on the ground floor, fire doors on the first floor have fire resisting construction above.

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

Risers were not accessible at the time of the assessment due to non-standard keys being required.

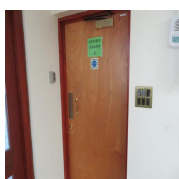


Photo 70

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

Q3

Management should arrange to access risers to ensure they are adequately fire protected and fire stopped. If found not to be suitable firestopping should be carried out using fire rated materials, and by a third party accredited contractor.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

Q4

1 action

Is compartmentation maintained in the roof space?

No

Sample inspection of roof spaces found them to be adequately compartmented. It was noted that loft hatches were not adequately fire resisting.



Photo 71



Photo 72



Photo 73

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

Q4

It is recommended that all of the plastic loft hatch doors are replaced with FD30 fire resisting equivalents. Remedial works should be completed by a competent third party accredited contractor.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

Q5

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

N/A

No recessed meter enclosures noted in the common areas.

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

There were no common ventilation systems or dampers noted within this property.

Q7

1 action

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

No

There were multiple areas of the ground floor that had loose or missing suspended ceiling tiles at the time of the assessment.



Photo 74



Photo 75

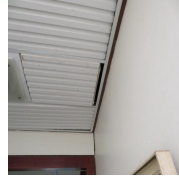


Photo 76



Photo 77

Open | Priority **Medium** | Due **14 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

Q7

Management should ensure that all ceiling tiles are replaced as soon as is reasonably practicable. Damaged or ill fitting tiles should also be replaced. Regular checks should be conducted, especially following maintenance visits from contractors.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

Q8

1 action

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

No

Sample inspection of soft furnishings installed to the lounge found them to be compliant with the Furniture and Furnishings Regulations 1988. As this is a medium hazard property, furniture and furnishings should comply with BS7176 (upholstered furniture and BS5867 (curtains and drapes).



Photo 78



Photo 79

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

Q8

Management should review furniture and furnishings throughout the common areas with a view to ensuring all items provided are compliant as noted in Q8.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

Q9

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

N/A

No external attachments (such as balconies, sun shading or wall-mounted solar panels) were noted to the building façade.



Photo 80



Photo 81



Photo 82



Photo 83

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

The external wall construction of the building appears to be of sufficiently low risk that it can be assessed visually as part of this Type 1 assessment. The external wall is constructed from traditional brick and block under a pitched and tiled roof.

Q11

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

N/A

Q12

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

N/A

Q13

Are all other fire spread/compartmentation issues satisfactory?

Yes

From a limited visual inspection from ground level, window and door frames (and any associated spandrel or infill panels that may be installed) appear satisfactory with regard to combustibility and fire spread.

R - Fire Extinguishing Appliances

1 action

R1

1 action

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

No

Manual fire extinguishing appliances were installed to the common areas. It is not considered necessary to provide fire extinguishers in the common parts of sheltered or extra care housing. Such equipment should only be used by those trained in its use, and it is not considered appropriate, or advisable, for older or frail residents to use fire-fighting equipment. In addition, if a fire occurs in a flat, the provision of fire

extinguishing appliances in the common parts might encourage some residents to enter the common parts to obtain an appliance to fight the fire.



Photo 84



Photo 85



Photo 86



Photo 87

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

R1

Management should review the current policy surrounding the presence of manual fire extinguishing appliances within the building. Based upon NFCC guidance as stated in R1, if there are no trained staff members present to use extinguishers, then consideration should be given to the removal of the manual fire extinguishing devices from the common areas.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

S - Relevant Automatic Fire Extinguishing Systems

1 action

S1

Are there any automatic fire suppressant systems on site?

N/A

S2

Are there any fixed fire fighting mains within the premises?

N/A

S3

1 action

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

No

A Firefighters override facility was installed to the block entrance door. This was not working when tested at the time of the assessment.




Photo 88

Open | Priority **Medium** | Due **14 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

S3

The Firefighters override facility noted should be repaired or replaced by a competent contractor as soon as is reasonably practicable.

Action/Recommendation Required?	Yes
Action Priority:	Medium - 3 Months
T - Procedures and Arrangements	1 action
T1	
Recommended evacuation strategy for this building is:	Dual Policy Recommended
T2	
Has a competent person(s) been appointed to assist in undertaking the preventative and protective measures including in house checks?	Yes
Regular checks of the block are conducted by the clients representatives in the form of property managers.	
T3	
Are there appropriate documented fire safety arrangements and procedures in place in the event of fire?	Yes
Fire Action Notices are suitable and sufficient to cover the requirements stated in this section.	
	
Photo 89	
T4	
Are there suitable arrangements for liaison and calling the Fire Service?	Unknown
Residents are required to call the Fire and Rescue Service in the event of a fire. It has also been recommended that internal smoke detection is connected to the telecare system for external monitoring. See P8 for recommendation.	
T5	
Are there suitable fire assembly points away from any risk?	Yes
Assembly point adequate.	
T6	1 action
Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?	Unknown
This sheltered housing block is low risk and thought to house residents capable of independent living	

capable of self evacuation. A PIB is available in the common area designed to house information pertaining to at risk residents where required.



Photo 90

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

T6

The NFCC Specialised Housing Guide advocates that a Person-Centred Fire Risk Assessment be completed for vulnerable residents and appropriate additional fire safety measures be put in place depending on the findings.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

T7

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

N/A

Staff not permanently present. Extinguishers are recommended for review and removal in R1.

T8

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

N/A

Staff not permanently present 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)

Yes

See policy principle.

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

U2

Are employees nominated to assist in the event of fire given

N/A

additional training?



No staff present.

V - Testing and Maintenance

V1

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



See policy principle.

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

W - Records

1 action

W1

1 action

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



Records were not available at the time of the assessment.

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

W1

The client should ensure they are keeping accurate records of testing, maintenance and staff training in relation to fire training and other relevant sections of this report. Records can be kept on site in paper format or held centrally by electronic means.

Action/Recommendation Required?



Action Priority:

Low - 12 Months

X - Premises Information Box

1 action

X1

1 action

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?



A PIB is located at the main entrance. It is not known if this is kept up to date with relevant information.

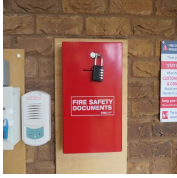


Photo 91

Open | Priority **Low** | Due **14 Nov 2024 12:00 AM GMT** | Created by **Lee Grint**

X1

The client should ensure that the PIB box is updated regularly with all relevant information pertaining to the property and its residents. Further advice can be found in NFCC Specialised Housing Guidance.

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

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

Y - Engagement with Residents

1 action

Y1

1 action

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

Unknown

It could not be confirmed if the fire safety information and procedures have been disseminated to the residents of the block.

Open | Priority **Medium** | Due **14 Feb 2024 12:00 AM GMT** | Created by **Lee Grint**

Y1

The client should ensure that residents are provided with a copy of the fire safety instruction notice for the premises (when moving in and annually thereafter). The client should also ensure that information regarding Fire Door is provided to new residents when they move in and re-issued to all residents as required by 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]

Yes

There were no other relevant issues noted at the time of inspection.

Z2

Are all issues deemed satisfactory? [2]

Yes

There were no other relevant issues noted at the time of inspection.

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	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	Greenhill Court: NN6 7PG
Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies	All accessible 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	14 Nov 2023
Part 6 - Recommended Date for Reassessment of the premises	14 Nov 2024
Part 7 - Unique Reference Number of this Certificate (Job Number)	171952

Signed for on behalf of the Issuing Certified Organisation

James Hutton



Dated:

14 Nov 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@bafes.org.uk | www.bafes.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

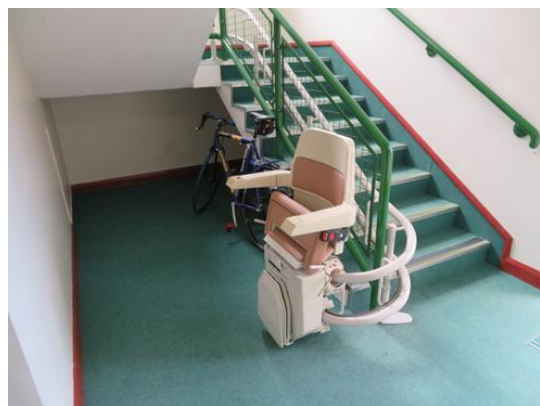


Photo 14



Photo 15



Photo 16

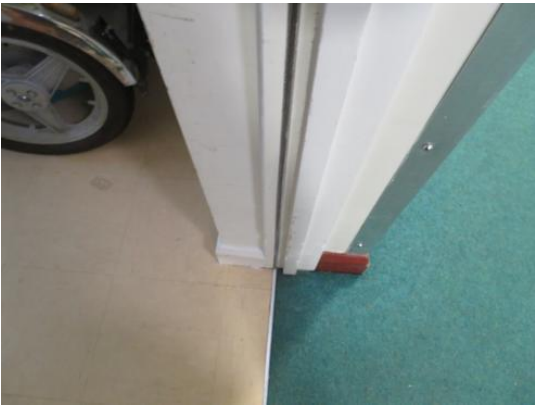


Photo 17



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

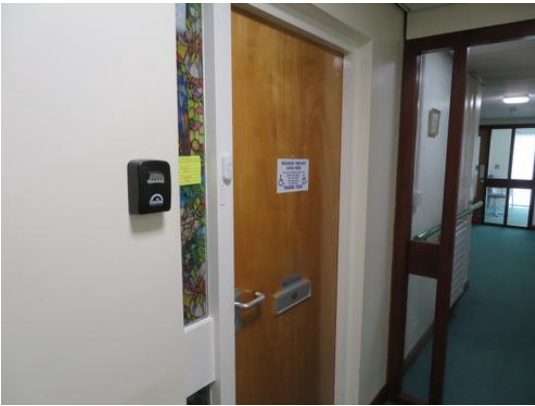


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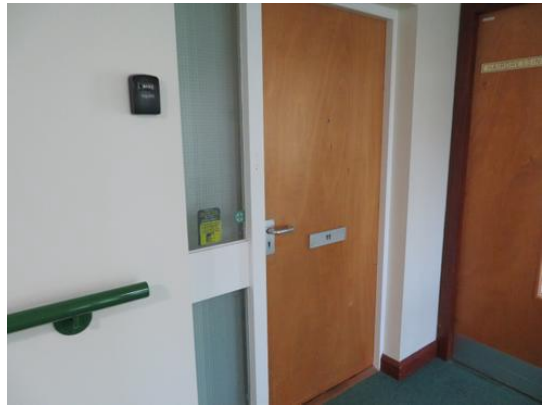


Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44

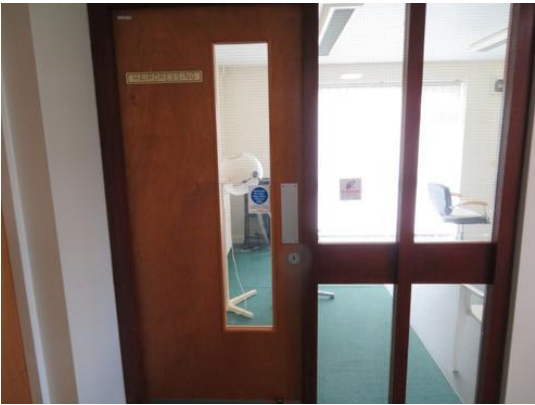


Photo 45



Photo 46

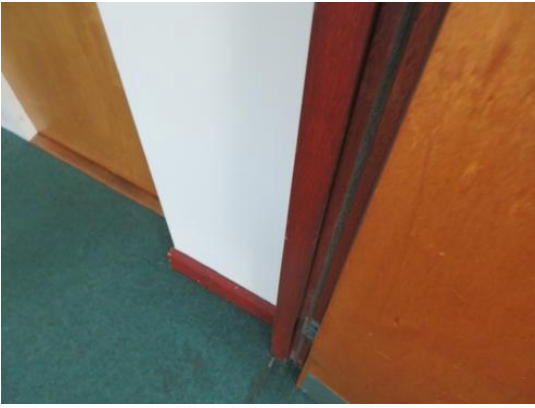


Photo 47



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

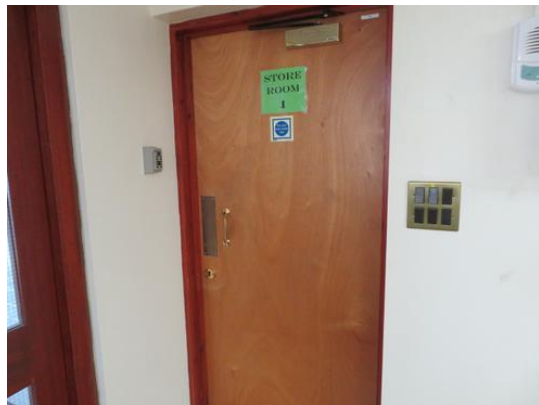


Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84

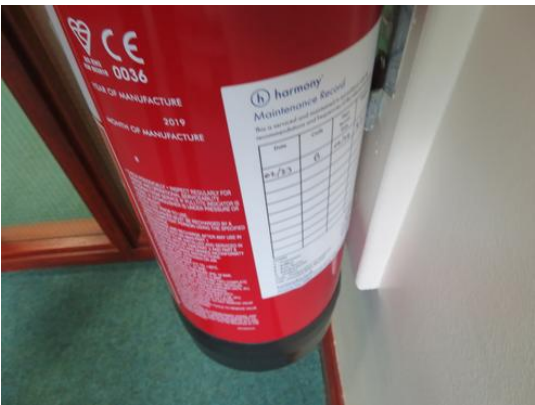


Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91