FIRE RISK ASSESSMENT

PENNINGTON CHOICES
SURVEYING AND CONSULTANCY

futures housing group

Property Assessed

De-Senlis House

Jerome Court
Northampton
NN3 5GA

UPRN

DES601-BLK

FRA Valid From

20/08/2020

FRA Valid To

20/08/2022

FRA Completed By

Pennington Choices

EXECUTIVE SUMMARY

Responsible Person:	CEO Futures Housing Group
Property Designation	General needs flats
No of Floors	3
No of Flats (if applicable)	6
Ground floor Area (m2)	300
Total Area of all Floors (m2)	0

FRA Completed By	Lee Brown GIFireE
QA Carried Out By	Bradley Ashworth

PriorityCount	Recommended (Property)	R(P)	0
	High (Management)	H(M)	0
	Low (Management)	L(M)	3
	High (Property)	H(P)	0
	Medium (Property)	M(P)	0
	Low (Property)	L(P)	2
	Total:		5

Recommended evacuation strategy:	Stay Put
Assessment Risk Rating:	Moderate
On satisfactory completion of all remedial works the risk rating of this building may be reduced to:	Tolerable
Reassessment Priority	Medium - 2 Years

FRA Action Plan

De-Senlis House

Jerome Court

Northampton

NN3 5GA

Question Number	Category	Priority	Comments	Recommendation	Target Completion Date	Photo Ref
H1	Hazards introduced by Outside Contractors	L(M) 6 Months	No information was available to confirm if fire safety conditions are imposed on outside contractors when working on the premises. All contractors should be required to demonstrate compliance with their duties under the CDM Regulations 2015 including the provision of RA/MS applicable to the work being undertaken. Periodic auditing is advised Ensure the contractors know the fire procedures of the building and their obligation to provide fire safety arrangements in the case of hot work Adequate control of Contractors and working practices is essential in the safe management of the premises	Recommend management confirm that fire safety conditions are imposed on contractors - and that there is satisfactory control over work by both outside and in-house contractors including hot working permits	20/02/2021	0
Q4	Limiting Fire Spread	L(M) 6 Months	Unable to access the roof space as there is no access hatch to the roof space.	Recommend management check compartmentation within the roof space over the common area	20/02/2021	0
Q10	Limiting Fire Spread	L(P) 12 Months	The building has external timber cladding and balconies, Existing residential buildings which have external wall systems that contain combustible materials may not meet an appropriate standard of safety and could pose a significant risk to the health and safety of	It is advised that the external softwood timber cladding of the building is regarded as an unacceptable fire hazard and it should be treated with a weather resistant coating to achieve at least Class 1 in the BS 476 surface spread of flame test or it should be replaced by	20/08/2021	P17/18
A2	Electrical Ignition Sources	L(M) 6 Months	It is not known if there is a policy regarding the use of personal appliances in the common areas of this building	Confirm/ensure that a policy is in place to control the use of personal portable electrical appliances within the common areas.	20/02/2021	0

Client	Futures Housing Group
Reassessment Priority	Medium - 2 Years
Responsible Person:	CEO Futures Housing Group
BAFE SP205-1 Certificate Number	CHES077
Date of FRA Issue to Client	20/08/2020
FRA Valid to Date	20/08/2022
Type of FRA	Type 1 Fire risk assessments are non-destructive surveys of the common parts of a building. Internal and external areas are assessed, including store cupboards, electrical cupboards, risers, accessible lofts and a sample of flat entrance doors where applicable

General Information

UPRN	DES601-BLK
Address 1	De-Senlis House
Address 2	
Address 3 (street)	Jerome Court
Address 4 (area)	Northampton
Postcode	NN3 5GA
Fire Risk Assessor	Lee Brown GIFireE
Date of inspection	12/08/2020
Checked by:	Bradley Ashworth

The Premises

Property Designation	General needs flats
Property Type	Purpose built block of flats
No of Floors	3
No of Flats (if applicable)	6
Ground floor area (m2) (if applicable)	300
Total area of all floors (m2) (if applicable)	
Building Description; - no of staircases, storeys - no of entrances/exits - lifts - stepped/level access - ancillary usage	Modern traditional apartment block with level access off the road. Some flats have their own entrance at the front elevation, the main communal entrance leads into the ground floor lobby where the bicycle store room and electric meter room is also situated . A timber staircase leads to the apartments which are lobbied from the stairs. Each floor accommodates three flats, each provided with stand alone external steel framed balconies with timber decked flooring. Timber cladding is also affixed to the external walls. Walls, floors and ceilings between the premises being assessed appear to be adequate to prevent early fire spread. Surface mounted wiring systems noted within the common escape routes were adequately supported with metallic/fire-resisting supports. No available fire hydrants located directly near the building, but normal road side water supplies are available for fire fighting. See P2-P3
Building Construction; - approx. age / year built - building structure, floors, walls and roof - cladding - standard of conversion (if applicable)	The building is constructed using brick facing, concrete ground floor with a pitched, timber framed tiled roof. The building appears to be timber framed however confirmation is required. Internal partitions in the communal areas appear to be stud/timber, with a plaster finish, and the internal fire spread of linings in the communal areas appear to be class 0
Extent of common areas (please describe common areas assessed)	All common areas and associated means of escape have been covered in the risk assessment
Areas of the building to which access was not available	Due to COVID-19 infection concerns, no flat was accessed, an external inspection of the door leaf and frame only.
If applicable, state which flats were sample inspected	Due to COVID-19 infection concerns, no flat was accessed, an external inspection of the door leaf and frame only.

The Occupants

Details of any onsite management (hours onsite etc.)	The building is a managed building with occasional staff attendance.
Person managing fire safety in premises	Future Housing Group
Person consulted during the fire risk assessment	No person consulted.
Number of occupants (maximum estimated)	12
Number of employees	1
Number of members of the public (maximum estimated)	6
Identify any people who are especially at risk: - sleeping occupants - disabled occupants - occupants in remote areas and lone workers - young persons - others	The building will have sleeping occupants, it is conceivable that there may be young persons and children within the flats as part of families who reside there. This is a 'general needs' block of flats, and there may be occupants with varying degrees of physical/mental disability.

Other Information

Fire loss experience (since last FRA)	None known or reported at the time of inspection, no physical evidence of fire in recent times.
Any other relevant information	

Fire Safety Legislation

The following fire safety legislation applies to these premises:	Housing Act 2004
Other key fire safety legislation (other than Building Regs 2000):	Regulatory Reform (Fire Safety) Order 2005

Elimination or Reduction of Fire Hazards

Electrical Ignition Sources

			Response	Photo Ref	Priority
A1	**Is the fixed electrical installation periodically inspected and tested ?**	Y			
	Comment: Date of last fixed electrical inspection		Date of inspection was June 2018 as indicated by the service label.		
	Recommendation:				
A2	**Is PAT testing in common areas carried out?**	N/K			
	Comment:		It is not known if there is a policy regarding the use of personal appliances in the common areas of this building		
	Recommendation:		Confirm/ensure that a policy is in place to control the use of personal portable electrical appliances within the common areas.		L(M) 6 Months
A3	**Is there a policy for personal electrical appliances (consider restrictions of communal supply points such as outlets and T pin outlets)?**	Y			
	Comment:				
	Recommendation:				
A4	**Is the use of adapters and leads limited?**	Y			
	Comment:		No multi-way adaptors cable reels, block adapters or extension leads were noted in use in the common areas during this inspection.		
	Recommendation:				

Smoking Policies

			Response	Photo Ref	Priority
B1	**Are there suitable arrangements for those who wish to smoke?** (state what the arrangements are)	Y			
	Comment:		Residents who wish to smoke can do so within their private accommodation only.		
	Recommendation:				
B2	**Does the policy in relation to smoking appear to be observed?**	Y			
	Comment:		The policy is readily available for all residents and is displayed on the walls of the common areas. No evidence of smoking within the common areas observed at the time of the Fire Risk Assessment.		
	Recommendation:				

Arson

			Response	Photo Ref	Priority
C1	**Are premises secure against arson by outsiders?** (Please state how)	Y			
	Comment:		The block entrance door is self-closing and is fitted with an intercom and door release system and was locked at the time of inspection.		
	Recommendation:				
C2	**Are bins secured / stored in a suitable location?** (Please state bin type, location, if and how it is secured)	Y			
	Comment:		Paladin waste bins are located in a designated storage area at the rear of the building.		
	Recommendation:				
C3	**Is there any fire loading close to the premises?**	N			
	Comment:		No unnecessary external fire loading in close proximity to the premises which is good practice in preventing an opportune or planned arson attack.		
	Recommendation:				

Portable Heaters and Heating Installations

			Response	Photo Ref	Priority
D1	**If used, is the use of portable heaters regarded as safe?**	N/A			
	Comment:		No portable heaters were noted within the common area at the time of inspection.		
	Recommendation:				
D2	**Are fixed heating systems maintained** (annually)?	N/A			
	Comment: Date of last fixed heating system inspection		The common area has no form of fixed heating and individual residential units have their own heating systems.		
	Recommendation:				

Cooking

			Response	Photo Ref	Priority
E1	**Are reasonable measures in place to prevent fires as a result of cooking?**	N/A			
	Comment:		No common cooking facilities are provided in the block.		
	Recommendation:				
E2	**Are filters changed and ductwork cleaned?**	N/A			
	Comment:		No ducting/filters installed (other than domestic).		
	Recommendation:				
E3	**Are suitable extinguishing appliances available?**	N/A			
	Comment:				
	Recommendation:				

Lightning

F1	**Does the building have a lightning protection system?**	N/A			
	Comment:		The height and design of the building are such that it is unlikely that a lightning protection system is required. The provision of a lightning protection system would need to be assessed through the risk assessment process detailed in BS EN 62305:2006. If the client considers the premises to be at undue risk from lightning strike, then an assessment will need to be carried out by a competent person in accordance with the standard given above.		
	Recommendation:				

House-Keeping

G1	**Is the property regularly cleaned to prevent the build up of combustibles?**	Y			
	Comment:		A cleaning rota is displayed in the common area which was observed to be clean and tidy with all escape routes and clearways maintained.		
	Recommendation:			P3	
G2	**Are combustible materials kept away from any sources of ignition?**	Y			
	Comment:				
	Recommendation:				
G3	**Are the escape routes kept clear of items combustible materials or waste?**	Y			
	Comment:				
	Recommendation:				
G4	**Are the escape routes kept clear of any trip hazards?**	Y			
	Comment:				
	Recommendation:				
G5	**Any hazardous materials are stored correctly?**	Y			
	Comment:				
	Recommendation:				
G6	**Are all other house-keeping issues satisfactory?**	Y			
	Comment:				
	Recommendation:				

Hazards introduced by Outside Contractors

H1	**Are fire safety conditions imposed on outside contractors?**	N/K			
	Comment:		No information was available to confirm if fire safety conditions are imposed on outside contractors when working on the premises. All contractors should be required to demonstrate compliance with their duties under the CDM Regulations 2015 including the provision of RA/MS applicable to the work being undertaken. Periodic auditing is advised Ensure the contractors know the fire procedures of the building and their obligation to provide fire safety arrangements in the case of hot work Adequate control of Contractors and working practices is essential in the safe management of the premises		
	Recommendation:		Recommend management confirm that fire safety conditions are imposed on contractors - and that there is satisfactory control over work by both outside and in-house contractors including hot working permits		L(M) 6 Months

H2	**Is there satisfactory control over works carried out in the building by outside contractors** (e.g. hot work permits)?	N/K	
	Comment:		As above
	Recommendation:		
H3	**Is there satisfactory control over works carried out in the building by in-house contractors** (e.g. hot work permits)?	Y	
	Comment:		The client has an in house maintenance personnel policy in place.
	Recommendation:		

Dangerous Substances

I1	**If dangerous substances are used, has a risk assessment been carried out as required by the Dangerous Substances and Explosives Atmospheres Regulations 2002?**	N/A	
	Comment:		No significant quantities of dangerous substances were observed in the common areas or in close proximity to the premises.
	Recommendation:		

Other Significant Hazards

J1	**Are all issues deemed satisfactory? [1]**	Y	
	Comment:		
	Recommendation:		
J2	**Are all issues deemed satisfactory? [2]**	Y	
	Comment:		
	Recommendation:		
J3	**Are all issues deemed satisfactory? [3]**	Y	
	Comment:		
	Recommendation:		

General Fire Protection Measures

Means of Escape

K1	**Is the escape route design deemed satisfactory?** (Consider current design codes)	Y	
	Comment:		Travel distances and exit widths are considered suitable and appear to conform to current guidelines
	Recommendation:		
K2	**Are the escape routes adequately protected?** (Consider lobby protection to staircase, if needed)	Y	
	Comment:		Escape routes are adequately protected. All wall, floor and ceilings on escape routes were in a good state of repair at the time of assessment All floors are in a good state of repair, and all coverings are properly secured and well maintained
	Recommendation:		
K3	**Is there adequate provision of exits, for the numbers who may be present?**	Y	
	Comment:		The provision of exits is considered adequate for the number of people expected to be present.
	Recommendation:		

K4	**Is there adequate exit width, for the numbers who may be present?**	Y			
	Comment:		The exit widths provided appear adequate for the numbers expected to be present. Stair with was measured to be 850mm		
	Recommendation:			P13	
K5	**Are doors on escape routes easily opened?** (and are sliding or revolving doors avoided?)	Y			
	Comment:		Thumb turn locks provided on the final exit door and on each flat door.		
	Recommendation:				
K6	**Do final exits open in the direction of escape where necessary?**	Y			
	Comment:				
	Recommendation:				
K7	**Are travels distances satisfactory?** (consider single direction and more than one direction, property risk profile and occupancy characteristics)	Y			
	Comment:		Travel distances appear to be in line with that allowed in current guidance.		
	Recommendation:				
K8	**Are there suitable precautions for all inner rooms?**	N/A			
	Comment:		No inner rooms identified in the areas covered by this Fire Risk Assessment.		
	Recommendation:				
K9	**Are escape routes separated where appropriate?**	N/A			
	Comment:		There is a single means of escape route within the property, which leads to a final exit. Escape route separation is not required.		
	Recommendation:				
K10	**Are corridors sub-divided where appropriate?**	N/A			
	Comment:				
	Recommendation:				
K11	**Do escape routes lead to a place of safety?**	Y			
	Comment:		At the time of the assessment the escape routes were found to be unobstructed, unlocked and lead to a place of ultimate safety.		
	Recommendation:			P15/16	
K12	**Are the stairs and/or lobbies provided with adequate ventilation?** (If considered satisfactory, please state provision)	Y			
	Comment:		Automatic opening ventilation system provided on the top floor stairwell. Openable windows on each level.		
	Recommendation:				
K13	**Are there suitable arrangements in the building for means of escape for disabled persons?**	N/A			
	Comment:		There was no evidence of occupation in the building by people with disabilities at the time of inspection. It is anticipated that residents who have accessed the building will be able to self-evacuate. This is a 'general needs' block of flats, and there may be occupants with varying degrees of physical/mental disability. Due to the absence of passenger lifts, any wheelchair user should be situated at ground floor level only.		
	Recommendation:				

K14	**Are all other means of escape issues satisfactory?**	Y			
	Comment:		The means of escape design is broadly in accordance with current design codes and is deemed satisfactory. The staircase has been provided with lobby protection. No significant findings identified with the compartmentation between flats and the common areas. Any issues identified in respect of flat entrance doors etc will be identified and reported on separately in the report.		
	Recommendation:				
K15	**Are all other means of escape issues satisfactory?**	Y			
	Comment:		The means of escape design is broadly in accordance with current design codes and is deemed satisfactory. The staircase has been provided with lobby protection. No significant findings identified with the compartmentation between flats and the common areas. Any issues identified in respect of flat entrance doors etc will be identified and reported on separately in the report.		
	Recommendation:				
K16	**Recommended evacuation strategy for this building is:**				
	Recommendation:		Stay Put		
	Description of the current evacuation strategy and premises design in relation to the originally intended evacuation strategy		The compartmentation between flats is analogous to the party wall separation between adjoining houses, which prevents fire-spread from one house to another. Blocks of flats which were constructed or converted in compliance with the Building Regulations 1991, approved document B or equivalent may adopt a 'stay-put' policy as the level of compartmentation means there will be a low risk of fire spreading beyond its unit of origin.		

Flat Entrance Doors

L1	**Are the sample inspection flat entrance door or doors / frames appropriately fire rated?**	N/K			
	Comment:		Due to COVID-19 infection concerns, no flat was accessed, an external inspection of the door leaf and frame only. Management should ensure all fittings to the doors are adequate during a rolling programme of fire door checks		
	Recommendation:		Recommend management check all flat entrance doors to confirm fire resistance when safe to do so.		L(P) 12 Months
L2	**Are the flat entrance doors in good condition - not in need of repair?**	Y			
	Comment:				
	Recommendation:				
L3	**Is all glazing to flat entrance doors appropriately fire rated?**	N/A			
	Comment:				
	Recommendation:				
L4	**Are fan lights above flat entrance doors appropriately fire rated?**	N/A			
	Comment:				
	Recommendation:				
L5	**Are side panels to flat entrance doors appropriately fire rated?**	N/A			
	Comment:				
	Recommendation:				

L6	**Are the flat entrance door(s) sampled fitted with an adequate self-closing device?**	N/K			
	Comment:		See L1		
	Recommendation:				
L7	**Are the flat entrance door(s) sampled fitted with intumescent strips and cold smoke seals?**	N/K			
	Comment:		See L1		
	Recommendation:				
L8	**Are letterboxes satisfactory?** (State only if missing, damaged or uPVC)	N/A			
	Comment:				
	Recommendation:				
L9	**Is there any issues with other flat entrance doors (please state if from external leaf inspection only or full sample)?**	N			
	Comment:				
	Recommendation:				
L10	**Is there any issues with other flat entrance doors (please state if from external leaf inspection only or full sample)?**	N			
	Comment:				
	Recommendation:				

Common Area Fire Doors

M1	**Are all common area fire doors and/or frames appropriately fire rated?**	Y			
	Comment:		Identified by label affixed at the top of the door.		
	Recommendation:				
M2	**Are all common area fire rated fire doors in good condition - and not in need of repair?**	Y			
	Comment:				
	Recommendation:				
M3	**Is all glazing to common area fire doors appropriately fire rated?**	Y			
	Comment:		Glazing in the stair lobby doors are marked Pyro glass.		
	Recommendation:			P11	
M4	**Are fan lights/side panels to common area fire doors appropriately fire rated?**	N/A			
	Comment:				
	Recommendation:				
M5	**Are self-closing devices on common area fire doors adequate?** (Where appropriate)	Y			
	Comment:				
	Recommendation:				
M6	**Are intumescent strips and smoke seals provided to common area fire doors?**	Y			
	Comment:				
	Recommendation:			P12	
M7	**Are common area fire doors otherwise adequate?** (Ironmongery, tolerances, seals etc.)	Y			
	Comment:		Hinges marked BS EN1935 grade 13		
	Recommendation:			P10	

M8	**Are all other fire door issues satisfactory?**	Y			
	Comment:		The door to the electric cupboard is locked using FB keys, bike store was also found to be locked.		
	Recommendation:			P7/8	

Emergency Lighting

N1	**If emergency lighting is provided, is it in good repair?** (From visible inspection only)	Y			
	Comment:		The emergency lighting appeared satisfactory throughout.		
	Recommendation:			P6	
N2	**If emergency lighting is provided, is the coverage sufficient?** (Internal and external)	Y			
	Comment:		It would appear that the emergency lighting is installed in general compliance with the recommendations of BS5266-1.		
	Recommendation:				
N3	**If EL not provided, is borrowed/artificial lighting sufficient for escape?** (Internal and external)	N/A			
	Comment:		Emergency lighting is provided.		
	Recommendation:				

Fire Safety Signs and Notices

O1	**Is there adequate provision of fire safety signs and notices?** (Consider directional, exits, stairs, fire action notices, fire equipment and 'do not use lift' signage)	Y			
	Comment:		At the time of the assessment fire safety signage appeared satisfactory within the premises.		
	Recommendation:			P4/5	
O2	**Is fire door signage adequate?** (Consider 'Fire door keep shut' and 'Fire door keep locked shut' signage)	Y			
	Comment:		At the time of the assessment fire door signage appeared satisfactory within the premises.		
	Recommendation:			P7/14	
O3	**Are other fire safety signs adequate and clearly visible?**	Y			
	Comment:				
	Recommendation:				

Means of Giving Warning in Case of Fire

P1	**Has the building got a manually operated electrical fire alarm system?**	Y			
	Comment:		A Grade D1 (mains powered alarm with an integral back-up power supply) system is installed, connected to the automatic opening ventilation system.		
	Recommendation:				
P2	**If common area AFD and/or alarm system is installed, is it in good working order?**	Y			
	Comment:		From a visual inspection the fire alarm warning system appears satisfactory.		
	Recommendation:			P9	

P3	**If installed, is the common area AFD adequate for the occupancy and fire risk?**	Y			
	Comment:				
	Recommendation:				
P4	**If not installed, are the premises deemed safe without a common area AFD system?**	Y			
	Comment:		A fire alarm system is not required in the communal areas unless connected to an automatic opening ventilation system and the property has no structural deficiencies. However a structural survey would be advised before removal. If this system is to remain in the property, it is important that the system be maintained inline with the current requirements of BS5839. It is also important the residents are thoroughly conversant with the stay put policy.		
	Recommendation:				
P5	**If applicable, is a separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?**	Y			
	Comment:		The flats are fitted with a grade D system.		
	Recommendation:				
P6	**If applicable (Sheltered scheme) is the smoke detection within the flats monitored by an alarm receiving centre/on site scheme manager via a telecare system?**	N/A			
	Comment:				
	Recommendation:				

Limiting Fire Spread

Q1	**Is the level of compartmentation adequate?** (Special consideration should be given to converted or non 'purpose built' premises and those operating a 'stay put' evacuation strategy)	Y			
	Comment:				
	Recommendation:				
Q2	**Are hidden voids appropriately enclosed and/or fire-stopped?** (consider above suspended ceilings)	N/A			
	Comment:				
	Recommendation:				
Q3	**Are risers** (shafts, ducts and cupboards) **in the common area appropriately enclosed and/or fire-stopped?**	Y			
	Comment:				
	Recommendation:				
Q4	**Is compartmentation maintained in the roof space?**	N/K			
	Comment:		Unable to access the roof space as there is no access hatch to the roof space.		
	Recommendation:		Recommend management check compartmentation within the roof space over the common area		L(M) 6 Months
Q5	**Are electrics enclosed in fire rated construction?** (Where necessary)	Y			
	Comment:				
	Recommendation:				
Q6	**Is compartmentation maintained at electrical meter cupboards in flat walls (embedded meters only)?**	Y			
	Comment:				
	Recommendation:				

Q7	**If required, are dampers provided?** (Base of refuse chute, ductwork etc.)	Y			
	Comment:				
	Recommendation:				
Q8	**Are wall and ceiling linings appropriate to limit fire spread?**	Y			
	Comment:		All linings within the premises escape routes conform to class 0.		
	Recommendation:				
Q9	**Are soft furnishings in common areas appropriate to limit fire spread/growth?**	N/A			
	Comment:		There were no soft furnishing in the common areas at the time of the assessment.		
	Recommendation:				
Q10	**Does the premises have any external balconies, cladding or materials which may promote external fire spread?**	Y			
	Comment:		The building has external timber cladding and balconies, Existing residential buildings which have external wall systems that contain combustible materials may not meet an appropriate standard of safety and could pose a significant risk to the health and safety of residents, other building users, people in the proximity of the building or firefighters. External walls of residential buildings should not assist the spread of fire, irrespective of height. Building owners should check that the external wall systems on their buildings meet an acceptable standard of safety and do not contribute to the external spread of fire, irrespective of building height.		
	Recommendation:		It is advised that the external softwood timber cladding of the building is regarded as an unacceptable fire hazard and it should be treated with a weather resistant coating to achieve at least Class 1 in the BS 476 surface spread of flame test or it should be replaced by a material preferably substantially non-combustible e.g. fibre cement, as the building has a stay-in-place strategy. The building is also a timber frame construction. MHCLG advise states the removal and replacement of any combustible material used in balcony construction is the clearest way to prevent external fire spread from balconies and therefore to meet the intention of building regulation requirements and this should occur as soon as practical.	P17/18	L(P) 12 Months
Q11	**Are all other fire spread/compartmentation issues satisfactory?**	Y			
	Comment:				
	Recommendation:				
Q12	**Are all other fire spread/compartmentation issues satisfactory?**	Y			
	Comment:				
	Recommendation:				
Q13	**Are all other fire spread/compartmentation issues satisfactory?**	Y			
	Comment:				
	Recommendation:				

Fire Extinguishing Appliances

R1	**If required, is there reasonable provision of portable fire extinguishers?**	N/A	
	Comment:		It is not usually considered necessary to provide fire extinguishers or hose reels in the common parts of blocks of flats. Those trained in their use should only use such equipment. It is not considered appropriate or practicable for residents in a block of flats to receive such training. In addition, if a fire occurs in a flat, the provision of fire extinguishing appliances in the common parts might encourage the occupants of the flat to enter the common parts to obtain an appliance and return to their flat to fight the fire. Such a procedure is inappropriate.
	Recommendation:		
R2	**Are all fire extinguishing appliances readily accessible?**	N/A	
	Comment:		
	Recommendation:		

Other relevant systems and equipment

S1	**If any other relevant systems / equipment is installed, state type of system and comment as necessary.**	N/A	
	Comment:		
	Recommendation:		
S2	**If any other relevant systems / equipment is installed, state type of system and comment as necessary.**	N/A	
	Comment:		
	Recommendation:		
S3	**If any other relevant systems / equipment is installed, state type of system and comment as necessary.**	N/A	
	Comment:		
	Recommendation:		
S4	**If any other relevant systems / equipment is installed, state type of system and comment as necessary.**	N/A	
	Comment:		
	Recommendation:		

Fire Safety Management

Procedures and Arrangements

T1	**Has a competent person(s) been appointed to assist in undertaking the preventative and protective measures?**	Y	
	Comment:		
	Recommendation:		
T2	**Is there a suitable record of the fire safety arrangements?**	Y	
	Comment:		
	Recommendation:		
T3	**Are there appropriate procedures in place in the event of fire and are these documented?**	Y	
	Comment:		
	Recommendation:		

T4	**Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?**	N/A			
	Comment:				
	Recommendation:				
T5	**Are there suitable fire assembly points away from any risk?**	Y			
	Comment:				
	Recommendation:				
T6	**Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?**	N/A			
	Comment:				
	Recommendation:				
T7	**Are staff nominated and trained on the use of fire extinguishing appliances?**	N/A			
	Comment:				
	Recommendation:				
T8	**Are staff nominated and trained to assist in evacuation (Where applicable e.g. Offices, supported schemes)?**	N/A			
	Comment:				
	Recommendation:				
T9	**Is there appropriate liaison with the local Fire and Rescue Service?**	N/A			
	Comment:				
	Recommendation:				
T10	**Are routine in-house checks carried out?** **- Alarm/EL** **- extinguishers in place and visible** **- fire doors (frames/seals/closing)** **- final exits and escape routes clear**	Y			
	Comment:				
	Recommendation:				
T11	**Are all other fire safety management issues satisfactory?**	Y			
	Comment:				
	Recommendation:				

Training and Drills

U1	**Do staff receive adequate induction and annual refresher fire safety training?** (To include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm, location and use of fire extinguishers, calling the fire service.)	N/A			
	Comment:				
	Recommendation:				
U2	**Are employees nominated to assist in the event of fire given additional training?**	N/A			
	Comment:				
	Recommendation:				

U3	Are staff nominated and trained to use fire extinguishing appliances?	N/A	
	Comment:		
	Recommendation:		
U4	Are fire drills carried out at appropriate intervals?	N/A	
	Comment:		
	Recommendation:		

Testing and Maintenance

V1	Is the fire alarm system tested weekly and periodically serviced?	Y	
	Comment:		Futures housing confirm all servicing and testing is carried out at appropriate intervals
	Recommendation:		
V2	Is the emergency lighting system tested monthly and annually?	Y	
	Comment:		Futures housing confirm all servicing and testing is carried out at appropriate intervals
	Recommendation:		
V3	Are fire extinguishers serviced annually?	Y	
	Comment:		Futures housing confirm all servicing and testing is carried out at appropriate intervals
	Recommendation:		
V4	Are rising mains inspected six-monthly and tested annually?	N/A	
	Comment:		
	Recommendation:		
V5	Is the lightning protection system annually inspected and tested?	N/A	
	Comment:		
	Recommendation:		
V6	Are all other systems serviced? (Consider fire-fighting lifts, sprinkler systems)	Y	
	Comment:		Futures housing confirm all servicing and testing is carried out at appropriate intervals
	Recommendation:		

Records

W1	Is there a log book on the premises?	N	
	Comment:		Records of maintenance and testing are held centrally.
	Recommendation:		
W2	Are fire drills recorded (consider the property designation, risk, potential prolonged evacuation and records to demonstrate acceptable evacuation drill times are being achieved in day and night time conditions)?	N/A	
	Comment:		
	Recommendation:		
W3	Is fire training recorded?	N/A	
	Comment:		
	Recommendation:		

W4	Are fire alarm tests recorded?	Y				
	Comment:		Records of maintenance and testing are held centrally.			
	Recommendation:					
W5	Are emergency lighting tests recorded?	Y				
	Comment:		Records of maintenance and testing are held centrally.			
	Recommendation:					
W6	Is testing/maintenance of any other fire protection systems recorded?	N/A				
	Comment:					
	Recommendation:					

Any Other Information

X1	Are all issues deemed satisfactory? [1]	Y				
	Comment:					
	Recommendation:					
X2	Are all issues deemed satisfactory? [2]	Y				
	Comment:					
	Recommendation:					
X3	Are all issues deemed satisfactory? [3]	Y				
	Comment:					
	Recommendation:					

Assessment Risk Ratings

Y1	Likelihood of Fire:	Medium
Y2	Potential Consequences of Fire:	Moderate Harm
Y3	Premises Risk Rating	**Moderate**
Y4	On satisfactory completion of all remedial works the risk rating of this building may be reduced to:	Tolerable

Photo 1	Description
	

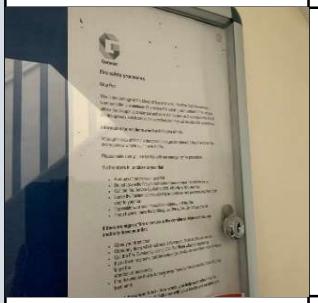
Photo 2	Description
	

Photo 3	Description
	

Photo 4	Description
	

Photo 5	Description
	

Photo 6	Description
	

Photo 7	Description
	

Photo 8	Description
	

Photo 9	Description
	

Photo 10	Description
	

Photo 11	Description
	

Photo 12	Description
	

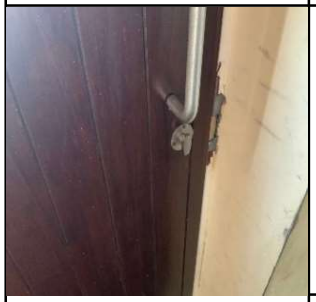
Photo 13	Description
	

Photo 14	Description
	

Photo 15	Description
	

Photo 16	Description
	

Photo 17	Description
	

Photo 18	Description
	

RISK RATING

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

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

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

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

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

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

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

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

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

Slight Harm: Outbreak of fire is unlikely to result in serious injury or death of any occupants (other than an occupant sleeping in a room in which fire occurs)

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

Extreme Harm: Significant potential for serious injury or death of one or more occupants

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

Additional Information

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

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

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

FIRE RISK ASSESSMENT - INDIVIDUAL RECOMMENDATION PRIORITIES AND TIMESCALES

Individual Recommendation Priorities:		Recommended Timescales:
High (Property)	H(P)	H(P) 1 Month
Medium (Property)	M(P)	M(P) 3 Months
Low (Property)	L(P)	L(P) 12 Months
Recommended (Property)	R(P)	R(P) Unlimited
High (Management)	H(M)	H(M) 1 Month
Low (Management)	L(M)	L(M) 6 Months

BAFE SP205-1 Life Safety Fire Risk Assessment
Certificate of Conformity

Schedule:

Part 1a Name & Address of Certificated Organisation :
Pennington Choices, Brookfield House, Tarporley Road, Norcott Brook, Cheshire, WA4 4EA

Part 1b BAFE registration number of issuing Certificated Organization:
CHES077

Part 2 Name of client:
Futures Housing Group

Part 3a Address of premises for which the fire risk assessment was carried out:
De-Senlis House

Jerome Court
Northampton
NN3 5GA

Part 3b Part or parts of the premises to which the fire risk assessment applies:
Common Parts only (not dwellings, where applicable)

Part 4 Brief description of the scope and purpose of the fire risk assessment:
Life Safety (as per agreed Specification)

Part 5 Effective date of the fire risk assessment:
20/08/2020

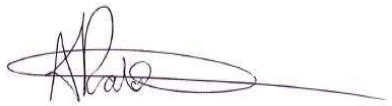
Part 6 Recommended date for reassessment of the premises:
20/08/2022

Part 7 Unique reference number of this certificate:
CHES077

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

We, being currently a 'Certificated Organization' in respect of fire risk assessment identified in the schedule, certify that the fire risk assessment referred to in the schedule complies with the Specification identified in the schedule and with all other requirements as currently laid down within the BAFE SP205 Scheme in respect of such fire risk assessment.

Signed for and on behalf of the issuing Certificated Organization:
Alison Robinson



Date of issue:
20/08/2020

Security.Improved

BAFE FIRE SAFETY REGISTER
Fire Risk Assessment Provider (SP205)

Fire Risk Assessment - Limitations

The findings of the fire risk assessment will be based upon the conditions found at the Premises at the time the assessment is to be carried out and on relevant information provided by the Responsible Person and\or their nominated representative.

The assessment is intended to assist the Responsible Person to comply with their responsibilities under the Regulatory Reform (Fire Safety) Order 2005.

The assessment will report on the risk to life safety.

Whilst all reasonable enquiries will be made to gather relevant information on the Premises and the nature of its use, it must be understood that no dismantling of the building's fabric or structure will be undertaken during the assessment.

It is stressed that the assessment should not be regarded as a structural survey for fire safety purposes as such a survey should only be entrusted to a qualified building surveyor.

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

If there are reasons to suspect the fire resistance within the Premises has not been sufficiently maintained the responsibility to provide this technical information rests with the Responsible Person\duty holder.

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

Where changes to an assessment are required as a result of any such review the Responsible Person must make them.

The report relates to the conditions found at the time the assessment was carried out. No responsibility is accepted for any change in the conditions or circumstances prior to or after the Fire Risk Assessment has been undertaken.

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

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

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

It is wholly the responsibility of the Responsible Person and/or his agent (not the Fire Risk Assessor or Pennington Choices or its employees, agents or subcontractors) to implement and maintain the Fire Precautions at the Premises to a satisfactory standard and condition to comply with the requirements of the Regulatory Reform (Fire Safety) Order 2005.

The report will be prepared based on the appearance and conditions found within the Premises at the time of the assessment; this includes the conditions and appearance of the premises, number of employees, other relevant persons, internal layout, the conditions within the curtilage of the Premises and information provided to the Fire Risk Assessor at the time of the assessment.

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

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

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

Liability for management procedures for say, evacuation management, maintenance of firefighting equipment, maintenance of alarms, emergency escape lighting, and any other emergency related provisions does not in any way remain with the fire risk assessor because the ongoing management of the Premises is not within the risk assessor's control.

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

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

Under the Regulatory Reform (Fire Safety) Order 2005 and the Management of Health and Safety at Work Regulations 1999 the Responsible Person is to ensure that the Fire Risk Assessment is reviewed annually or when there is a significant change, material alteration, change in the use of the Premises, a change in working practices, or following any incident, including fire, which may affect the Fire Precautions of the Premises.

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

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

Compliance with all other legislation is the responsibility of the Responsible Person. Pennington Choices Ltd (so far as it is legally entitled to limit and\or exclude such loss) accepts no responsibility for loss, damage or other liability arising from a fire, loss and\or injury due to the failure to observe the safety, observance and practises identified in the Assessment.

The Responsible Person will always remain responsible for the outcome of the Fire Risk Assessment and\or its review.

Cladding

"Attention is drawn to the Ministry of Housing, Communities & Local Government Consolidated Advice Note for building owners of multi-storey, multi-occupied residential buildings, dated January 2020 (https://www.gov.uk/government/publications/buildingsafety-advice-for-building-owners-including-fire-doors) (the "Advice Note").
The Advice Note recommends that building owners should consider the risk of external fire spread as part of the fire risk assessment for multi-occupied residential buildings. Consideration has been given to this matter within this fire risk assessment. The Advice Note further recommends the assessment of the fire risks of any external wall system, irrespective of the height of the building.
Assessment of the fire risks of external walls and any cladding are excluded from the scope of this current fire risk assessment, as this is outside our expertise.6 Accordingly, it is strongly recommended that you obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, of this building.
6 This exclusion is consistent with advice provided by The Fire Industry Association and is discussed in their guidance note to fire risk assessors on this matter.

This assessment by specialists should follow the process set out in the Advice Note and as noted in diagram 1 of that document. This assessment should show how the external wall construction supports the overall intent of Requirement B4(1) in Part B of Schedule 1 to the Building Regulations 2010, namely that "the external walls of the building shall adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and location of the building". In this connection, the assessment should address this functional requirement (regardless of the height of the building) and not just the recommendations set out in guidance that supports the Regulations (e.g. Approved Document B under the Regulations). The assessment should not just comprise a statement of either compliance or non-compliance with the functional requirement or the guidance, but should include a clear statement on the level of risk and its acceptability.
This assessment by specialists should take into account a number of factors, including, but not necessarily limited to:
- The type of evacuation strategy used in the building, i.e. simultaneous, staged, phased or 'stay put' and the anticipated evacuation time should evacuation become necessary;
- Suitability of the facilities for firefighting, including firefighting access for the fire and rescue service;
- The construction of the external walls, including any cladding and its method of fixing;
- The presence, and appropriate specification, of cavity barriers;
- The height of the building;
- The vulnerability of residents;
- Exposure of external walls or cladding to an external fire;
- Fire protection measures within the building (e.g. compartmentation, automatic fire suppression, automatic fire detection); Apparent quality of construction, or presence of building defects;
- The combustibility of the building structure and the use of modern methods of construction, such as timber framing, CLT etc;
- The location of escape routes;
- The complexity of the building; and
- The premises' emergency plan including an assessment of the adequacy of any staffing levels for the type of evacuation method employed.

The assessment is likely to take account of information on any approval of the building (and alterations to the building) under the Building Regulations, and of information on external wall construction and any cladding available from the Responsible Person (e.g. in operation and maintenance manuals, or handed over for compliance with Regulation 38 of the Building Regulations); It is unlikely that an RICS EWS1 form will provide adequate assurance on its own