

Futures Fire Risk Assessment

Futures Homescape, Block 1-53 The
Bailey Wills Building: NN1 4HZ, - UPRN:
BAI602-BLK / 173518 / QA Approved /
Andy Cloke

Complete

| | | | |
|----------------------|---|----------------|---|
| Flagged items | 2 | Actions | 9 |
|----------------------|---|----------------|---|

SITE NAME:

Futures Homescape, Block 1-53
The Bailey Wills Building: NN1
4HZ, - UPRN: BAI602-BLK, Fire Risk
Assessments, Futures Homescape

PROPERTY IMAGE



Photo 1



Photo 2

UPRN:

BAI602-BLK

JOB NUMBER:

173518

FRA COMPLETED BY:

Pennington Choices Limited

FIRE RISK ASSESSOR NAME:

Jamie Yarwood

INSPECTION DATE:

18 Nov 2023

REPORT STATUS:

QA Approved

REASSESSMENT PRIORITY

Medium - 2 Years

VALID TO: (QA Use Only)

3 Jan 2026

VALIDATION DATE: (QA Use Only)

3 Jan 2024

VALIDATED BY: (QA Use Only)

Andy Cloke

VALIDATOR'S SIGNATURE: (QA Use Only)

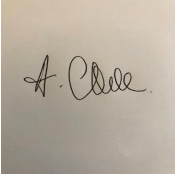


Photo 3

Flagged items & Actions

2 flagged, 9 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

9 actions

Detailed Risk Assessment Part 2 / F - Lightning / F1

Does the building have a lightning protection system?

No

No lightning protection on the building noted.

Open | Priority: Low | Created by: Jamie Yarwood

F1

Recommend management undertake a risk assessment of the building to determine if lightning protection is required.

Detailed Risk Assessment Part 2 / G - Housekeeping / G2

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

No

Building appears to be well managed with no significant issues noted at time of inspection, however a table was noted being stored on the open deck outside flat 9.

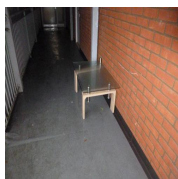


Photo 21

Open | Priority: Medium | Due: 3 Apr 2024 9:26 PM BST | Created by: Jamie Yarwood

G2

Storage as noted requires removing from the common area and residents informed not to use the common areas for storage of personal items.

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

Conduit and cables were noted throughout the premises and it was not possible to confirm that the requirements of Regulation 521.10.202 of the BS 7671 - 18th Edition of The IET Wiring Regulations, which requires all cables to be adequately supported using non-combustible fixings to prevent premature collapse

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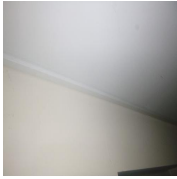


Photo 40

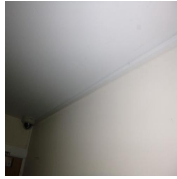


Photo 41

Open | Priority: Low | Created by: Jamie Yarwood

K12

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

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

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

Yes

Sampled flat entrance door is situated at the end of one of the open decks with no passing risk. It was unable to be confirmed if flat entrance doors offer 30 minutes fire resistance. Ineffective flat entrance doors in a fire condition may allow smoke heat and fire to spread; this may impede escape and may cause physical harm to the occupants of the building

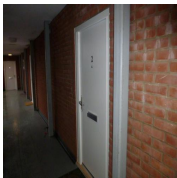


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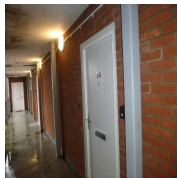


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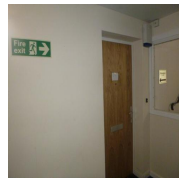


Photo 44

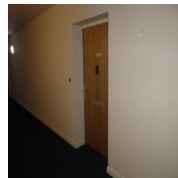


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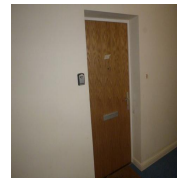


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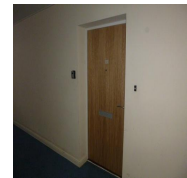


Photo 47

Open | Priority: Medium | Due: 3 Apr 2024 10:37 PM BST | Created by: Jamie Yarwood

L1

Management to confirm that adequate FD30S certification is present for the flat entrance doors. If certification is unavailable, then a comprehensive fire door survey should be undertaken to the flat entrance doors by a competent 3rd party accredited company. Any recommendations from such a survey should be implemented as soon as practicable.

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

Flat 10 found fitted with a hard wired smoke alarm in the entrance hall, no access to remaining flats at time of inspection to check for hard wired smoke alarms.

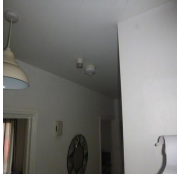


Photo 68

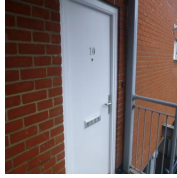


Photo 69

Open | Priority: Medium | Due: 3 Apr 2024 11:05 PM BST | Created by: Jamie Yarwood

P7

It is recommended that each flat is checked to confirm that BS5839-6:2019 Grade D, LD2 detection is fitted.

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

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

Unknown

Predominantly brick faced external fascia, however cladding was noted to the top floor level.



Photo 80



Photo 81



Photo 82

Open | Priority: Low | Due: 3 Jan 2025 11:18 PM GMT | Created by: Jamie Yarwood

Q9

Management to confirm the cladding to the top floor as noted conforms to current guidelines with reference to external spread of flame.

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

Unknown if suitable arrangements were in place for any persons within the premises with disabilities.

Open | Priority: Low | Created by: Jamie Yarwood

T6

PEEPs are currently not applicable in general needs properties, however a Person-Centred Fire Risk Assessment (PCFRA) may be appropriate, if a resident has been identified as especially vulnerable and at risk from fire hazards in their property. It is recommended that the provider works with the identified vulnerable resident or their representative to help to reduce risk from fire and where necessary involve other agencies. In addition refer to Y1.

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?

Yes

Premises information box is provided, however no access at time of inspection.



Photo 83

Open | Priority: Low | Created by: Jamie Yarwood

X1

Management to confirm the information held in the premises information box is current and a policy in place to regularly update the information.

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

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

Unknown

No information available at time of assessment.

Open | Priority: Low | Created by: Jamie Yarwood

Y1

Management to confirm that information on fire procedures are shared with residents on sign-up of the property, with regular updates on their website, property notice boards, specific mailings etc.

Detailed Risk Assessment Part 1

1. General Information

| | |
|--|--|
| 1.1 FRA Type: | Type 1 |
| 1.2 Property Type: | Purpose Built Block of Flats |
| 1.3 Property Designation: | General Needs |
| 1.4 Responsible Person: | Lindsey Williams - CEO Futures Housing Group |
| 1.5 No of Floors: | 6. |
| 1.6 No of Flats (if applicable): | 52 (no number 13 noted). |
| 1.7 Ground Floor Area (m2): | 100 |
| 1.8 Total Area of all Floors (m2) | 600 |

1.9 Building Description:

Six storey purpose built building built on sloping ground utilised as a general needs residential block consisting 52 flats (no number 13). 12 flats are located on each of the first, second and third floors, 10 flats are accessed from the fourth floor and 6 flats are accessed from the fifth floor level. The building is provided with two lobby protected staircases and there is a single passenger lift installed serving all floor levels. There is a mains electrical intake cupboard provided at first floor level and there is an electrical riser cupboard in the corridor at fifth floor level. Fifth floor flats are accessed from a corridor with two way travel, remaining residential floors are provided with a corridor having two way travel and lobbies containing one flat also having a door serving open decks with a single direction of travel. The building is provided with an externally accessed bin store (no access at time of inspection) and the building is provided with two exits at ground floor with one exit being outward opening having level access and the second exit being inward opening having level access. There is an open sided car parking area at ground floor and is accessed via a lobby and contains various cupboards (no access at time of inspection).

1.10 Building Construction:

Appearing to be of steel framed construction with a predominantly brick faced external fascia with some cladding to the fifth floor. The building is provided with two metal staircases and open decks and appears to have timber floors and a flat roof.



Photo 4

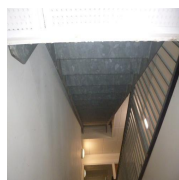


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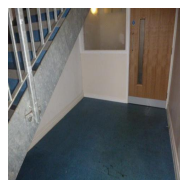


Photo 6

1.11 Extent of common areas:

Entrance hall, staircases, landings, corridors, open decks, electrical intake cupboard, escape routes internal and external.

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

Externally accessed bin room and various cupboards at ground floor - secured with non standard locking mechanisms.

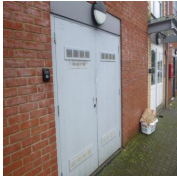


Photo 7

1.13 If applicable, state which flats were sample inspected:

Flat 10 which is situated at the end of one of the first floor open decks.

2. The Occupants

2.1 Management Extent

Non Managed – eg GN

2.2 Details of any onsite Management

General needs building with no permanent onsite management, occasional visits by Futures staff and contractors expected.

2.3 Person managing fire safety in the premises

Lindsey Williams, Chief Executive, Futures Housing.

2.4 Person consulted during the fire risk assessment

No person consulted

2.5 Number of occupants (maximum estimated)

104 estimated at two persons per flat.

2.6 Approximate maximum number of employees at any one time

Residential block with no onsite management, occasional visits by Futures staff and contractors expected.

2.7 Number of members of the public (maximum estimated)

Residential block, low numbers expected.

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

This is a 'general needs' building. The premises will have sleeping occupants, and it is conceivable that young persons and the elderly may be present within flats. forming part of families. In addition, there may also be lone workers, visitors on the premises, and occupants with varying degrees of physical/mental impairment.

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

Local Authority.

3.5 Guidance used as applicable to premises and occupation

Home Office Fire Safety in Purpose Built Blocks

3.6 Is there an alteration or enforcement notice in force?

Unknown

None apparent and no information available.

3.7 Fire loss experience (since last FRA)

Unknown

None apparent and no information available.

Detailed Risk Assessment Part 2

9 actions

A - Electrical Ignition Sources

A1

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

Yes

Labeling on the electrical intake equipment indicated the date of the current periodic electrical test being completed in June 2023. In addition refer to principle.



Photo 8



Photo 9

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

A2

Is PAT testing in common areas carried out?

Yes

No portable electrical appliances observed in common parts.

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

A3

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

N/A

No personal electrical appliances noted in the common area.

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 leads noted in the common area at time of assessment.

A5

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

N/A

and rescue service?



None noted in the common area.

B - Smoking Policies

B1

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



Smoking is not permitted in the common area, residents are permitted to smoke in their own flats only. Refer to 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?



No evidence of illicit smoking, no smoking signage was provided in the common area.



Photo 10

C - Arson

C1

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



Building is provided with electronic entry systems and was found locked at time of assessment, in addition a fire service override mechanism is installed.



Photo 11



Photo 12



Photo 13

C2

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



Externally accessed bin store provided (no access at time of inspection).

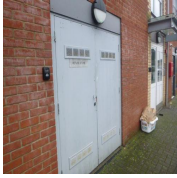


Photo 14

D - Portable Heaters and Installations

D1

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

N/A

No portable heating equipment noted in common parts at the time of the assessment.

D2

Are fixed heating systems maintained annually?

N/A

No fixed heating installations noted within the common parts at the time of the assessment, refer to 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)?

N/A

No cooking facilities provided in the common area.

F - Lightning

1 action

F1

1 action

Does the building have a lightning protection system?

No

No lightning protection on the building noted.

Open | Priority: Low | Created by: Jamie Yarwood

F1

Recommend management undertake a risk assessment of the building to determine if lightning protection is required.

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 material noted in the vicinity of any sources of ignition at time of assessment.

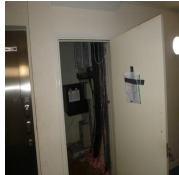


Photo 15

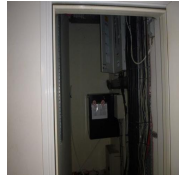


Photo 16

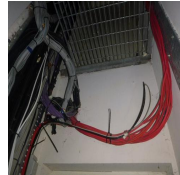


Photo 17



Photo 18



Photo 19



Photo 20

G2

1 action

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

No

Building appears to be well managed with no significant issues noted at time of inspection, however a table was noted being stored on the open deck outside flat 9.

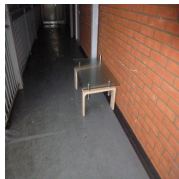


Photo 21

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G2

Storage as noted requires removing from the common area and residents informed not to use the common areas for storage of personal items.

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"?

N/A

No mobility scooters or electric vehicles noted in the common area at time of assessment.

H - Hazards Introduced by Contractors

H1

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

Yes

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

General needs block with no dangerous substances noted in the common area at time of assessment.

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

J - Other Significant Hazards

J1

Are all issues deemed satisfactory? [1]

Yes

No other issues noted at time of assessment.

J2

Are all issues deemed satisfactory? [2]

N/A

K - Means of Escape

1 action

K1

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

Yes

Escape route design appears to comply with current guidance documents and is considered satisfactory. Open decks are provided with a single direction of travel, however the flat windows opening onto the open decks are above 1.1m and vents in flat walls are considered satisfactory due to sufficient ventilation from the open decks.

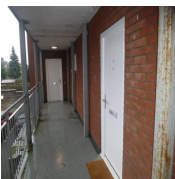


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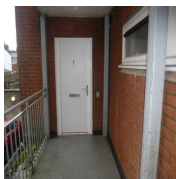


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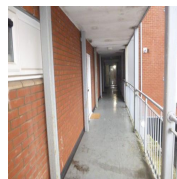


Photo 24

K2

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

Yes

Fire resisting construction protecting the escape route is considered satisfactory, however refer to L1.

K3

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

Yes

Exit width is considered satisfactory for the expected numbers in the building.

K4

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

Yes

Electronic release mechanisms fitted with green manual override devices considered satisfactory.



Photo 25

K5

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

Yes

Building is operating a stay put policy and the exits are considered satisfactory for the expected numbers in the building.



Photo 26



Photo 27

K6

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

Yes

Travel distances are considered to be in accordance with current guidelines considered satisfactory.

K7

Are there suitable precautions for all inner rooms?

N/A

No inner rooms noted in the common area.

K8

Are escape routes separated where appropriate?

Yes

Escape stairs are separated by fire resisting construction.

K9

Are corridors sub-divided where appropriate?

N/A

No corridors requiring sub-division provided in the building.

K10

Do escape routes lead to a place of safety?

Yes

Exit doors allow escape directly to outside and away from the building.



Photo 28

K11

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

Yes

Automatic opening ventilation system installed in both staircases with L5 smoke detection and manual control devices. In addition manually openable windows are provided and there is additional ventilation from the open decks and there is a smoke shaft provided on each residential corridor, considered satisfactory.



Photo 29



Photo 30



Photo 31

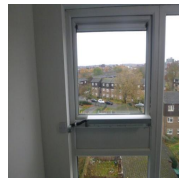


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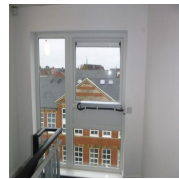


Photo 33



Photo 34



Photo 35

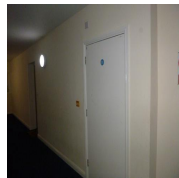


Photo 36

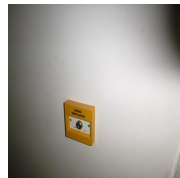


Photo 37

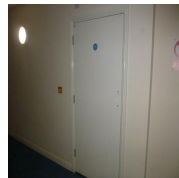


Photo 38



Photo 39

K12

1 action

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

Yes

by fire rated fastening?

Conduit and cables were noted throughout the premises and it was not possible to confirm that the requirements of Regulation 521.10.202 of the BS 7671 - 18th Edition of The IET Wiring Regulations, which requires all cables to be adequately supported using non-combustible fixings to prevent premature collapse in the event of a fire. The new regulation is not applied retrospectively so any wiring systems fitted before 2019 do not need to be immediately updated. Any new installation or additions and alterations to existing systems, including temporary wiring, have to comply with the regulations.

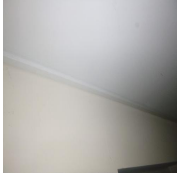


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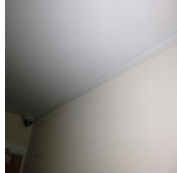


Photo 41

Open | Priority: Low | Created by: Jamie Yarwood

K12

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Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

L - Flat Entrance Doors

1 action

L1

1 action

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

Yes

Sampled flat entrance door is situated at the end of one of the open decks with no passing risk. It was unable to be confirmed if flat entrance doors offer 30 minutes fire resistance. Ineffective flat entrance doors in a fire condition may allow smoke heat and fire to spread; this may impede escape and may cause physical harm to the occupants of the building

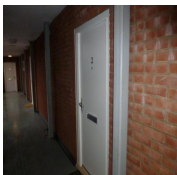


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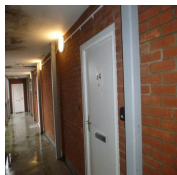


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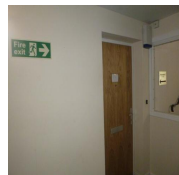


Photo 44

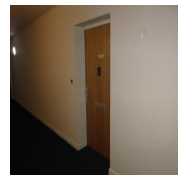


Photo 45

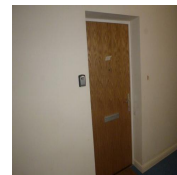


Photo 46

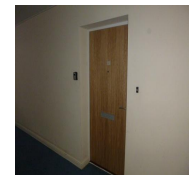


Photo 47

Open | Priority: Medium | Due: 3 Apr 2024 10:37 PM BST | Created by: Jamie Yarwood

L1

Management to confirm that adequate FD30S certification is present for the flat entrance doors. If certification is unavailable, then a comprehensive fire door survey should be undertaken to the flat entrance doors by a competent 3rd party accredited company. Any recommendations from such a survey should be implemented as soon as practicable.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

M - Common Area Fire Doors

M1

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

Yes

Common area doors were considered satisfactory at time of inspection including side panels with etched glazing and were found fitted with adequate self-closing devices or were locked shut.

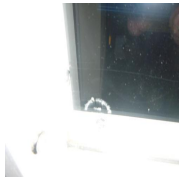


Photo 48

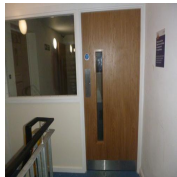


Photo 49



Photo 50

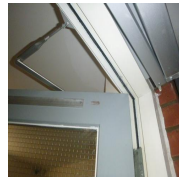


Photo 51

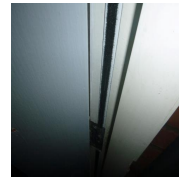


Photo 52



Photo 53



Photo 54

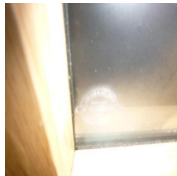


Photo 55

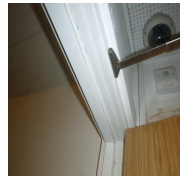


Photo 56

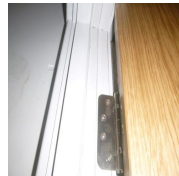


Photo 57

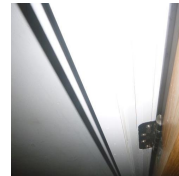


Photo 58

N - Emergency Lighting

N1

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

Yes

Emergency lighting system was provided throughout the common area appearing to conform to BS 5266.

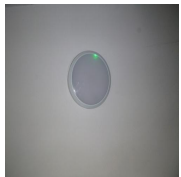


Photo 59



Photo 60

N2

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

N/A

Refer to N1.

O - Fire Safety Signs and Notices

O1

Is there adequate provision of visible fire safety signs and notices? (Consider directional, exits, stairs, fire action notices, Fire door keep shut, fire equipment and 'do not use lift' signage)

Yes

Fire action notice clearly indicating the stay put policy provided in the common area.



Photo 61

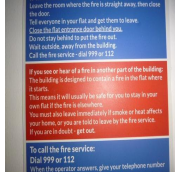


Photo 62

O2

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

Yes

Wayfinding signage is considered satisfactory.



Photo 63



Photo 64

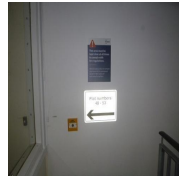


Photo 65

P - Means of Giving Warning in Case of Fire

1 action

P1

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

Yes

No common area fire detection and alarm system installed, considered satisfactory for this purpose built block operating a stay put evacuation strategy. Fire detection system installed appears to be dedicated to the automatic ventilation system and consists of L5 smoke detection and manual control devices.



Photo 66

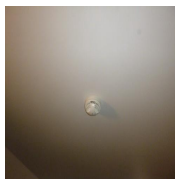


Photo 67

P2

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

Yes

Refer to P1.

P3

If not installed, are the premises deemed safe without a

N/A

common area AFD system?

Refer to P1.

P4

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

N/A

Refer to P1.

P5

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

N/A

Refer to P1.

P6

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

N/A

Refer to P1.

P7

1 action

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

Unknown

Flat 10 found fitted with a hard wired smoke alarm in the entrance hall, no access to remaining flats at time of inspection to check for hard wired smoke alarms.

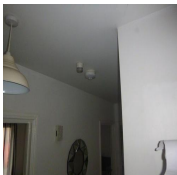


Photo 68

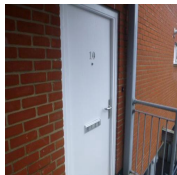


Photo 69

Open | Priority: Medium | Due: 3 Apr 2024 11:05 PM BST | Created by: Jamie Yarwood

P7

It is recommended that each flat is checked to confirm that BS5839-6:2019 Grade D, LD2 detection is fitted.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

P8

If applicable (Sheltered scheme) is the smoke detection within the flats monitored by an alarm receiving centre/on

N/A

site scheme manager via a telecare system?

Q - Measures to Limit Fire Spread and Development

1 action

Q1

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

Yes

From visual inspection only compartmentation appears satisfactory.

Q2

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

Yes

From sample inspection compartmentation in the ceiling voids was found to be satisfactory, however it could not be confirmed that all parts of the ceiling void was free from breaches in compartmentation.

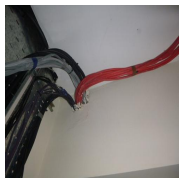


Photo 70

Q3

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

Yes

Compartmentation appears to be satisfactory from visual inspection only.

Q4

Is compartmentation maintained in the roof space?

N/A

The building is provided with a flat roof and no roof void access hatches were noted.

Q5

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

Yes

Compartmentation in the electrical intake cupboard appears satisfactory.

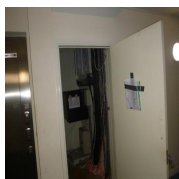


Photo 71

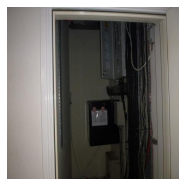


Photo 72

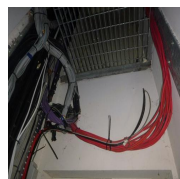


Photo 73

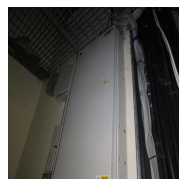


Photo 74



Photo 75



Photo 76



Photo 77

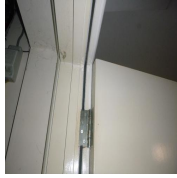


Photo 78



Photo 79

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

Dampers are not considered a requirement in this building.

Q7

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

Yes

Linings to escape routes are considered satisfactory.

Q8

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

N/A

No soft furnishings provided in the common area.

Q9

1 action

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

Unknown

Predominantly brick faced external fascia, however cladding was noted to the top floor level.



Photo 80



Photo 81

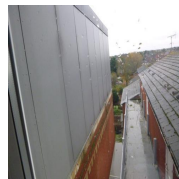


Photo 82

Open | Priority: Low | Due: 3 Jan 2025 11:18 PM GMT | Created by: Jamie Yarwood

Q9

Management to confirm the cladding to the top floor as noted conforms to current guidelines with reference to external spread of flame.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

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

Refer to Q9.

Q11

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

N/A

Refer to Q9.

Q12

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

N/A

Refer to Q9.

Q13

Are all other fire spread/compartmentation issues satisfactory?

Yes

No other compartmentation issues noted at time of inspection.

R - Fire Extinguishing Appliances

R1

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

N/A

No portable fire extinguishers provided and are not considered a requirement.

S - Relevant Automatic Fire Extinguishing Systems

S1

Are there any automatic fire suppressant systems on site?

N/A

No automatic fire suppression systems noted in the block.

S2

Are there any fixed fire fighting mains within the premises?

No

Building is not provided with a fire fighting main.

S3

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

N/A

No other relevant systems noted at time of assessment.

T - Procedures and Arrangements

1 action

T1

Recommended evacuation strategy for this building is:

Stay Put

T2

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

Yes

Futures are responsible and have a fire safety team to undertake the preventative and protective measures across their housing stock.

T3

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

Yes

Adequate fire action notice provided in the common area.

T4

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

Yes

General needs block, residents are expected to summon the fire service.

T5

Are there suitable fire assembly points away from any risk?

N/A

In the event of a resident needing to evacuate the premises in an emergency, the assembly point would be any safe place clear of the building.

T6

1 action

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

Unknown

Unknown if suitable arrangements were in place for any persons within the premises with disabilities.

Open | Priority: Low | Created by: Jamie Yarwood

T6

PEEPs are currently not applicable in general needs properties, however a Person-Centred Fire Risk Assessment (PCFRA) may be appropriate, if a resident has been identified as especially vulnerable and at risk from fire hazards in their property. It is recommended that the provider works with the identified vulnerable resident or their representative to help to reduce risk from fire and where necessary involve other agencies. In addition refer to Y1.

| | |
|---|-------------------------------|
| Action/Recommendation Required? | Yes |
| Action Priority: | Recommendation - No Timescale |
| T7 | |
| Are staff nominated and trained on the use of fire extinguishing appliances? | N/A |
| Building not permanently staffed and no fire extinguishers provided. | |
| T8 | |
| Are staff nominated and trained to assist in evacuation (Where applicable e.g. Offices, supported schemes)? | N/A |
| No staff present in the building, residents are expected to self-evacuate. | |
| U - Training | |
| U1 | |
| Do staff receive adequate induction and annual refresher fire safety training? (To include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm, location and use of fire extinguishers, calling the fire service) | Unknown |
| No permanent staff presence in the building, therefore not applicable in this instance. | |
| Policy Principle: All touchdown points (small offices) staff receive Inductions and annual refreshers on fire safety fire safety. But at all the schemes no permanent staff are present. | |
| U2 | |
| Are employees nominated to assist in the event of fire given additional training? | N/A |
| No permanent staff in the building. | |
| V - Testing and Maintenance | |
| V1 | |
| Are all fire safety provisions for the building (AFD, Emergency Lighting, sprinklers etc.) routinely tested and maintained? | Yes |

See Policy Principle

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

W - Records

W1

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

N/A

Fire drills not considered a requirement in this general needs block.

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?

Yes

Premises information box is provided, however no access at time of inspection.



Photo 83

Open | Priority: Low | Created by: Jamie Yarwood

X1

Management to confirm the information held in the premises information box is current and a policy in place to regularly update the information.

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

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

Y - Engagement with Residents

1 action

Y1

1 action

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

Unknown

No information available at time of assessment.

Open | Priority: Low | Created by: Jamie Yarwood

Y1

Management to confirm that information on fire procedures are shared with residents on sign-up of the property, with regular updates on their website, property notice boards, specific mailings etc.

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

Z - Any Other Information

Z1

Are all issues deemed satisfactory? [1]

Yes

No other issues noted at time of assessment.

Z2

Are all issues deemed satisfactory? [2]

N/A

Assessment Risk Ratings

2 flagged

Risk Rating

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

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

Likelihood of Fire

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

MEDIUM

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

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

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

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

Potential Consequences of Fire

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

MODERATE HARM

Potential Consequences of Fire

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

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

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

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

Premises Risk Rating

1 flagged

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

MODERATE

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

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

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

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

TOLERABLE

Limitations Statement

Fire Risk Assessment – Limitations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

assessor as this is not within their control.

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

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

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

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

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

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

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

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



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 | Block 1-53 The Bailey Wills Building: NN1 4HZ |
| Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies | Entrance hall, staircases, landings, corridors, open decks, electrical intake cupboard, escape routes internal and external. |
| 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 | 3 Jan 2024 |
| Part 6 - Recommended Date for Reassessment of the premises | 3 Jan 2026 |
| Part 7 - Unique Reference Number of this Certificate (Job Number) | 173518 |

Signed for on behalf of the Issuing Certified Organisation

James Hutton



Dated:

3 Jan 2024

SSAIB, 7-9 Earsdon Road, West Monkseaton, Whitley Bay, Tyne & Wear. NE25 9SX

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Media summary



Photo 1



Photo 2

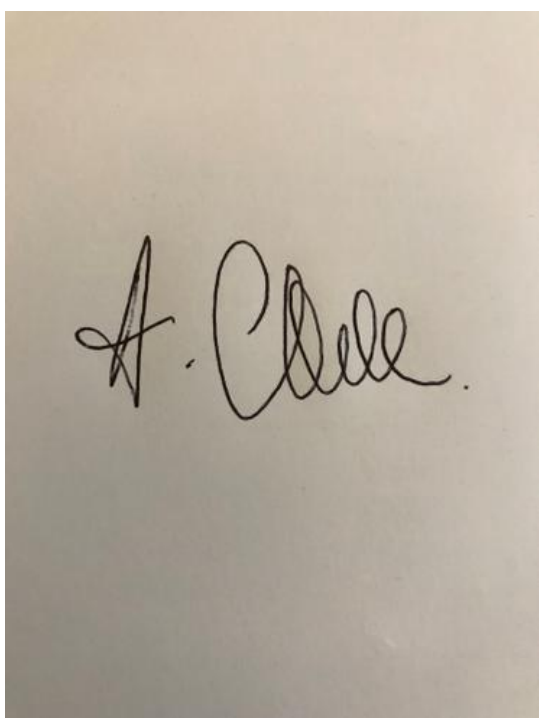


Photo 3



Photo 4



Photo 5

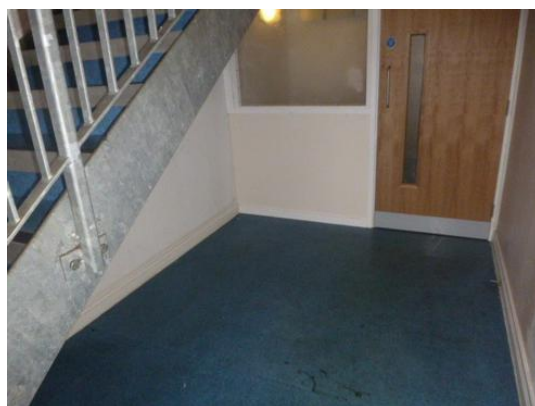


Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13

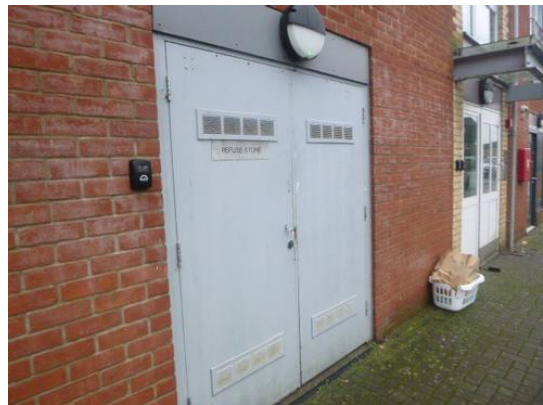


Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39

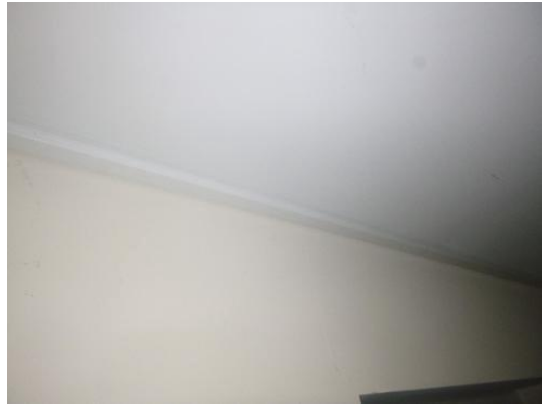


Photo 40



Photo 41

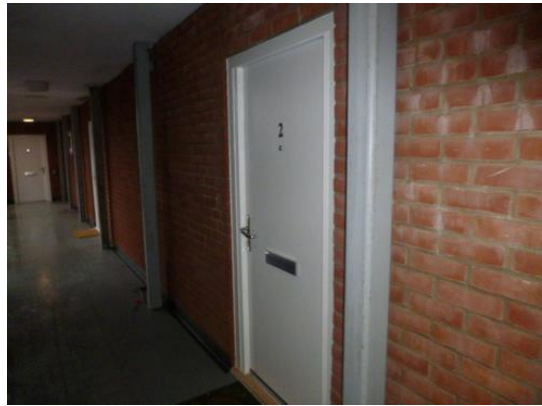


Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56

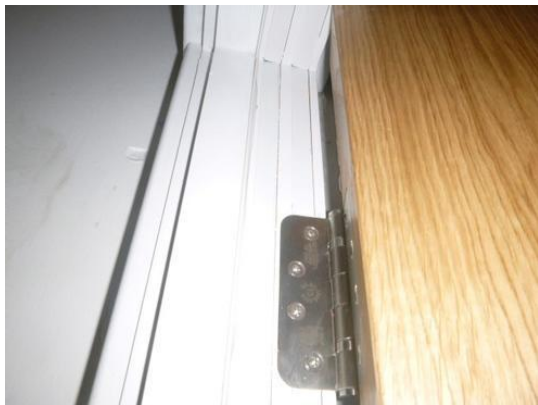


Photo 57



Photo 58



Photo 59



Photo 60

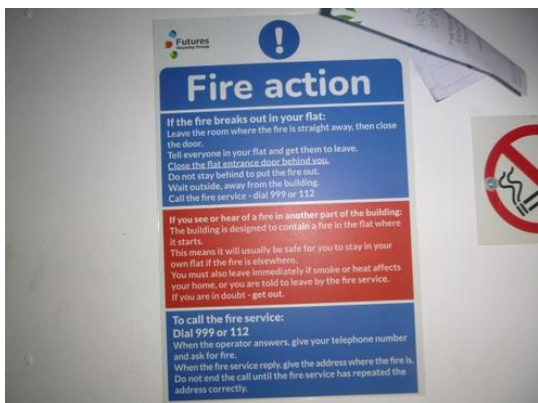


Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68

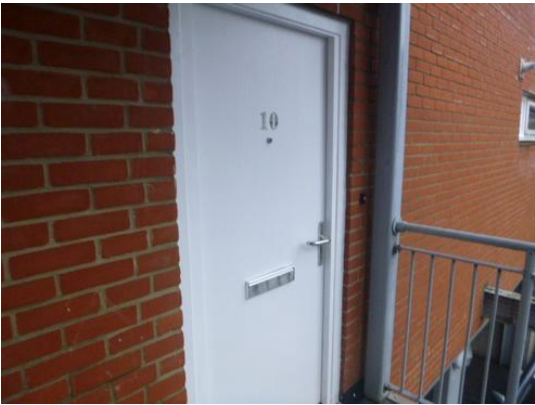


Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83