

FIRE RISK ASSESSMENT



**PENNINGTON
CHOICES**
SURVEYING AND CONSULTANCY



Property Assessed

Prest House
150 Mayors Walk

Peterborough
PE3 6HB

UPRN

15509

FRA Valid From

15/02/2021

FRA Valid To

15/02/2022

FRA Completed By

Pennington Choices



EXECUTIVE SUMMARY

Responsible Person:	CEO Futures Housing Group
Property Designation	Sheltered Living
No of Floors	2
No of Flats (if applicable)	6 Bedrooms
Ground floor Area (m2)	400
Total Area of all Floors (m2)	800

FRA Completed By	Lee Brown GFireE
QA Carried Out By	Jack Mclinden

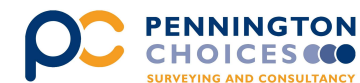
PriorityCount	Recommended (Property)	R(P)	0
	High (Management)	H(M)	0
	Low (Management)	L(M)	0
	High (Property)	H(P)	0
	Medium (Property)	M(P)	1
	Low (Property)	L(P)	0
	Total:		1

Recommended evacuation strategy:	Simultaneous Evacuation
Assessment Risk Rating:	Tolerable
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

Prest House
150 Mayors
Walk

Peterborough
PE3 6HB



Question Number	Category	Priority	Comments	Recommendation	Target Completion Date	Photo Ref
Q5	Limiting Fire Spread	M(P) 3 Months	The electric consumer unit is located on an escape route. It is required to be housed in a fire resistant enclosure to give 30 minutes fire resistance.	Recommend the electrics located within the common area are enclosed with 30 minute fire resisting construction	15/05/2021	P18

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	15/02/2021
FRA Valid to Date	15/02/2022
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	15509
Address 1	Prest House
Address 2	150 Mayors Walk
Address 3 (street)	
Address 4 (area)	Peterborough
Postcode	PE3 6HB
Fire Risk Assessor	Lee Brown GFireE
Date of inspection	19/01/2021
Checked by:	Jack Mclinden
The Premises	
Property Designation	Sheltered Living
Property Type	Converted detached house
No of Floors	2
No of Flats (if applicable)	6 Bedrooms
Ground floor area (m2) (if applicable)	400
Total area of all floors (m2) (if applicable)	800
Building Description; - no of staircases, storeys - no of entrances/exits - lifts - stepped/level access - ancillary usage	This property is a two storey detached property with a recent extension and is used as a supported living house for homeless persons. This building is in addition to number 152. Entered by the front of the building into the ground floor which consists of the main office, meeting room, staff kitchen and sleeping area, a small lounge and communal kitchen, conservatory dining room and a utility room. A timber stair leads up to the bedrooms on the first floor. The building is provided with 6 bedrooms, all of which were occupied at the time of this assessment.
Building Construction; - approx. age / year built - building structure, floors, walls and roof - cladding - standard of conversion (if applicable)	The building is constructed using block outer walls, some rendered walls, concrete, and timber floors and stairs. The roof is a tiled pitched timber rafted roof. Internal partitions in the communal areas are masonry, stud and plaster skim, and the internal 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. No surface mounted wiring systems noted within the common escape routes which could be an hazard to fire fighters. Adequate access and hard standing is available for fire & rescue, no available fire hydrants located directly near the building, but normal road side water supplies are available for fire fighting.
Extent of common areas (please describe common areas assessed)	All areas form this risk assessment
Areas of the building to which access was not available	All areas were accessed
If applicable, state which flats were sample inspected	Rooms 1, 3 & 6 were accessed

The Occupants

Details of any onsite management (hours onsite etc.)	Property is managed by FHG and care is provided by Futures Housing
Person managing fire safety in premises	All support workers manage the fire safety in the premises
Person consulted during the fire risk assessment	Nick Bernard
Number of occupants (maximum estimated)	6
Number of employees	1 staff daytime, 1 sleeping night watch.
Number of members of the public (maximum estimated)	6
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 a supported living home, and there may be occupants with varying degrees of physical/mental disability. All service users are ambulant and able to self evacuate.

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
Other key fire safety legislation (other than Building Regs 2000):	Housing Act 2004

Elimination or Reduction of Fire Hazards

Electrical Ignition Sources			Response	Photo Ref	Priority
A1	Is the fixed electrical installation periodically inspected and tested ?	Y	It is the Policy of Futures Housing Group to carry out an inspection and test of the fixed electrical systems within all properties that it owns and/or manages every 5 years. Date of last fixed electric inspection: May 2019	P5	
	Comment: Date of last fixed electrical inspection				
	Recommendation:				
A2	Is PAT testing in common areas carried out?	Y	It is the Policy of Futures Housing Group to carry out an inspection and test of all portable appliances within the common areas of properties that it owns and/or manages at least every 2 years. The portable appliances within the bedrooms have not been considered, as the internal areas of the bedrooms are outside the scope of this Fire Risk Assessment. Date of last portable appliance inspection: 06/08/2020	P6	
	Comment:				
	Recommendation:				
A3	Is there a policy for personal electrical appliances (consider restrictions of communal supply points such as outlets and T pin outlets)?	Y	Staff appliances are subjected to PAT before use.		
	Comment:				
	Recommendation:				

A4	Is the use of adapters and leads limited?	Y			
	Comment:		Ideally where multi plug extensions are used, power surge protection types should be used. The danger of exceeding 13 amps per extension gang socket should be explained to the staff employed at the premises.		
	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:		A designated external smoking area is provided with steel smoking receptacles. Residents who wish to smoke can do so externally only.		
	Recommendation:				
B2	Does the policy in relation to smoking appear to be observed?	Y			
	Comment:		There is a policy in place, which is displayed on the walls of the common parts and this appears to be enforced/managed. No evidence of smoking within the common areas observed at the time of the Fire Risk Assessment.		
	Recommendation:				
Arson				Photo Ref	Priority
C1	Are premises secure against arson by outsiders? (Please state how)	Y			
	Comment:		The entrance door is self-closing 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:		Waste bins are stored at the front of the property a sufficient distance away from the building.		
	Recommendation:			P2	
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:			P1	
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	Where applicable It is the Policy of Futures Housing Group to carry out an inspection and service of the fixed gas heating system on a 12 monthly basis. The common area is heated by Gas Mains: Condensing boiler.		
	Comment: Date of last fixed heating system inspection				
	Recommendation:				

Cooking

E1	Are reasonable measures in place to prevent fires as a result of cooking?	Y	Housekeeping in the kitchens is to an excellent standard. There was no build up of grease around the cooking appliances.		
	Comment:				
	Recommendation:				
E2	Are filters changed and ductwork cleaned?	N/A	No ducting/filters installed (other than domestic)		
	Comment:				
	Recommendation:				
E3	Are suitable extinguishing appliances available?	Y	A fire blanket and a CO2 fire extinguisher are located in the kitchen.		
	Comment:				
	Recommendation:			P11	

Lightning

F1	Does the building have a lightning protection system?	N	It is the policy of Futures Housing Group to carry out 12 monthly servicing and ongoing maintenance to BS EN 62305 of any lightning conductors where installed.		
	Comment:				
	Recommendation:				

House-Keeping

G1	Is the property regularly cleaned to prevent the build up of combustibles?	Y	Housekeeping throughout the building appeared to be to a satisfactory standard.		
	Comment:				
	Recommendation:				
G2	Are combustible materials kept away from any sources of ignition?	Y	All electrical sources of ignition observed appeared to be in good condition and free from combustibles. Cabling integrity throughout the building appears to be satisfactory. This is based on a cursory visual inspection of the surface mounted cabling only.		
	Comment:				
	Recommendation:				
G3	Are the escape routes kept clear of items combustible materials or waste?	Y	The common escape routes were clear of combustible materials and waste at the time of inspection.		
	Comment:				
	Recommendation:				
G4	Are the escape routes kept clear of any trip hazards?	Y	The common escape routes were clear of any trip hazards at the time of inspection.		
	Comment:				
	Recommendation:				
G5	Any hazardous materials are stored correctly?	N/A	No hazardous materials were noted in the property at the time of inspection.		
	Comment:				
	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:		It is the Policy of Futures Housing Group to ensure that the risk assessments and method statements of all internal employees and external contractors include the correct action to take when carrying out hot works.
	Recommendation:		
H2	Is there satisfactory control over works carried out in the building by outside contractors (e.g. hot work permits)?	Y	
	Comment:		It is the Policy of Futures Housing Group to ensure that the risk assessments and method statements of all internal employees and external contractors include the correct action to take when carrying out hot works.
	Recommendation:		
H3	Is there satisfactory control over works carried out in the building by in-house contractors (e.g. hot work permits)?	Y	
	Comment:		It is the Policy of Futures Housing Group to ensure that the risk assessments and method statements of all internal employees and external contractors include the correct action to take when carrying out hot works.
	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]	N/A	
	Comment:		
	Recommendation:		
J3	Are all issues deemed satisfactory? [3]	N/A	
	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.	
	Recommendation:			
K5	Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?)	Y		
	Comment:		The final exit doors are fitted with either yale type or thumb turn locking devices with break glass failsafe system.	
	Recommendation:			P3/4
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 were identified at the time of inspection.	
	Recommendation:			
K9	Are escape routes separated where appropriate?	Y		
	Comment:			
	Recommendation:			
K10	Are corridors sub-divided where appropriate?	N/A		
	Comment:		No corridors require to be sub-divided in the property.	
	Recommendation:			

K11	Do escape routes lead to a place of safety?	Y	Comment: Recommendation:	All escape routes lead to a place of safety.		
K12	Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision)	Y	Comment: Recommendation:	There are openable windows throughout the property.		
K13	Are there suitable arrangements in the building for means of escape for disabled persons?	N/A	Comment: Recommendation:	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.		
K14	Are all other means of escape issues satisfactory?	Y	Comment: Recommendation:	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.		
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			The policy is suitable for supported living accommodation.		
Flat Entrance Doors						
L1	Are the sample inspection flat entrance door or doors / frames appropriately fire rated?	Y	Comment: Recommendation:	The bedroom doors in this property are notional doors, which means they would have met the standards when installed which is sufficient as long as no damage and the door is well fitting into the frame, until such time as it can be upgraded through the normal process of refurbishment of the building, It is advised, when the doors require replacement to provide FD30s fire doors meeting the current standards		
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?	Y			
	Comment:		Bedroom doors are fitted with overhead closing devices.		
	Recommendation:				
L7	Are the flat entrance door(s) sampled fitted with intumescent strips and cold smoke seals?	Y			
	Comment:		Bedroom doors are fitted with intumescent strips and cold smoke 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:		Bedroom doors are fitted with thumb turn locking devices.		
	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:		The common area doors in this property are notional doors, which means they would have met the standards when installed which is sufficient as long as no damage and the door is well fitting into the frame, until such time as it can be upgraded through the normal process of refurbishment of the building, It is advised, when the doors require replacement to provide FD30s fire doors meeting the current standards		
	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:			
M5	Are self-closing devices on common area fire doors adequate? (Where appropriate)	Y		
	Comment:		Common area doors are fitted with overhead closing devices and magnetic holding devices. The kitchen and lounge doors are fitted with auto door closers.	
	Recommendation:			P14/15/17
M6	Are intumescent strips and smoke seals provided to common area fire doors?	Y		
	Comment:		Common area doors are fitted with intumescent strips and smoke seals.	
	Recommendation:			P16
M7	Are common area fire doors otherwise adequate? (Ironmongery, tolerances, seals etc.)	Y		
	Comment:			
	Recommendation:			
M8	Are all other fire door issues satisfactory?	Y		
	Comment:			
	Recommendation:			
Emergency Lighting				
N1	If emergency lighting is provided, is it in good repair? (From visible inspection only)	Y		
	Comment:		The emergency lighting appear in good condition.	
	Recommendation:			P13
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 & BS5266-8. No luminaires fitted externally but sufficient borrowed light is available.	
	Recommendation:			
N3	If EL not provided, is borrowed/artificial lighting sufficient for escape? (Internal and external)	N/A		
	Comment:			
	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:			P10
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:			
O3	Are other fire safety signs adequate and clearly visible?	Y		
	Comment:		At the time of the assessment 'No smoking' signage appeared satisfactory within the premises.	
	Recommendation:			

Means of Giving Warning in Case of Fire

P1	Has the building got a manually operated electrical fire alarm system?	Y		
	Comment:		There are manual call points throughout the property.	
	Recommendation:			P9
P2	If common area AFD and/or alarm system is installed, is it in good working order?	Y		
	Comment:			
	Recommendation:			
P3	If installed, is the common area AFD adequate for the occupancy and fire risk?	Y		
	Comment:		The building is provided with a BS5839-1 fire detection system to L2 coverage. Zonal fire alarm panel is located in the entrance lobby with manual call points throughout the property.	
	Recommendation:			P7/8
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:			
	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:		Based on a sample visual inspection of the premises compartmentation to the walls, floors, ceilings and voids above cross-corridor doors etc. appears to be satisfactory.	
	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?	Y		
	Comment:			
	Recommendation:			
Q4	Is compartmentation maintained in the roof space?	N/A		
	Comment:		The roof space was accessed and was found to be clear of any combustible materials. The roof is typical of a domestic house	
	Recommendation:		P19-21	
Q5	Are electrics enclosed in fire rated construction? (Where necessary)	N		
	Comment:		The electric consumer unit is located on an escape route. It is required to be housed in a fire resistant enclosure to give 30 minutes fire resistance.	
	Recommendation:		Recommend the electrics located within the common area are enclosed with 30 minute fire resisting construction	
			P18	M(P) 3 Months
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:		Interior fire spread linings in the property appear to be class 0.	
	Recommendation:			
Q9	Are soft furnishings in common areas appropriate to limit fire spread/growth?	Y		
	Comment:			
	Recommendation:			
Q10	Does the premises have any external balconies, cladding or materials which may promote external fire spread?	N		
	Comment:		Materials used in the external walls appear to be adequate with regard to combustibility and fire spread.	
	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:		A fire blanket and a CO2 fire extinguisher are located in the kitchen, and a foam extinguisher located in the common area.	
	Recommendation:			P11/12
R2	Are all fire extinguishing appliances readily accessible?	Y		
	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:		Futures Housing Group Head of Compliance.	
	Recommendation:			

T2	Is there a suitable record of the fire safety arrangements?	Y		
	Comment:		These are kept electronically at futures housing office	
	Recommendation:			
T3	Are there appropriate procedures in place in the event of fire and are these documented?	Y		
	Comment:		Residents are made aware of what to do in the event of a fire.	
	Recommendation:			
T4	Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?	Y		
	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?	Y		
	Comment:			
	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:		Only to be considered/recommended if the premises is complex.	
	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:		It is the policy of Futures Housing Group to carry out periodic fire safety checks in all buildings that it owns and/or manages. These will either be weekly or monthly (dependent on the fire detection testing requirement).	
	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:		We are informed that all appropriate staff training, testing and maintenance of fire safety provisions are carried out, and records are held centrally by Futures Housing Group.
	Recommendation:		
U2	Are employees nominated to assist in the event of fire given additional training?	Y	
	Comment:		
	Recommendation:		
U3	Are staff nominated and trained to use fire extinguishing appliances?	Y	
	Comment:		
	Recommendation:		
U4	Are fire drills carried out at appropriate intervals?	Y	
	Comment:		The last fire drill took place on 15/10/2020, however only 3 person evacuated. Staff did issue the service users a letter regarding evacuations, but are having constant problems with evacuations as the service users know it is a drill. The person present gave the undertaking that in the event of a real fire, the service users would evacuate.
	Recommendation:		

Testing and Maintenance

V1	Is the fire alarm system tested weekly and periodically serviced?	Y	
	Comment:		Futures Housing Group 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 Group confirm all servicing and testing is carried out at appropriate intervals
	Recommendation:		
V3	Are fire extinguishers serviced annually?	Y	
	Comment:		Futures Housing Group 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:		It is the policy of Futures Housing Group to carry out 6 monthly servicing and ongoing maintenance of risers within all properties to BS 9990 that it owns and/or manages.
	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:		It is the policy of Futures Housing Group to carry out 6 monthly servicing and ongoing maintenance to BS 5291 of the sprinkler systems that it owns and/or manages.	
	Recommendation:			

Records

W1	Is there a log book on the premises?	Y		
	Comment:		Fire alarm, emergency lighting, torches, fire doors, fire extinguishers are all inspected on a regular basis and recorded in the log book. The safety documentation is located in a metal box on the wall in the entrance lobby.	
	Recommendation:			P22
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:		Fire drills are recorded.	
	Recommendation:			
W3	Is fire training recorded?	Y		
	Comment:			
	Recommendation:			
W4	Are fire alarm tests recorded?	Y		
	Comment:		Fire alarm tests are recorded.	
	Recommendation:			
W5	Are emergency lighting tests recorded?	Y		
	Comment:		Emergency lighting tests are recorded.	
	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:	Slight harm
Y3	Premises Risk Rating	Tolerable
Y4	On satisfactory completion of all remedial works the risk rating of this building may be reduced to:	Tolerable



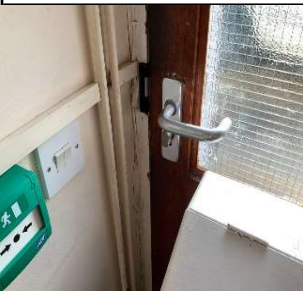

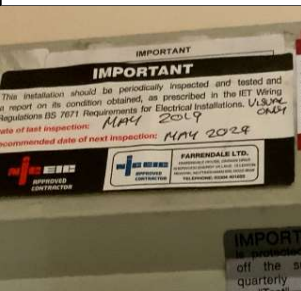




Photo 1 	Description <p>The premises were free from excessive waste and refuse.</p>	Photo 2 	Description <p>Waste bins are stored at the front of the property a sufficient distance away from the building.</p>	Photo 3 	Description <p>The final exit doors are fitted with either yale type or thumb turn locking devices with break glass failsafe system.</p>
Photo 4 	Description <p>The final exit doors are fitted with either yale type or thumb turn locking devices with break glass failsafe system.</p>	Photo 5 	Description <p>Date of last fixed electric inspection: May 2019</p>	Photo 6 	Description <p>Date of last portable appliance inspection: 06/08/2020.</p>
Photo 7 	Description <p>The building is provided with a BS5839-1 fire detection system to L2 coverage</p>	Photo 8 	Description <p>The building is provided with a BS5839-1 fire detection system to L2 coverage</p>	Photo 9 	Description <p>There are manual call points throughout the property.</p>


Photo 10	Description
	At the time of the assessment fire safety signage appeared satisfactory within the premises.


Photo 11	Description
	A fire blanket and a CO2 fire extinguisher are located in the kitchen.

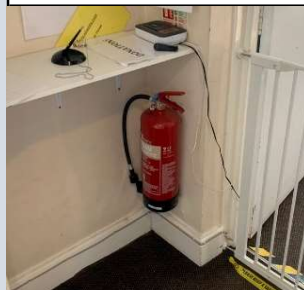
Photo 12	Description
	A foam fire extinguisher is located in the common area.


Photo 13	Description
	The emergency lighting appear in good condition.


Photo 14	Description
	Common area doors are fitted with overhead closing devices.


Photo 15	Description
	Common area doors are fitted with magnetic holding devices.


Photo 16	Description
	Common area doors are fitted with intumescent strips and smoke seals.


Photo 17	Description
	The kitchen and lounge doors are fitted with auto door closers.


Photo 18	Description
	The electric consumer unit is located on an escape route. It is required to be housed in a fire resistant enclosure.


Photo 19	Description
	The roof space was accessed and was found to be open throughout the building.


Photo 20	Description
	The roof space was accessed and was found to be open throughout the building.



Photo 21	Description
	The roof space was accessed and was found to be open throughout the building.

Photo 22	Description	Photo	Description	Photo	Description
	The safety documentation is located in a metal box on the wall in the entrance lobby.				

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:
Prest House
150 Mayors Walk

Peterborough
PE3 6HB

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:
15/02/2021

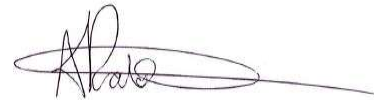
Part 6 Recommended date for reassessment of the premises:
15/02/2022

Part 7 Unique reference number of this certificate:
567

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:
15/02/2021



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