FIRE RISK ASSESSMENT

PENNINGTON CHOICES
SURVEYING AND CONSULTANCY

futures housing group

Property Assessed

14-17 Evens Close

Daventry
Nottinghamshire
NN11 4LN

UPRN

1810001

FRA Valid From

27/09/2020

FRA Valid To

27/09/2022

FRA Completed By

Pennington Choices

EXECUTIVE SUMMARY

Responsible Person:	CEO Futures Housing Group
Property Designation	General needs flats
No of Floors	2
No of Flats (if applicable)	4
Ground floor Area (m2)	160
Total Area of all Floors (m2)	0

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

PriorityCount	Recommended (Property)	R(P)	0
	High (Management)	H(M)	0
	Low (Management)	L(M)	2
	High (Property)	H(P)	0
	Medium (Property)	M(P)	0
	Low (Property)	L(P)	1
	Total:		3

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

FRA Action Plan

14-17 Evens Close

Daventry
Nottinghamshire
NN11 4LN

Question Number	Category	Priority	Comments	Recommendation	Target Completion Date	Photo Ref
O1	Fire Safety Signs and Notices	L(M) 6 Months	The existing fire action notice is inadequate for the building	A suitable Fire Action Notice indicating the recommended Stay Put evacuation strategy is advised	27/03/2021	P6/7
P5	Means of Giving Warning in Case of Fire	L(M) 6 Months	Due to Covid-19 infection concerns, sample inspections of fire detection and alarm provision in flats/residents' rooms have not been carried out during this FRA. This will be addressed when the FRA is next reviewed and it is recommended that management continues with their own rolling programme of checks when safe to do so.	All flats should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS 5839-6:2019. An ongoing rolling programme of checks should be confirmed to be in place. If new systems are required to be installed these should be to Grade D1 LD2 standard.	27/03/2021	0
L1	Flat Entrance Doors	L(P) 12 Months	Due to Covid-19 infection concerns, only an external examination of the doors and frames was carried out during this inspection. This will be addressed when this risk assessment is next reviewed and it is recommended that management continues with their own rolling programme of checks when it is safe to do so. Flat entrance doors/frames appear to be composite fire doors.	As flat entrances have been fitted with composite door sets, MHCLG advise that these should have test evidence demonstrating they meet the performance requirement in Building Regulations guidance for fire resistance and smoke control from both sides. Management should confirm that suitable fire door test certificates are held and that these relate to the doors fitted. If adequacy cannot be confirmed it may be necessary for door sets to be replaced under a risk-based programme.	27/09/2021	P11-14

Client	Futures Housing Group
Reassessment Priority	Medium - 2 Years
Responsible Person:	CEO Futures Housing Group
BAFE SP205-1 Certificate Number	CHES077
Date of FRA Issue to Client	27/09/2020
FRA Valid to Date	27/09/2022
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	1810001
Address 1	14-17 Evens Close
Address 2	
Address 3 (street)	Daventry
Address 4 (area)	Nottinghamshire
Postcode	NN11 4LN
Fire Risk Assessor	Lee Brown GIFireE
Date of inspection	02/09/2020
Checked by:	Bradley Ashworth

The Premises

Property Designation	General needs flats
Property Type	Purpose built block of flats
No of Floors	2
No of Flats (if applicable)	4
Ground floor area (m2) (if applicable)	160
Total area of all floors (m2) (if applicable)	
Building Description; - no of staircases, storeys - no of entrances/exits - lifts - stepped/level access - ancillary usage	2 storey purpose built block of 4 flats, 2 per floor. Level access through the communal door, which is fitted with an electronic door release system to the ground floor lobby, where the electric cupboard is located. Two flats occupy the ground floor, and a single concrete stair leads to the first floor where the remaining two flats are located. The building has two points of escape from the front and rear of the property. It could not be confirmed if the windows within the individual flats are escape windows as an alternative means of escape. A drop key override switch facility is provided, which worked satisfactorily when tested.
Building Construction; - approx. age / year built - building structure, floors, walls and roof - cladding - standard of conversion (if applicable)	Constructed circa 1970 from brick and block, concrete floors and stair, and a pitched timber trussed rafter roof covered with tiles. Internal walls in the property are brick and block, and the interior fire spread of linings in the communal areas appear to be class 0. Walls, floors, and ceilings between the premises being assessed appear to be adequate to prevent early fire spread. Materials used in the external walls appear to be acceptable with regard to combustibility and fire spread. Surface-mounted wiring systems noted within the building which could present a hazard to firefighters were adequately supported with metallic/fire-resisting supports in accordance with BS 7671:2011 (as amended) such that they will not be liable to premature collapse in the event of a fire. Appropriate access and hard standing are available for fire & rescue vehicles at the roadside. Water supplies for Fire Service use are considered satisfactory, with a fire hydrant located nearby as would typically be found in a residential area.
Extent of common areas (please describe common areas assessed)	All common areas and associated means of escape have been covered in the risk assessment

Areas of the building to which access was not available	Due to COVID-19 infection concerns, no flat was accessed
If applicable, state which flats were sample inspected	Due to COVID-19 infection concerns, no flat was accessed, an external inspection of the door leaf and frame only.

The Occupants

Details of any onsite management (hours onsite etc.)	The building is a managed building with occasional staff attendance.
Person managing fire safety in premises	Future Housing Group
Person consulted during the fire risk assessment	
Number of occupants (maximum estimated)	8
Number of employees	1
Number of members of the public (maximum estimated)	4
Identify any people who are especially at risk: - sleeping occupants - disabled occupants - occupants in remote areas and lone workers - young persons - others	The building will have sleeping occupants, it is conceivable that there may be young persons and children within the flats as part of families who reside there. This is a 'general needs' block of flats, and there may be occupants with varying degrees of physical/mental disability.

Other Information

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

Fire Safety Legislation

The following fire safety legislation applies to these premises:	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			
	Comment: Date of last fixed electrical inspection		Date of last fixed installation test: 28/05/2020		
	Recommendation:			P8	
A2	**Is PAT testing in common areas carried out?**	N/A			
	Comment:		There were no portable appliances found in the common parts of the property at the time of assessment		
	Recommendation:				
A3	**Is there a policy for personal electrical appliances (consider restrictions of communal supply points such as outlets and T pin outlets)?**	Y			
	Comment:		Whilst it was not confirmed that a policy is in place regarding the use of personal portable electrical appliances within the common areas none were seen during the inspection, so a policy is presumed to be in place.		
	Recommendation:				

A4	**Is the use of adapters and leads limited?**	Y			
	Comment:		There was no evidence of any electrical extension leads, cable reels or block adapters being used within 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:		Residents who wish to smoke can do so within their private accommodation only.		
	Recommendation:				
B2	**Does the policy in relation to smoking appear to be observed?**	Y			
	Comment:		There is a policy In place and this appears to be enforced/managed. No evidence of illicit smoking in the common areas observed at the time of this inspection.		
	Recommendation:				

Arson

				Photo Ref	Priority
C1	**Are premises secure against arson by outsiders?** (Please state how)	Y			
	Comment:		At the time of the assessment the premises were secured against unauthorised access via an electronic door release system linked to the individual flats. There is also a fire service drop key, which was tested and worked correctly.		
	Recommendation:			P1-3	
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 unsecurely in an outside bin area.		
	Recommendation:			P9	
C3	**Is there any fire loading close to the premises?**	N			
	Comment:		At the time of the assessment there was no evidence of any combustibles/flammables in or around the premises which may promote or assist any arson attack		
	Recommendation:				

Portable Heaters and Heating Installations

				Photo Ref	Priority
D1	**If used, is the use of portable heaters regarded as safe?**	N/A			
	Comment:		At the time of the assessment there was no evidence of any portable heaters within the areas assessed.		
	Recommendation:				
D2	**Are fixed heating systems maintained** (annually)?	N/A			
	Comment: Date of last fixed heating system inspection		At the time of the assessment there was no evidence of any fixed heating systems within the areas assessed.		
	Recommendation:				

Cooking

E1	**Are reasonable measures in place to prevent fires as a result of cooking?**	N/A			
	Comment:		There were no cooking facilities identified within the areas assessed.		
	Recommendation:				
E2	**Are filters changed and ductwork cleaned?**	N/A			
	Comment:				
	Recommendation:				
E3	**Are suitable extinguishing appliances available?**	N/A			
	Comment:				
	Recommendation:				

Lightning

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

House-Keeping

G1	**Is the property regularly cleaned to prevent the build up of combustibles?**	Y			
	Comment:		Although no cleaning rota was seen at the time of the assessment, the house keeping was found to be satisfactory.		
	Recommendation:				
G2	**Are combustible materials kept away from any sources of ignition?**	Y			
	Comment:				
	Recommendation:				
G3	**Are the escape routes kept clear of items combustible materials or waste?**	Y			
	Comment:		At the time of the assessment all escape routes were clear of combustibles and waste.		
	Recommendation:			P5	
G4	**Are the escape routes kept clear of any trip hazards?**	Y			
	Comment:				
	Recommendation:				
G5	**Any hazardous materials are stored correctly?**	Y			
	Comment:				
	Recommendation:				
G6	**Are all other house-keeping issues satisfactory?**	Y			
	Comment:				
	Recommendation:				

Hazards introduced by Outside Contractors

H1	**Are fire safety conditions imposed on outside contractors?**	Y	
	Comment:		All work requiring the use of contractors is organised and controlled by Futures Housing Group.
	Recommendation:		
H2	**Is there satisfactory control over works carried out in the building by outside contractors** (e.g. hot work permits)?	Y	
	Comment:		Futures Housing Group has a contractor policy in place that includes 'hot works' permits where necessary.
	Recommendation:		
H3	**Is there satisfactory control over works carried out in the building by in-house contractors** (e.g. hot work permits)?	N/A	
	Comment:		There are no in house maintenance personnel.
	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:		At the time of the assessment no hazards associated with dangerous substances used or stored within the premises were identified.
	Recommendation:		

Other Significant Hazards

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

General Fire Protection Measures

Means of Escape

K1	**Is the escape route design deemed satisfactory?** (Consider current design codes)	Y	
	Comment:		The means of escape for the building is suitable.
	Recommendation:		
K2	**Are the escape routes adequately protected?** (Consider lobby protection to staircase, if needed)	Y	
	Comment:		The escape routes are adequately protected.
	Recommendation:		

K3	**Is there adequate provision of exits, for the numbers who may be present?**	Y			
	Comment:		The building has two point of exit, from the front and the rear of the building, both are outward opening. 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 number of stairs and widths are sufficient for occupancy.		
	Recommendation:				
K5	**Are doors on escape routes easily opened?** (and are sliding or revolving doors avoided?)	Y			
	Comment:		Both exit doors have been fitted with electric push button release, however confirmation is required that the electromagnetic lock is 'fail-safe' on loss of power so the final exit door is available to use at all material times.		
	Recommendation:			P4/5	
K6	**Do final exits open in the direction of escape where necessary?**	Y			
	Comment:		Final exit doors open outwards.		
	Recommendation:				
K7	**Are travels distances satisfactory?** (consider single direction and more than one direction, property risk profile and occupancy characteristics)	Y			
	Comment:		Travel distances appear to be in line with that allowed in current guidance.		
	Recommendation:				
K8	**Are there suitable precautions for all inner rooms?**	N/A			
	Comment:		No inner rooms identified in the areas covered by this Fire Risk Assessment.		
	Recommendation:				
K9	**Are escape routes separated where appropriate?**	N/A			
	Comment:				
	Recommendation:				
K10	**Are corridors sub-divided where appropriate?**	Y			
	Comment:				
	Recommendation:				
K11	**Do escape routes lead to a place of safety?**	Y			
	Comment:		All escape routes lead to a place of ultimate safety.		
	Recommendation:				
K12	**Are the stairs and/or lobbies provided with adequate ventilation?** (If considered satisfactory, please state provision)	Y			
	Comment:		No openable windows in the common area, but due to low travel distance is acceptable.		
	Recommendation:				

K13	**Are there suitable arrangements in the building for means of escape for disabled persons?**	N/A			
	Comment:		There was no evidence of occupation in the building by people with disabilities at the time of inspection. It is anticipated that residents who have accessed the building will be able to self-evacuate. This is a 'general needs' block of flats, and there may be occupants with varying degrees of physical/mental disability. Due to the absence of passenger lifts, any wheelchair user should be situated at ground floor level only.		
	Recommendation:				
K14	**Are all other means of escape issues satisfactory?**	Y			
	Comment:		The means of escape design is broadly in accordance with current design codes and is deemed satisfactory. The staircase has been provided with lobby protection. No significant findings identified with the compartmentation between flats and the common areas. Any issues identified in respect of flat entrance doors etc will be identified and reported on separately in the report.		
	Recommendation:				
K15	**Are all other means of escape issues satisfactory?**	N/A			
	Comment:				
	Recommendation:				
K16	**Recommended evacuation strategy for this building is:**				
	Recommendation:		Stay Put		
	Description of the current evacuation strategy and premises design in relation to the originally intended evacuation strategy		The fire action notices indicate a simultaneous evacuation, The building could also adopt a protect-in-place (stay put) policy as the compartmentation between flats is analogous to the party wall separation between adjoining houses, which prevents fire-spread from one house to another. A simultaneous evacuation policy would require a grade A fire alarm system to be installed. It is advised the current policy be reviewed and suitable fire action notices displayed		

Flat Entrance Doors

L1	**Are the sample inspection flat entrance door or doors / frames appropriately fire rated?**	N/K			
	Comment:		Due to Covid-19 infection concerns, only an external examination of the doors and frames was carried out during this inspection. This will be addressed when this risk assessment is next reviewed and it is recommended that management continues with their own rolling programme of checks when it is safe to do so. Flat entrance doors/frames appear to be composite fire doors.		
	Recommendation:		As flat entrances have been fitted with composite door sets, MHCLG advise that these should have test evidence demonstrating they meet the performance requirement in Building Regulations guidance for fire resistance and smoke control from both sides. Management should confirm that suitable fire door test certificates are held and that these relate to the doors fitted. If adequacy cannot be confirmed it may be necessary for door sets to be replaced under a risk-based programme.	P11-14	L(P) 12 Months

L2	**Are the flat entrance doors in good condition - not in need of repair?**	Y	
	Comment:		
	Recommendation:		
L3	**Is all glazing to flat entrance doors appropriately fire rated?**	N/K	
	Comment:		See L1
	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/A	
	Comment:		
	Recommendation:		
L7	**Are the flat entrance door(s) sampled fitted with intumescent strips and cold smoke seals?**	N/A	
	Comment:		
	Recommendation:		
L8	**Are letterboxes satisfactory?** (State only if missing, damaged or uPVC) Comment: Recommendation:	Y	
L9	**Is there any issues with other flat entrance doors (please state if from external leaf inspection only or full sample)?**	N	
	Comment:		
	Recommendation:		
L10	**Is there any issues with other flat entrance doors (please state if from external leaf inspection only or full sample)?**	N	
	Comment:		
	Recommendation:		

Common Area Fire Doors

M1	**Are all common area fire doors and/or frames appropriately fire rated?**	N/A	
	Comment:		There are no common area fire doors
	Recommendation:		
M2	**Are all common area fire rated fire doors in good condition - and not in need of repair?**	N/A	
	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)	N/A			
	Comment:				
	Recommendation:				
M6	**Are intumescent strips and smoke seals provided to common area fire doors?**	N/A			
	Comment:				
	Recommendation:				
M7	**Are common area fire doors otherwise adequate?** (Ironmongery, tolerances, seals etc.)	N/A			
	Comment:				
	Recommendation:				
M8	**Are all other fire door issues satisfactory?**	Y			
	Comment:		Electric intake cupboard in ground floor lobby has solid wood doors.		
	Recommendation:				

Emergency Lighting

N1	**If emergency lighting is provided, is it in good repair?** (From visible inspection only)	Y			
	Comment:		The emergency lighting appeared satisfactory throughout.		
	Recommendation:			P10	
N2	**If emergency lighting is provided, is the coverage sufficient?** (Internal and external)	Y			
	Comment:		It would appear that the emergency lighting is installed in general compliance with the recommendations of BS5266-1.		
	Recommendation:				
N3	**If EL not provided, is borrowed/artificial lighting sufficient for escape?** (Internal and external)	N/A			
	Comment:				
	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:		The existing fire action notice is inadequate for the building		
	Recommendation:		A suitable Fire Action Notice indicating the recommended Stay Put evacuation strategy is advised	P6/7	L(M) 6 Months

O2	**Is fire door signage adequate?** (Consider 'Fire door keep shut' and 'Fire door keep locked shut' signage)	N/A			
	Comment:				
	Recommendation:				
O3	**Are other fire safety signs adequate and clearly visible?**	Y			
	Comment:				
	Recommendation:				

Means of Giving Warning in Case of Fire

P1	**Has the building got a manually operated electrical fire alarm system?**	N/A			
	Comment:		No fire alarm is installed or required.		
	Recommendation:				
P2	**If common area AFD and/or alarm system is installed, is it in good working order?**	N/A			
	Comment:				
	Recommendation:				
P3	**If installed, is the common area AFD adequate for the occupancy and fire risk?**	N/A			
	Comment:				
	Recommendation:				
P4	**If not installed, are the premises deemed safe without a common area AFD system?**	Y			
	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:		Due to Covid-19 infection concerns, sample inspections of fire detection and alarm provision in flats/residents' rooms have not been carried out during this FRA. This will be addressed when the FRA is next reviewed and it is recommended that management continues with their own rolling programme of checks when safe to do so.		
	Recommendation:		All flats should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS 5839-6:2019. An ongoing rolling programme of checks should be confirmed to be in place. If new systems are required to be installed these should be to Grade D1 LD2 standard.		L(M) 6 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 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 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.		
	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?**	Y			
	Comment:		The roof space was accessed, separation of flats from common areas is by brick. There are slight penetrations but this is a double skin wall so is deemed acceptable.		
	Recommendation:			P15-17	
Q5	**Are electrics enclosed in fire rated construction?** (Where necessary)	Y			
	Comment:		Electrics are located in a suitable fire resistant housing on the ground floor		
	Recommendation:				
Q6	**Is compartmentation maintained at electrical meter cupboards in flat walls (embedded meters only)?**	N/A			
	Comment:				
	Recommendation:				
Q7	**If required, are dampers provided?** (Base of refuse chute, ductwork etc.)	N/A			
	Comment:				
	Recommendation:				
Q8	**Are wall and ceiling linings appropriate to limit fire spread?**	Y			
	Comment:		All linings within the premises conforms to class 0.		
	Recommendation:				
Q9	**Are soft furnishings in common areas appropriate to limit fire spread/growth?**	N/A			
	Comment:		There were no soft furnishing in the common areas at the time of the assessment.		
	Recommendation:				
Q10	**Does the premises have any external balconies, cladding or materials which may promote external fire spread?**	N			
	Comment:				
	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?**	N/A	
	Comment:		It is not usually considered necessary to provide fire extinguishers or hose reels in the common parts of blocks of flats. Only those trained in their use should use such equipment. It is not considered appropriate or practicable for residents in a block of flats to receive such training. In addition, if a fire occurs in a flat, the provision of fire extinguishing appliances in the common parts might encourage the occupants of the flat to enter the common parts to obtain an appliance and return to their flat to fight the fire. Such a procedure is inappropriate.
	Recommendation:		
R2	**Are all fire extinguishing appliances readily accessible?**	N/A	
	Comment:		
	Recommendation:		

Other relevant systems and equipment

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

Fire Safety Management

Procedures and Arrangements

T1	Has a competent person(s) been appointed to assist in undertaking the preventative and protective measures?	Y	
	Comment:		Steven Croft, Asset compliance manager Futures housing office.
	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?	N/K	
	Comment:		See O1.
	Recommendation:		
T4	Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?	N/A	
	Comment:		
	Recommendation:		
T5	Are there suitable fire assembly points away from any risk?	N/A	
	Comment:		
	Recommendation:		
T6	Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?	N/A	
	Comment:		See K13.
	Recommendation:		
T7	Are staff nominated and trained on the use of fire extinguishing appliances?	N/A	
	Comment:		
	Recommendation:		
T8	Are staff nominated and trained to assist in evacuation (Where applicable e.g. Offices, supported schemes)?	N/A	
	Comment:		
	Recommendation:		
T9	Is there appropriate liaison with the local Fire and Rescue Service?	N/A	
	Comment:		Not required for this size of premises.
	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:		All in house checks are conducted on a regular basis by Greenspace on behalf of Futures Housing Group
	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. No staff are on site as this is a residential premises therefore staff training is only applicable to employees with a responsibility to carry out checks and tests of the fire safety provisions in the communal areas.
	Recommendation:		
U2	**Are employees nominated to assist in the event of fire given additional training?**	N/A	
	Comment:		
	Recommendation:		
U3	**Are staff nominated and trained to use fire extinguishing appliances?**	N/A	
	Comment:		
	Recommendation:		
U4	**Are fire drills carried out at appropriate intervals?**	N/A	
	Comment:		
	Recommendation:		

Testing and Maintenance

V1	**Is the fire alarm system tested weekly and periodically serviced?**	N/A	
	Comment:		
	Recommendation:		
V2	**Is the emergency lighting system tested monthly and annually?**	Y	
	Comment:		Futures housing confirm all servicing and testing is carried out at appropriate intervals
	Recommendation:		

V3	Are fire extinguishers serviced annually?	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)	Y	
	Comment:		Futures housing confirm all servicing and testing is carried out at appropriate intervals
	Recommendation:		

Records

W1	Is there a log book on the premises?	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:		
W2	Are fire drills recorded (consider the property designation, risk, potential prolonged evacuation and records to demonstrate acceptable evacuation drill times are being achieved in day and night time conditions)?	N/A	
	Comment:		
	Recommendation:		
W3	Is fire training recorded?	N/A	
	Comment:		
	Recommendation:		
W4	Are fire alarm tests recorded?	N/A	
	Comment:		
	Recommendation:		
W5	Are emergency lighting tests recorded?	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:		
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
	premises secured against unauthorised access

Photo 2	Description
	premises secured against unauthorised access

Photo 3	Description
	Building has a fire service drop key.

Photo 4	Description
	Exit doors are easily openable.

Photo 5	Description
	Exit doors are easily openable. Escape routes were clear of combustibles and waste

Photo 6	Description
	Fire safety signs were adequate.

Photo 7	Description
	Ambiguous Signage.

Photo 8	Description
	Last electric fixed test date: 28/05/2020

Photo 9	Description
	External bin area

Photo 10	Description
	Emergency lighting appears to be adequate. Surface mounted wiring systems adequately supported.

Photo 11	Description
	External inspection of flat doors only.

Photo 12	Description
	External inspection of flat doors only.

Photo 13	Description
	External inspection of flat doors only.

Photo 14	Description
	External inspection of flat doors only.

Photo 15	Description
	compartmentation in roof space.

Photo 16	Description
	compartmentation in roof space.

Photo 17	Description
	compartmentation in roof space.

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: Slight 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: Tolerable

Additional Information

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

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

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

FIRE RISK ASSESSMENT - INDIVIDUAL RECOMMENDATION PRIORITIES AND TIMESCALES

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

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

Schedule:

Part 1a Name & Address of Certificated Organisation :

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

Part 1b BAFE registration number of issuing Certificated Organization:

CHES077

Part 2 Name of client:

Futures Housing Group

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

14-17 Evens Close

Daventry
Nottinghamshire
NN11 4LN

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:

27/09/2020

Part 6 Recommended date for reassessment of the premises:

27/09/2022

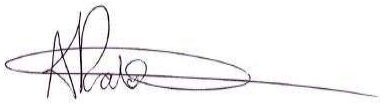
Part 7 Unique reference number of this certificate:

CHES077

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

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

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



Date of issue:

27/09/2020

Security.Improved

BAFE
FIRE SAFETY REGISTER
Fire Risk Assessment Provider (SP205)

Fire Risk Assessment - Limitations

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

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

The assessment will report on the risk to life safety.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Cladding

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

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

Assessment of the fire risks of external walls and any cladding are excluded from the scope of this current fire risk assessment, as this is outside our expertise.6 Accordingly, it is strongly recommended that you obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, of this building.

6 This exclusion is consistent with advice provided by The Fire Industry Association and is discussed in their guidance note to fire risk assessors on this matter.

This assessment by specialists should follow the process set out in the Advice Note and as noted in diagram 1 of that document. This assessment should show how the external wall construction supports the overall intent of Requirement B4(1) in Part B of Schedule 1 to the Building Regulations 2010, namely that "the external walls of the building shall adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and location of the building". In this connection, the assessment should address this functional requirement (regardless of the height of the building) and not just the recommendations set out in guidance that supports the Regulations (e.g. Approved Document B under the Regulations). The assessment should not just comprise a statement of either compliance or non-compliance with the functional requirement or the guidance, but should include a clear statement on the level of risk and its acceptability.

This assessment by specialists should take into account a number of factors, including, but not necessarily limited to:

- The type of evacuation strategy used in the building, i.e. simultaneous, staged, phased or 'stay put' and the anticipated evacuation time should evacuation become necessary;
- Suitability of the facilities for firefighting, including firefighting access for the fire and rescue service;
- The construction of the external walls, including any cladding and its method of fixing;
- The presence, and appropriate specification, of cavity barriers;
- The height of the building;
- The vulnerability of residents;
- Exposure of external walls or cladding to an external fire;
- Fire protection measures within the building (e.g. compartmentation, automatic fire suppression, automatic fire detection); Apparent quality of construction, or presence of building defects;
- The combustibility of the building structure and the use of modern methods of construction, such as timber framing, CLT etc;
- The location of escape routes;
- The complexity of the building; and
- The premises' emergency plan including an assessment of the adequacy of any staffing levels for the type of evacuation method employed.

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