

Social Housing – Fire Risk Assessment.



Client Information	
Property User Code:	IL6960
Client Name:	Futures Housing
Premises Assessed:	39 Grasmere Road Long Eaton NG10 4DZ
Area:	
Responsible Person:	Futures Housing CEO
Persons Seen:	Derbyshire county council representative - Care worker
Date of Site Visit:	26 Oct 2018
Date FRA Published:	30/11/2018
Recommended Next Assessment Date Range:	2 Years
Personnel Deployed	
Fire Risk Assessor:	Neil Watson
Quality Checked:	W Ward

COLLABORATIVE • INNOVATIVE • TRUSTED



ISO 9001
Quality management



ISO 14001
Environmental management



OHSAS 18001
Health and safety management



CHAS
Contractors Health and Safety
Scheme –accredited



RICS
Corporate member of the
RICS



UKATA
UKATA Asbestos
Awareness Training



Gas Safe
Gas Safe
registered



ATAC
Asbestos Testing
and Consultancy
Member



Constructionline
Registered firm



ISO17025
Demonstrates competency in
asbestos testing



ISO17020
Demonstrates competency in
asbestos inspection



Exor
Compliance and procurement
policies



BAFE
British Approvals for Fire
Equipment



FPA
Fire Protection Association



IFE
Institution of Fire
Engineers

Significant Findings

The significant findings within this Fire Risk Assessment have been risk rated from Low- High in terms of how quickly the assessor recommends the significant finding to be rectified.

The below table show the theoretical action dates based on the risk ratings stated in this Fire Risk Assessment. Operational practicalities may require these dates to be varied on a local basis and detailed findings can be seen at the end of each Section within the Fire Risk Assessment.

Risk Rating	Qty	Target Completion
High		1 Month
Medium		3 Months
Low		6 Months

Significant Findings

Risk Rating	Observation	Recommendation	Target Date
Medium	Confirmation required that electrical installations testing has taken place within the last 5 years.	Ensure all appliances receive a current PAT or are dated within the last 12 months. Implement a suitable policy to ensure continued maintenance.	01/03/2019
Medium	Gas installations certificate not seen	Ensure gas installations have required test and are within date	
Medium	Gas supply cupboard is used for storage..	Due to the domestic nature of the premises it is unlikely that this can be avoided. The cupboard door should be ungraded to an notional FD30 as it is located on the escape route	01/03/2019
Medium	Due to the nature of the occupancy type it is unlikely that tenants could use an alternative escape window from the first floor.	Due to this the protection of the escape route is vital and self closers should be fitted to high risk rooms. These are required on the living room and kitchen doors. DCC staff indicated that they ensure all doors are closed at night but this is open to human error and the risk is present at all times of the day.	01/03/2019
Medium	Due to the low risk nature of this property and its domestic nature, Emergency lighting is not required.	The use of emergency torches is sufficient. These have been made available by DCC but are located in the kitchen only. It is recommended that these be located in a more suitable location for there intended use. i.e., one on each story, preferably in the staff sleeping accommodation where it would be available during night time hours.	01/03/2019

Disclaimer

(A) This report has been produced in good faith based on observations made from the visit to the Client's premises and the information disclosed to our assessor(s). The Company accepts no responsibility for any undeclared elements or any areas where access was not granted either physically or verbally. Failure to act on the recommended remedial action remains the responsibility of the Client.

(B) This fire risk assessment is also based upon the assumption that all structural alterations to the premises or change of use have been carried out in accordance with building regulations and with the approval of the building control authority. If such changes subsequently take place the Client is advised to have a further fire risk assessment carried out.

(C) Should the client carry out significant changes to the premises or exceed the recommended review date that is the client's responsibility and this document will be considered invalid.

(D) The fire risk assessment covers the communal areas and the utility blocks. The individual dwellings are assessed as part of a type 3 inspection upon client request only.

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Question	Response	Details
1.0 APPLICABLE LEGISLATION & SCOPE		
<p>This FRA complies with the Regulatory Reform (Fire Safety) Order 2005, ("FSO") and has been created in accordance with PAS 79 2012 guidance.</p> <p>The purpose of this FRA is to assess the risk to life from fire in the communal and utility areas of the premises and where appropriate, to make recommendations. The findings and recommendations in this report are based on the associated guidance given in the publications indicated below:</p> <p>The purpose of this FRA is to assess the risk to life from fire in the communal and utility areas of the premises and to the compartmentation between dwellings to make recommendations. The findings and recommendations in this report are based on the associated guidance given in the publications indicated below:</p>		
The following fire safety legislation applies to these premises:	Regulatory Reform (Fire Safety) Order 2005 (RRFSO).	
The above legislation is enforced by;	Derbyshire F&RS	
Other legislation that makes significant requirements for fire precautions in these premises (other than the Building Regulations 2010)	Housing Act 2004	
The legislation to which the above makes reference is enforced by:	Local Authorities	
Other guidance documents that have been used for the purpose of this report;	NFCC - Specialised Housing Guidance	
<p>Disclaimer</p> <p>(A) This report has been produced in good faith based on observations made from the visit to the Client's premises and the information disclosed to our assessor(s). The Company accepts no responsibility for any undeclared elements or any areas where access was not granted either physically or verbally. Failure to act on the recommended remedial action remains the responsibility of the Client.</p> <p>(B) This fire risk assessment is also based upon the assumption that all structural alterations to the premises or change of use have been carried out in accordance with building regulations and with the approval of the building control authority. If such changes subsequently take place the Client is advised to have a further fire risk assessment carried out.</p> <p>(C) Should the client carry out significant changes to the premises or exceed the recommended review date that is the client's responsibility and this document will be considered invalid.</p> <p>(D) The fire risk assessment covers the communal areas and the utility blocks. The individual dwellings are assessed as part of a type 3 inspection upon client request only.</p>		
2.0 Premises Overview		
Number of floors within the property that apply to this Fire Risk Assessment:	2	


Question	Response	Details
Approximate Ground Floor Area (M2) - Building footprint	60	
Number of Apartments (If applicable)		
Number of bedrooms/bedsits (if applicable)	3	
Construction Type	Masonry construction	
Use of premises	Supported Living	
Please enter a description of the premises. (Including construction, roof type, floors , staircases(Timber/Concrete, cladding)		2 storey traditional brick construction with pitched tiled roof semi detached house. 3 bedroom with communal kitchen, living room and bathroom. 2 supported tenants with 24hr staff with sleeping.
3.0 THE OCCUPANTS		
Approximate maximum number of residents at any one time (if apartments base numbers of two per apartment)	2	
Approximate maximum number of employees at any one time	Other	
		1 staff member minimum at all times when occupied with tenants.
Approximate number of visitors at any one time. (Based on 1 visitor per flat)	2	
Approximate maximum number of potential occupants (Total of above)	5	
Are any of the occupants either disabled, in remote areas, young persons or at special risk for any other reason?	yes	
		Tenants are abled bodied and able to independently self evacuate. PEEPS assessed by Derbyshire County Council (DCC) Care staff.
Assessor's Miscellaneous Comments or observations (No Access or Restrictions to Audit)	None	

Question	Response	Details
4.0 FIRE LOSS EXPERIENCE		
What is the Fire loss Experience	Unknown, no evidence provided at the time of the assessment.	
Assessor's Miscellaneous Comments or observations	no evidence provided.	
5.0 TYPE OF FIRE RISK ASSESSMENT		
Type of FRA undertaken	Type 1: Common parts (Non-destructive)	
Assessor's Miscellaneous Comments or observations	Type 1 fire risk assessment including a visual assessment of the roof void (if accessible) to establish if suitable compartmentation is in place. Assessment of person based risk assessments to establish suitability of fire strategy.	
6.0 SUMMARY OF FIRE RISK ASSESSMENT		
The risk matrix used is based on the BS 8800 model for general Health & Safety. This risk rating is subjective and should be used for overall guidance only. By addressing the significant findings in this FRA the actual overall risk rating shown below will reduce as a consequence.		
Potential Severity of Harm	Medium	
Likelihood of Fire Occurring	Medium	
Based on the risk assessment matrix above considering relevance to the specific premises the risk is considered to be;	Tolerable	
Tolerable: The hazards and deficiencies identified in this report should be addressed by implementing all the recommendations made in order to reduce the fire risk to a Trivial level. The additional control measures that are recommended should be implemented within the defined time period.		
Recommended Re-assessment	2 Years	
2 Years: Due to Trivial/Tolerable risk levels and a good management regime, an extended re-assessment period should be adequate, unless significant structural work occurs, occupancy levels increase or tenants take occupancy who would otherwise have special requirements in the interim. It is the Responsible Persons duty to carry out regular interim audits and if required, reduce the term of the full review if it is deemed appropriate for any reason.		
What is the current Evacuation Policy provided by the client?	Full Evacuation	
Is this policy suitable?	YES	


Question	Response	Details
Assessor's Miscellaneous Comments or observations	None	
7.0 SUMMARY OF SURVEY		
Please tick systems installed: The details of the type of installation are detailed further in the assessment.		
Extinguishers:	<input checked="" type="checkbox"/>	
Emergency Lighting:		
Signage:		
AOV:		
Smoke Shafts/Hatch:		
Wet Riser:		
Dry Riser:		
Firefighting Lift:		
Suppression System:		
Fire Alarm Part 1		
Fire Alarm Part 6	<input checked="" type="checkbox"/>	
Fire Alarm Part M		
Assessor's Miscellaneous Comments or observations	None	
CHECKLIST		
There are a series of questions shown below which our assessors ask themselves to help determine compliance with the Fire Safety Order and associated guidance.		
8.0 Fire Hazards - General Electrical		
Has the fixed wire testing within the premises been carried out to prevent fires of an electrical origin.	Unknown	
The was no evidence of any fixed wire testing having been carried out at the time of the assessment.		




Question	Response	Details
Is portable appliance testing (PAT) carried out?	NO	Evidence that PAT testing is out of date.
 <p data-bbox="140 501 256 528">Appendix 1</p>		
Is there a suitable policy in place regarding the use of personal electrical appliances?	Yes	
The Client has a policy in place regarding the use of personal electrical appliances.		
Are there any electrical extension leads, cable reels or block adapters being used within the areas assessed?	YES	
	Where fused extension leads are being used, they are no longer than 2 meters in length and are suitably managed, (not overloaded or piggy backed).	
Assessor's Miscellaneous Comments or observations	See Action	
9.0 Fire Hazards - Smoking		
It should be noted that residents can smoke within their flat.		
Is there a policy in place for smoking/no smoking within the premises, and does this appear to be enforced/managed.	Yes	
See Below		
There is a policy In place and this appears to be enforced/managed	no evidence of smoking on site. The assessor was told that smoking is prohibited in the house.	
Is there a dedicated smoking area?	No	
The client may wish to consider a dedicated place for smokers away from the building.		




Question	Response	Details
Assessor's Miscellaneous Comments or observations	none	
10.0 Arson		
Are the premises Secured against Arson?	Yes	
At the time of the assessment the premises were secured against unauthorised access		
At the time of the assessment, was there any combustibles/flammables in or around the premises which may promote or assist any arson attack?	NO	
At the time of the assessment there was no evidence of any combustibles/flammables in or around the premises which may promote or assist any arson attack?		
Assessor's Miscellaneous Comments or observations	This is a secure site that requires key access. No waste stored in or around premises. Bin secured in rear garden area a suitable distance from the house.	
 <p data-bbox="140 1196 258 1218">Appendix 2</p>		
11.0 Fire Hazards - Portable Heaters and Heating Installations		
At the time of the assessment was there any evidence of portable heaters within the premises?	NO	
At the time of the assessment there was no evidence of any portable heaters within the areas assessed.		
Are there any fixed heating systems installed within the premises	yes	
The following fixed heating systems were identified at the time of the assessment:	Gas Mains: Combi boiler	
If fixed systems are installed when where they last tested?	Unknown	
There was no evidence of testing at the time of the assessment.		


Question	Response	Details
Assessor's Miscellaneous Comments or observations	See Action	
12.0 Cooking		
Are there cooking facilities present within the areas assessed?	YES	
Cooking facilities were identified at the time of the assessment		
If yes, is ductwork cleaned regularly and filters changed in line with guidance for 'suggested typical cleaning intervals'	Not applicable	
No ducting/filters installed (other than domestic)		
Assessor's Miscellaneous Comments or observations	Cooking managed by support workers at all times.	
13.0 Fire Hazards - Lightning		
Does the premises have a lightning protection system?	Unknown	
There was no evidence of a lightning protection system on the building at the time of the assessment.		
Has the building been assessed to BS EN 62305 and suitable measures implemented?	Unknown	
There was no evidence of this at the time of the assessment.		
Assessor's Miscellaneous Comments or observations	It is unlikely that this premises will require a lightning protection system due to its domestic nature.	
14.0 Fire Hazards - Other Significant Sources (Including Process Hazards)		
Any Other significant sources (including Process hazards)	YES	
 <p data-bbox="140 1933 258 1960">Appendix 3</p>		

Question	Response	Details
Other significant sources (including process hazards) are as follows:		Gas supply cupboard is used for storage.
Assessor's Miscellaneous Comments or observations		For information, Gas supply located in cupboard under stairs.
15.0 Fire Hazards - created by building works (Internal or External Labour)		
Is there satisfactory control over external contractors working on site (Including 'Hot work Permits')	yes	
The Client has a contractor policy in place. which includes 'hot works' permits where necessary.		
If there are in-house maintenance personnel, are suitable precautions taken during "hot works" including use of "hot work" permits?	Yes	
The Client has an in house maintenance personnel policy in place.		
Assessor's Miscellaneous Comments or observations		Future Housing have informed Pennington Choices that they have controls in place for contractors, hot works and alterations. DCC informed the assessor that any repair work is reported to Future Housing.
16.0 Fire Hazards - Dangerous Substances and Explosive Atmospheres		
Are fire precautions adequate to address the control of dangerous substances used or stored within the premises?	Not applicable	
At the time of the assessment no Hazards associated with dangerous substances used or stored within the premises were identified		
Has a risk assessment been carried out as required by DSEAR 2002	Not applicable	
No DSEAR assessment is required		
Assessor's Miscellaneous Comments or observations	None	



Question	Response	Details
17.0 Fire Hazards - House Keeping		
Is the standard of housekeeping adequate, taking into consideration combustibles within close proximity of ignition sources, accumulation of combustible materials or waste within the premises or stored within escape routes/auxiliary rooms etc.?	YES	
At the time of the assessment the housing keeping was found to be satisfactory		
Assessor's Miscellaneous Comments or observations	No issues noted at the time of inspection.	
18.0 Fire Precaution Measures - Means of Escape		
With regard to the building, is it provided with reasonable means of escape in case of fire :		
	Yes.	
Is there adequate provision of exits?	YES	
Yes, there are adequate provision of exits.		
Are exits easily and immediately openable where necessary?	YES	
Yes, exits are easily and immediately openable where necessary		
Do final exits open in the direction of escape where necessary?	Yes	
final exits open in the direction of escape where necessary		
Is the door furniture installed to all final exit doors satisfactory?	YES	
 <p data-bbox="140 1800 256 1827">Appendix 4</p>		
the door furniture installed to all final exit doors was found to be satisfactory		

Question	Response	Details
With regard to reasonable travel distance...		
Is there suitable protection of escape routes?	No	No self closers on living room and kitchen doors leading onto escape route.
		
Appendix 5	Appendix 6	Appendix 7
Is there suitable fire precautions for all inner rooms?	N/A	
There was no inner rooms identified at the time of inspection.		
Are escape routes unobstructed?	YES	
At the time of the assessment the escape routes were found to be unobstructed.		
Are the number of stairs sufficient for occupancy?	Yes	
The number of stairs are sufficient for occupancy.		
Are the width of stairs satisfactory?	Yes	
The width of the stairs are satisfactory.(in line with ADB Calculations)		
Is the stair protection satisfactory?	Yes	
The stair protection is satisfactory.		
Are there reasonable arrangements for means of escape for disabled occupants?	yes	
There are reasonable arrangements for the evacuation of disabled occupants from the building. The Client has a policy as detailed below:		
	Tenants have PEEPs and have been reported that they are both able to self evacuate.	
Assessor's Miscellaneous Comments or observations	See Action	

Question	Response	Details
19.0 Fire Precaution Measures - Limit Fire Spread & Development		
Based on a visual inspection of the premises are there any issues regarding compartmentation to the walls, floors, ceilings and voids above cross corridor doors etc.	NO	
Based on a visual inspection of the premises compartmentation to the walls, floors, ceilings and voids above cross corridor doors etc. appears to be satisfactory.		
Has the roof Void been Accessed?	YES	
<div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p>Appendix 8</p> </div> <div style="text-align: center;">  <p>Appendix 9</p> </div> <div style="text-align: center;">  <p>Appendix 10</p> </div> </div>		
Access to the Roof void was gained and the following noted:		
	Compartmentation of roof void into neighbouring property appears satisfactory from head and shoulders inspection.	
Is there reasonable limitation of linings that may promote fire spread?	YES	
all linings within the premises conform to rate of fire spread class 1-0		
Does the furniture within the premises conform to the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended 1988 and 1993)?	Unknown	
It could not be identified at the time of the assessment as to whether the furniture within the premises conforms to the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended 1988 and 1993). Detailed below		
	Not required due to domestic use of premises.	
Assessor's Miscellaneous Comments or observations	No issues noted during inspection.	

Question	Response	Details
20.0 Fire Precaution Measures - Escape Lighting		
If there is emergency lighting installed within the premises does it appear satisfactory taking into consideration changes in level, changes in direction and suitable illumination above any fire alarm call points, fire fighting equipment and plant/machinery if applicable.	Not applicable	
There is no requirement for emergency lighting within this premises		
Assessor's Miscellaneous Comments or observations	See Action	
21.0 Fire Precaution Measures - Fire Safety Signs & Notices		
Does the provision of signage comply with the Health and Safety (Safety Signs and Signals) Regulations 1996, taking into consideration fire exit signs, directional arrow signs, fire door condition signs, fire action notices, fire fighting equipment ID and Lift signs etc. (including "No Smoking" signs)	Yes	
At the time of the assessment fire safety signage appeared satisfactory within the premises.		
Assessor's Miscellaneous Comments or observations	Directional signs not required due to simple layout and occupant familiarity.	
 <p data-bbox="135 1559 260 1581">Appendix 11</p>		
22.0 Fire Precaution Measures - Means of Giving Warning in Case of Fire		
Is there a suitable fire alarm warning system installed within the premises, where required based on relevant guidance documents?	Yes	
The fire alarm warning system installed appears suitable for the premises as detailed below:		
		Cat LD3, Grade D

Question	Response	Details
Mains powered alarms with an integral back-up power supply		
Alarms in circulation spaces that form part of escape route	Part 6 grade D detection located in all rooms including bedrooms, heat detection in kitchen. Roof void detection not required as not significant risk/ sources of ignition.	
From a visual inspection does the fire alarm warning system appear satisfactory?	YES	
From a visual inspection the fire alarm warning system appears satisfactory.		
If there is no fire alarm warning system installed within the premises, are the premises deemed safe without it?	N/A	
A fire alarm warning system is not required in this type of premises		
Whilst this falls outside the Regulatory Reform Fire (Safety Order) 2005, could it be established as to what grade the fire alarm warning system is installed within individual flats/apartments, if applicable	Yes	
Mains smoke detector in Hall		
Mains smoke detector in lounge		
Mains Heat detector in Kitchen		
Mains Detection in Bedroom(s)	<input checked="" type="checkbox"/>	
Battery Smoke Detection in hall		
Linked heath detection in hall		
Other		
Is the fire alarm warning system tested and maintained in accordance with BS5839 Parts 1 and 6 respectively	Yes	
Evidence Of alarm testing seen at the time of the assessment		
Part 1 system		
Part 6 System		
Assessor's Miscellaneous Comments or observations	Test records provided to Pennington's where not available during inspection. Weekly tests also carried out by DCC staff.	

Question	Response	Details
23.0 Fire Precaution Measures - Fire Fighting Equipment (FFE)		
Are there a suitable number/type of fire extinguishers installed throughout the premises taking into consideration the risks present, if required.		
Are there adequate fire fighting means provided?	Yes	
 <p data-bbox="135 719 264 745">Appendix 12</p>		
Firefighting Means within the premises appears satisfactory		
Are extinguishers wall mounted and placed by exits?	Yes	
 <p data-bbox="135 1238 264 1265">Appendix 13</p>		
All extinguishers are either wall mounted or on suitable stands and placed by exits.		
Are they suitable types for the hazards present and sufficient in number?	Yes	
There appear to be suitable types installed for the hazards present and are sufficient in number.		
Is their location visible?	YES	
All fire extinguishers appear to be clearly visible		
If hose reels are provided within the premises, are they suitably tested and maintained?	N/A	
There are no hose reels installed within the premises.		
Assessor's Miscellaneous Comments or observations	No issues noted during inspection. Tests within date.	

Question	Response	Details
24.0 Fire Precaution Measures - Relevant Automatic Extinguishing Systems		
If there are any automatic extinguishing systems installed within the premises, please provide details and test dates		
Assessor's Miscellaneous Comments or observations	None fitted or required.	
25.0 Fire Precaution Measures - Fire Doors in Communal Areas		
Could the rating of all fire doors/frames be clearly identified by certificates, stickers or plugs?	NO	
Can all doors be identified as being nominal FD30 or FD60 where required?	YES	
Is there any damage to any of the doors?	NO	
Is there any damage to the frames?	NO	
Does all door furniture conform to BS476 Part 22	N/A	
Are there at least three hinges of which are suitably graded/fire rated?	YES	
Are all cross corridors/lobby's doors fitted with combined intumescent/cold smoke seals?	N/A	
Are all cupboard/Riser/hatch doors fitted with combined intumescent/cold smoke seals where necessary?	No	See section 14 action
Are all cupboard/Riser/hatch doors fitted with intumescent seals where necessary?	No	As above
Are all cupboard/Riser/hatch doors secured against unauthorised access where required?	N/A	
Would it appear that any doors have been replaced with a different style of door?	No	

Question	Response	Details
Are suitably fire rated overhead closing devices installed to all doors where necessary?	No	See section 18 action
If there is any glazing in any off the doors or frames can it be identified as suitable?	N/A	
Are there any gabs in excess of 3mm between doors and frames or to the bottom of the door?	NO	
Do any off the doors appear warped or twisted?	NO	
Where door selectors are installed do they function correctly?		
Are there any key lock configurations to doors within escape routes?	NO	
Is appropriate door signage displayed on all doors?	N/A	
Assessor's Miscellaneous Comments or observations	See actions	

26.0 Fire Precaution Measures –Flat entrance doors visually assessed :

This is based on an overview of all flat doors within the premises which have been assessed visually from the outside and where access could be gained from the inside. (Access should be gained a minimum of one flat where possible).

Are there any flat doors in the premises?	NO	
This section is not required for this assessment.		
if applicable which flat doors where accessed?		
Can the rating of all fire doors/frames be clearly identified by certificates stickers or plugs?		
Can all doors be identified as being nominal FD30 or FD60 where required?		
Is there any damage to any of the doors?		

Question	Response	Details
Is there any damage to any of the frames?		
Does all door furniture conform to BS476 Part 22 ?		
Are there at least three hinges of which are suitably graded/fire rated?		
Are there combined intumescent/cold smoke seals installed to the doors/frame and they continuous and complete with no damage or contamination?		
Would it appear that any doors have been replaced with a different style of door ?		
If letter plates are installed do they have intumescent/smoke seals?		
Does the door furniture allow for keyless egress?		
Are there any additional locks fitted to the doors?		
If there is any glazing in any off the doors or frames can it be identified as suitable?		
Are there any security grills over any off the doors?		
Are there any gaps in excess of 3mm between doors and frames or to the bottom of the door?		
Do any off the doors appear warped or twisted?		
Do all doors have a suitably fire rated overhead closing device?		
Can all flats be identified by means of a number or letter?		
Assessor's Miscellaneous Comments or observations	No Flat doors accessed in this premises.	

Question	Response	Details
27.0 Fire Precaution Measures: Bedrooms/bedsits doors visually assessed :		
This is based on an overview of all bedrooms/bedsits doors within the premises which have been assessed visually from the outside and where access could be gained from the inside. (Access should be gained a minimum of one flat where possible).		
Are there any bedroom/bedsit doors in the premises?	YES	
Completion of this section is necessary		
if applicable which bedroom/bedsit doors where accessed?	Yes	
All doors inspected		
Could the rating of all fire doors/frames be clearly identified by certificates stickers or plugs ?	No	
Can all doors be identified as being nominal FD30 or FD60 where required?	YES	
Is there any damage to any of the doors?	NO	
Is there any damage to any of the frames?	NO	
Does all door furniture conform to BS476 Part 22	YES	
Are there at least three hinges of which are suitably graded/fire rated?	YES	
Are there combined intumescent/cold smoke seals installed to the doors/frame and are they continuous and complete with no damage or contamination?	yes	
Are there intumescent seals installed to the doors/frame and are they continuous and complete with no damage or contamination?		
Would it appear that any doors have been replaced with a different style of door?	NO	
If letter plates are installed do they have intumescent/smoke seals?	N/A	

Question	Response	Details
Does the door furniture allow for keyless egress?	yes	
Are there any additional locks fitted to the doors?	NO	
If there is any glazing in any off the doors or frames can it be identified as suitable?		
Are there any security grills over any off the doors?	NO	
Are there any gaps in excess of 3mm between doors and frames or to the bottom of the door?	NO	
Do any off the doors appear warped or twisted?	NO	
Do all doors have a suitably fire rated overhead closing device?	No	Not required
Can all bedroom/bedsit doors be identified by means of a number or letter?	NO	Not required
Where applicable can all doors be described as solid and close fitting?	Yes	
If tenants are living as one household are there any locks on the doors?	No	
Assessor's Miscellaneous Comments or observations	No issues identified during inspection	
28.0 Management of Fire Safety - Procedures & Arrangements		
Are competent person(s) appointed to assist in undertaking the preventative and protective measures (i.e. relevant general fire precautions)?	yes	
The person named below is nominated to undertaking preventative and protective measures within the premises		
	Future Housing and DCC staff	
Is there a suitable record of the fire safety arrangements?	yes	

Question	Response	Details
		All fire safety matters managed by Futures Housing in conjunction with DCC
Are procedures in the event of a fire appropriate and properly documented?	yes	
		A sample of policies and procedures was provided and checked as suitable by Pennington Choices prior to inspection.
Are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to fire-fighters?	Yes	
Are there suitable arrangements for ensuring that the premises have been evacuated?	Yes	
Are there adequate procedures for evacuation of any disabled people who are likely to be present?	Yes	
There are adequate procedures for the evacuation of any disabled person who are likely to be present.		
Are there any persons nominated and trained to use fire extinguishing appliances?	Yes	
there are nominated persons trained to use fire extinguishing appliances on site.		Staff training provided by DCC
Are there any persons nominated and trained to assist with the evacuation of disabled people?	Yes	
There are nominated persons that are trained to assist with the evacuation of any disabled person on Site.		
Is there appropriate liaison with fire and rescue service (e.g. fire & rescue crews visiting for familiarisation visits)?	yes	
There is appropriate liaison with the Fire and Rescue service		
Are there routine in-house inspections of fire precautions (e.g. in the course of health & safety inspections)?	yes	

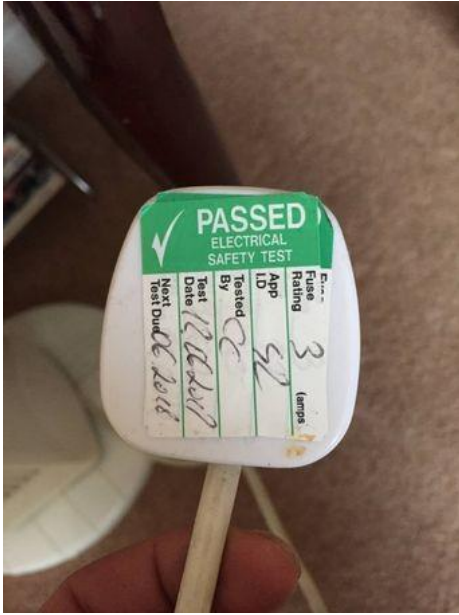
Question	Response	Details
Assessor's Miscellaneous Comments or observations		All routine inspections carried out by Futures Housing and DCC Staff.
29.0 Management of Fire Safety - Training & Drills		
Are all staff given adequate instructions and training at induction?	Yes	
Are all staff given adequate periodic refresher training at suitable intervals?	Yes	
		DCC manage their own staff training. The extent of this training was not provided to the assessor.
<p>Do all staff receive information or training on the following?...</p> <p>This applies to Premises that have staff present</p> <p>Where training is provided this should be recorded and renewed annually.</p>		
The fire risks identified in the fire risk assessment for the premises?		
Fire safety measures provided to the building?		
Actions to be taken in event of fire in the building?		
Actions to be taken in event of hearing the fire alarm in the building?		
Method of operation of manual call points?		
Location and use of fire extinguishers?		
Means for summoning the fire and rescue service?		
Identity of persons nominated to assist with evacuation?		
Identity of persons nominated to use fire extinguishing appliances?		
Are staff with special responsibilities i.e. fire wardens, given additional training?	Yes	

Question	Response	Details
Are fire drills carried out at appropriate intervals?	Yes	
	Information provided by DCC representative on site.	
When the employees of another employer work in the premises...		
Are they provide with appropriate and relevant information on the fire risks, precautions and procedures within the premises?	Yes	
Are their employees provided with adequate instructions and information?	Yes	
Assessor's Miscellaneous Comments or observations	All relevant information provided by Futures Housing and DCC.	
30.0 Management of Fire Safety - Testing & Maintenance		
Is the fire alarm & detection system tested weekly and maintained 6 monthly?	Yes	
The fire alarm is tested weekly maintained under contract. Date last tested		
Date of Last inspection		
Is the emergency lighting system tested monthly and annually?	No	Ensure the torches provided are included on a test regime.
There was no evidence available at the time of the assessment.		
Are the fire extinguishers maintained annually by a competent person?	Yes	
The fire extinguishers are visually inspected weekly and annually maintained by a competent person under contract. Date last tested		
Date of last service	16 Sep 2018	
Are rising mains inspected at six monthly and tested annually?	N/A	
No rising mains		
Are sprinklers tested weekly, and periodically?	N/A	

Question	Response	Details
No sprinkler system installed		
Are escape routes and exit doors checked routinely?	Yes	
No requirement for inspections of escape routes or final exit doors in this type of premises.		
Escape routes and final exit doors are visually inspected daily/weekly/Monthly		
If an automatic smoke venting system is fitted is it routinely maintained?	N/A	
No AOV installed.		
Annual testing of lightning protection system?	N/A	
No lightning protection system installed.		
Periodic inspection of external escape staircases and gangways?	N/A	
No external staircases or gangways.		
Is there a reporting system in place, for the recording any deficiencies of fire safety preventative and protected measures for the building.	YES	
The client has a system in place to report fire safety deficiencies the fire safety preventative and protective measures for the building.		
Assessor's Miscellaneous Comments or observations	All routine inspections carried out by Futures Housing and DCC Staff.	
31.0 Management of Fire Safety –Records		
Are appropriate records kept of?		
Fire drills?	YES	
Fire training?	YES	
Fire alarm testing?	YES	
Emergency lighting tests?	NO	
Maintenance & testing of other fire protection systems e.g. sprinklers?	NO	

Question	Response	Details
Assessor's Miscellaneous Comments or observations	A sample of testing records provided by Futures was deemed suitable by Pennington Choices	

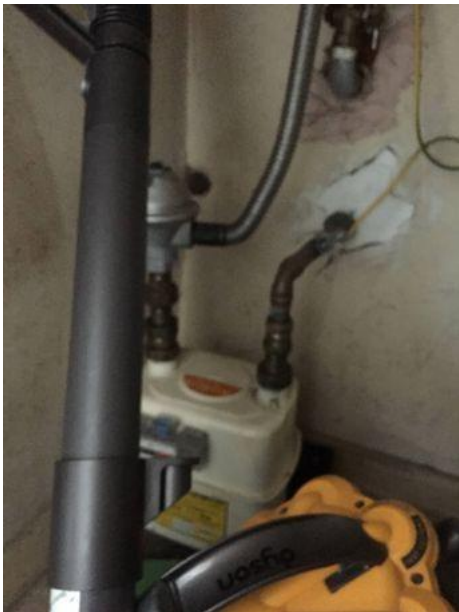
Media



Appendix 1



Appendix 2



Appendix 3



Appendix 4



Appendix 5



Appendix 6



Appendix 7



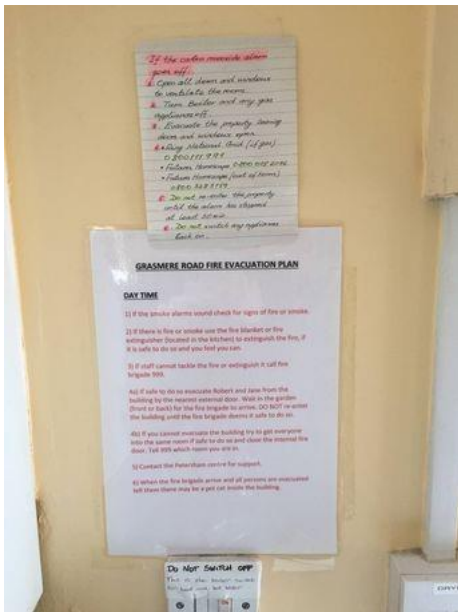
Appendix 8



Appendix 9



Appendix 10



Appendix 11



Appendix 12



Appendix 13