

Social Housing – Fire Risk Assessment



Client Information	
Property User Code:	1910000
Client Name:	Futures Housing
Premises Assessed:	10-15 Hawke Road
Area:	
Responsible Person:	Chief Executive
Persons Seen	
Date of Site Visit:	01 Nov 2018
Date FRA Published:	16 Nov. 2018
Recommended Next Assessment Date Range:	4 Years
Personnel Deployed	
Fire Risk Assessor:	Jon Sweeney
Quality Checked:	Paul Doodson

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

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	4	3 Months
Low		6 Months

Actions

Risk Rating	Observation	Recommendation	Target Date
M1	There are a number of waste bins within the common areas. This has the potential to raise the risk of an arson attack.	Waste bins are located within the common area. These bins would have been external prior to the staircase being enclosed. Waste bins should be kept outside of the premises a safe distance from the building to ensure common area remains sterile and free from combustibles. Secure external storage provided	01/02/2019
M2	It was not confirmed that the exits with an Electro-magnetic lock had a 'Fail to Safe' system built in to it.	Any doors that are fitted with an electro-mag lock or Digi- lock forming part of the escape route should be installed to fail safe to open on activation of the fire alarm (BS 7273). An emergency override should be provided adjacent to exit push button.	01/02/2019
M3	Within the common areas, there is PVC cladding. The Fire Resistance of the cladding was not determined at the time of the assessment.	Determine fire resistance of P.V.C. cladding within common area. If no fire resistance is provided then cladding should be removed/replaced with materials that will not promote fire or smoke spread within this area.	01/02/2019
M4	At the time of the assessment, it could not be confirmed, the level of AFD within the Flats.	Not all flats accessed to determine level of detection within each one. Undertake a survey of all flats to determine the level of detection within each one AFD is not required in the common parts due to the stay put policy.	01/02/2019

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.

Table of Contents

FRA- Futures- Master	1
Actions	2
Disclaimer	3
AUDIT	5
1.0 APPLICABLE LEGISLATION & SCOPE	5
2.0 Premises Overview	6
3.0 THE OCCUPANTS	6
4.0 FIRE LOSS EXPERIENCE	7
5.0 TYPE OF FIRE RISK ASSESSMENT	7
6.0 SUMMARY OF FIRE RISK ASSESSMENT	7
7.0 SUMMARY OF SURVEY CHECKLIST	8
8.0 Fire Hazards - General Electrical	8
9.0 Fire Hazards- Smoking	9
10.0 Arson	10
11.0 Fire Hazards - Portable Heaters and Heating Installations	10
12.0 Cooking	11
13.0 Fire Hazards - Lightning	11
14.0 Fire Hazards - Other Significant Sources (Including Process Hazards)	12
15.0 Fire Hazards - created by building works (Internal or External Labour)	12
16.0 Fire Hazards - Dangerous Substances and Explosive Atmospheres	12
17.0 Fire Hazards - House Keeping	13
18.0 Fire Precaution Measures - Means of Escape With regard to reasonable travel distance...	13 14
19.0 Fire Precaution Measures - Limit Fire Spread & Development	16
20.0 Fire Precaution Measures - Escape Lighting	17
21.0 Fire Precaution Measures - Fire Safety Signs & Notices	17
22.0 Fire Precaution Measures - Means of Giving Warning in Case of Fire	18
23.0 Fire Precaution Measures - Fire Fighting Equipment (FFE)	18
24.0 Fire Precaution Measures - Relevant Automatic Extinguishing Systems	19
25.0 Fire Precaution Measures - Fire Doors in Communal Areas	19
26.0 Fire Precaution Measures – Flat entrance doors visually assessed :	21
27.0 Fire Precaution Measures: Bedrooms/bedsits doors visually assessed :	23
28.0 Management of Fire Safety - Procedures & Arrangements	24
29.0 Management of Fire Safety - Training & Drills	26
30.0 Management of Fire Safety - Testing & Maintenance	27
31.0 Management of Fire Safety – Records	28
Media	


Audit





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 RR(FS)O applies to the common areas only although limited aspects of flats will have impact on legislative safety.	
The above legislation is enforced by;	Northamptonshire 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;	Fire Safety in Purpose Built Blocks	
<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>		

Question	Response	Details
2.0 Premises Overview		
Number of floors within the property that apply to this Fire Risk Assessment:	2	
Approximate Ground Floor Area (M2) - Building footprint	250	
Number of Apartments (If applicable)	6	
Number of bedrooms/bedsits (if applicable)		
Construction Type	Masonry construction	
Use of premises	General Needs Flats – Purpose Built	
Please enter a description of the premises. (Including construction, roof type, floors , staircases(Timber/Concrete, cladding)	2 storey detached traditional brick construction with pitched tiled roof. 3 flats per storey with a single stairway and two final exits at ground level.	
3.0 THE OCCUPANTS		
Approximate maximum number of residents at any one time (if apartments base numbers of two per apartment)	12	
Approximate maximum number of employees at any one time	USEFORCOMMUNAL AREAS- visits by contractors and employers to undertake work within the communal areas, e.g. cleaning and maintenance.	
Approximate number of visitors at any one time. (Based on 1 visitor per flat)	6	
Approximate maximum number of potential occupants (Total of above)	18	
Are any of the occupants either disabled, in remote areas, young persons or at special risk for any other reason?	Unknown	
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	None	
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 flat entrance doors and a visual assessment of the roof void (if accessible) to establish if suitable compartmentation is in place.	
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	4 Years	
4 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?	Stay Put	
Is this policy suitable?	YES	




Question	Response	Details
Assessor's Miscellaneous Comments or observations	4 years is appropriate for this type of premises providing that this fire risk assessment be reviewed bi-annually. Stay put is appropriate for this type of premises	
7.0 SUMMARY OF SURVEY		
Please tick systems installed: The details of the type of installation are detailed further in the assessment.		
Extinguishers:		
Emergency Lighting:	<input checked="" type="checkbox"/>	
Signage:	<input checked="" type="checkbox"/>	
AOV:		
Smoke Shafts/Hatch:		
Wet Riser:		
Dry Riser:		
Firefighting Lift:		
Suppression System:		
Fire Alarm Part 1		
Fire Alarm Part 6		
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	
There 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?		
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?	NO	Confirmation of fixed installation testing to BS 7176 to be confirmed as there was no access to electrical cupboard. No portable appliances within common areas. No cable reels, extension cables or block adaptors within common parts.
 <p>Appendix 1</p>		
There was no evidence of any electrical extension leads, cable reels or block adapters being used within the premises.		
Assessor's Miscellaneous Comments or observations	Confirmation of fixed installation testing to BS 7176 to be confirmed as there was no access to electrical cupboard. No portable appliances within common areas. No cable reels, extension cables or block adaptors within common parts.	
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	Other	
There is a policy In place and this appears to be enforced/managed	Residents can smoke in their flats or outside the building. There was no evidence of smoking in the common parts.	



Question	Response	Details
Is there a dedicated smoking area?	N/A	
		Residents can smoke in their flats or outside the building. There was no evidence of smoking in the common parts.
Assessor's Miscellaneous Comments or observations		Residents can smoke in their flats or outside the building. There was no evidence of smoking in the common parts.
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?	YES	
At the time of the assessment combustible/Flammable materials in were found in or around the premises as detailed		
		Both block entrance doors have access control. The bins are not secured and are stored within the common area building. Secure external storage provided. Firefighter access switch adjacent to front entrance.
    <p>Appendix 2 Appendix 3 Appendix 4 Appendix 5</p>		
Assessor's Miscellaneous Comments or observations		Waste bins should be re-located to an area external to the building to ensure common area remains sterile and free from combustibles.
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	




Question	Response	Details
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 were they last tested?	Unknown	
There was no evidence of testing at the time of the assessment.		
Assessor's Miscellaneous Comments or observations	No portable or fixed heating equipment on the common parts, the flats are provided with central heating.	
12.0 Cooking		
Are there cooking facilities present within the areas assessed?	NO	
There were no cooking facilities identified within the areas assessed.		
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	The cooking facilities are contained within the flats.	
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	No visible signs of lightning protection observed.	



Question	Response	Details
14.0 Fire Hazards - Other Significant Sources (Including Process Hazards)		
Any Other significant sources (including Process hazards)		
Assessor's Miscellaneous Comments or observations	No process hazards within common areas.	
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	All works monitored by Futures 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.?	NO	Combustible items were observed within common areas.
<div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  <p>Appendix 6</p> </div> <div style="text-align: center;">  <p>Appendix 7</p> </div> <div style="text-align: center;">  <p>Appendix 8</p> </div> </div>		
At the time of the assessment the following was identified:		
	Waste bins should be kept outside of the premises a safe distance from the building to ensure common area remains sterile and free from combustibles.	
Assessor's Miscellaneous Comments or observations	Waste bins should be kept outside of the premises a safe distance from the building to ensure common area remains sterile and free from combustibles.	
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 :		
	Single staircase with 2 final exit doors at ground level.	
Is there adequate provision of exits?	YES	
Yes, there are adequate provision of exits.		
	Single staircase with 2 final exit doors at ground level.	

Question	Response	Details
Are exits easily and immediately openable where necessary?	NO	Both final exit doors are fitted with electro-magnetic opening devices that require emergency override facility
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Appendix 9</p> </div> <div style="text-align: center;">  <p>Appendix 10</p> </div> </div>		
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?	NO	Both final exit doors are fitted with electro-magnetic opening devices that require emergency override facility
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Appendix 11</p> </div> <div style="text-align: center;">  <p>Appendix 12</p> </div> </div>		
		Both final exit doors are fitted with electro-magnetic opening devices that require emergency override facility
With regard to reasonable travel distance...		
Is there suitable protection of escape routes?	YES	
Yes, the escape routes are suitably protected.		
Is there suitable fire precautions for all inner rooms?	N/A	
There was no inner rooms identified at the time of inspection.		

Question	Response	Details
Are escape routes unobstructed?	NO	waste bins along escape route
 <p style="text-align: center;">Appendix 13</p>	 <p style="text-align: center;">Appendix 14</p>	
At the time of the assessment the escape route was found obstructed as detailed below:		
		<p>Waste bins are located within the common area. These bins would have been external prior to the staircase being enclosed.</p> <p>Waste bins should be kept outside of the premises a safe distance from the building to ensure common area remains sterile and free from combustibles.</p>
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?	NO	Single staircase adequate for premises. No facility for disabled access to first floor.
There are no arrangements to provide for the evacuation of disabled persons from the building.		
		Single staircase adequate for premises. No facility for disabled access to first floor.
Assessor's Miscellaneous Comments or observations		Single staircase adequate for premises. No facility for disabled access to first floor.


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?	NO	No roof void
 <p data-bbox="140 853 268 875">Appendix 15</p>		
The assessor was unable to access the roofvoid for the following reasons	There is no loft hatch to enable access to the roof void	
Is there reasonable limitation of linings that may promote fire spread?	NO	The ceiling within the common area is lined with P.V.C. cladding. This cladding may promote fire and smoke spread if involved in fire.
 <p data-bbox="140 1438 268 1460">Appendix 16</p>  <p data-bbox="368 1438 496 1460">Appendix 17</p>		
The following was identified at the time of the assessment		
	The ceiling within the common area is lined with P.V.C. cladding. This cladding may will promote fire and smoke spread if involved in fire.	
Does the furniture within the premises conform to the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended 1988 and 1993)?	N/A	
There was no furniture in the areas assessed at the time of the assessment		

Question	Response	Details
Assessor's Miscellaneous Comments or observations		The ceiling within the common area is lined with P.V.C. cladding. This cladding may will promote fire and smoke spread if involved in fire.
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, firefighting equipment and plant/machinery if applicable.	YES	
The emergency lighting appeared satisfactory throughout		
Assessor's Miscellaneous Comments or observations		Emergency lighting provided on all levels in accordance with BS5266-1
<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>Appendix 18</p> </div> <div style="text-align: center;">  <p>Appendix 19</p> </div> </div>		
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, firefighting 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		Fire signage adequate for premises. Single escape route with two final exits on ground floor.

Question	Response	Details
 <p>Appendix 20</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?	Not applicable	
There is no fire alarm warning system installed within the premises or required		
From a visual inspection, does the fire alarm warning system appear satisfactory?		
If there is no fire alarm warning system installed within the premises, are the premises deemed safe without it?	YES	
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	Unknown	No access gained into flats
No access to any flats could be gained at the time of the assessment/no information provided by client to establish this information.		
Is the fire alarm warning system tested and maintained in accordance with BS5839 Parts 1 and 6 respectively	Unknown	
There was no evidence of testing at the time of the assessment		
Assessor's Miscellaneous Comments or observations	No access gained into flats	
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.		

Question	Response	Details
Are there adequate firefighting means provided?	N/A	
FFE is not required in this type of premises		
Are extinguishers wall mounted and placed by exits?	N/A	
There is no FFE at the premises		
Are they suitable types for the hazards present and sufficient in number?	N/A	
There is no FFE at the premises		
Is their location 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	FFE not required for this type of property	
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	No automatic extinguishing systems present.	
	NO	
Assessor's Miscellaneous Comments or observations	No automatic extinguishing systems present.	
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?		
Can all doors be identified as being nominal FD30 or FD60 where required?		
Is there any damage to any of the doors?		
Is there any damage to the frames?		

Question	Response	Details
Does all door furniture conform to BS476 Part 22?		
Are there at least three hinges of which are suitably graded/fire rated?		
Are all cross corridors/lobby's doors fitted with combined intumescent/cold smoke seals?		
Are all cupboard/Riser/hatch doors fitted with combined intumescent/cold smoke seals where necessary?		
Are all cupboard/Riser/hatch doors fitted with intumescent seals where necessary?		
Are all cupboard/Riser/hatch doors secured against unauthorised access where required?		
Would it appear that any doors have been replaced with a different style of door?		
Are suitably fire rated overhead closing devices installed to all doors where necessary?		
If there is any glazing in any off the doors or frames, can it be identified as suitable?		
Are there any gabs in excess of 3mm between doors and frames or to the bottom of the door?		
Do any off the doors appear warped or twisted?		
Where door selectors are installed, do they function correctly?		
Are there any key lock configurations to doors within escape routes?		
Is appropriate door signage displayed on all doors?		
Assessor's Miscellaneous Comments or observations	There are no communal doors other than the final exit doors that are not required to be fire resisting	

Question	Response	Details
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?	YES	
Completion of this section is necessary	6 flat doors within premises	
If applicable which flat doors where accessed?	NO	No access gained into flats.
		
<p>Appendix 21 Appendix 22 Appendix 23 Appendix 24 Appendix 25 Appendix 26</p>		
Can the rating of all fire doors/frames be clearly identified by certificates stickers or plugs?	NO	No stickers or plugs observed.
Can all doors be identified as being nominal FD30 or FD60 where required?	NO	All doors appear to be nominal 30FD.
Is there any damage to any of the doors?	NO	No damage observed.
Is there any damage to any of the frames?	NO	No damage observed.
Does all door furniture conform to BS476 Part 22?	YES	
Are there at least three hinges of which are suitably graded/fire rated?	NO	Unknown.

Question	Response	Details
Are there combined intumescent/cold smoke seals installed to the doors/frame and they continuous and complete with no damage or contamination?	Unknown	
Would it appear that any doors have been replaced with a different style of door?	YES	
If letter plates are installed, do they have intumescent/smoke seals?		
Does the door furniture allow for keyless egress?	Unknown	
Are there any additional locks fitted to the doors?	NO	Unknown
If there is any glazing in any off the doors or frames can it be identified as suitable?	NO	No identifiable marks on glazing observed.
 <p>Appendix 27 Appendix 28 Appendix 29 Appendix 30 Appendix 31 Appendix 32</p>		
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?	Unknown	

Question	Response	Details
Can all flats be identified by means of a number or letter?	YES	
Assessor's Miscellaneous Comments or observations	It is recommended that a full fire door survey to all flat entrance doors is undertaken to determine whether they require repairing or replacing, if self-closing devices are fitted to each door and to confirm glazing is of the required fire resistance.	
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?		
If applicable, which bedroom/bedsit doors were accessed?	N/A	
Could the rating of all fire doors/frames be clearly identified by certificates stickers or plugs?	N/A	
Can all doors be identified as being nominal FD30 or FD60 where required?		
Is there any damage to any of the doors?		
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 are they continuous and complete with no damage or contamination?		
Are there intumescent seals installed to the doors/frame and are they continuous and complete with no damage or contamination?		

Question	Response	Details
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 bedroom/bedsit doors be identified by means of a number or letter?		
Where applicable can all doors be described as solid and close fitting?		
If tenants are living as one household, are there any locks on the doors?		
Assessor's Miscellaneous Comments or observations	No bed sits within premises. Bedroom doors beyond scope of type1 common areas FRA.	
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	

Question	Response	Details
The person named below is nominated to undertaking preventative and protective measures within the premises		Futures Housing Staff.
		Futures Housing Staff.
Is there a suitable record of the fire safety arrangements?	YES	
		All records maintained by Futures Housing.
Are procedures in the event of a fire appropriate and properly documented?	YES	
		All records maintained by Futures Housing.
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	
		By residents
Are there suitable arrangements for ensuring that the premises have been evacuated?	Not applicable	
		Not required for this type of property
Are there adequate procedures for evacuation of any disabled people who are likely to be present?	Not applicable	
Are there any persons nominated and trained to use fire-extinguishing appliances?	Not applicable	
No staff at this location.		
Are there any persons nominated and trained to assist with the evacuation of disabled people?	Not applicable	
No requirement at this type of premises.		
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		

Question	Response	Details
Are there routine in-house inspections of fire precautions (e.g. in the course of health & safety inspections)?	YES	
	All routine inspections carried out by Futures Housing Staff.	
Assessor's Miscellaneous Comments or observations	All routine inspections carried out by Futures Housing Staff.	
29.0 Management of Fire Safety - Training & Drills		
Are all staff given adequate instructions and training at induction?	N/A	
No requirement at this type of premises/No staff at this location		
Are all staff given adequate periodic refresher training at suitable intervals?	N/A	
No requirement at this type of premises/No staff at this location		
Do all staff receive information or training on the following? This applies to Premises that have staff present Where training is provided this should be recorded and renewed annually.		
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.		

Question	Response	Details
Are staff with special responsibilities i.e. fire wardens, given additional training?		
Are fire drills carried out at appropriate intervals?		
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	
	All relevant information provided by Futures Housing.	
Are their employees provided with adequate instructions and information?		
Assessor's Miscellaneous Comments or observations	All relevant information provided by Futures Housing.	
30.0 Management of Fire Safety - Testing & Maintenance		
Is the fire alarm & detection system tested weekly and maintained 6 monthly?	N/A	
No fire alarm installed		
Is the emergency lighting system tested monthly and annually?	YES	
The emergency lighting is tested monthly and annually maintained under contract. Date last tested		
Date of last Service.		
Are the fire extinguishers maintained annually by a competent person?	N/A	
No fire extinguishers.		
Are rising mains inspected at six monthly and tested annually?	N/A	
No rising mains		
Are sprinklers tested weekly, and periodically?	N/A	
No sprinkler system installed		

Question	Response	Details
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?	YES	
External escape stairs and gangways are visually inspected daily/weekly by the scheme manager with the time and date of inspection recorded		
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 testing and maintenance carried out by Futures Housing.	
31.0 Management of Fire Safety –Records		
Are appropriate records kept of?		
Fire drills?	NO	Not required.
Fire training?	NO	Not required.
Fire alarm testing?	NO	Not required.
Emergency lighting tests?	YES	
Maintenance & testing of other fire protection systems e.g. sprinklers?	NO	Not required.

Question	Response	Details
Assessor's Miscellaneous Comments or observations	All records maintained by Futures Housing.	

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



Appendix 14



Appendix 15



Appendix 16



Appendix 17



Appendix 18



Appendix 19



Appendix 20



Appendix 21



Appendix 22



Appendix 23



Appendix 24



Appendix 25



Appendix 26



Appendix 27



Appendix 28

10-15 Hawke Road.



Appendix 29



Appendix 30



Appendix 31



Appendix 32