FIRE RISK ASSESSMENT

PENNINGTON CHOICES
SURVEYING AND CONSULTANCY

futures housing group

Property Assessed

Valerie Hanson House
1-3
Junction Road
Northampton
NN2 7JQ

UPRN

JUN002-BLK

FRA Valid From

06/11/2020

FRA Valid To

06/11/2021

FRA Completed By

Pennington Choices

EXECUTIVE SUMMARY

Responsible Person:	CEO Futures Housing Group
Property Designation	HMO
No of Floors	Ground plus one and basement
No of Flats (if applicable)	9 rooms plus sleep in room for the staff
Ground floor Area (m2)	160m2
Total Area of all Floors (m2)	320m2

FRA Completed By	Martin Kent GIFireE Dip L4 Fire Safety
QA Carried Out By	Paul Doodson

PriorityCount	Recommended (Property)	R(P)	1
	Urgent	U	0
	High (Property)	H(P)	13
	Medium (Property)	M(P)	5
	Low (Property)	L(P)	1
	Total:		20

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

Question Number	Category	Priority	Comments	Recommendation	Target Completion Date	Photo Ref
K14	Means of Escape	H(P) 3 Months	Door release units are provided. It could not be confirmed if the doors are linked to the main fire alarm system to ensure that it opens in the event of a fire evacuation, there is no regime of regular testing in place. This has the potential for any faulty door to trap occupants in the event of a fire.	A system of regular testing the exit door releases on activation of the fire alarm should be introduced and appropriate records maintained.	06/02/2021	P2
L6	Flat Entrance Doors	H(P) 3 Months	This could not be confirmed on the day of the visit as access could not be gained to all the individual rooms.	Housing management staff and other front-line staff to carry out regular block inspections. The front line staff should be aware how door closures operate and during the block inspection if any room entrance door closure is seen to not function correctly this would be reported to the repairs service. Following the fire at Grenfell Tower fire safety leaflets can where be sent to residents advising that of the importance of having functioning door closures.	06/02/2021	
M1	Common Area Fire Doors	H(P) 3 Months	The electrical cupboard, boiler room and storage cupboards which lead onto the stairwell or means of escape could not be confirmed as being of fire resisting construction.	Recommend the any electrical cupboards and storage cupboards are confirmed as being of 30 minutes fire resisting construction and fire doors as noted are, confirmed as being/upgraded to/or replaced with, lockable, certificated FD30S fire doors. This work must be done by an approved, third party certified installation contractor.	06/02/2021	P4

M2	Common Area Fire Doors	H(P) 3 Months	During the inspection it was identified that the kitchen door was damaged on the lower section of the door.	It is recommended that this door should be repaired or replaced by a competent person to ensure that it meets the necessary and appropriate standards. All fire doors should comply with BS 476 providing a minimum protection of 30 minutes.	06/02/2021	
P5	Means of Giving Warning in Case of Fire	H(P) 3 Months	It was not possible to confirm all rooms are provided with adequate arrangements.	Recommend that all other rooms be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS5839-6:2019	06/02/2021	
Q4	Limiting Fire Spread	H(P) 3 Months	The roof hatch was locked.	It is recommended to further investigate the fire compartmentation between the individual rooms and the rooms and the common areas and identify any areas of poor fire stopping	06/02/2021	P7
T10	Procedures and Arrangements	H(P) 3 Months	No evidence could be provided that testing and maintenance is carried out as per current British Standards, ACOPs, and ECC policy, records are believed to be held centrally.	Recommend that routine fire safety checks are completed at least weekly and recorded in the fire safety logbook on site.	06/02/2021	
T11	Procedures and Arrangements	H(P) 3 Months	No evidence residents are provided with fire safety information.	Tenants to be provided with fire safety information and is included as part of the tenancy agreement	06/02/2021	

T6	Procedures and Arrangements	H(P) 3 Months	The written fire evacuation plan should be reviewed to ensure that it covers the following areas.	The written fire evacuation plan should be reviewed to ensure that it covers the following areas;• how people will be warned if there is a fire;• what staff, occupiers should do if they discover a fire;• how the evacuation of the premises should be carried out; responsibilities and roles/duties of persons carrying out the evacuation of the building; •assembly points and roll call;• arrangements for fighting fire; arrangements for the safe evacuation of vulnerable persons;• any processes that need to be stopped or isolated if there is a fire;• specific arrangements, if necessary, for high-fire-risk areas;• contingency plans for when life safety systems are out of order;• how the fire and rescue service will be called;•procedures for meeting the fire and rescue service on their arrival and notifying them of any relevant information. The plan should cover all times the building is occupied taking into account the number of staff available, occupancy rates etc.	06/02/2021	P8
V1	Testing and Maintenance	H(P) 3 Months	There are no available records on site to indicate that the fire alarm system is being tested and maintained in accordance with BS5839 Part 1.	Recommend the common area fire detection and alarm system is serviced six monthly in accordance with BS5839-1 and records kept on site.	06/02/2021	P9 & P10
V2	Testing and Maintenance	H(P) 3 Months	There are no available records on site to indicate that the emergency lighting is being tested and maintained in accordance with BS5266 Part 1 by a competent engineer.	It should be ensured that the emergency lighting is subject to an appropriate annual testing and maintenance regime and appropriate records maintained.	06/02/2021	
W2	Records	H(P) 3 Months	There were no records available to indicate the date of the last fire drill.	It should be ensured that at least two fire drills are held in any period of twelve months.	06/02/2021	

W3	Records	H(P) 3 Months	There were no records to indicate that any form of fire training has taken place within reasonable time scales.	A program of general fire safety training should be introduced and appropriate records maintained.	06/02/2021	
A1	Electrical Ignition Sources	M(P) 6 Months	There are no available records on site to indicate that the fixed electrical installation has been subject to a full 5 yearly test by a competent engineer.	Recommend management confirm that the common area fixed electrical system has been inspected and tested within the last five years in accordance with BS 7671:2008 (as amended)	06/05/2021	
D2	Portable Heaters and Heating Installations	M(P) 6 Months	There were no available records on site to indicate that the gas boilers have been subject to an annual program of maintenance by a Gas safe registered engineer.	Recommend management confirm that the gas fixed heating system is inspected and serviced annually and records kept on site.	06/05/2021	
L1	Flat Entrance Doors	M(P) 6 Months	The room entrance doors appeared to be FD30 doors.	It is recommended that the room entrance doors are checked to confirm they are suitable fire rated. FD30s door sets should be solid in construction and fitted with; 3 fire rated hinges, a fire resistant door closer, intumescent strips and seals, and fire resistant door furniture	06/05/2021	

L7	Flat Entrance Doors	M(P) 6 Months	This could not be confirmed on the day of the visit as access could not be gained to all the individual rooms.	Recommend management establish a rolling programme of checks by a competent person to all other flat entrance doors to confirm that strips and seals are fitted and remain effective.	06/05/2021	
W1	Records	M(P) 6 Months	A fire logbook should be kept in the Workplace.	It should be used to record the result of all checks, inspections and service of fire equipment and systems, the checking of passive fire protection and the training provided to employees	06/05/2021	
A3	Electrical Ignition Sources	L(P) 12 Months	No policy could be provided on the day of the visit.	A policy to be provided and the tenants to made aware of this policy	06/11/2021	
S1	Other relevant systems and equipment	R(P) Unlimited	There is no sprinkler system present in the premises.	PCL strongly recommend that the installation of a sprinkler system is considered for all units/rooms/flats used for sleeping accommodation	#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	06/11/2020
FRA Valid to Date	06/11/2021
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	JUN002-BLK
Address 1	Valerie Hanson House
Address 2	1-3
Address 3 (street)	Junction Road
Address 4 (area)	Northampton
Postcode	NN2 7JQ
Fire Risk Assessor	Martin Kent GIFireE Dip L4 Fire Safety
Date of inspection	15/10/2020
Checked by:	Paul Doodson

The Premises

Property Designation	HMO
Property Type	Converted sheltered scheme
No of Floors	Ground plus one and basement
No of Flats (if applicable)	9 rooms plus sleep in room for the staff
Ground floor area (m2) (if applicable)	160m2
Total area of all floors (m2) (if applicable)	320m2
Building Description; - no of staircases, storeys - no of entrances/exits - lifts - stepped/level access - ancillary usage	Traditional brick built, part single part two storey building converted into supported accommodation for the homeless. The front of the building on Junction Road is two storey and is a conversion of an original end terrace house. The rear of the property which contains the shared kitchen, staff areas and bedroom 5 appears to be of a more modern purpose-built construction. All floors appear to be of a timber construction and the ceilings and walls are of modern plasterboard with plaster finish construction. The building comprises ten bedrooms (nine service user and one staff bedroom). Bedrooms 1, 2 and 7 are located at the base of the staircase. Bedroom 5 is located in the single storey section of the building and all other bedrooms are located on the first floor of the original two storey house. The kitchen, office, staff bedroom, laundry room and wc/shower are located in the single storey building to the rear. There is a lounge located off the base of the staircase. An electrical cupboard was noted on the first-floor landing. There is also a cellar to the building which contains the boiler on the cellar stair landing and main electrical intake installations in a secure cupboard in the cellar itself. Travel distance falls within the recommended guidelines. The number, location and width of all exit doors are sufficient for the anticipated occupancy figure.
Building Construction; - approx. age / year built - building structure, floors, walls and roof - cladding - standard of conversion (if applicable)	Approximate year of build is 1990s. All floors appear to be of a timber construction and the ceilings and walls are of modern plasterboard with plaster finish construction.

Extent of common areas (please describe common areas assessed)	Dining Kitchen/Laundry/Computer Room/Staff office/Toilet/PC room
Areas of the building to which access was not available	No access was allowed to the individual rooms, No access to the staff block, No access to the basement, No access to the cleaners cupboard. No access to the cupboard under the stairs. No access to the electrical cupboard on the first floor. No access to the boiler room. Many of these areas were locked with no keys available and no staff were available to provide access.
If applicable, state which flats were sample inspected	No access allowed to the individual rooms. Due to the nature of the building being supported accommodation for up to two years for homeless persons there are persons who may be deemed vulnerable in the building at any time.

The Occupants

Details of any onsite management (hours onsite etc.)	Partially Managed Building
Person managing fire safety in premises	Futures Housing Group
Person consulted during the fire risk assessment	No persons were consulted on-site during the fire risk assessment.
Number of occupants (maximum estimated)	Assumed to be two residents per flat
Number of employees	None on site however occasional staff attendance assumed
Number of members of the public (maximum estimated)	HMO - low number of visitors expected at any one time
Identify any people who are especially at risk: - sleeping occupants - disabled occupants - occupants in remote areas and lone workers - young persons - others	Members of the public who enter the building are either visitors or invited guests. In the event of a fire the visitor or guest will be escorted from the building. Persons at risk within the building include occupiers, visitors, and contractors There were no disabled persons reported in the building. There are no children or young persons employed at the premises that are the responsibility of the client. There are no persons/groups at high risk from fire within the building: There is sleeping accommodation within the building. The risk to relevant persons in the building is normal. The risk to relevant persons in the vicinity of the building is low.

Other Information

Fire loss experience (since last FRA)	Unknown, no information provided.
Any other relevant information	Housing Act 2004

Fire Safety Legislation

The following fire safety legislation applies to these premises:	The 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 ?**	N/K			
	Comment: Date of last fixed electrical inspection		There are no available records on site to indicate that the fixed electrical installation has been subject to a full 5 yearly test by a competent engineer.		
	Recommendation:		Recommend management confirm that the common area fixed electrical system has been inspected and tested within the last five years in accordance with BS 7671:2008 (as amended)		M(P) 6 Months
A2	**Is PAT testing in common areas carried out?**	N/A			
	Comment:		PAT testing was carried out in August 2020.		
	Recommendation:			P1	
A3	**Is there a policy for personal electrical appliances (consider restrictions of communal supply points such as T pin outlets)?**	N/K			
	Comment:		No policy could be provided on the day of the visit.		
	Recommendation:		A policy to be provided and the tenants to made aware of this policy		L(P) 12 Months
A4	**Is the use of adapters and leads limited?**	Y			
	Comment:				
	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:		The client has confirmed that there is a strict No Smoking policy in place for communal areas, but residents are permitted to smoke within their personal demise.		
	Recommendation:				
B2	**Does the policy in relation to smoking appear to be observed?**	Y			
	Comment:		There was no evidence of smoking within the communal area.		
	Recommendation:				

Arson

				Photo Ref	Priority
C1	**Are premises secure against arson by outsiders?** (Please state how)	Y			
	Comment:		CCTV provided.		
	Recommendation:				
C2	**Are bins secured / stored in a suitable location?** (Please state bin type, location, if and how it is secured)	Y			
	Comment:		If during inspections and ad hoc visits to the property there is evidence of significant fire load or anti-social behaviour Futures Housing Group will look at solutions to address the problem.		
	Recommendation:				

C3	**Is there an absence of fire loading close to the premises?**	N			
	Comment:		There was no evidence of excess fire loading in close proximity of the premises.		
	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 were no portable heaters or heating installations within the communal areas at the time of the assessment.		
	Recommendation:				
D2	**Are fixed heating systems maintained** (annually)?	N/K			
	Comment: Date of last fixed heating system inspection		There were no available records on site to indicate that the gas boilers have been subject to an annual program of maintenance by a Gas safe registered engineer.		
	Recommendation:		Recommend management confirm that the gas fixed heating system is inspected and serviced annually and records kept on site.		M(P) 6 Months

Cooking

E1	**Are reasonable measures in place to prevent fires as a result of cooking?**	Y			
	Comment:		No issues noted at the time of inspection.		
	Recommendation:				
E2	**Are filters changed and ductwork cleaned?**	N/A			
	Comment:		Not applicable to this site.		
	Recommendation:				
E3	**Are suitable extinguishing appliances available?**	Y			
	Comment:				
	Recommendation:				

Lightning

F1	**Does the building have a lightning protection system?**	N/A			
	Comment:		Lightning protection not required for this type of premises.		
	Recommendation:				

House-Keeping

G1	**Is the property regularly cleaned to prevent the build up of combustibles?**	Y			
	Comment:		The communal areas are cleaned , maintained, and inspected by prescribed regime at regular intervals.		
	Recommendation:				
G2	**Are combustible materials kept away from any sources of ignition?**	Y			
	Comment:		No issues noted at the time of inspection.		
	Recommendation:				
G3	**Are the escape routes kept clear of items combustible materials or waste?**	Y			
	Comment:				
	Recommendation:				

G4	**Are the escape routes kept clear of any trip hazards?**	Y	
	Comment:		No issues noted at the time of inspection.
	Recommendation:		
G5	**Any hazardous materials are stored correctly?**	N/A	
	Comment:		
	Recommendation:		
G6	**Are all other house-keeping issues satisfactory?**	Y	
	Comment:		No issues noted at the time of inspection.
	Recommendation:		

Hazards introduced by Outside Contractors

H1	**Are fire safety conditions imposed on outside contractors?**	Y	
	Comment:		The client has a contractor policy in place that includes 'hot works' permits where necessary.
	Recommendation:		
H2	**Is there satisfactory control over works carried out in the building by outside contractors** (e.g. hot work permits)?	Y	
	Comment:		The client has confirmed that all planned works and maintenance/repairs are overseen by designated Project Surveyors with appropriate RAMS and permits to work.
	Recommendation:		
H3	**Is there satisfactory control over works carried out in the building by in-house contractors** (e.g. hot work permits)?	Y	
	Comment:		The client has confirmed that all planned works and maintenance/repairs are overseen by designated Project Surveyors with appropriate RAMS and permits to work.
	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:		The client has confirmed that all planned works and maintenance/repairs are overseen by designated Project Surveyors with appropriate RAMS and permits to work.
	Recommendation:		

Other Significant Hazards

J1	**Are all issues deemed satisfactory? [1]**	N/A	
	Comment:		There were no other significant hazards identified.
	Recommendation:		
J2	**Are all issues deemed satisfactory? [2]**	N/A	
	Comment:		Not applicable to this site.
	Recommendation:		

J3	**Are all issues deemed satisfactory? [3]**	N/A	
	Comment:		Not applicable to this site.
	Recommendation:		

General Fire Protection Measures

Means of Escape

K1	**Is the escape route design deemed satisfactory?** (Consider current design codes)	Y	
	Comment:		Main entrance door serves as the means of escape for all sleeping occupants on the first floor. Within the single storey extension to the rear there is a means of escape opposite the laundry room and at the dead end of the corridor where the staff bedroom is located. Travel distances for both single and two way travel are limited and deemed acceptable. The number, location and width of all exit doors are sufficient for the anticipated occupancy figure.
	Recommendation:		
K2	**Are the escape routes adequately protected?** (Consider lobby protection to staircase, if needed)	Y	
	Comment:		
	Recommendation:		
K3	**Is there adequate provision of exits, for the numbers who may be present?**	Y	
	Comment:		The number, location and width of all exit doors are sufficient for the anticipated occupancy figure.
	Recommendation:		
K4	**Is there adequate exit width, for the numbers who may be present?**	Y	
	Comment:		The means of escape for the building is suitable.
	Recommendation:		
K5	**Are doors on escape routes easily opened?** (and are sliding or revolving doors avoided?)	Y	
	Comment:		All doors required for means of escape are available without the use of a key.
	Recommendation:		
K6	**Do final exits open in the direction of escape where necessary?**	Y	
	Comment:		Whilst final exit doors do not open in the direction of travel; this is not considered an issue, due to the limited numbers of persons present.
	Recommendation:		
K7	**Are travels distances satisfactory?** (consider single direction and more than one direction, property risk profile and occupancy characteristics)	Y	
	Comment:		All travel distances fall within prescribed limits.
	Recommendation:		
K8	**Are there suitable precautions for all inner rooms?**	N/A	
	Comment:		There are no inner room situations within the communal areas of the premises.
	Recommendation:		
K9	**Are escape routes separated where appropriate?**	Y	
	Comment:		
	Recommendation:		

K10	**Are corridors sub-divided where appropriate?**	N/A			
	Comment:				
	Recommendation:				
K11	**Do escape routes lead to a place of safety?**	Y			
	Comment:		The final exits lead directly to open air.		
	Recommendation:				
K12	**Are the stairs and/or lobbies provided with adequate ventilation?** (If considered satisfactory, please state provision)	N/A			
	Comment:		Due to the minimal travel distance within the communal escape route a means of ventilation is not required.		
	Recommendation:				
K13	**Are there suitable arrangements in the building for means of escape for disabled persons?**	Y			
	Comment:		Futures Housing Group will not put those with disabilities on the upper floors. There were no Personal Emergency Evacuation Plans available on the day of the visit and there are no current disabled occupants known to the assessor at the time of the visit.		
	Recommendation:				
K14	**Are all other means of escape issues satisfactory?**	N			
	Comment:		Door release units are provided. It could not be confirmed if the doors are linked to the main fire alarm system to ensure that it opens in the event of a fire evacuation, there is no regime of regular testing in place. This has the potential for any faulty door to trap occupants in the event of a fire.		
	Recommendation:		A system of regular testing the exit door releases on activation of the fire alarm should be introduced and appropriate records maintained.	P2	H(P) 3 Months
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 present fire evacuation is suitable for the site. Fire action signs are provided.		

Flat Entrance Doors

L1	**Are the sample inspection flat entrance door or doors / frames appropriately fire rated?**	N/K			
	Comment:		The room entrance doors appeared to be FD30 doors.		
	Recommendation:		It is recommended that the room entrance doors are checked to confirm they are suitable fire rated. FD30s door sets should be solid in construction and fitted with; 3 fire rated hinges, a fire resistant door closer, intumescent strips and seals, and fire resistant door furniture		M(P) 6 Months

L2	**Are the flat entrance doors in good condition - not in need of repair?**	Y			
	Comment:				
	Recommendation:				
L3	**Is all glazing to flat entrance doors appropriately fire rated?**	N/A			
	Comment:				
	Recommendation:				
L4	**Are fan lights above flat entrance doors appropriately fire rated?**	N/A			
	Comment:				
	Recommendation:				
L5	**Are side panels to flat entrance doors appropriately fire rated?**	N/A			
	Comment:				
	Recommendation:				
L6	**Are the flat entrance door(s) sampled fitted with an adequate self-closing device?**	N/K			
	Comment:		This could not be confirmed on the day of the visit as access could not be gained to all the individual rooms.		
	Recommendation:		Housing management staff and other front-line staff to carry out regular block inspections. The front line staff should be aware how door closures operate and during the block inspection if any room entrance door closure is seen to not function correctly this would be reported to the repairs service. Following the fire at Grenfell Tower fire safety leaflets can where be sent to residents advising that of the importance of having functioning door closures.		H(P) 3 Months
L7	**Are the flat entrance door(s) sampled fitted with intumescent strips and cold smoke seals?**	N/K			
	Comment:		This could not be confirmed on the day of the visit as access could not be gained to all the individual rooms.		
	Recommendation:		Recommend management establish a rolling programme of checks by a competent person to all other flat entrance doors to confirm that strips and seals are fitted and remain effective.		M(P) 6 Months
L8	**Are letterboxes satisfactory?** (State only if missing, damaged or uPVC)	Y			
	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:		External leaf inspection only carried out.		
	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?**	N/K			
	Comment:		The electrical cupboard, boiler room and storage cupboards which lead onto the stairwell or means of escape could not be confirmed as being of fire resisting construction.		
	Recommendation:		Recommend the any electrical cupboards and storage cupboards are confirmed as being of 30 minutes fire resisting construction and fire doors as noted are, confirmed as being/upgraded to/or replaced with, lockable, certificated FD30S fire doors. This work must be done by an approved, third party certified installation contractor.	P4	H(P) 3 Months
M2	**Are all common area fire rated fire doors in good condition - and not in need of repair?**	N			
	Comment:		During the inspection it was identified that the kitchen door was damaged on the lower section of the door.		
	Recommendation:		It is recommended that this door should be repaired or replaced by a competent person to ensure that it meets the necessary and appropriate standards. All fire doors should comply with BS 476 providing a minimum protection of 30 minutes.		H(P) 3 Months
M3	**Is all glazing to common area fire doors appropriately fire rated?**	Y			
	Comment:		The glazing to common area fire doors appears appropriately fire rated.		
	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:				
	Recommendation:				
M6	**Are intumescent strips and smoke seals provided to common area fire doors?**	Y			
	Comment:				
	Recommendation:				
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 appeared in good repair.		
	Recommendation:			P5	
N2	**If emergency lighting is provided, is the coverage sufficient?** (Internal and external)	Y			
	Comment:				
	Recommendation:				
N3	**If EL not provided, is borrowed/artificial lighting sufficient for escape?** (Internal and external)	Y			
	Comment:		Emergency lighting is installed.		
	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			
	Comment:		Emergency action notices are provided.		
	Recommendation:			P6	
O2	**Is fire door signage adequate?** (Consider 'Fire door keep shut' and 'Fire door keep locked shut' signage)	Y			
	Comment:		No issues noted.		
	Recommendation:				
O3	**Are other fire safety signs adequate and clearly visible?**	Y			
	Comment:		No issues noted.		
	Recommendation:				

Means of Giving Warning in Case of Fire

P1	**Has the building got a manually operated electrical fire alarm system?**	Y			
	Comment:		Grade A system similar to that of an L2 system with smoke detectors in all common areas Heat detectors were seen to be installed in the kitchens. Break glass units located at each point of exit. Electronic / bell sounders provided throughout. There were no reports from residents of poor audibility from the sounders during the weekly test.		
	Recommendation:				
P2	**If common area AFD and/or alarm system is installed, is it in good working order?**	Y			
	Comment:		Fire panel is a multi zone conventional panel located in the entrance hall. A zone plan and descriptions are posted next to the fire panel.		
	Recommendation:			P9 & P10	

P3	**If installed, is the common area AFD adequate for the occupancy and fire risk?**	Y			
	Comment:				
	Recommendation:				
P4	**If not installed, are the premises deemed safe without a common area AFD system?**	N			
	Comment:				
	Recommendation:				
P5	**If applicable, is a separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?**	N/K			
	Comment:		It was not possible to confirm all rooms are provided with adequate arrangements.		
	Recommendation:		Recommend that all other rooms be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS5839-6:2019		H(P) 3 Months
P6	**If applicable (Sheltered scheme) is the smoke detection within the flats monitored by an alarm receiving centre/on site scheme manager via a community alarm 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:		Overall, no significant deficiencies were observed in the fire compartmentation that might compromise the suitability of a stay put (delayed) evacuation policy.		
	Recommendation:				
Q2	**Are hidden voids appropriately enclosed and/or fire-stopped?** (consider above suspended ceilings)	N/K			
	Comment:		Due to the building being a conversion and of only two storeys in height substantial sixty minute fire compartments could not be guaranteed. However, from a visual inspection the ceiling and walls from the common areas were of solid construction appearing to provide a notional resistance if not thirty minutes fire resistance as a minimum.		
	Recommendation:				
Q3	**Are risers** (shafts, ducts and cupboards) **in the common area appropriately enclosed and/or fire-stopped?**	N/A			
	Comment:		No relevant enclosures.		
	Recommendation:				
Q4	**Is compartmentation maintained in the roof space?**	N/K			
	Comment:		The roof hatch was locked.		
	Recommendation:		It is recommended to further investigate the fire compartmentation between the individual rooms and the rooms and the common areas and identify any areas of poor fire stopping	P7	H(P) 3 Months

Q5	**Are electrics enclosed in fire rated construction?** (Where necessary)	Y	
	Comment:		
	Recommendation:		
Q6	**Is compartmentation maintained at electrical meter cupboards in flat walls (embedded meters only)?**	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:		Surface coverings and fittings appear not to unduly assist in the spread of fire or fire development.
	Recommendation:		
Q9	**Are soft furnishings in common areas appropriate to limit fire spread/growth?**	N/A	
	Comment:		At the time of the assessment there were no soft furnishings within communal areas.
	Recommendation:		
Q10	**Does the premises have any cladding materials which may promote external fire spread?**	N/A	
	Comment:		
	Recommendation:		
Q11	**Does the premises have any external balconies which may promote external fire spread (including as part of the private demise)**	N/A	
	Comment:		
	Recommendation:		
Q12	**Are all other fire spread/compartmentation issues satisfactory?**	N	
	Comment:		No further comments.
	Recommendation:		
Q13	**Are all other fire spread/compartmentation issues satisfactory?**	N	
	Comment:		No further comments.
	Recommendation:		

Fire Extinguishing Appliances

R1	**If required, is there reasonable provision of portable fire extinguishers?**	N/A	
	Comment:		Typically fire extinguishers are not provided within this type of property as residents are unlikely to have been appropriately trained.
	Recommendation:		
R2	**Are all fire extinguishing appliances readily accessible?**	N/A	
	Comment:		
	Recommendation:		

Other relevant systems and equipment

S1	**If any other relevant systems / equipment is installed, state type of system and comment as necessary.**	N			
	Comment:		There is no sprinkler system present in the premises.		
	Recommendation:		PCL strongly recommend that the installation of a sprinkler system is considered for all units/rooms/flats used for sleeping accommodation		R(P) Unlimited
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 Compliance Team.		
	Recommendation:				
T2	**Is there a suitable record of the fire safety arrangements?**	N/K			
	Comment:		Comprehensive records are held centrally but no evidence provided.		
	Recommendation:				
T3	**Are there appropriate procedures in place in the event of fire and are these documented?**	N/K			
	Comment:		Please refer to T6.		
	Recommendation:				
T4	**Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?**	N/K			
	Comment:		Please refer to T6.		
	Recommendation:				
T5	**Are there suitable fire assembly points away from any risk?**	Y			
	Comment:				
	Recommendation:				

T6	**Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?**	N/K			
	Comment:		The written fire evacuation plan should be reviewed to ensure that it covers the following areas.		
	Recommendation:		The written fire evacuation plan should be reviewed to ensure that it covers the following areas;• how people will be warned if there is a fire;• what staff, occupiers should do if they discover a fire;• how the evacuation of the premises should be carried out; responsibilities and roles/duties of persons carrying out the evacuation of the building; •assembly points and roll call;• arrangements for fighting fire; arrangements for the safe evacuation of vulnerable persons;• any processes that need to be stopped or isolated if there is a fire;• specific arrangements, if necessary, for high-fire-risk areas;• contingency plans for when life safety systems are out of order;• how the fire and rescue service will be called;•procedures for meeting the fire and rescue service on their arrival and notifying them of any relevant information. The plan should cover all times the building is occupied taking into account the number of staff available, occupancy rates etc.	P8	H(P) 3 Months
T7	**Are staff nominated and trained on the use of fire extinguishing appliances?**	N/K			
	Comment:		Please refer to W3.		
	Recommendation:				
T8	**Are staff nominated and trained to assist in evacuation (Where applicable e.g. Offices, supported schemes)?**	N/K			
	Comment:		Please refer to W3.		
	Recommendation:				
T9	**Is there appropriate liaison with the local Fire and Rescue Service?**	N/K			
	Comment:		Please refer to T6.		
	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**	N			
	Comment:		No evidence could be provided that testing and maintenance is carried out as per current British Standards, ACOPs, and ECC policy, records are believed to be held centrally.		
	Recommendation:		Recommend that routine fire safety checks are completed at least weekly and recorded in the fire safety logbook on site.		H(P) 3 Months
T11	**Are all residents provided with the relevant fire safety information with regards to evacuation procedures and fire safety?**	N/K			
	Comment:		No evidence residents are provided with fire safety information.		
	Recommendation:		Tenants to be provided with fire safety information and is included as part of the tenancy agreement		H(P) 3 Months

Training and Drills

U1	**Do staff receive adequate induction and annual refresher fire safety training?** (To include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm, location and use of fire extinguishers, calling the fire service.)	N/K			
	Comment:		Please refer to W3.		
	Recommendation:				
U2	**Are employees nominated to assist in the event of fire given additional training?**	N/K			
	Comment:		Please refer to W3.		
	Recommendation:				
U3	**Are staff nominated and trained to use fire extinguishing appliances?**	N/K			
	Comment:		Please refer to W3.		
	Recommendation:				
U4	**Are fire drills carried out at appropriate intervals?**	N/K			
	Comment:		Please refer to W2		
	Recommendation:				

Testing and Maintenance

V1	**Is the fire alarm system tested weekly and periodically serviced?**	N			
	Comment:		There are no available records on site to indicate that the fire alarm system is being tested and maintained in accordance with BS5839 Part 1.		
	Recommendation:		Recommend the common area fire detection and alarm system is serviced six monthly in accordance with BS5839-1 and records kept on site.	P9 & P10	H(P) 3 Months
V2	**Is the emergency lighting system tested monthly and annually?**	N			
	Comment:		There are no available records on site to indicate that the emergency lighting is being tested and maintained in accordance with BS5266 Part 1 by a competent engineer.		
	Recommendation:		It should be ensured that the emergency lighting is subject to an appropriate annual testing and maintenance regime and appropriate records maintained.		H(P) 3 Months
V3	**Are fire extinguishers serviced annually?**	N/A			
	Comment:				
	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?**	N			
	Comment:		A fire logbook should be kept in the Workplace.		
	Recommendation:		It should be used to record the result of all checks, inspections and service of fire equipment and systems, the checking of passive fire protection and the training provided to employees		M(P) 6 Months
W2	**Are fire drills recorded (consider the property designation, risk, potential prolonged evacuation and records to demonstrate acceptable evacuation drill times are being achieved in day and night time conditions)?**	N			
	Comment:		There were no records available to indicate the date of the last fire drill.		
	Recommendation:		It should be ensured that at least two fire drills are held in any period of twelve months.		H(P) 3 Months
W3	**Is fire training recorded?**	N			
	Comment:		There were no records to indicate that any form of fire training has taken place within reasonable time scales.		
	Recommendation:		A program of general fire safety training should be introduced and appropriate records maintained.		H(P) 3 Months
W4	**Are fire alarm tests recorded?**	N			
	Comment:		Please refer to V1.		
	Recommendation:				
W5	**Are emergency lighting tests recorded?**	N			
	Comment:		Please refer to V2.		
	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]**	N/A			
	Comment:		No additional issues were found.		
	Recommendation:				
X2	**Are all issues deemed satisfactory? [2]**	N/A			
	Comment:		No additional issues were found.		
	Recommendation:				
X3	**Are all issues deemed satisfactory? [3]**	N/A			
	Comment:		No additional issues were found.		
	Recommendation:				

Assessment Risk Ratings

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

Photo 1	Description
	PAT testing carried out.

Photo 2	Description
	Door release units are provided.

Photo 3	Description
	During the inspection it was identified that the kitchen door was damaged to the lower section of the door.

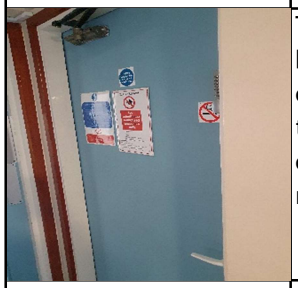
Photo 4	Description
	The electrical cupboard, boiler room and storage cupboards leading onto the stairwell could not be confirmed as being of fire resisting construction.

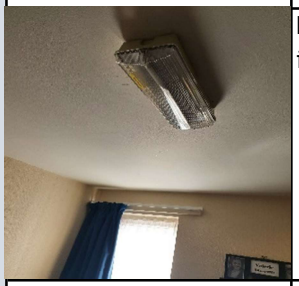
Photo 5	Description
	Emergency lighting installed.

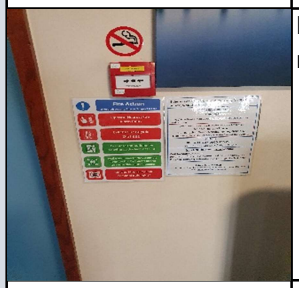
Photo 6	Description
	Emergency action notices are provided.

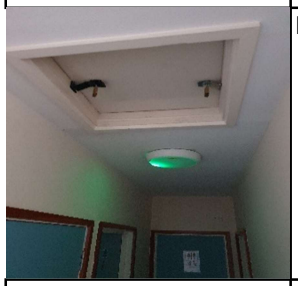
Photo 7	Description
	Roof hatch was locked.

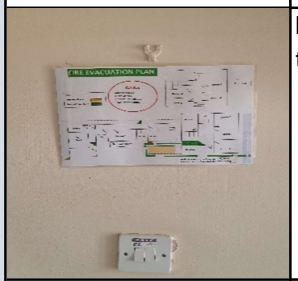
Photo 8	Description
	Fire evacuation plan on the wall.

Photo 9	Description
	Fire alarm panel.

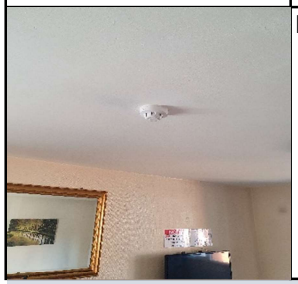
Photo 10	Description
	Detector.

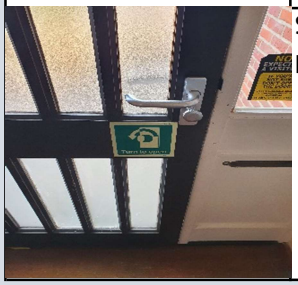
Photo 11	Description
	Suitable signage provided.

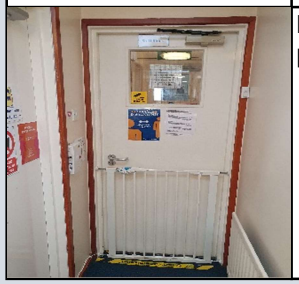
Photo 12	Description
	No access to the staff block.

Photo 13	Description
	No access to the fire log book.
Photo	**Description**
Photo	**Description**

Photo	Description
Photo	**Description**
Photo	**Description**

Photo	Description
Photo	**Description**
Photo	**Description**

RISK RATING

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

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

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

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

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

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

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

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

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

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

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

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

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

Additional Information

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

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

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

FIRE RISK ASSESSMENT - INDIVIDUAL RECOMMENDATION PRIORITIES AND TIMESCALES

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

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

Schedule:

Part 1a Name & Address of Certificated Organisation :

Pennington Choices, Brookfield House, Tarporley Road, Norcott Brook, Cheshire, WA4 4EA

Part 1b BAFE registration number of issuing Certificated Organization:

CHES077

Part 2 Name of client:

Futures Housing Group

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

Valerie Hanson House
1-3
Junction Road
Northampton
NN2 7JQ

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:

06/11/2020

Part 6 Recommended date for reassessment of the premises:

06/11/2021

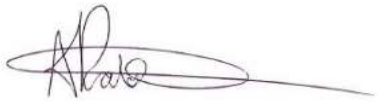
Part 7 Unique reference number of this certificate:

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:
06/11/2020

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BAFE
FIRE SAFETY REGISTER
Fire Risk Assessment Provider (SP205)

Fire Risk Assessment - Limitations

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

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

The assessment will report on the risk to life safety.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Cladding

"Attention is drawn to the Ministry of Housing, Communities & Local Government Consolidated Advice Note for building owners of multi-storey, multi-occupied residential buildings, dated January 2020 (https://www.gov.uk/government/publications/buildingsafety-advice-for-building-owners-including-fire-doors) (the "Advice Note").

The Advice Note recommends that building owners should consider the risk of external fire spread as part of the fire risk assessment for multi-occupied residential buildings. Consideration has been given to this matter within this fire risk assessment. The Advice Note further recommends the assessment of the fire risks of any external wall system, irrespective of the height of the building.

Assessment of the fire risks of external walls and any cladding are excluded from the scope of this current fire risk assessment, as this is outside our expertise. 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.