

Social Housing – Fire Risk Assessment.



Client Information	
Property User Code:	4589990
Client Name:	Futures Housing
Premises Assessed:	1-24 Chappell House
Area:	
Responsible Person:	Futures Housing CEO.
Persons Seen:	
Date of Site Visit:	27 Nov 2018
Date FRA Published:	04/01/2019
Recommended Next Assessment Date Range:	4 Years
Personnel Deployed	
Fire Risk Assessor:	Phil Bradbury
Quality Checked:	Julie Fitzpatrick

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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	Recommend full compartmentation survey be carried out	Recommend full compartmentation survey be carried out in order to support the current evacuation policy	4/04/2019
Medium	Access to the roof void provided a "head and shoulders" inspection of this area	. This area seemed to be broken down into 3 blocks (3 zones). A full compartmentation and fire stopping survey must be carried out in order to support the "stay put" evacuation policy.	4/04/2019
Medium	It is recommended that a full fire door survey to all flat entrance doors is undertaken	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. All flat doors appear to be FD30 doors from a visual inspection	4/04/2019

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
<h2>1.0 Applicable Legislation & Scope</h2>		
<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>		
<p>The following fire safety legislation applies to these premises:</p>	<p>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.</p>	
<p>The above legislation is enforced by;</p>	<p>Northamptonshire F&RS</p>	
<p>Other legislation that makes significant requirements for fire precautions in these premises (other than the Building Regulations 2010)</p>	<p>Housing Act 2004</p>	
<p>The legislation to which the above makes reference is enforced by:</p>	<p>Local Authorities</p>	
<p>Other guidance documents that have been used for the purpose of this report;</p>	<p>Fire Safety in Purpose Built Blocks</p>	
<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>		
<h2>2.0 Premises Overview</h2>		
<p>Number of floors within the property that apply to this Fire Risk Assessment:</p>	<p>2</p>	

Question	Response	Details
Approximate Ground Floor Area (M2) - Building footprint	500	
	500	
Number of Apartments (If applicable)	24	
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. Three stairways and 6 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)	48	
Approximate maximum number of employees at any one time	USE FOR COMMUNAL 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)	24	
Approximate maximum number of potential occupants (Total of above)	60	
Are any of the occupants either disabled, in remote areas, young persons or at special risk for any other reason?	Unknown	
	None.	
Assessor's Miscellaneous Comments or observations (No Access or Restrictions to Audit)	None.	
4.0 Fire Loss Experience		
What is the Fire loss Experience	Unknown, no evidence provided at the time of the assessment.	

Question	Response	Details
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		
<p>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 accordingly.</p>		
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	
<p>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.</p>		
Recommended Re-assessment	4 Years	
<p>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.</p>		
What is the current evacuation policy provided by the client?	Stay Put	
Is this policy suitable?	YES	
Assessor's Miscellaneous Comments or observations	Recommend full compartmentation survey be carried out in order to support the current evacuation policy.	

Question	Response	Details
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:	<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	<input checked="" type="checkbox"/>	
Fire Alarm Part M		
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.
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.		
Is portable appliance testing (PAT) carried out?	YES	

Question	Response	Details
Date on Portable appliances.		
	06 May 2018	
Is there a suitable policy in place regarding the use of personal electrical appliances?	Unknown	
No was no evidence of this at the time of the assessment.		
Are there any electrical extension leads, cable reels or block adapters being used within the areas assessed?	NO	
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.	
<div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p>Appendix 1</p> </div> <div style="text-align: center;">  <p>Appendix 2</p> </div> <div style="text-align: center;">  <p>Appendix 3</p> </div> </div>		
9.0 Fire Hazards - Smoking		
It should be noted that residents are allowed to 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.	
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		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 that 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		The bins are not secured but they are kept in a suitable area away from the building.
 <p data-bbox="145 1229 258 1254">Appendix 4</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:		
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		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?	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'	Unknown	
There was no evidence of Cleaning at the time of assessment		
Assessor's Miscellaneous Comments or observations		The communal kitchen is no longer used the residents cook food in their ownflat
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.
14.0 Fire Hazards - Other Significant Sources (Including Process Hazards)		
Any Other significant sources (including Process hazards)	NO	
There are no significant sources (including Process hazards)		
Assessor's Miscellaneous Comments or observations		No process hazards within common areas.

Question	Response	Details
15.0 Fire Hazards - created by building works (Internal or External Labor)		
Is there satisfactory control over external contractors working on site (Including 'Hot work permits')	Unknown	
There was no evidence of this at the time of the assessment.		
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.	
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	Good housekeeping observed within common areas.	

Question	Response	Details
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 :		
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	
the door furniture installed to all final exit doors was found to be satisfactory		
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.		
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	

Question	Response	Details
The stair protection is satisfactory.		
Are there reasonable arrangements for means of escape for disabled occupants?	No	
There are no arrangements to provide for the evacuation of disabled persons from the building.		
Assessor's Miscellaneous Comments or observations		No facilities for disabled egress required for a general need block.
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	
Access to the Roof void was gained and the following noted:		
		Access to the roof void provided a "head and shoulders" inspection of this area. No obvious signs of breaches in compartmentation between flats and common roof void was observed. To ensure compliance a full compartmentation survey is recommended.
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)?	N/A	
There was no furniture in the areas assessed at the time of the assessment		
Assessor's Miscellaneous Comments or observations		Access to the roof void provided a "head and shoulders" inspection of this area. To ensure compliance a full compartmentation survey is recommended.

Question	Response	Details
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Appendix 5</p> </div> <div style="text-align: center;">  <p>Appendix 6</p> </div> </div>		
20.0 Fire Precaution Measures - Escape Lighting		
<p>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.</p>	Yes	
<p>The emergency lighting appeared satisfactory throughout</p>		
<p>Assessor's Miscellaneous Comments or observations</p>	<p>Emergency lighting provided on all levels in accordance with BS5266-1</p>	
<div style="text-align: center;">  <p>Appendix 7</p> </div>		
21.0 Fire Precaution Measures - Fire Safety Signs & Notices		
<p>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)</p>	Yes	
<p>At the time of the assessment fire safety signage appeared satisfactory within the premises.</p>		
<p>Assessor's Miscellaneous Comments or observations</p>	<p>Fire signage adequate for premises.</p>	

Question	Response	Details
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:		
	Part 1 Cat L1	
A BS5839 L1 classification includes automatic fire detection in all rooms, on all escape routes and in all voids over 800mm in height. Sounders positioned throughout the building to achieve a minimum of 65dB(A) throughout the building and 75dB(A) at bedhead where there is a sleeping risk. In areas of high ambient noise sound levels the fire alarm sound levels should be 5dB(A) above the normal noise level although not exceeding 120dB(A).		
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?	No	There may be breaches within roof void compartment walls that would allow a fire to spread from the compartment of origin. Without some form of detection the fire could spread above the residents without them being alerted.
The premises are not deemed safe without a suitable fire alarm warning system, for the following reasons detailed below		
	There may be breaches within roof void compartment walls that would allow a fire to spread from the compartment of origin. Without some form of detection the fire could spread above the residents without them being alerted.	
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	<input checked="" type="checkbox"/>	
Mains smoke detector in lounge		
Mains Heat detector in Kitchen	<input checked="" type="checkbox"/>	

Question	Response	Details
Mains Detection in Bedroom(s)		
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	Unknown	
There was no evidence of testing at the time of the assessment		
Assessor's Miscellaneous Comments or observations	Mains operated smoke detector within hallway and detection within the kitchen of flat 16 accessed.	
23.0 Fire Precaution Measures - Firefighting 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 firefighting means provided?	Yes	
Firefighting Means within the premises appears satisfactory		
Are extinguishers wall mounted and placed by exits?	Yes	
All extinguishers are either wall mounted or on suitable stands and placed by exits.		
Are they suitable 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	Adequate FFE provided.	

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		
	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?	NO	No stickers or plugs observed.
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?	Yes	
Are all cupboard/riser/hatch doors fitted with combined intumescent/cold smoke seals where necessary?	N/A	
Are all cupboard/riser/hatch doors fitted with intumescent seals where necessary?	N/A	
Are all cupboard/riser/hatch doors secured against unauthorised access where required?	Yes	
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?	Yes	
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.
Are there any gaps in excess of 3mm between doors and frames or to the bottom of the door?	NO	
Do any of the doors appear warped or twisted?	NO	
Where door selectors are installed do they function correctly?	NO	
Are there any key lock configurations to doors within escape routes?	NO	
Is appropriate door signage displayed on all doors?	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. All flat doors appear to be FD30 doors from a visual inspection.	
26.0 Fire Precaution Measures –Flat entrance doors visually assessed :		
This is based on an overview of all flat doors within the premises that have been assessed visually from the outside and where access could be gained also from the inside. (Access should be gained to a minimum of one flat if possible).		
Are there any flat entrance doors in the premises?	YES	
Completion of this section is necessary		
If applicable which flat doors where accessed?	Yes	
	16	
Can the rating of all fire doors/frames be clearly identified by certificates stickers or plugs?	NO	No stickers or plugs observed.

Question	Response	Details
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?	N/A	
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/frames and are 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?	NO	
If letter plates are installed, do they have intumescent/smoke seals?	No	Draught seals only
Does the door furniture allow for keyless egress?	Unknown	
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?	N/A	
Are there any security grills over any of 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	
Can all flats be identified by means of a number or letter?	YES	

Question	Response	Details
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. All flat doors appear to be FD30 doors from a visual inspection.



Appendix 8

27.0 Fire Precaution Measures: Bedrooms/bedsits doors visually assessed :

This is based on an overview of all bedrooms/bedsits doors within the premises that have been assessed visually from the outside and where access could also 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?

NO

This section is not required for this assessment.

if applicable which bedroom/bedsit doors where accessed?

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 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?

Question	Response	Details
Are there combined intumescent/cold smoke seals installed to the doors/frames 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?		
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 of the doors?		
Are there any gaps in excess of 3mm between doors and frames or to the bottom of the door?		
Do any of 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	

Question	Response	Details
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		
		All fire safety matters managed by Futures Housing.
Is there a suitable record of the fire safety arrangements?	Unknown	
Recommend that management confirm that appropriate fire safety records are kept on site or at a central location.		
Are procedures in the event of a fire appropriate and properly documented?	Unknown	
Recommend management confirm that appropriate fire safety procedures are in place and that records are kept on site or at a central location, and Fire action notices are displayed to inform residents		
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	
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	

Question	Response	Details
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)?	Unknown	
Recommend that local Fire Service personnel are invited to visit the premises periodically for the purpose of gaining familiarisation with the fire safety measures in place.		
Are there routine in-house inspections of fire precautions (e.g. in the course of health & safety inspections)?	yes	
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?		

Question	Response	Details
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?	N/A	
No requirement at this type of premises/No staff at this location		
Are fire drills carried out at appropriate intervals?	N/A	
No requirement at this type of premises/No staff at this location		
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?	N/A	
No staff at this location		
Are their employees provided with adequate instructions and information?	N/A	
No staff at this location		
Assessor's Miscellaneous Comments or observations	No staff present at this location	
30.0 Management of Fire Safety - Testing & Maintenance		
Is the fire alarm & detection system tested weekly and maintained 6 monthly?	No	
No Evidence Of testing was produced . The Fire alarm should be maintained in accordance with BS5839	All testing and maintenance records are maintained by Futures Housing.	
Is the emergency lighting system tested monthly and annually?	No	
There was no evidence available at the time of the assessment.		

Question	Response	Details
		All testing and maintenance records are maintained by Futures Housing.
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	01 Jan 2018	
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		
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.		

Question	Response	Details
Assessor's Miscellaneous Comments or observations		All testing and maintenance records are maintained by Futures Housing.
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31.0 Management of Fire Safety –Records		
Are appropriate records kept of?		
Fire drills.	NO	All records maintained by Futures Housing.
Fire training.	NO	All records maintained by Futures Housing.
Fire alarm testing	NO	All records maintained by Futures Housing.
Emergency lighting tests	NO	All records maintained by Futures Housing.
Maintenance & testing of other fire protection systems e.g. sprinklers	NO	All records maintained by Futures Housing.
Assessor's Miscellaneous Comments or observations		All records maintained by Futures Housing.

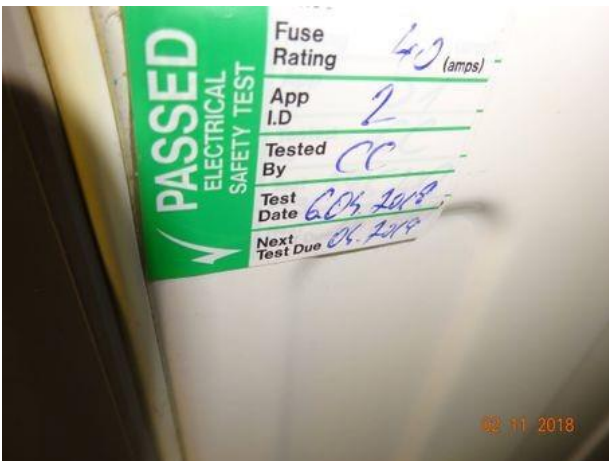
Media



Appendix 1



Appendix 2



Appendix 3



Appendix 4



Appendix 5



Appendix 6



Appendix 7



Appendix 8

