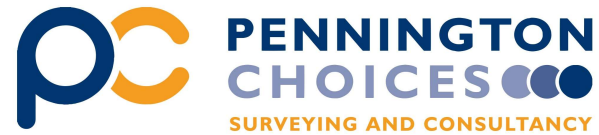


FIRE RISK ASSESSMENT



Property Assessed

35a High Street
Clay Cross
Chesterfield
Derbyshire
S45 9DX

UPRN

IL11518

FRA Valid From

03/09/2020

FRA Valid To

03/09/2021

FRA Completed By

Pennington Choices



EXECUTIVE SUMMARY

Responsible Person:	CEO Futures Housing Group
Property Designation	Supported accommodation
No of Floors	1
No of Flats (if applicable)	0
Ground floor Area (m2)	100
Total Area of all Floors (m2)	0

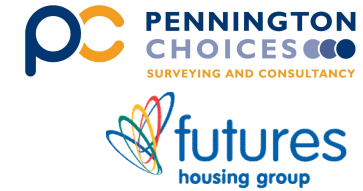
FRA Completed By	Lee Brown GFireE
QA Carried Out By	Paul Doodson

PriorityCount	Recommended (Property)	R(P)	1
	High (Management)	H(M)	1
	Low (Management)	L(M)	2
	High (Property)	H(P)	1
	Medium (Property)	M(P)	0
	Low (Property)	L(P)	1
	Total:		6

Recommended evacuation strategy:	Simultaneous Evacuation
Assessment Risk Rating:	Moderate
On satisfactory completion of all remedial works the risk rating of this building may be reduced to:	Tolerable
Reassessment Priority	High - 1 Year

FRA Action Plan

35a High Street
Clay Cross
Chesterfield
Derbyshire
S45 9DX



Question Number	Category	Priority	Comments	Recommendation	Target Completion Date	Photo Ref
L6	Flat Entrance Doors	H(P) 1 Month	All doors in the property are fitted with auto door closers, but due to the needs of the service user, all doors were wedged open. It is advised to replace the door closers with a type that will hold the door open until actuated.	Recommend an effective self-closing / Holding device is fitted to the door(s) noted. This should be done by an approved, third party certificated installation contractor. Management should establish a rolling programme of checks to all other flat entrance doors to confirm that self-closers are fitted and remain effective.	03/10/2020	P14/15
Q4	Limiting Fire Spread	H(M) 1 Month	The roof space was not accessed.	Recommend management check compartmentation within the roof space over the common area	03/10/2020	
V1	Testing and Maintenance	L(M) 6 Months	The fire alarm is not tested by on-site staff. Recommend that it is tested weekly using a different call point each time. Futures housing confirm all servicing is carried out at appropriate intervals.	Recommend the common area fire detection and alarm system is tested weekly and serviced six monthly in accordance with BS5839-1 and records kept on site.	03/03/2021	

V2	Testing and Maintenance	L(M) 6 Months	The emergency lighting is not tested by on-site staff. Recommend that it is tested monthly using the flick switches provided in the property. Futures housing confirm all servicing is carried out at appropriate intervals.	Recommend the common area emergency lighting system is tested monthly and serviced annually in accordance with BS5266-8:2004 and records kept on site.	03/03/2021	
A2	Electrical Ignition Sources	L(P) 12 Months	There is no evidence that PAT has been carried out.	The electricity at work regulations 1989 require that any electrical equipment that has the potential to cause injury is maintained in a safe condition. Ensure that mains powered electrical equipment and battery operated rechargeable appliances, cables, connectors, charges and transformers are tested, maintained and visually inspected at appropriate intervals mitigates against electrical faults that may cause overheating, arcing and sparking. These electrical faults are common causes of fire.	03/09/2021	
U4	Training and Drills	R(P) Unlimited	Fire drills take place monthly. Date of last drill 27th June 2020, time to full evacuation was 30 seconds. No night time drills.	Recommend to hold alternate daytime and night time fire drills	#N/A	

Client	Futures Housing Group
Reassessment Priority	High - 1 Year
Responsible Person:	CEO Futures Housing Group
BAFE SP205-1 Certificate Number	CHES077
Date of FRA Issue to Client	03/09/2020
FRA Valid to Date	03/09/2021

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	IL11518
Address 1	35a High Street
Address 2	Clay Cross
Address 3 (street)	Chesterfield
Address 4 (area)	Derbyshire
Postcode	S45 9DX
Fire Risk Assessor	Lee Brown GFireE
Date of inspection	12/08/2020
Checked by:	Paul Doodson

The Premises

Property Designation	Supported accommodation
Property Type	Converted detached bungalow
No of Floors	1
No of Flats (if applicable)	
Ground floor area (m2) (if applicable)	100
Total area of all floors (m2) (if applicable)	
Building Description; <ul style="list-style-type: none"> - no of staircases, storeys - no of entrances/exits - lifts - stepped/level access - ancillary usage 	35a High Street is defined as a care home without nursing with regulated activity of accommodation for persons who require nursing or personal care. The home falls within the auspices of the Housing Act 2004 as a Home of Multiple Occupancy. The property is a detached bungalow of traditional construction, providing accommodation for one adult service user who is fully mobile and can walk without assistance. There is ramped access from the carpark to the front entrance. The property has a kitchen, bathroom and 3 bedrooms, 2 of which have their own lounge area. Additional means of access/egress are available through the kitchen and conservatory.
Building Construction; <ul style="list-style-type: none"> - approx. age / year built - building structure, floors, walls and roof - cladding - standard of conversion (if applicable) 	Constructed circa 1980 using brick and block external walls and timber floor. The roof is a tiled pitched roof using framed common rafters. Internal partitions in the property are block, non load bearing walls are stud with a plaster skim, and the interior fire spread of linings in the communal areas appear to be class 0. Walls, floors, and ceilings between the premises being assessed appear to be adequate to prevent early fire spread. Materials used in the external walls appear to be adequate with regard to combustibility and fire spread. Surface mounted wiring systems noted within the building which could present a hazard to firefighters were adequately supported with metallic/fire-resisting supports in accordance with BS 7671:2011 (as amended) such that they will not be liable to premature collapse in the event of a fire. Appropriate access and hard standing is available for fire & rescue vehicles at the road side. Water supplies for Fire Service use are considered satisfactory, with a fire hydrant located nearby as would normally find in a residential area.
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	N/A.

If applicable, state which flats were sample inspected	All areas have been inspected.
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The Occupants

Details of any onsite management (hours onsite etc.)	Property is managed by FHG and care is provided by Thera
Person managing fire safety in premises	All support workers manage the fire safety in the premises
Person consulted during the fire risk assessment	Ruth Sankey who works for Thera
Number of occupants (maximum estimated)	1 service user who is fully mobile and can walk without assistance
Number of employees	2 staff daytime with 1 sleeping watch at night
Number of members of the public (maximum estimated)	One to two. There are procedures in place to sign visitors in to the premises. The majority of visitors will be accompanied by staff when in the building and will be provided with relevant information on the premises and the specific risks attaining to the premises in a fire situation.
Identify any people who are especially at risk: <ul style="list-style-type: none"> - sleeping occupants - disabled occupants - occupants in remote areas and lone workers - young persons - others 	The building will have sleeping occupants, This is an assisted living home and there are occupants with varying degrees of physical/mental disability. All service users have PEEP's which are reviewed regularly. There is a lone working policy for support workers.

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:	Regulatory Reform (Fire Safety) Order 2005 (RRFSO).
Other key fire safety legislation (other than Building Regs 2000):	Housing act 2004, Electricity at Work Regulations 1989, Gas Safety (Installation and use) Regulations 1998, Furniture and Furnishings (Fire) (Safety) Regulations 1988/1989 (as amended 1993 and 2010), The Smoke Free (Premises & Enforcement) Regulations 2006, Equality Act 2010, Health and Social Care Act 2008

Elimination or Reduction of Fire Hazards

Electrical Ignition Sources

			Response	Photo Ref	Priority
A1	Is the fixed electrical installation periodically inspected and tested ?	Y	The five-year electrical safety inspection will be kept up to date by the management company with all records kept centrally. Last tested 13th December 2018.		
	Comment: Date of last fixed electrical inspection				
	Recommendation:				P4

A2	Is PAT testing in common areas carried out?	N	<p>Comment: There is no evidence that PAT has been carried out.</p> <p>Recommendation: The electricity at work regulations 1989 require that any electrical equipment that has the potential to cause injury is maintained in a safe condition. Ensure that mains powered electrical equipment and battery operated rechargeable appliances, cables, connectors, charges and transformers are tested, maintained and visually inspected at appropriate intervals mitigates against electrical faults that may cause overheating, arcing and sparking. These electrical faults are common causes of fire.</p>		L(P) 12 Months
A3	Is there a policy for personal electrical appliances (consider restrictions of communal supply points such as outlets and T pin outlets)?	Y	<p>Comment:</p> <p>Recommendation:</p>		
A4	Is the use of adapters and leads limited?	Y	<p>Comment: No multi-way adaptors cable reels, block adapters or extension leads were noted in use in the common areas during this inspection.</p> <p>Recommendation:</p>		
Smoking Policies			Response	Photo Ref	Priority
B1	Are there suitable arrangements for those who wish to smoke? (state what the arrangements are)	Y	<p>Comment: There is a smoking policy, This conforms to the Smoke Free (Premises and Enforcement) Regulations 2006. Staff who do smoke do so at the bottom of the drive.</p> <p>Recommendation:</p>		
B2	Does the policy in relation to smoking appear to be observed?	Y	<p>Comment: No evidence of illicit smoking observed.</p> <p>Recommendation:</p>		
Arson				Photo Ref	Priority
C1	Are premises secure against arson by outsiders? (Please state how)	Y	<p>Comment: The building is staffed 24hrs and all doors are locked. There are procedures in place to sign visitors in to the premises. The majority of visitors will be accompanied by staff when in the building. There is no history of attempted arson attacks on the premises.</p> <p>Recommendation:</p>		
C2	Are bins secured / stored in a suitable location? (Please state bin type, location, if and how it is secured)	Y	<p>Comment: Waste bins are stored at the front of the house. This is common practice on the street so is deemed acceptable.</p> <p>Recommendation:</p>		

C3	Is there any fire loading close to the premises?	N			
	Comment:		At the time of the assessment, the premises were found to be free from excessive waste and refuse, which is good practice in preventing an opportune or planned arson attack.		
	Recommendation:				

Portable Heaters and Heating Installations

Photo Ref Priority

D1	If used, is the use of portable heaters regarded as safe?	N/A			
	Comment:		There was no evidence of portable heaters within the premises. Individual heating appliances require particular care if they are to be used safely, particularly those, which are kept for emergency use during a power cut or as supplementary heating during severe weather. It is advised that if support workers are to use these heaters then combustible materials should be kept well clear of the heaters and in a position where they do not cause an obstruction.		
	Recommendation:				
D2	Are fixed heating systems maintained (annually)?	Y			
	Comment: Date of last fixed heating system inspection		Date of last test 20th February 2020 according to the gas safe certificate in the folder.		
	Recommendation:			P5/6	

Cooking

E1	Are reasonable measures in place to prevent fires as a result of cooking?	Y			
	Comment:		House keeping in the kitchen was to an excellent standard with no residual grease build up around cooking appliances.		
	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?	Y			
	Comment:		Foam and CO2 extinguisher immediately outside the kitchen and a fire blanket in the kitchen.		
	Recommendation:				

Lightning

F1	Does the building have a lightning protection system?	N			
	Comment:		It is unlikely this building would require lightning protection		
	Recommendation:				

House-Keeping

G1	Is the property regularly cleaned to prevent the build up of combustibles?	Y		
	Comment:		Housekeeping throughout the building appeared satisfactory with all escape routes clear of combustibles and clearways maintained. The building is predominantly sleeping accommodation with a small amount of waste products, or refuse, in evidence. All waste is removed from the building on a regular basis with dedicated refuse containers.	
	Recommendation:			
G2	Are combustible materials kept away from any sources of ignition?	Y		
	Comment:		The electrical intake/meter cupboard was clear of combustible storage at the time of inspection.	
	Recommendation:			
G3	Are the escape routes kept clear of items combustible materials or waste?	Y		
	Comment:		At the time of this assessment, all escape routes and clearways were clear of combustible material.	
	Recommendation:			
G4	Are the escape routes kept clear of any trip hazards?	Y		
	Comment:		The common escape routes were clear of any trip hazards at the time of inspection.	
	Recommendation:			
G5	Any hazardous materials are stored correctly?	N/A		
	Comment:		No hazardous materials were noted in the property at the time of inspection.	
	Recommendation:			
G6	Are all other house-keeping issues satisfactory?	Y		
	Comment:		No other house-keeping issues.	
	Recommendation:			

Hazards introduced by Outside Contractors

H1	Are fire safety conditions imposed on outside contractors?	Y		
	Comment:		Futures Housing Group have programs in place using external competent contractors to service and maintain all Fire alarms, AOV's Emergency lighting, PAT testing, electrical installations, gas servicing, fire extinguishers and dry riser installations. The testing is carried out at the required time frames as recommended in the current guidance.	
	Recommendation:			
H2	Is there satisfactory control over works carried out in the building by outside contractors (e.g. hot work permits)?	Y		
	Comment:		Stated in H1.	
	Recommendation:			

H3	Is there satisfactory control over works carried out in the building by in-house contractors (e.g. hot work permits)?	Y	
	Comment:		Stated in H1.
	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 dangerous substances were noted being stored or in use at the time of inspection.
	Recommendation:		

Other Significant Hazards

J1	Are all issues deemed satisfactory? [1]	Y	
	Comment:		No other significant hazards in this property.
	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:		P3/19-21.
K3	Is there adequate provision of exits, for the numbers who may be present?	Y	
	Comment:		The building has four points of escape, all opened by thumb turn locks.
	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.	
		Recommendation:		P17
K5	Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?)	Y		
		Comment:	External doors throughout the property are fitted with keyless Yale or thumb turn devices.	
		Recommendation:		
K6	Do final exits open in the direction of escape where necessary?	Y		
		Comment:	Due to the number of occupants likely to be using the premises, it is not necessary for doors to open in the direction of travel (up to 60 occupants).	
		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?	Y		
		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:	No corridors requiring cross-corridor fire doors were noted in the property.	
		Recommendation:		
K11	Do escape routes lead to a place of safety?	Y		
		Comment:	All escape routes lead to the front of the property to a place of ultimate safety.	
		Recommendation:		
K12	Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision)	Y		
		Comment:	Windows throughout the property are able to be opened.	
		Recommendation:		
K13	Are there suitable arrangements in the building for means of escape for disabled persons?	Y		
		Comment:	Suitable arrangements are in place for the service users with support workers available 24hrs.	
		Recommendation:		
K14	Are all other means of escape issues satisfactory?	Y		
		Comment:		
		Recommendation:		

K15	Are all other means of escape issues satisfactory?	Y			
	Comment:				
	Recommendation:				

K16 Recommended evacuation strategy for this building is:

Recommendation:

Simultaneous Evacuation

Description of the current evacuation strategy and premises design in relation to the originally intended evacuation strategy

Currently the service users require assistance in their mobility. The premises has a general emergency evacuation plan (GEEP), a personal emergency evacuation plan (PEEP) is provided for the service users who have some reactive issues that staff are aware of. A Grade D1 fire detection system is fitted to LD2 coverage. Fire action plan appropriate for the property

Flat Entrance Doors

L1	Are the sample inspection flat entrance door or doors / frames appropriately fire rated?	Y	This section pertains to bedroom doors no flats doors present All doors in the property are compliant fire doors.		
	Comment:				
	Recommendation:				
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:			P15/18	
L6	Are the flat entrance door(s) sampled fitted with an adequate self-closing device?	N			
	Comment:		All doors in the property are fitted with auto door closers, but due to the needs of the service user, all doors were wedged open. It is advised to replace the door closers with a type that will hold the door open until actuated.		
	Recommendation:		Recommend an effective self-closing / Holding device is fitted to the door(s) noted. This should be done by an approved, third party certificated installation contractor. Management should establish a rolling programme of checks to all other flat entrance doors to confirm that self-closers are fitted and remain effective.	P14/15	H(P) 1 Month

L7	Are the flat entrance door(s) sampled fitted with intumescent strips and cold smoke seals?	Y		
	Comment:		Doors were seen to have good quality strips and seals.	
	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:		All doors appear to be in good condition.	
	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:		All doors in the property are compliant fire doors.	
	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?	N/A		
	Comment:			
	Recommendation:			
M4	Are fan lights/side panels to common area fire doors appropriately fire rated?	N/A		
	Comment:			
	Recommendation:			P15/18
M5	Are self-closing devices on common area fire doors adequate? (Where appropriate)	N		
	Comment:		All doors in the property are fitted with auto door closers, but due to the needs of the service user, all doors were wedged open. It is advised to replace the door closers with a type that will hold the door open until actuated.	
	Recommendation:		Recommend an effective self-closing device is fitted to the door(s) noted. This should be done by an approved, third party certificated installation contractor. Management should establish a rolling programme of checks to all other flat entrance doors to confirm that self-closers are fitted and remain effective.	
			P14/15	

M6	Are intumescent strips and smoke seals provided to common area fire doors?	Y		
	Comment:			
	Recommendation:			P16
M7	Are common area fire doors otherwise adequate? (Ironmongery, tolerances, seals etc.)	Y		
	Comment:		Door hinges conform to BS1935 grade 13.	
	Recommendation:			
M8	Are all other fire door issues satisfactory?	Y		
	Comment:			
	Recommendation:			

Emergency Lighting

P12/13

N1	If emergency lighting is provided, is it in good repair? (From visible inspection only)	Y		
	Comment:		The emergency lighting provided appears to be in good working order from visual inspection (system not tested at time of inspection).	
	Recommendation:			
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:		There building benefits from borrowed lighting from street lighting at night. The building also has adequate natural lighting during daylight hours.	
	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)	N/A		
	Comment:		Escape routes are not provided with fire signage. This is a small premises and all staff are aware of the short escape routes, simple layout and location of the final exits.	
	Recommendation:			
O2	Is fire door signage adequate? (Consider 'Fire door keep shut' and 'Fire door keep locked shut' signage)	N/A		
	Comment:		Not required in a property such as this.	
	Recommendation:			

O3	Are other fire safety signs adequate and clearly visible?	N/A		
	Comment:			
	Recommendation:			

Means of Giving Warning in Case of Fire

P1	Has the building got a manually operated electrical fire alarm system?	Y		
	Comment:			
	Recommendation:			P9-12
P2	If common area AFD and/or alarm system is installed, is it in good working order?	Y		
	Comment:		All detectors are clearly visible and show no signs of misuse or damage.	
	Recommendation:			
P3	If installed, is the common area AFD adequate for the occupancy and fire risk?	Y		
	Comment:		The premises are protected with a BS5839-1 system with L1 coverage.	
	Recommendation:			
P4	If not installed, are the premises deemed safe without a common area AFD system?	N/A		
	Comment:			
	Recommendation:			
P5	If applicable, is a separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?	N/A		
	Comment:			
	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:		Not required.	
	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:		No hidden voids were identified during this inspection.	
	Recommendation:			
Q3	Are risers (shafts, ducts and cupboards) in the common area appropriately enclosed and/or fire-stopped?	N/A		
	Comment:		Not applicable to this property.	
	Recommendation:			

Q4	Is compartmentation maintained in the roof space?	N/K		
	Comment:		The roof space was not accessed.	
	Recommendation:		Recommend management check compartmentation within the roof space over the common area	H(M) 1 Month
Q5	Are electrics enclosed in fire rated construction? (Where necessary)	Y		
	Comment:		Electric meter located in a cupboard with adequate fire resisting construction.	
	Recommendation:			
Q6	Is compartmentation maintained at electrical meter cupboards in flat walls (embedded meters only)?	N/A		
	Comment:			
	Recommendation:			
Q7	If required, are dampers provided? (Base of refuse chute, ductwork etc.)	N/A		
	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/K		
	Comment:		All furniture was in a good state of repair and appropriate for the area. No evidence seen to confirm the adequacy of soft furnishing fire resistance.	
	Recommendation:			
Q10	Does the premises have any external balconies, cladding or materials which may promote external fire spread?	N		
	Comment:		Not in this property.	
	Recommendation:			
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?	Y	
	Comment:		In most supported premises, portable fire extinguishers and fire blankets should be provided only for use by staff who have been trained in their use. The fire plan of the premises concentrates on the evacuation of the premises. The provision of firefighting equipment is only for first aid firefighting by trained staff members. The first priority for staff is the safe evacuation of the occupants of the house in a fire situation and service users are not trained in their safe use.
	Recommendation:		
R2	Are all fire extinguishing appliances readily accessible?	Y	
	Comment:		No issues.
	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:		Futures Housing Group Head of Compliance.
	Recommendation:		

T2	Is there a suitable record of the fire safety arrangements?	Y		
	Comment:		Fire safety folder made available.	
	Recommendation:			
T3	Are there appropriate procedures in place in the event of fire and are these documented?	Y		
	Comment:		In the fire safety folder which all staff must sign when read.	
	Recommendation:			
T4	Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?	Y		
	Comment:		The property is staffed 24hrs.	
	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?	Y		
	Comment:		PEEPs in place for all service users.	
	Recommendation:			
T7	Are staff nominated and trained on the use of fire extinguishing appliances?	Y		
	Comment:			
	Recommendation:			
T8	Are staff nominated and trained to assist in evacuation (Where applicable e.g. Offices, supported schemes)?	Y		
	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:		Staff have a weekly and monthly routine of fire safety checks which are recorded in the fire safety folder, this was confirmed to be up to date.	
	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.)	Y		
	Comment:		All staff receive appropriate fire safety training with annual refresher training.	
	Recommendation:			
U2	Are employees nominated to assist in the event of fire given additional training?	Y		
	Comment:		Involves all staff.	
	Recommendation:			
U3	Are staff nominated and trained to use fire extinguishing appliances?	Y		
	Comment:		All staff.	
	Recommendation:			
U4	Are fire drills carried out at appropriate intervals?	Y		
	Comment:		Fire drills take place monthly. Date of last drill 27th June 2020, time to full evacuation was 30 seconds. No night time drills.	
	Recommendation:		Recommend to hold alternate daytime and night time fire drills	R(P) Unlimited

Testing and Maintenance

V1	Is the fire alarm system tested weekly and periodically serviced?	N		
	Comment:		The fire alarm is not tested by on-site staff. Recommend that it is tested weekly using a different call point each time. Futures housing confirm all servicing is carried out at appropriate intervals.	
	Recommendation:		Recommend the common area fire detection and alarm system is tested weekly and serviced six monthly in accordance with BS5839-1 and records kept on site.	L(M) 6 Months
V2	Is the emergency lighting system tested monthly and annually?	N		
	Comment:		The emergency lighting is not tested by on-site staff. Recommend that it is tested monthly using the flick switches provided in the property. Futures housing confirm all servicing is carried out at appropriate intervals.	
	Recommendation:		Recommend the common area emergency lighting system is tested monthly and serviced annually in accordance with BS5266-8:2004 and records kept on site.	L(M) 6 Months
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)	N/A	
	Comment:		
	Recommendation:		

Records













W1	Is there a log book on the premises?	Y	
	Comment:		This was inspected and all records were clear and concise.
	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)?	Y	
	Comment:		Recorded monthly.
	Recommendation:		
W3	Is fire training recorded?	Y	
	Comment:		
	Recommendation:		
W4	Are fire alarm tests recorded?	N	
	Comment:		The fire alarm is not tested by on-site staff.
	Recommendation:		Recommend that it is tested weekly using a different call point each time.
W5	Are emergency lighting tests recorded?	N	
	Comment:		The emergency lighting is not tested by on-site staff.
	Recommendation:		Recommend that it is tested monthly using the flick switches provided in the property.
W6	Is testing/maintenance of any other fire protection systems recorded?	Y	
	Comment:		Inspection of extinguishers and escape routes, etc., confirmed in log book
	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

<p>Photo 1</p> 	<p>Description</p> <p>Ramped access from car park.</p>
<p>Photo 2</p> 	<p>Description</p> <p>Ramped access from car park.</p>
<p>Photo 3</p> 	<p>Description</p> <p>Ramped access from car park.</p>
<p>Photo 4</p> 	<p>Description</p> <p>Fixed electric test date.</p>
<p>Photo 5</p> 	<p>Description</p> <p>Gas safe test cert.</p>
<p>Photo 6</p> 	<p>Description</p> <p>Gas safe test cert.</p>
<p>Photo 7</p> 	<p>Description</p> <p>Fire extinguishers outside kitchen door.</p>
<p>Photo 8</p> 	<p>Description</p> <p>Fire blanket in kitchen.</p>
<p>Photo 9</p> 	<p>Description</p> <p>Fire alarm call point.</p>
<p>Photo 10</p> 	<p>Description</p> <p>Fire alarm call point.</p>
<p>Photo 11</p> 	<p>Description</p> <p>Fire alarm call point.</p>
<p>Photo 12</p> 	<p>Description</p> <p>Fire alarm detectors in good order. Emergency lighting to BS5266-1.</p>

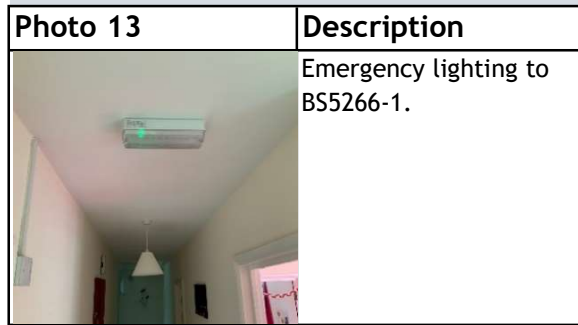


Photo 13 **Description**
Emergency lighting to BS5266-1.



Photo 14 **Description**
Smoke seals and strips.



Photo 15 **Description**
Smoke seals and strips.
Door wedged open.



Photo 16 **Description**
Hinges to BS EN1935 grade 7.

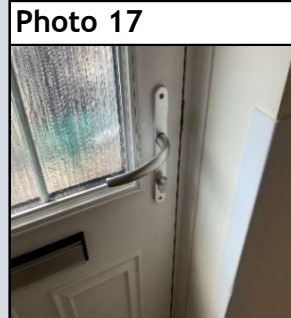


Photo 17 **Description**
Thumb turn locks on final exit doors.



Photo 18 **Description**
Overhead closers on fire doors.

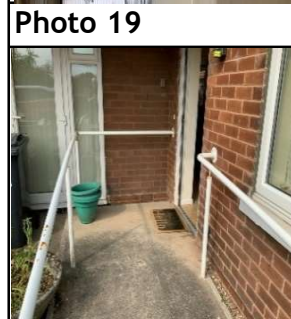


Photo 19 **Description**
Alternative access/egress.

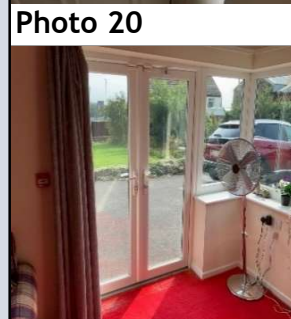


Photo 20 **Description**
Alternative access/egress.



Photo 21 **Description**
Alternative access/egress.

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

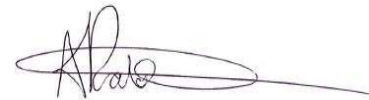
Schedule:

- Part 1a** Name & Address of Certificated Organisation :
Pennington Choices, Brookfield House, Tarpорley 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:
35a High Street
Clay Cross
Chesterfield
Derbyshire
S45 9DX
- 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:
03/09/2020
- Part 6** Recommended date for reassessment of the premises:
03/09/2021
- 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:
03/09/2020



Security.Improved



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. 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.

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.