

Futures Fire Risk Assessment

Futures Homescape, Flats 22-40 The Print
 Works: NN1 4NP, -UPRN: ST1002-BLK / 171659
 / QA Approved / Piotr Iwan

Complete

Flagged items	2	Actions	12
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SITE NAME: Futures Homescape, Flats 22-40 The Print Works: NN1 4NP, -UPRN: ST1002-BLK, Fire Risk Assessments, Futures Homescape

PROPERTY IMAGE



Photo 1

UPRN: ST1002-BLK

JOB NUMBER: 171659

FRA COMPLETED BY: Pennington Choices Limited

FIRE RISK ASSESSOR NAME: James Nyats

INSPECTION DATE: 15 May 2023

REPORT STATUS: QA Approved

REASSESSMENT PRIORITY Medium - 2 Years

VALID TO: (QA Use Only) 5 Jun 2025

VALIDATION DATE: (QA Use Only) 5 Jun 2023

VALIDATED BY: (QA Use Only) Piotr Iwan

VALIDATOR'S SIGNATURE: (QA Use Only)

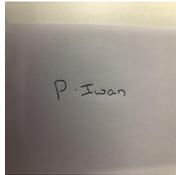


Photo 2

Flagged items & Actions

2 flagged, 12 actions

Flagged items

2 flagged, 0 actions

Assessment Risk Ratings / Premises Risk Rating

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

MODERATE

Assessment Risk Ratings

On satisfactory completion of all remedial works the risk rating of this building may be reduced to

TOLERABLE

Other actions

12 actions

Detailed Risk Assessment Part 2 / A - Electrical Ignition Sources / A1

Is the fixed electrical installation periodically inspected and tested, (include dates if known)?

Yes

Wiring dated 05.2019. Date of next inspection is set for 10 years, this contradicts the policy principle.



Photo 3

Open | Created by Piotr Iwan

A1.

Management to ensure that fixed electrical installation inspections are completed every 5 year as stated in the policy principle.

Detailed Risk Assessment Part 2 / B - Smoking Policies / B2

Is the policy being adhered to and are "No smoking" signs provided in the common areas?

No

Smoking signs not seen on the day.

Open | Priority Medium | Due 5 Sep 2023 2:02 PM BST | Created by James Nyats

B2

Install 'No Smoking' signs in common parts.

Detailed Risk Assessment Part 2 / H - Hazards Introduced by Contractors / H1

Is there satisfactory control over works carried out in the building by contractors (e.g. hot work permits)?

Unknown

No information was available to confirm if fire safety conditions, controls and hot working restrictions are in place covering both contractors and in-house staff when working on the premises.

Open | Priority Low | Due 5 Jun 2024 2:12 PM BST | Created by James Nyats

H1

Management should confirm/ensure that fire safety conditions, controls and hot working restrictions are in place covering both contractors and in-house staff when working on the premises.

Detailed Risk Assessment Part 2 / L - Flat Entrance Doors / L1

Are the sample inspection flat entrance door or doors in good condition and appropriately fire rated?

Unknown

Flat entrance doors/frames are combination of composite door (open balcony approach) and notional timber fire doors (internal lobbies). (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

The composite doors in the balconies present a passing risk to adjacent flats and flats above that are separated by a combustible timber decks. Test evidence demonstrating that these entrance doors meet performance requirement in Building Regulations guidance for fire resistance and smoke control from both sides is required.



Photo 8



Photo 9



Photo 10

Open | Priority Medium | Due 5 Sep 2023 3:18 PM BST | Created by James Nyats

L1

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 doorsets to be replaced under a risk-based programme. In addition, an intrusive inspection should be carried out to confirm the adequacy of composite doorset installations including the fixings and firestopping between the frame and the wall.

Detailed Risk Assessment Part 2 / M - Common Area Fire Doors / M1

Are all common area fire door and frames in good condition and appropriately fire rated?

No

Excessive perimeter gaps to internal lobby doors including doors 14, 28, 33 noted.



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16

Open | Priority Medium | Due 5 Sep 2023 3:08 PM BST | Created by James Nyats

M1

The internal lobby doors & riser cupboard fire doors should be repaired (or if necessary replaced) to reduce the perimeter gap between the door and frame to a maximum of 3mm.

Detailed Risk Assessment Part 2 / P - Means of Giving Warning in Case of Fire / P2

If installed, is the common area AFD adequate for the occupancy and fire risk?

Unknown

Section 20.4 of the guidance used highlights how in 'general needs' blocks designed to support a 'stay put' policy, it is unnecessary and undesirable for a fire alarm system to be provided. A communal fire detection and alarm system will inevitably lead to a proliferation of false alarms. This will impose a burden on fire and rescue services and lead to residents ignoring warnings of genuine fires.

Fire detection and warning devices are not usually required in purpose-built residential blocks. The common exceptions being:

- The installation of the AFD activates AOV only;
- Installed temporarily as a result of cladding / building elements that could facilitate rapid fire spread;
- Significant compartmentation issues within the premises.

In the absence of any other significant life safety risk, fire detection and warning devices are to be disabled.

Full Evacuation fire action notices are in place. It could not be confirmed whether an alarm would be head at the bedside of each of the flats.

Open | Priority Medium | Due 5 Sep 2023 2:54 PM BST | Created by James Nyats

P2

The responsible person should investigate this situation. Should it be determined that simultaneous evacuation is appropriate; relevant signage should be displayed, and clarification should be sought to ensure the alarm system adequately supports the strategy. Otherwise, consideration should be given to reconfiguring the system & removing the manual call points.

Detailed Risk Assessment Part 2 / P - Means of Giving Warning in Case of Fire / P7

If applicable, is a separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?

Unknown

No access was possible to complete sample flat inspections so it was not confirmed if smoke alarm systems have been provided.

Open | Priority Low | Due 5 Jun 2024 3:22 PM BST | Created by James Nyats

P7

It is recommended that management undertake a rolling schedule of inspection to ensure that all flats are fitted with a suitable, automatic fire detection and warning system. The system should meet compliance with BS5839-6:2019, with the level of protection from the system meeting Grade D, LD2 standard. Where this standard is not present, upgrades should take place. All work must be completed by a third-party accredited contractor.

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q3

Is there adequately fire protected service risers and/or ducts in common areas, that will restrict the spread of fire and smoke?

No

Firestopping around services exiting the risers/cupboards sampled would not appear to be adequate. Unsealed service penetrations noted in the riser cupboards.



Photo 22



Photo 23



Photo 24

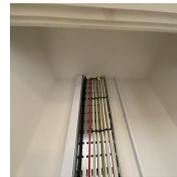


Photo 25



Photo 26

Open | Priority Medium | Due 5 Sep 2023 3:30 PM BST | Created by James Nyats

Q3

Firestopping around the service cable, pipe or duct (as noted) should be provided. The minimum period of fire resistance required is 60 minutes. Any works must be completed by a third party accredited contractor.

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q9

Does the premises have any external balconies, cladding or materials which may promote external fire spread?

Yes

Steel framed open balconies with timber decks.



Photo 27

Open | Priority Medium | Due 5 Sep 2023 3:49 PM BST | Created by James Nyats

Q8

Management should confirm/ensure that the external attachments as noted are suitably non-combustible to reduce the possibility of external fire spread.

Detailed Risk Assessment Part 2 / T - Procedures and Arrangements / T6

Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?

Unknown

There was no evidence of or information about the building having occupants with disabilities at the time of inspection.

Open | Created by James Nyats

T6

Suitable information should be provided encouraging tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. A contact reference for this assistance can be added to the fire action notices for the premises.

Detailed Risk Assessment Part 2 / X - Premises Information Box / X1

Is a Premises Information Box located at the premises accessible to the Fire and Rescue Service, secure from unauthorised access and kept up to date?

Yes

A premises information box (PIB) was noted to be installed by the entrance to the building. It was not accessed.



Photo 28

Open | Priority Low | Due 5 Jun 2024 3:57 PM BST | Created by James Nyats

X1

Futures to ensure that any relevant information kept in the PIB is accurate & up to date.

Detailed Risk Assessment Part 2 / Y - Engagement with Residents / Y1

Has all Fire Safety information & procedures been disseminated to the residents?

Unknown

No information provided by the client.

Open | Priority Low | Due 5 Jun 2024 3:58 PM BST | Created by James Nyats

Y1

Residents should be provided with a copy of the fire safety instruction notice for the premises (which includes information on how to report a fire) and information on fire doors; when moving in and annually thereafter.

Detailed Risk Assessment Part 1

1. General Information

1.1 FRA Type:	Type 1
1.2 Property Type:	Purpose Built Block of Flats
1.3 Property Designation:	General Needs
1.4 Responsible Person:	Lindsey Williams - CEO Futures Housing Group
1.5 No of Floors:	5
1.6 No of Flats (if applicable):	19
1.7 Ground Floor Area (m2):	380
1.8 Total Area of all Floors (m2)	1520

1.9 Building Description:

22-40 The Printworks is a semi-detached purpose-built block of 19 self contained flats over ground, first, second, third and fourth floors. Attached to block 1-21 The Old Printworks. It is a 5-storey building of single-storey flats.

Ground - flats 22 & 23 (externally accessed), flats 24, 25 (internally accessed)

First - flats 26 & 27 (open balcony approach), flats 28, 29, 30 via internal lobby.

Second - flats 31 & 32 (open balcony approach), flats 33, 34, 35 via internal lobby.

Third - flats 36, 37, 38 via internal lobby approach.

Fourth - 39 & 40.

The building is served by a single staircase with riser cupboards and a passenger lift within the shaft. The single escape route leads to the ground floor where there are exits at the front & rear of the building.

Bins are stored in a designated area away from the building. There is automatic fire detection and AOVs installed in the building. Emergency lighting is installed.

1.10 Building Construction:

The building appears to be constructed of traditional brick walls, concrete floors under hipped roofs.

1.11 Extent of common areas:

External areas (car park), entrance hall, staircase enclosure with riser cupboards, open balconies.

1.12 Areas of the building to which access was not available:

Rear external store cupboard.

1.13 If applicable, state which flats were sample inspected:

None

2. The Occupants

2.1 Management Extent

Partially Managed Building - Manager or Senior Staff Not Onsite Regularly

2.2 Details of any onsite Management

None on site however, occasional staff attendance assumed.

2.3 Person managing fire safety in the premises

Linsey Williams - CEO Futures Housing Group

2.4 Person consulted during the fire risk assessment

None

2.5 Number of occupants (maximum estimated)

60 - Assumed to be three residents per flat.

2.6 Approximate maximum number of employees at any one time

No staff on site

2.7 Number of members of the public (maximum estimated)

Residential - low number

2.8 Identify any people who are especially at risk (Sleeping Occupants, Disabled Occupants, Occupants in remote areas and Lone Workers, Young Persons, Others)

No information, however, General Needs premises so occupants are typical of the general population.

3. Fire Safety Legislation

3.1 The following fire safety legislation applies to these premises

Regulatory Reform (Fire Safety) Order 2005

3.2 The above legislation is enforced by

Northamptonshire Fire and Rescue Service

3.3 Other key fire safety legislation (other than Building Regs 2000)

Housing Act 2004

3.4 The other legislation referred to above is enforced by

Local Authority

3.5 Guidance used as applicable to premises and occupation

Home Office Fire Safety in Purpose
Built Blocks

3.6 Is there an alteration or enforcement notice in force?

No

No known notices in place.

3.7 Fire loss experience (since last FRA)

No

Detailed Risk Assessment Part 2

12 actions

A - Electrical Ignition Sources

1 action

A1

1 action

Is the fixed electrical installation periodically inspected and tested, (include dates if known)?

Yes

Wiring dated 05.2019. Date of next inspection is set for 10 years, this contradicts the policy principle.



Photo 3

Open | Created by Piotr Iwan

A1.

Management to ensure that fixed electrical installation inspections are completed every 5 year as stated in the policy principle.

Policy Principle: FHG complete Fixed wire testing in line with current regulations every 5 years and complete an annual visual inspection on all properties.

Action/Recommendation Required?:

Yes

Action Priority:

Recommendation - No Timescale

A2

Is PAT testing in common areas carried out?

N/A

No portable electrical appliances were seen within the common areas during this inspection.

Policy Principle: PAT testing is complete at the time of the visual inspection as mentioned above. All items in the communal areas will be tested.

A3

Is there a policy for personal electrical appliances (consider restrictions of communal supply points such as outlets and T pin outlets)?

N/A

Not applicable to these premises at the time of this assessment.

Policy Principle: PAT testing is complete at the time of the visual inspection as mentioned above. All items in the communal areas will be tested.

A4

Is the use of adapters and leads limited?

Yes

A5

Are there any PV cells installed and do they have the appropriate isolation systems and signage to assist the fire and rescue service?

Unknown

No evidence of PV cells noted.

B - Smoking Policies

1 action

B1

Are there suitable arrangements to prevent fire as a result from smoking?

Yes

Smoking is not permitted in the communal area in accordance with the Smoke-free (Premises and Enforcement) Regulations 2006 and residents are permitted to smoke within their flats.

Policy Principle: No smoking policy in all communal areas- signage displayed.

B2

1 action

Is the policy being adhered to and are "No smoking" signs provided in the common areas?

No

Smoking signs not seen on the day.

Open | Priority Medium | Due 5 Sep 2023 2:02 PM BST | Created by James Nyats

B2

Install 'No Smoking' signs in common parts.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

C - Arson

C1

Are premises secure against arson by outsiders? (Please state how)

Yes

There is intercom / fob access to the building.

C2

Are bins secured or fire loading stored in a suitable location?
(Please state bin type, location, if and how it is secured)

Yes

Bins are located in a designated area away from the building.

D - Portable Heaters and Installations

D1

If used, is the use of portable heaters regarded as safe?

N/A

No portable heating appliances noted in common parts.

D2

Are fixed heating systems maintained annually?

N/A

Policy Principle: All Safety inspections carried out annually by qualified persons.

E - Cooking

E1

Are reasonable measures in place to prevent fires as a result
of cooking, including replacing filter(where necessary)?

N/A

No communal cooking facilities.

F - Lightning

F1

Does the building have a lightning protection system?

N/A

Lightning rod on the adjacent block.



Photo 4

Policy Principle: No lightning protection policy in place

G - Housekeeping

G1

Are combustible materials kept away from any sources of ignition, including gas and electrical intake cupboards?

Yes

G2

Are the escape routes kept clear of items combustible materials or waste and free of any trip hazards?

Yes

Clear means of escape at the time of the assesment.

G3

Are mobility scooters or electric vehicles stored in the means of escape? If yes has an assessment been undertaken in line with the NFCC "Mobility Scooter Guidance for Residential Buildings"?

N/A

H - Hazards Introduced by Contractors

1 action

H1

1 action

Is there satisfactory control over works carried out in the building by contractors (e.g. hot work permits)?

Unknown

No information was available to confirm if fire safety conditions, controls and hot working restrictions are in place covering both contractors and in-house staff when working on the premises.

Open | Priority Low | Due 5 Jun 2024 2:12 PM BST | Created by James Nyats

H1

Management should confirm/ensure that fire safety conditions, controls and hot working restrictions are in place covering both contractors and in-house staff when working on the premises.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

I - 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 and are they stored correctly?

N/A

Policy Principle: All contractors must submit RAMS for procurement processes, and these are reviewed annually by FHG. A specific risk assessment is to be completed for each job.

J - Other Significant Hazards

J1

Are all issues deemed satisfactory? [1]

N/A

J2

Are all issues deemed satisfactory? [2]

N/A

K - Means of Escape

K1

Is the escape route design deemed satisfactory? (Consider current design codes)

Yes

The means of escape design is broadly in accordance with design codes in use at the time of construction and is deemed satisfactory.

K2

Is the fire-resisting construction (including any glazing) protecting escape routes and staircases of a suitable standard and maintained in sound condition?

Yes

The premises is purpose-built with what appears to be adequate standard of fire resisting construction (subject to recommendations which may be noted elsewhere in this report).

K3

Is there adequate provision of exits (including exit Widths) for the numbers who may be present?

Yes

The exit widths provided appear adequate for the numbers expected to be present.

K4

Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?)

Yes

All doors on escape routes are fitted with ironmongery which is easily opened without the use of a key, and there are no sliding or revolving doors.



Photo 5

K5

Do final exits open in the direction of escape where necessary?

N/A

The final exit door opens inwards, however, this is considered satisfactory as it will be used by less than 60 people.

K6

Are travel distances satisfactory? (consider single direction and more than one direction, property risk profile and occupancy characteristics)

Yes

Travel distances appear to be in line with that allowed in current guidance - 4.5m in unvented lobbies.

K7

Are there suitable precautions for all inner rooms?

N/A

K8

Are escape routes separated where appropriate?

N/A

There is a single means of escape route within the property from the upper floors, which leads to two final exits.

K9

Are corridors sub-divided where appropriate?

N/A

No corridors requiring cross-corridor fire doors were noted in the property.

K10

Do escape routes lead to a place of safety?

Yes

Escape route leads to a place of safety.

K11

Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision)

Yes

The stairs are provided with adequate manually operated ventilation openings for the control of smoke. AOV top of the stairs.



Photo 6



Photo 7

K12

Are there any other issues that could affect the means of escape, for example plastic conduit/loose cables not secured by fire rated fastening?

N/A

L - Flat Entrance Doors

1 action

L1

1 action

Are the sample inspection flat entrance door or doors in good condition and appropriately fire rated?

Unknown

Flat entrance doors/frames are combination of composite door (open balcony approach) and notional timber fire doors (internal lobbies). (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

The composite doors in the balconies present a passing risk to adjacent flats and flats above that are separated by a combustible timber decks. Test evidence demonstrating that these entrance doors meet performance requirement in Building Regulations guidance for fire resistance and smoke control from both sides is required.



Photo 8



Photo 9



Photo 10

Open | Priority Medium | Due 5 Sep 2023 3:18 PM BST | Created by James Nyats

L1

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 doorsets to be replaced under a risk-based programme. In addition, an intrusive inspection should be carried out to confirm the adequacy of composite doorset installations including the fixings and firestopping between the frame and the wall.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

M - Common Area Fire Doors

1 action

M1

1 action

Are all common area fire door and frames in good condition and appropriately fire rated?

No

Excessive perimeter gaps to internal lobby doors including doors 14, 28, 33 noted.



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16

Open | Priority Medium | Due 5 Sep 2023 3:08 PM BST | Created by James Nyats

M1

The internal lobby doors & riser cupboard fire doors should be repaired (or if necessary replaced) to reduce the perimeter gap between the door and frame to a maximum of 3mm.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

N - Emergency Lighting

N1

If emergency lighting is provided, is the coverage sufficient and in good repair? (Internal and external)

Yes

Emergency lighting is provided in the premises.

N2

If EL not provided, is borrowed/artificial lighting sufficient for escape? (Internal and external)

N/A

O - Fire Safety Signs and Notices

O1

Is there adequate provision of visible fire safety signs and notices? (Consider directional, exits, stairs, fire action notices, Fire door keep shut, fire equipment and 'do not use lift' signage)

Unknown

Fire door & directional signage are considered to be adequate.
Simultaneous fire action notices noted in the building. The cause & effect of the alarm system should be confirmed to ensure the alarm system supports the evacuation strategy.
See P2.



Photo 17

O2

Wayfinding Signage (buildings over 11 metres in height). Are there clear markings for flat and floor recognition provided?

N/A

Not required.

P - Means of Giving Warning in Case of Fire

2 actions

P1

Is a reasonable fire detection and fire alarm system provided in the common areas, where necessary?

Yes

There is a BS5839 (Part 1) fire detection/alarm system provided in the common areas of the building.



Photo 18



Photo 19



Photo 20

P2

1 action

If installed, is the common area AFD adequate for the occupancy and fire risk?

Unknown

Section 20.4 of the guidance used highlights how in ‘general needs’ blocks designed to support a ‘stay put’ policy, it is unnecessary and undesirable for a fire alarm system to be provided. A communal fire detection and alarm system will inevitably lead to a proliferation of false alarms. This will impose a burden on fire and rescue services and lead to residents ignoring warnings of genuine fires.

Fire detection and warning devices are not usually required in purpose-built residential blocks. The common exceptions being:

- The installation of the AFD activates AOV only;
- Installed temporarily as a result of cladding / building elements that could facilitate rapid fire spread;
- Significant compartmentation issues within the premises.

In the absence of any other significant life safety risk, fire detection and warning devices are to be disabled.

Full Evacuation fire action notices are in place. It could not be confirmed whether an alarm would be head at the bedside of each of the flats.

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P2

The responsible person should investigate this situation. Should it be determined that simultaneous evacuation is appropriate; relevant signage should be displayed, and clarification should be sought to ensure the alarm system adequately supports the strategy. Otherwise, consideration should be given to reconfiguring the system & removing the manual call points.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

P3

If not installed, are the premises deemed safe without a common area AFD system?

N/A

P4

If there is a communal fire detection and fire alarm system, does it extend into the dwellings?

Unknown

See P2.

P5

Where appropriate, has a fire alarm zone plan been provided?

Yes



Photo 21

P6

Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?

Unknown

No information on the arrangements, see P2.

P7

1 action

If applicable, is a separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?

Unknown

No access was possible to complete sample flat inspections so it was not confirmed if smoke alarm systems have been provided.

Open | Priority Low | Due 5 Jun 2024 3:22 PM BST | Created by James Nyats

P7

It is recommended that management undertake a rolling schedule of inspection to ensure that all flats are fitted with a suitable, automatic fire detection and warning system. The system should meet compliance with BS5839-6:2019, with the level of protection from the system meeting Grade D, LD2 standard. Where this standard is not present, upgrades should take place. All work must be completed by a third-party accredited contractor.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

P8

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

Q - Measures to Limit Fire Spread and Development

2 actions

Q1

Is there adequate levels of compartmentation between floors and between flats and the common escape routes?

Yes

The premises are purpose-built with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report).

Q2

Are hidden voids appropriately enclosed and/or fire-stopped?
(consider above suspended ceilings)

N/A

Q3

1 action

Is there adequately fire protected service risers and/or ducts
in common areas, that will restrict the spread of fire and
smoke?

No

Firestopping around services exiting the risers/cupboards sampled would not appear to be adequate. Unsealed service penetrations noted in the riser cupboards.

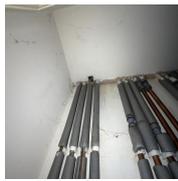


Photo 22



Photo 23



Photo 24

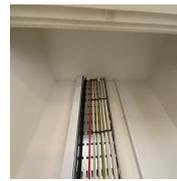


Photo 25



Photo 26

Open | Priority Medium | Due 5 Sep 2023 3:30 PM BST | Created by James Nyats

Q3

Firestopping around the service cable, pipe or duct (as noted) should be provided. The minimum period of fire resistance required is 60 minutes. Any works must be completed by a third party accredited contractor.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

Q4

Is compartmentation maintained in the roof space?

N/A

No access was possible to the roof space from the common area as no hatch has been provided.

Q5

Are electrics, including embedded meters, enclosed in fire
rated construction?

Yes

Electrics in riser cupboards. See Q3.

Q6

As far as can reasonably be ascertained, are fire dampers provided as necessary to protect critical means of escape against passage of fire, smoke and products of combustion in the early stages of a fire?

N/A

Q7

Is there reasonable limitation of linings to escape routes that might promote fire spread?

Yes

The wall and ceiling linings would appear to be appropriate to limit fire spread.

Q8

Are soft furnishings in common areas appropriate to limit fire spread/growth?

N/A

There were no soft furnishings noted within the common areas at the time of inspection.

Q9

1 action

Does the premises have any external balconies, cladding or materials which may promote external fire spread?

Yes

Steel framed open balconies with timber decks.



Photo 27

Open | Priority Medium | Due 5 Sep 2023 3:49 PM BST | Created by James Nyats

Q8

Management should confirm/ensure that the external attachments as noted are suitably non-combustible to reduce the possibility of external fire spread.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

Q10

Has a note been prepared of the external walls of the building and details of construction materials used? Does the note include and identify the level of risk that the design and materials used?

N/A

The external wall construction of the building appears to be of sufficiently low risk that it can be assessed visually as part of this Type 1 assessment. Brick wall construction.

Q11

Does the External wall note include any mitigating circumstances that may have been taken to reduce the risk?

N/A

Q12

Has the responsible person reviewed the external wall note on a regular basis and revised it if there have been any significant changes in the external walls.

N/A

Q13

Are all other fire spread/compartmentation issues satisfactory?

N/A

R - Fire Extinguishing Appliances

R1

If required, is there reasonable provision of accessible portable fire extinguishers?

N/A

S - Relevant Automatic Fire Extinguishing Systems

S1

Are there any automatic fire suppressant systems on site?

N/A

S2

Are there any fixed fire fighting mains within the premises?

N/A

S3

If any other relevant systems / equipment is installed, state type of system and comment as necessary

N/A

T - Procedures and Arrangements

1 action

T1

Recommended evacuation strategy for this building is:

Stay Put

Stay Put is recommended until the cause & effect of the fire alarm system has been produced and the alarm system is configured to support the suggested strategy. In the mean time compartmentation should be addressed as soon as possible. See Q1.

T2

Has a competent person(s) been appointed to assist in undertaking the preventative and protective measures including in house checks?

Yes

T3

Are there appropriate documented fire safety arrangements and procedures in place in the event of fire?

Unknown

See O1.

T4

Are there suitable arrangements for liaison and calling the Fire Service?

Yes

In the event of an emergency, residents are expected to contact the fire and rescue services directly.

T5

Are there suitable fire assembly points away from any risk?

Yes

Anywhere safe and away from the building.

T6

1 action

Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?

Unknown

There was no evidence of or information about the building having occupants with disabilities at the time of inspection.

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T6

Suitable information should be provided encouraging tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. A contact reference for this assistance can be added to the fire action notices for the premises.

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

T7

Are staff nominated and trained on the use of fire extinguishing appliances?

N/A

No staff on site.

T8

Are staff nominated and trained to assist in evacuation (Where applicable e.g. Offices, supported schemes)?

N/A

Residents self-evacuate. No staff on site.

U - Training

U1

Do staff receive adequate induction and annual refresher fire safety training? (To include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm, location and use of fire extinguishers, calling the fire service)

N/A

No staff on site.

Policy Principle: All touchdown points (small offices) staff receive Inductions and annual refreshers on fire safety fire safety. But at all the schemes no permanent staff are present.

U2

Are employees nominated to assist in the event of fire given additional training?

N/A

V - Testing and Maintenance

V1

Are all fire safety provisions for the building (AFD, Emergency Lighting, sprinklers etc.) routinely tested and maintained?

Yes

See principle.

Policy Principle: Alarms- FHG Greenscapes, MITIE. E/L- FHG Greenscapes, MITIE. Assets Surveyor Extinguishers- MITIE. Fire Doors- FHG Greenscapes, Assets Surveyor Final Exits/ Escape Routes- Greenscapes/ Neighbourhoods.

W - Records

W1

Is all routine testing and staff training including fire drills suitably recorded and available for inspection?

N/A

No staff on site.

X - Premises Information Box

1 action

X1

1 action

Is a Premises Information Box located at the premises accessible to the Fire and Rescue Service, secure from unauthorised access and kept up to date?

Yes

A premises information box (PIB) was noted to be installed by the entrance to the building. It was not accessed.



Photo 28

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X1

Futures to ensure that any relevant information kept in the PIB is accurate & up to date.

Policy Principle: Log book is kept on SharePoint with proposed specific QR code access.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

Y - Engagement with Residents

1 action

Y1

1 action

Has all Fire Safety information & procedures been disseminated to the residents?

Unknown

No information provided by the client.

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Y1

Residents should be provided with a copy of the fire safety instruction notice for the premises (which includes information on how to report a fire) and information on fire doors; when moving in and annually thereafter.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

Z - Any Other Information

Z1

Are all issues deemed satisfactory? [1]

N/A

Z2

Are all issues deemed satisfactory? [2]

N/A

Assessment Risk Ratings

2 flagged

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

Likelihood of Fire

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of 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.

Potential Consequences 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

Potential Consequences of Fire

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

Slight harm: Outbreak of fire unlikely to result in serious injury or death of any occupant.

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

Extreme harm: Significant potential for serious injury or death of one or more occupants likely to involve multiple fatalities.

Premises Risk Rating

1 flagged

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

MODERATE

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.)

On satisfactory completion of all remedial works the risk rating of this building may be reduced to

TOLERABLE

Limitations Statement

Fire Risk Assessment – Limitations

The purpose of the fire risk assessment is solely to provide an assessment of the risk to life from fire, and, where appropriate, to make recommendations to reduce the risk to life from fire. This assessment does not address fire risks to property or business continuity.

Under Article 5(4) of the Regulatory Reform (Fire Safety) Order 2005 or other devolved equivalent regional legislation and relevant United Kingdom law, we have been appointed to provide advice to the Responsible Person only. We have no control over any part of the premises covered within this fire risk assessment, and we have no responsibility for undertaking any of the recommendations made. The assessment is intended to assist the Responsible Person to comply with their responsibilities under the Regulatory Reform (Fire Safety) Order 2005.

Any policy principles included within this Fire Risk Assessment have been provided by the responsible person or their representative and been added in good faith. We cannot take responsibility for the accuracy of the policy principles with regard to the client's internal policies, British Standards or codes of practice.

Any test certificates supplied as part of the Fire Risk Assessment process will be considered but we take no responsibility or liability whatsoever is accepted for the accuracy of such information supplied by others.

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 or others either prior to, during or after the Fire Risk Assessment of the premises.

We consider the External Wall System as part of the Fire Risk Assessment process, however, we take no responsibility for a fire risk appraisal of external wall construction on existing buildings and work to the guidance and limitations detailed in PAS 9980:2022 0.2 Fire risk assessments. Any information supplied to the Fire Risk Assessor is taken in good faith and we accept no responsibility for the accuracy of the information supplied.

No responsibility is accepted for any change in the conditions or circumstances prior after the Fire Risk Assessment has been undertaken.

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. The Fire Risk Assessment did not involve destructive exposure (Unless specifically requested as part of a contractual arrangement), and therefore it is not always possible to survey less readily accessible areas. It is, therefore, necessary to rely on a degree of sampling and also

reasonable assumptions and judgements.

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.

This fire risk assessment will not necessarily identify all minor fire-stopping issues that might exist within the building and should be considered to be a sample of fire compartmentation. Unless a full fire compartmentation survey is contractually included within the scope of the assessment.

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.

This fire risk assessment will not necessarily identify all minor fire door issues that might exist within the building and should be considered a sample of fire doors. Unless a full fire door survey is contractually included within the scope of the assessment.

A full investigation of the design of heating, ventilation and air conditioning (HVAC) systems is outside the scope of this fire risk assessment.

Although reference in the report may be 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 an emergency escape lighting system is present, comments are based upon a visual assessment of the system coverage and condition, but no illuminance tests or verification of the installation to the relevant British Standards were carried out.

Where a fire alarm system is present, comments are based upon a visual assessment, but no audibility tests or verification of full compliance with the relevant British Standards were carried out.

Where manual firefighting equipment is present, comments are based upon a visual assessment, but no verification of full compliance with the relevant British Standards or codes of practice were carried out.

It is the expectation that any reference to the testing and maintenance of passive or active fire protection systems within the premises are undertaken to the relevant current British Standards, Codes of Practice and Guides it is the responsible person's duty to ensure this is undertaken.

There will be a brief review of procedures at the time of this fire risk assessment. An in-depth review of documentation is outside the scope of this fire risk assessment, unless otherwise stated in the contract.

The report will highlight the Significant Findings (Split into Recommendations and 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 or other means, are their responsibility to rectify to a satisfactory standard to meet the requirements of the Regulatory Reform (Fire Safety) Order 2005.

It is wholly the responsibility of the Responsible Person and/or their agent 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.

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 a breach of the Regulatory Reform (Fire Safety) Order 2005 and may result in prosecution by the enforcing authority.

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

Responsibility for management procedures regarding, evacuation management, and maintenance of firefighting equipment, Fire alarms systems, emergency escape lighting, and any other emergency-related provisions remains a duty of the responsible person, not the fire risk assessor as this is not within their control.

Any faults or deficiencies in any emergency emergency-related 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.

It is recommended that the 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. We accept 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. This includes the accuracy of details contained within this report.

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

BAFE Certificate (QA Use Only)



Life Safety Fire Risk Assessment Certificate of Conformity

This certificate is issued by the organization named in Part 1 of the schedule in respect of the 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

Schedule

Part 1a - Name and Address of Certified Organisation	Pennington Choices Limited
Part 1b - BAFE Registration Number of Issuing Certified Organisation	102119
Part 1c - SSAIB 3rd Party Certificate Number	CHES077
Part 2 - Name of Client	Futures Housing Group
Part 3a - Address of premises for which the Fire Risk Assessment was carried out	Flats 22-40 The Print Works, Northampton, NN1 4NP
Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies	External area, staircase, lobbies to flats, riser cupboards.
Part 4 - Brief description of the scope and purpose of the Fire Risk Assessment	Life Safety (as agreed spec)
Part 4b - Limitations of FRA	See Limitations Statement
Part 5 - Effective Date of the Fire Risk Assessment	5 Jun 2023
Part 6 - Recommended Date for Reassessment of the premises	5 Jun 2025

Part 7 - Unique Reference Number of this Certificate (Job Number)

171659

Signed for on behalf of the Issuing Certified Organisation

James Hutton



Dated:

5 Jun 2023

SSAIB, 7-9 [Earsdon Road](#), West [Monkseaton](#), Whitley Bay, Tyne & Wear. NE25 9SX

BAFE, The Fire Service College, London Road, [Moreton-in-Marsh](#), Gloucestershire, GL56 0RH
01608 653 350 | info@bafes.org.uk | www.bafes.org.uk

Media summary



Photo 1

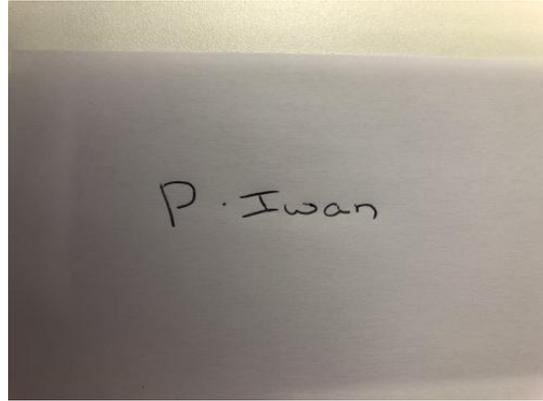


Photo 2



Photo 3



Photo 4

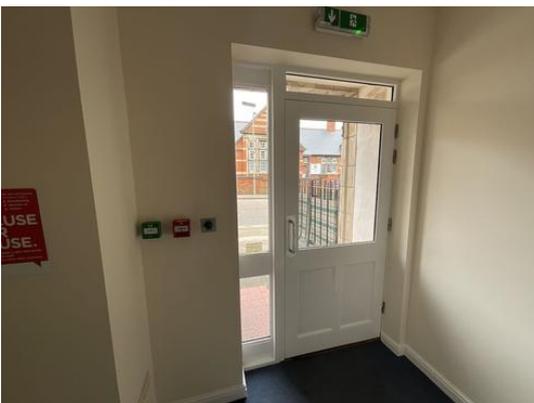


Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28