

## Futures Fire Risk Assessment

Futures Homeway, Flats 1-7 Braunston Lane:  
NN11 6JS, - UPRN: 5460000 / 171922 / QA  
Approved / Jack McLinden

**Complete**

Flagged items	2	Actions	20
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### SITE NAME:

Futures Homeway, Flats 1-7  
Braunston Lane: NN11 6JS, -  
UPRN: 5460000, Fire Risk  
Assessments, Futures  
Homeway

### PROPERTY IMAGE



Photo 1

**UPRN:** 5460000

**JOB NUMBER:** 171922

**FRA COMPLETED BY:** Pennington Choices Limited

**FIRE RISK ASSESSOR NAME:** Lee Grint

**INSPECTION DATE:** 13 Sep 2023

**REPORT STATUS:** QA Approved

**REASSESSMENT PRIORITY:** Low - 3 Years

**VALID TO: (QA Use Only)** 25 Sep 2026

**VALIDATION DATE: (QA Use Only)** 25 Sep 2023

**VALIDATED BY: (QA Use Only)** Jack McLinden

**VALIDATOR'S SIGNATURE: (QA Use Only)**

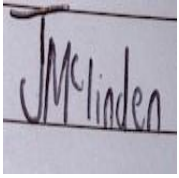


Photo 2

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## Flagged items & Actions

2 flagged, 20 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

20 actions

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

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

No

'No Smoking' signage was not installed to the common areas at the time of the assessment.

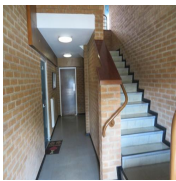


Photo 4

**Open** | Priority Medium | Due 25 Dec 2023 12:00 AM GMT | Created by Lee Grint

B2

No Smoking signage should be installed to the communal areas to support the no smoking policy in place.

Detailed Risk Assessment Part 2 / C - Arson / C1

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

No

The front and rear doors to the block are secured with manual locking systems. The front entrance door was also seen to be installed with a self closing device to prevent unauthorised access.

It was noted at the time of the assessment that the front entrance door locking mechanism had been bypassed and the rear door was wide open.



Photo 5



Photo 6

**Open** | Priority Medium | Due 25 Dec 2023 12:00 AM GMT | Created by Lee Grint

C1

Block entrance doors should remain locked shut at all times when not in use to prevent unauthorised access. The client should make contact with the residents reminding them of the importance of keeping the doors shut. Regular checks should be conducted to ensure compliance.

Detailed Risk Assessment Part 2 / C - Arson / C2

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

No

Domestic wheelie bins were located to the rear of the block. It was noted at the time of the assessment that the bins were located adjacent to the building, directly beneath windows and located on the escape route from the rear of the building.

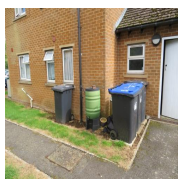


Photo 7

**Open** | Priority Medium | Due 25 Dec 2023 12:00 AM GMT | Created by Lee Grint

C2

The wheelie bins noted should be moved away from the building perimeter a minimum recommended distance of 2 metres. Ideally the bins should be relocated to a secure storage area or a suitable distance away from the building located on a hard standing. Regular checks should be conducted to ensure residents do not move bins back.

Detailed Risk Assessment Part 2 / F - Lightning / F1

**Does the building have a lightning protection system?**

No

No lightning protection system noted to be installed.

**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 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 discarded items outside of flat 5 entrance door on the first floor landing and a tyre noted outside of flat 3 entrance door on the ground floor.

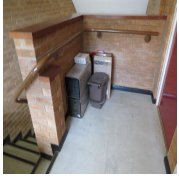


Photo 8

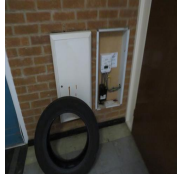


Photo 9

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## G2

The trip hazards noted in the communal area should be removed as soon as is reasonably practicable. Residents should be reminded of the requirement to keep communal areas clear from combustibles, trip hazards and waste. Regular checks should be conducted to ensure compliance.

Detailed Risk Assessment Part 2 / H - Hazards Introduced by Contractors / H1

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

Unknown

There was no evidence of satisfactory controls placed on contractors at the time of the assessment.

**Open** | Priority Low | Due 25 Sep 2024 12:00 AM BST | Created by Lee Grint

## H1

The client should ensure that there are satisfactory controls over works conducted in the building by contractors such as hot works permits and RAMS. This should apply to contractors and in house maintenance staff.

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

**Are all issues deemed satisfactory? [1]**

No

Residents were using the rear store area for the storage of personal items including gardening equipment.

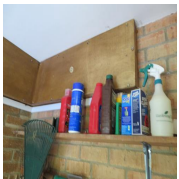


Photo 10

**Open** | Priority Low | Due 25 Sep 2024 12:00 AM BST | Created by Lee Grint

## J1

The client should make contact with residents and inform them that the rear store is not to be used for the storage of personal items. Signage is already in place to enforce this policy. Regular checks should be conducted to ensure compliance.

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/frames are original 'notional' timber fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

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.

There are no fanlights over the flat entrance doors in this property.

No flats were available for sample inspection at the time of the assessment.



Photo 11

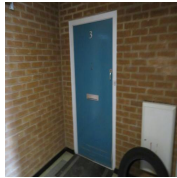


Photo 12

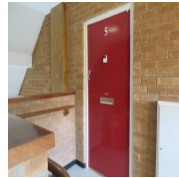


Photo 13

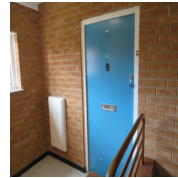


Photo 14

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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

Common area doors appear to be notional timber fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

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

No glazing noted to common area fire doors.

The self closing device noted to the rear store fire door was a single chain perko closer. This device was not capable of adequately closing the door fully from all angles.

Common area doors were not seen to be installed with combined strips and cold smoke seals.

It was noted that the hinges installed to the rear store fire door are small non-fire rated hinges.

The door to the electrical intake cupboard was unlocked at the time of the assessment.

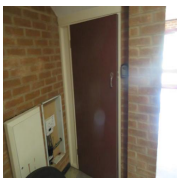


Photo 15

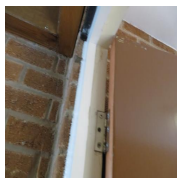


Photo 16

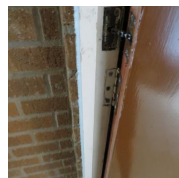


Photo 17

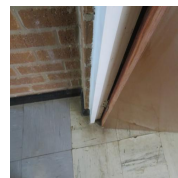


Photo 18

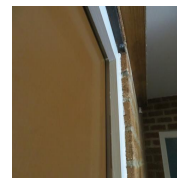


Photo 19

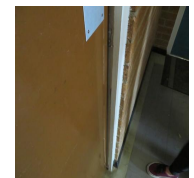


Photo 20

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M1

The electrical intake cupboard should remain locked shut at all times when not in use. Regular checks should be conducted to ensure compliance.

**Open** | Priority Medium | Due 25 Dec 2023 12:00 AM GMT | Created by Lee Grint

M1

It is recommended that the hinges noted to the rear store fire door are replaced with fire rated hinges suitable for this weight and type of fire door. Remedial works should be completed by a competent contractor.

**Open** | Priority Medium | Due 25 Dec 2023 12:00 AM GMT | Created by Lee Grint

M1

The self closing device installed to the rear store door should be replaced with an overhead positive action self closing device capable of closing the door fully against the rebate from all angles.

**Open** | Priority Low | Due 25 Sep 2024 12:00 AM BST | Created by Lee Grint

M1

It is recommended that the electrical intake cupboard door and the rear store fire door are installed with combined intumescent strips and cold smoke seals to prevent the passage of smoke and other products of combustion between compartments in the event of a fire situation.

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 suitable fire action notice was in place in the common area to support the stay put evacuation strategy in place.

Fire door signage was not installed to the electrical intake cupboard door or the rear store door.

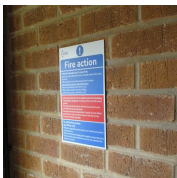


Photo 22

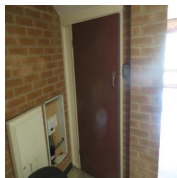


Photo 23

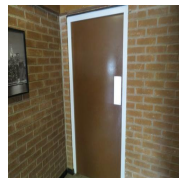


Photo 24

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O1

'Fire Door - Keep Locked Shut' signage should be installed to the outside face of the electrical intake cupboard.

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O1

'Fire Door - Keep Shut' signage should be installed to both sides of the rear store door.

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**

Unknown

## alarm within the flats installed to a suitable standard?

No flats accessed at the time of the assessment.

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P7

It is recommended that management undertake a rolling schedule of inspection to ensure that all flats are fitted with a suitable, automatic fire detection and warning system. The system should meet compliance with BS5839-6:2019, with the level of protection from the system meeting Grade D, LD2 standard. Where this standard is not present, upgrades should take place. All work must be completed by a third-party accredited contractor.

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q5

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

No

Recessed meter enclosures located adjacent to flat entrance doors on both floors were not found to be adequately fire resisting or fire stopped between the flats and common areas. It was also noted that the enclosure outside of flat 2 entrance door was missing its door.

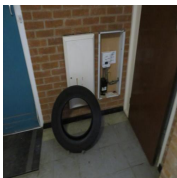


Photo 26

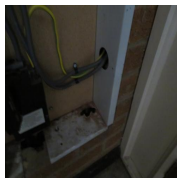


Photo 27

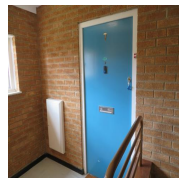


Photo 28

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Q5

The meter enclosures should be upgraded to provide a minimum of 30 minutes fire resistance. Alternatively, 30 minute fire rated over boxes can be installed to the meter enclosures.

The meter enclosure outside of flat 2 entrance door should be treated as a priority.

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Q5

It is recommended that the penetrating services between the common areas and the flats located within the recessed meter enclosures are adequately fire stopped with an intumescent putty or paste.

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

There is no requirement to undertake PCFRA's/PEEPS within general needs housing.

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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.

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 Medium | Due 25 Dec 2023 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 / 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.

**Open** | Priority Medium | Due 25 Dec 2023 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.

## Detailed Risk Assessment Part 1

### 1. General Information

<b>1.1 FRA Type:</b>	Type 1 (Non-Destructive)
<b>1.2 Property Type:</b>	Purpose Built Block of Flats
<b>1.3 Property Designation:</b>	General Needs
<b>1.4 Responsible Person:</b>	Lindsey Williams - CEO Futures Housing Group
<b>1.5 No of Floors:</b>	2
<b>1.6 No of Flats (if applicable):</b>	4
<b>1.7 Ground Floor Area (m2):</b>	145m2
<b>1.8 Total Area of all Floors (m2)</b>	290m2
<b>1.9 Building Description:</b>	<p>1-7 Braunston Lane is a purpose built block of 4 general needs self contained flats set across 2 storeys. Flats 1-3 are accessed via the ground floor and flats 5 &amp; 7 are accessed via the first floor. All flats are accessed directly from the means of escape without lobby protection.</p> <p>The block entrance door opens into the ground floor lobby. this contains 2no flat entrance doors, the electrical intake cupboard and a door which leads to the rear exit via a small storage area. Stairs lead to the first floor landing which contains 2no flat entrance doors and a ceiling hatch which leads to the roof space void/loft.</p> <p>Means of escape is via the stairs which terminate in the ground floor lobby. This in turn leads to the front entrance door, or the rear exit via the small store to the rear of the block. Both exits discharge immediately outside to places of ultimate safety.</p> <p>The block operates a stay put evacuation strategy.</p> <p>Emergency escape lighting was seen to be installed to the communal areas.</p>
<b>1.10 Building Construction:</b>	<p>The building is constructed from traditional brick and block under a pitched and tiled roof. Internally the walls separating flats from communal areas were seen to be constructed from brick and block. The stairs and floors were constructed from concrete.</p>
<b>1.11 Extent of common areas:</b>	Lobby, stairs, landing, rear store, electrical intake cupboard
<b>1.12 Areas of the building to which access was not available:</b>	None

**1.13 If applicable, state which flats were sample inspected:**

None

## 2. The Occupants

**2.1 Management Extent**

Non Managed – eg GN

**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**

No staff on site - 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)**

General Needs - No information, however, General Needs premises so occupants are 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**

Local Housing Authority

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

Home Office Fire Safety in  
Purpose Built Blocks

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

Unknown

There is no evidence to suggest that an alterations notice is in force.

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

Unknown

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## A - Electrical Ignition Sources

### A1

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

Yes

The fixed electrical installation was evidenced as tested in January 2023.



Photo 3

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?**

N/A

No portable appliances noted.

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 items noted in the communal areas.

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 adaptors noted.

### 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 to be installed to the premises.

## B - Smoking Policies

1 action

### 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

1 action

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

No

'No Smoking' signage was not installed to the common areas at the time of the assessment.

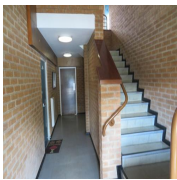


Photo 4

**Open** | Priority Medium | Due 25 Dec 2023 12:00 AM GMT | Created by Lee Grint

### B2

No Smoking signage should be installed to the communal areas to support the no smoking policy in place.

**Action/Recommendation Required?**

Yes

**Action Priority:**

Medium - 3 Months

## C - Arson

2 actions

### C1

1 action

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

No

The front and rear doors to the block are secured with manual locking systems. The front entrance door was also seen to be installed with a self closing device to prevent unauthorised access.

It was noted at the time of the assessment that the front entrance door locking mechanism had been bypassed and the rear door was wide open.



Photo 5



Photo 6

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### C1

Block entrance doors should remain locked shut at all times when not in use to prevent unauthorised access. The client should make contact with the residents reminding them of the importance of keeping the doors shut. Regular checks should be conducted to ensure compliance.

**Action/Recommendation Required?**

Yes

**Action Priority:**

Medium - 3 Months

### C2

1 action

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

No

Domestic wheelie bins were located to the rear of the block. It was noted at the time of the assessment that the bins were located adjacent to the building, directly beneath windows and located on the escape route from the rear of the building.



Photo 7

**Open** | Priority Medium | Due 25 Dec 2023 12:00 AM GMT | Created by Lee Grint

### C2

The wheelie bins noted should be moved away from the building perimeter a minimum recommended distance of 2 metres. Ideally the bins should be relocated to a secure storage area or a suitable distance away from the building located on a hard standing. Regular checks should be conducted to ensure residents do not move bins back.

**Action/Recommendation Required?**

Yes

**Action Priority:**

Medium - 3 Months

## D - Portable Heaters and Installations

### D1

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

N/A

The common area has no form of fixed heating and individual residential units have their own

heating systems.

## D2

**Are fixed heating systems maintained annually?**

N/A

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 common cooking facilities are provided in the premises.

## F - Lightning

1 action

### F1

1 action

**Does the building have a lightning protection system?**

No

No lightning protection system noted to be installed.

**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

The electrical intake/meter cupboard was clear of combustible storage at the time of inspection.

### 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 discarded items outside of flat 5 entrance door on the first floor landing and a tyre noted outside of flat 3 entrance door on the ground floor.



Photo 8

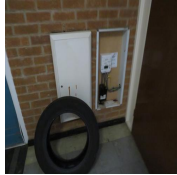


Photo 9

**Open** | Priority Medium | Due 25 Dec 2023 12:00 AM GMT | Created by Lee Grint

**G2**

The trip hazards noted in the communal area should be removed as soon as is reasonably practicable. Residents should be reminded of the requirement to keep communal areas clear from combustibles, trip hazards and waste. 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"?**

N/A

No mobility scooters noted.

**H - Hazards Introduced by Contractors**

1 action

**H1**

1 action

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

Unknown

There was no evidence of satisfactory controls placed on contractors at the time of the assessment.

**Open** | Priority Low | Due 25 Sep 2024 12:00 AM BST | Created by Lee Grint

**H1**

The client should ensure that there are satisfactory controls over works conducted in the building by contractors such as hot works permits and RAMS. This should apply to contractors and in house maintenance staff.

**Action/Recommendation Required?**

Yes

Action Priority:

Low - 12 Months

## I - Dangerous Substances

I1

If dangerous substances are used, has a risk assessment been carried out as required by the Dangerous Substances and Explosives Atmospheres Regulations 2002 and are they stored correctly?

N/A

No dangerous substances were noted being stored or in use at the time of inspection.

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

## J - Other Significant Hazards

1 action

J1

1 action

Are all issues deemed satisfactory? [1]

No

Residents were using the rear store area for the storage of personal items including gardening equipment.

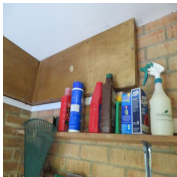


Photo 10

Open | Priority Low | Due 25 Sep 2024 12:00 AM BST | Created by Lee Grint

J1

The client should make contact with residents and inform them that the rear store is not to be used for the storage of personal items. Signage is already in place to enforce this policy. Regular checks should be conducted to ensure compliance.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

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

## 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.

## K4

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

Yes

All doors on escape routes are fitted with ironmongery which is easily opened without the use of a key, and there are no sliding or revolving doors.

## K5

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

N/A

Final exit doors open inwards. This is deemed acceptable due to the occupancy levels expected.

## 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 LGA - 'Fire safety in purpose built blocks of flats' - 2012

## K7

**Are there suitable precautions for all inner rooms?**

N/A

No inner room conditions noted.

**K8**

**Are escape routes separated where appropriate?**

Yes

The front and rear escape routes are separated with fire resisting construction.

**K9**

**Are corridors sub-divided where appropriate?**

N/A

No corridors requiring cross-corridor fire doors were noted in the property.

**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 common areas are adequately ventilated via a combination of manually opening doors on the ground floor and manually opening windows on the first floor landing.

**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?**

No

**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/frames are original 'notional' timber fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

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.

There are no fanlights over the flat entrance doors in this property.

No flats were available for sample inspection at the time of the assessment.



Photo 11



Photo 12

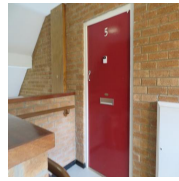


Photo 13

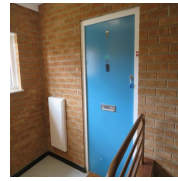


Photo 14

**Open** | Priority Low | Due 25 Sep 2024 12:00 AM BST | 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

4 actions

M1

4 actions

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

No

Common area doors appear to be notional timber fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

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

No glazing noted to common area fire doors.

The self closing device noted to the rear store fire door was a single chain perko closer. This device was not capable of adequately closing the door fully from all angles.

Common area doors were not seen to be installed with combined strips and cold smoke seals.

It was noted that the hinges installed to the rear store fire door are small non-fire rated hinges.

The door to the electrical intake cupboard was unlocked at the time of the assessment.

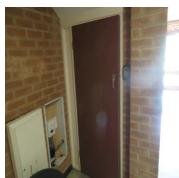


Photo 15

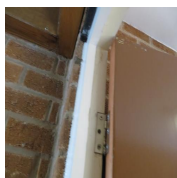


Photo 16

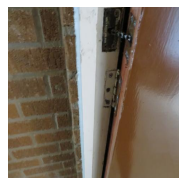


Photo 17

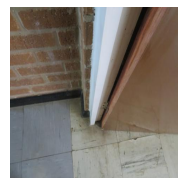


Photo 18

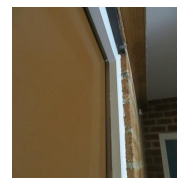


Photo 19

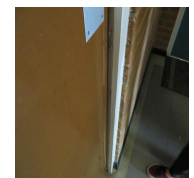


Photo 20

**Open** | Priority Medium | Due 25 Dec 2023 12:00 AM GMT | Created by Lee Grint

M1

The electrical intake cupboard should remain locked shut at all times when not in use. Regular

checks should be conducted to ensure compliance.

**Open** | Priority Medium | Due 25 Dec 2023 12:00 AM GMT | Created by Lee Grint

M1

It is recommended that the hinges noted to the rear store fire door are replaced with fire rated hinges suitable for this weight and type of fire door. Remedial works should be completed by a competent contractor.

**Open** | Priority Medium | Due 25 Dec 2023 12:00 AM GMT | Created by Lee Grint

M1

The self closing device installed to the rear store door should be replaced with an overhead positive action self closing device capable of closing the door fully against the rebate from all angles.

**Open** | Priority Low | Due 25 Sep 2024 12:00 AM BST | Created by Lee Grint

M1

It is recommended that the electrical intake cupboard door and the rear store fire door are installed with combined intumescent strips and cold smoke seals to prevent the passage of smoke and other products of combustion between compartments in the event of a fire situation.

**Action/Recommendation Required?**

Yes

**Action Priority:**

Medium - 3 Months

## N - Emergency Lighting

N1

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

Yes

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.



Photo 21

N2

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

N/A

## O - Fire Safety Signs and Notices

2 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 suitable fire action notice was in place in the common area to support the stay put evacuation strategy in place.

Fire door signage was not installed to the electrical intake cupboard door or the rear store door.



Photo 22

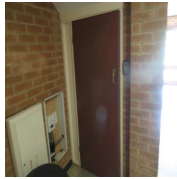


Photo 23

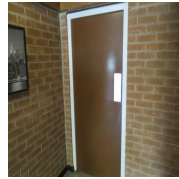


Photo 24

**Open** | Priority Medium | Due 25 Dec 2023 12:00 AM GMT | Created by Lee Grint

O1

'Fire Door - Keep Locked Shut' signage should be installed to the outside face of the electrical intake cupboard.

**Open** | Priority Medium | Due 25 Dec 2023 12:00 AM GMT | Created by Lee Grint

O1

'Fire Door - Keep Shut' signage should be installed to both sides of the rear store door.

**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.

## 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?**

N/A

Fire detection and warning system not required. This block operated a stay put evacuation strategy.

## P2

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

N/A

See P1.

## P3

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

Yes

The block is a purpose built block with an adequate standard of compartmentation (subject to recommendations made elsewhere in this report.

## P4

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

N/A

See P1.

## P5

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

N/A

## P6

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

N/A

## P7

1 action

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

Unknown

No flats accessed at the time of the assessment.

**Open** | Priority Low | Due 25 Sep 2024 12:00 AM BST | Created by Lee Grint

## P7

It is recommended that management undertake a rolling schedule of inspection to ensure that all flats are fitted with a suitable, automatic fire detection and warning system. The system should meet compliance with BS5839-6:2019, with the level of protection from the system meeting Grade D, LD2 standard. Where this standard is not present, upgrades should take place. All work must be completed by a third-party accredited contractor.

**Action/Recommendation Required?**

Yes

**Action Priority:**

Low - 12 Months



## P8

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

N/A

## Q - Measures to Limit Fire Spread and Development

2 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

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

N/A

No hidden voids were identified during this inspection. (A Type 1 Fire Risk Assessment (non-intrusive/non-destructive) is unable to provide full information in this regard).

### Q3

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

Yes

From sample inspection, services risers/cupboards appear to be adequately fire resisting and firestopped.

### Q4

**Is compartmentation maintained in the roof space?**

Yes

An inspection of the roof void found there to be adequate separation between the flats and the communal areas.

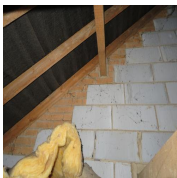


Photo 25

### Q5

2 actions

**Are electrics, including embedded meters, enclosed in fire**

No

## rated construction?

Recessed meter enclosures located adjacent to flat entrance doors on both floors were not found to be adequately fire resisting or fire stopped between the flats and common areas. It was also noted that the enclosure outside of flat 2 entrance door was missing its door.



Photo 26



Photo 27

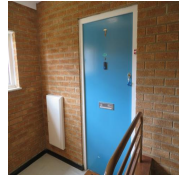


Photo 28

**Open** | Priority Low | Due 25 Sep 2024 12:00 AM BST | Created by Lee Grint

### Q5

The meter enclosures should be upgraded to provide a minimum of 30 minutes fire resistance. Alternatively, 30 minute fire rated over boxes can be installed to the meter enclosures.

The meter enclosure outside of flat 2 entrance door should be treated as a priority.

**Open** | Priority Low | Due 25 Sep 2024 12:00 AM BST | Created by Lee Grint

### Q5

It is recommended that the penetrating services between the common areas and the flats located within the recessed meter enclosures are adequately fire stopped with an intumescent putty or paste.

**Action/Recommendation Required?**

Yes

**Action Priority:**

Low - 12 Months

### 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

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

Yes

The wall and ceiling linings would appear to be appropriate to limit fire spread.

### Q8

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

N/A

There were no soft furnishings noted within the common areas at the time of inspection.

## 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.

## 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

See Q10.

## Q13

**Are all other fire spread/compartmentation issues satisfactory?**

Yes

## R - Fire Extinguishing Appliances

### R1

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

N/A

## S - Relevant Automatic Fire Extinguishing Systems

### 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

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

N/A

## 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

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 29

T4

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

Yes

Residents are responsible for calling the FRS in the event of a fire situation.

T5

Are there suitable fire assembly points away from any risk?

N/A

Assembly point not required for general needs block operating a stay put strategy.

## T6

1 action

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

Unknown

There is no requirement to undertake PCFRA's/PEEPS within general needs housing.

**Open** | Created by Jack McLinden

### 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.

**Action/Recommendation Required?**

Yes

**Action Priority:**

Recommendation - No Timescale

## T7

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

N/A

No staff present.

## T8

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

N/A

Building not staffed.

## 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)**

N/A

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

### U2

Are employees nominated to assist in the event of fire given additional training?

N/A

## V - Testing and Maintenance

### 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

1 action

### W1

1 action

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 Medium | Due 25 Dec 2023 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?

Yes

Action Priority:

Medium - 3 Months

## X - Premises Information Box

### X1

Is a Premises Information Box located at the premises accessible to the Fire and Rescue Service, secure from unauthorised access and kept up to date?

N/A

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

## Y - Engagement with Residents

1 action

### Y1

1 action

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

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 25 Dec 2023 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.

<b>Action/Recommendation Required?</b>	Yes
<b>Action Priority:</b>	Medium - 3 Months

**Z - Any Other Information**

**Z1**

<b>Are all issues deemed satisfactory? [1]</b>	Yes
--	-----

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

**Z2**

<b>Are all issues deemed satisfactory? [2]</b>	Yes
--	-----

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

## Risk Rating

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

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

### Likelihood of Fire

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

MEDIUM

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

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

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

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

### Potential Consequences of Fire

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

MODERATE HARM

Potential Consequences of Fire

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

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

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

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

### Premises Risk Rating

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

MODERATE



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

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

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

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

**TOLERABLE**

## Limitations Statement

### Fire Risk Assessment – Limitations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Responsible Person will always remain responsible for the outcome of the Fire Risk

Assessment and/or its review. This includes the accuracy of details contained within this report.

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



## Life Safety Fire Risk Assessment Certificate of Conformity

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

### Schedule

<b>Part 1a - Name and Address of Certified Organisation</b>	Pennington Choices Limited
<b>Part 1b - BAFE Registration Number of Issuing Certified Organisation</b>	102119
<b>Part 1c - SSAIB 3rd Party Certificate Number</b>	CHES077
<b>Part 2 - Name of Client</b>	Futures Housing Group
<b>Part 3a - Address of premises for which the Fire Risk Assessment was carried out</b>	Flats 1-7 Braunston Lane: NN11 6JS
<b>Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies</b>	Lobby, stairs, landing, rear store, electrical intake cupboard
<b>Part 4 - Brief description of the scope and purpose of the Fire Risk Assessment</b>	Life Safety (as agreed spec)
<b>Part 4b - Limitations of FRA</b>	See Limitations Statement
<b>Part 5 - Effective Date of the Fire Risk Assessment</b>	25 Sep 2023
<b>Part 6 - Recommended Date for Reassessment of the premises</b>	25 Sep 2026
<b>Part 7 - Unique Reference Number of this Certificate (Job Number)</b>	171922

Signed for on behalf of the Issuing Certified Organisation

James Hutton



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**Dated:**

25 Sep 2023

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

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

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## Media summary



Photo 1

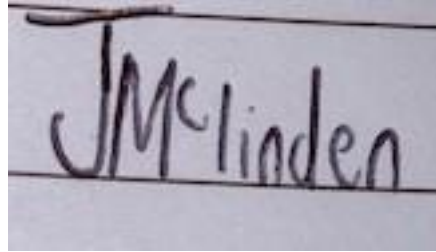


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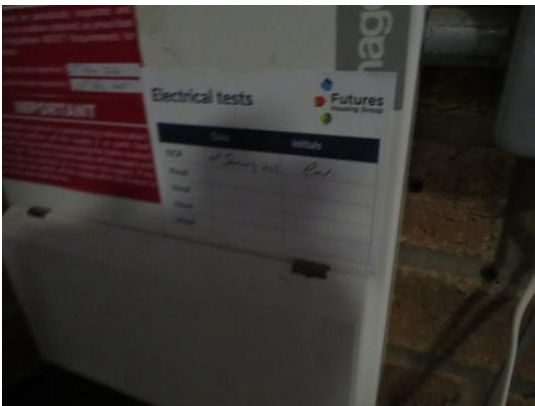


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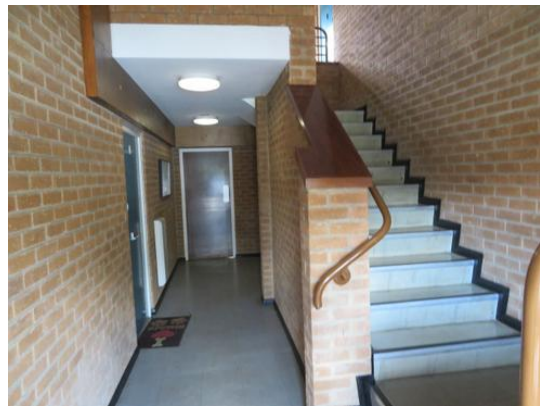


Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12

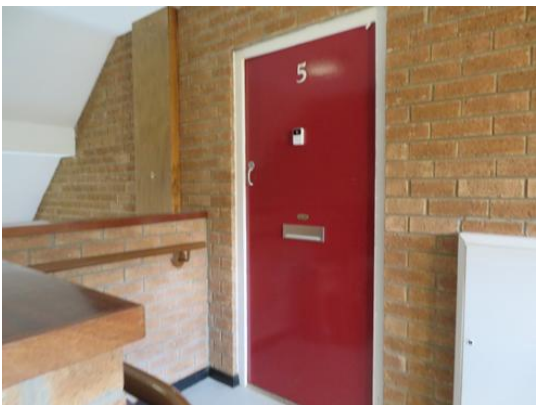


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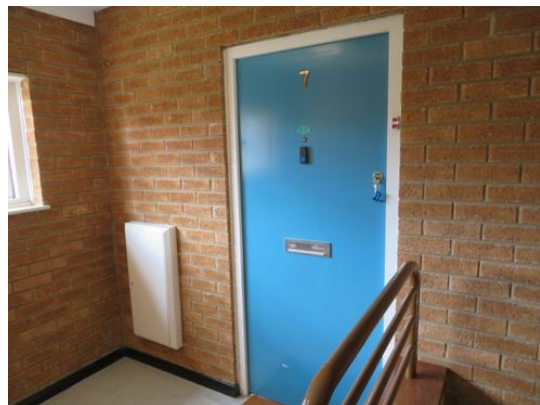


Photo 14





Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26

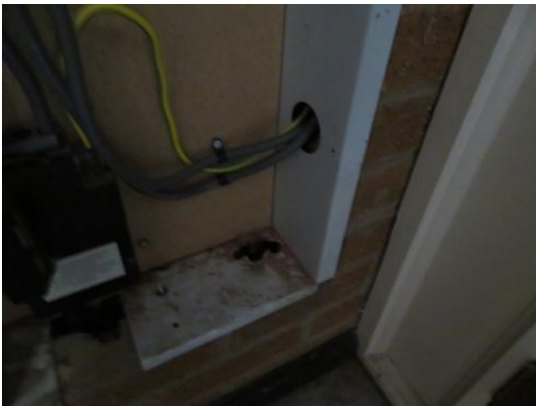


Photo 27

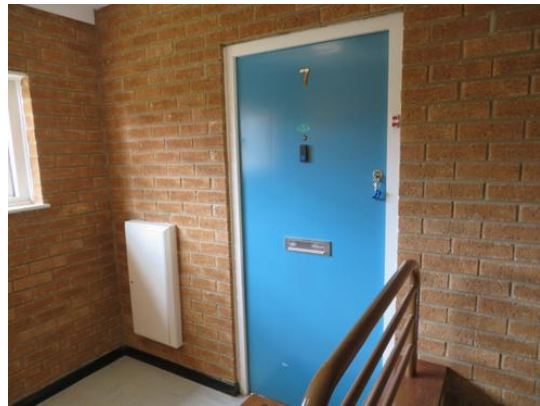


Photo 28



Photo 29