

FIRE RISK ASSESSMENT

PROPERTY ASSESSED:

Booth Street
Ripley
Ripley

DE5 3DP



UPRN: FB254

Inspection Date: 22/08/2022

Validation Date: 05/09/2022

Valid to: 05/09/2023

FRA completed by: Pennington Choices

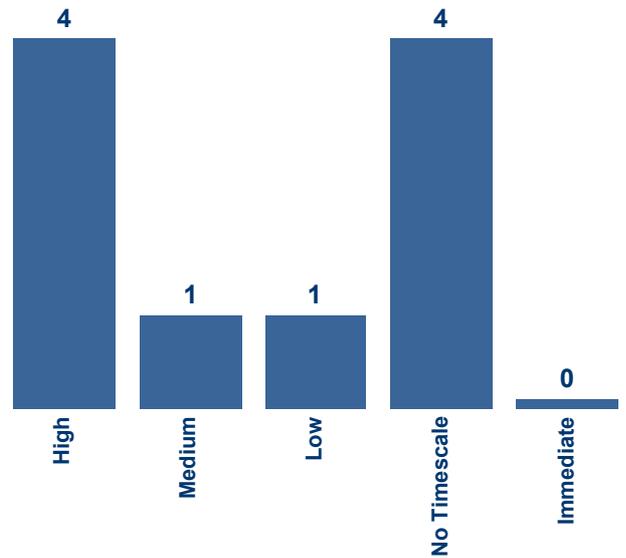
FRA Completed For: Futures



FRA Risk Rating: Moderate



FRA Action Count by Priority



FRA Action by Type

Recommendations: 4

Actions: 6

Premises Risk Rating: Moderate

Reassessment Priority: High - 1 Year

Recommended evacuation strategy for this building is: Simultaneous Evacuation

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

FRA - Summary

Responsible Person	CEO Futures
Property Designation	General needs
Management Extent	
No of Floors	3
No of Flats (if applicable)	6
Ground floor Area (m2)	120
Total Area of all floors (m2)	360

FRA Completed By:	Gary Broadhurst
FRA Type:	Type 1
QA Validation Date:	05/09/2022
QA Carried Out By:	Will Ward
Validator's Signature:	

High

4

Ref.	Category	Priority	Complete By
L1	Flat Entrance Doors	High	05/Oct/2022
Finding/Observation		Action/Recommendation	
The flat entrance doors were inspected externally and the door to flat 2 is damaged and requires replacing		Flat entrance door(s) and frames as noted are replaced with certificated FD30S self-closing fire door(s) and frame sets. These must be fitted by an approved, third party certified installation contractor	

Ref.	Category	Priority	Complete By
P7	Means Of Giving Warning In Case Of Fire	High	05/Oct/2022
Finding/Observation		Action/Recommendation	
Flat 1 was observed from the doorway to reveal it is provided with smoke detector in the hallway and detector in the kitchen		BS 5839-6:2019 states that "heat detectors should be installed in every kitchen. A smoke detector should be installed in the principal habitable room. Where more than one room might be used as the principal habitable room, a smoke detector should be installed in each of these rooms". It is recommended that each flat is checked to confirm that BS5839-6:2019 Grade D, LD2 detection is fitted.	

Ref.	Category	Priority	Complete By
Q4	Measures To Limit Fire Spread And Development	High	05/Oct/2022
Finding/Observation		Action/Recommendation	
No evidence was available for inspection on site		Management to confirm that appropriate separation is maintained in the roof spaces	

High

4

Ref.	Category	Priority	Complete By
Q6	Measures To Limit Fire Spread And Development	High	05/Oct/2022
Finding/Observation		Action/Recommendation	
No evidence is kept for inspection on site		Management to confirm that where and if required fire dampers are provided as required	

Medium

1

Ref.	Category	Priority	Complete By
V1	Testing And Maintenance	Medium	04/Dec/2022
Finding/Observation		Action/Recommendation	
See Principal answer		The fireman's switch must be tested and maintained in accordance with BS 7671 Automatic opening vents (AOV) are provided on site which must be tested and maintained in accordance with BS EN12101-2	
<p>Image: V11</p> 			

Low

1

Ref.	Category	Priority	Complete By
Y1	Engagement With Residents	Low	04/Mar/2023
Finding/Observation		Action/Recommendation	
Ensure residents are kept informed of all relevant fire safety matters by using different formats		Consider using letters, social media and web sites as well as posters to keep residents updated	

No Timescale

4

Ref.	Category	Priority	Complete By
F1	Lightning	No Timescale	
Finding/Observation		Action/Recommendation	
No lightning protection was identified on site		Recommend management undertake a risk assessment of the building to determine if lightning protection is required	

Ref.	Category	Priority	Complete By
Q1	Measures To Limit Fire Spread And Development	No Timescale	
Finding/Observation		Action/Recommendation	
No information is available on site		it is recommended if not already carried out that the property is subjected to a full compartmentation report by a qualified surveyor	

Ref.	Category	Priority	Complete By
T6	Procedures And Arrangements	No Timescale	
Finding/Observation		Action/Recommendation	
It was not established if any disabled persons live in or visit the premises		Although the premises are for general needs residents, Consider provision of a voluntary PEEPS system for residents	

Ref.	Category	Priority	Complete By
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No Timescale

4

W1	Records	No Timescale	
Finding/Observation		Action/Recommendation	
Although some records are available to view on a laptop it is not clear if all equipment is suitably maintained as required		Consider provision of a secure PI box next to the fire panel for the safe keeping of relevant records and safety equipment	

Reassessment Priority	High - 1 Year
Responsible Person	CEO Futures
BAFE Cert	CHES077

General Information

UPRN	FB254
Address	Booth Street Ripley Ripley
Postcode	DE5 3DP
Fire Risk Assessor	Gary Broadhurst
Date of Inspection	22/08/2022
Checked by	Will Ward
Reassessment Date	22/08/2023

General Information

Property Designation	General needs
Property Type	Converted flats
No of Floors	3
No of Flats (if applicable)	6
Ground floor area (m2)	120
Total area of all floors	360

Building Description	<p>1-6 Booth Street. The converted detached 3 storey block of flats was originally built in 1901, stands on the pavement next to the road with parking areas limited in the street</p> <p>The 6 apartments are located on all floors accessed by a single set of stairs</p> <p>The property has two exit doors, one which is the main entrance door, and is provided with thumb turn lock, overhead self-closing device and electronic entry, and the rear exit door is also provided with thumb turn release</p> <p>A fireman's door override switch is provided on the wall outside</p> <p>The flat entrance doors were inspected mainly from outside other than flat 1 which was inspected internally to reveal it is provided with twin chain perko self-closing device, smoke seals and intumescent strips</p> <p>The door to flat 2 was damaged and requires replacing and the rear exit door was very stiff to open and requires attention</p> <p>It is recommended that all flat entrance doors are further inspected to ensure they are fit for purpose</p> <p>The corridor separating door was in good working condition and provided with overhead self-closing device and Georgian wired glass vision panel</p> <p>The windows on the stairs can be opened at the head of the stairs to provide fresh air and ventilation, and a smoke vent is provided at the head of the stairs with manual opening button</p> <p>Waste bins are stored outside the property in the alley way at the side</p> <p>The escape routes including the stairs were clear of obstruction and in good condition</p> <p>The property is provided with a fire alarm system comprising of smoke detectors in all escape routes, manual call points and a heat detector in each flat all terminating at the fire panel at the main entrance. The system appears compliant with BS 5839;1;2017, and appears suitable for the type and use of the property</p> <p>Escape lighting is provided on site and covered all escape routes</p> <p>There is no provision of firefighting equipment, and signage included, no smoking sign and a general fire action notice at the main entrance</p> <p>No access was provided into the roof space to establish if separation is considered suitable although the roof hatch was closed</p> <p>Access was provided into the doorway of flat 1 to confirm it is provided with domestic fire alarm system comprising of smoke detector in the hallway, and heat detector in the kitchen. The flat is also provided with linked heat detector in the hall connected to the fire panel</p> <p>Overall, the property appeared well kept, and clean and tidy</p>
Building Construction	Traditional brick with pitched and tiled roof
Extent of common areas	stairs and landings
Areas of the building to which access was not available	roof space
If applicable state which flats were sample inspected	1

1. The Occupants

Ref.	Question	Policy Principles
10	Management Extent	
Answer		Finding/Observation
Partially Managed Building - Manager or Senior Staff not onsite regularly		
Ref.	Question	Policy Principles
11	Details of any onsite management (hours onsite etc.)	
Answer		Finding/Observation
No staff on site.		
Ref.	Question	Policy Principles
12	Person managing fire safety in premises	
Answer		Finding/Observation
Chief executive Futures Housing Group.		
Ref.	Question	Policy Principles
13	Person consulted during the fire risk assessment	
Answer		Finding/Observation
Ben Wood		
Ref.	Question	Policy Principles
14	Number of occupants (maximum estimated)	
Answer		Finding/Observation
15		
Ref.	Question	Policy Principles
15	Approximate maximum number of employees at any one time	
Answer		Finding/Observation
1		
Ref.	Question	Policy Principles
16	Number of members of the public (maximum estimated)	
Answer		Finding/Observation
6		

Ref.	Question	Policy Principles
17	Identify any people who are especially at risk: <ul style="list-style-type: none">- sleeping occupants- disabled occupants- occupants in remote areas and lone workers- young persons- others	
Answer		Finding/Observation
Sleeping occupants - children - vulnerable adults - disabled persons		

2. Fire Safety Legislation

Ref.	Question	Policy Principles
21	The following fire safety legislation applies to these premises	
Answer		Finding/Observation
Regulatory Reform (Fire Safety) Order 2005		
Ref.	Question	Policy Principles
22	The above legislation is enforced by	
Answer		Finding/Observation
Derbyshire Fire and Rescue Service		
Ref.	Question	Policy Principles
23	Other key fire safety legislation (other than Building Regs 2000)	
Answer		Finding/Observation
Housing Act 2004		
Ref.	Question	Policy Principles
24	The other legislation referred to above is enforced by	
Answer		Finding/Observation
Derbyshire County Council		
Ref.	Question	Policy Principles
25	Guidance used as applicable to premises and occupation	
Answer		Finding/Observation
LACORS		
Ref.	Question	Policy Principles
26	Is there an alteration or enforcement notice in force?	
Answer		Finding/Observation
No		
Ref.	Question	Policy Principles
27	Fire loss experience (since last FRA)	
Answer		Finding/Observation
N/A		

A. Electrical Ignition Sources

Ref.	Question	Policy Principles
A1	Is the fixed electrical installation periodically inspected and tested, (include dates if known)?	FHG complete Fixed wire testing in line with current regulations every 5 years and complete an annual visual inspection on all properties.
Answer		Finding/Observation
Yes		See principle answer

Ref.	Question	Policy Principles
A2	Is PAT testing in common areas carried out?	PAT testing is complete at the time of the visual inspection as mentioned above. All items in the communal areas will be tested.
Answer		Finding/Observation
N/A		There are no portable electrical items in the common areas

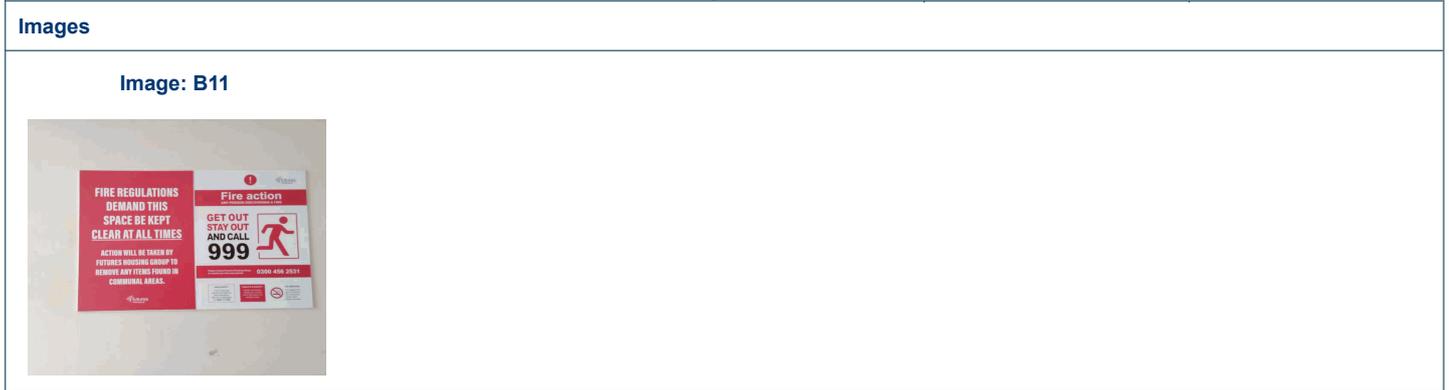
Ref.	Question	Policy Principles
A3	Is there a policy for personal electrical appliances (consider restrictions of communal supply points such as outlets and T pin outlets)?	All personal items are not to be left in communal areas. Mobility Scooter Policy
Answer		Finding/Observation
Yes		See principle answer

Ref.	Question	Policy Principles
A4	Is the use of adapters and leads limited?	
Answer		Finding/Observation
N/A		

Ref.	Question	Policy Principles
A5	Are there any PV cells installed and do they have the appropriate isolation systems and signage to assist the fire and rescue service?	
Answer		Finding/Observation
No		

B. Smoking Policies

Ref.	Question	Policy Principles
B1	Are there suitable arrangements to prevent fire as a result from smoking?	No smoking policy in all communal areas- signage displayed.
Answer		Finding/Observation
No		No smoking signs are provided on provided on site and no signs of smoking were seen inside the property at the time of the assessment



Ref.	Question	Policy Principles
B2	Is the policy being adhered to and are "No smoking" signs provided in the common areas?	
Answer		Finding/Observation
Yes		See B1

C. Arson

Ref.	Question	Policy Principles
C1	Are premises secure against arson by outsiders? (Please state how)	
Answer		Finding/Observation
Yes		Electronic door entry systems are in place and all doors were secure and working at the time of the site visit and are provided with thumb turn devices as required

Images

Image: C11



Image: C12



Image: C13



Ref.	Question	Policy Principles
C2	Are bins secured or fire loading stored in a suitable location? (Please state bin type, location, if and how it is secured)	
Answer		Finding/Observation
Yes		Bins are stored at the side of the building

Images

Image: C21



D. Portable Heaters And Heating Installations

Ref.	Question	Policy Principles
D1	If used, is the use of portable heaters regarded as safe?	
Answer		Finding/Observation
N/A		
Ref.	Question	Policy Principles
D2	Are fixed heating systems maintained annually?	All Safety inspections carried out annually by qualified persons.
Answer		Finding/Observation
N/A		No heating is provided in the common areas

E. Cooking

Ref.	Question	Policy Principles
E1	Are reasonable measures in place to prevent fires as a result of cooking, including replacing filter(where necessary)?	
Answer		Finding/Observation
N/A		

F. Lightning

Ref.	Question	Policy Principles
F1	Does the building have a lightning protection system?	No lightning protection policy in place
Answer		Finding/Observation
No		No lightning protection was identified on site

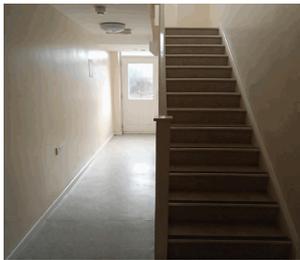
G. House-Keeping

Ref.	Question	Policy Principles
G1	Are combustible materials kept away from any sources of ignition, including gas and electrical intake cupboards?	
Answer		Finding/Observation
Yes		

Ref.	Question	Policy Principles
G2	Are the escape routes kept clear of items combustible materials or waste and free of any trip hazards?	
Answer		Finding/Observation
No		All common area escape routes including the stairs were clear

Images

Image: G21



Ref.	Question	Policy Principles
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"?	
Answer		Finding/Observation
No		

H. Hazards Introduced By Contractors

Ref.	Question	Policy Principles
H1	Is there satisfactory control over works carried out in the building by contractors (e.g. hot work permits)?	
Answer		Finding/Observation
Unknown		All contractors must submit RAMs for procurement process and these must be reviewed annually by FHG. A specific risk assessment for each job.

I. Dangerous Substances

Ref.	Question	Policy Principles
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?	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.
Answer		Finding/Observation
N/A		

J. Other Significant Hazards

Ref.	Question	Policy Principles
J1	Are all issues deemed satisfactory? [1]	
Answer		Finding/Observation
Yes		
Ref.	Question	Policy Principles
J2	Are all issues deemed satisfactory?	
Answer		Finding/Observation
Yes		

K. Means Of Escape

Ref.	Question	Policy Principles
K1	Is the escape route design deemed satisfactory? (Consider current design codes)	
Answer		Finding/Observation
Yes		

Ref.	Question	Policy Principles
K2	Is the fire-resisting construction (including any glazing) protecting escape routes and staircases of a suitable standard and maintained in sound condition?	
Answer		Finding/Observation
Yes		

Ref.	Question	Policy Principles
K3	Is there adequate provision of exits (including exit Widths) for the numbers who may be present?	
Answer		Finding/Observation
Yes		

Ref.	Question	Policy Principles
K4	Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?)	
Answer		Finding/Observation
Yes		Both exit doors are working as they should and are in good condition

Ref.	Question	Policy Principles
K5	Do final exits open in the direction of escape where necessary?	
Answer		Finding/Observation
Yes		

Ref.	Question	Policy Principles
K6	Are travels distances satisfactory? (consider single direction and more than one direction, property risk profile and occupancy characteristics)	
Answer		Finding/Observation
Yes		Travel distances are short to the stairs, landings and final exit doors

Ref.	Question	Policy Principles
K7	Are there suitable precautions for all inner rooms?	
Answer		Finding/Observation
N/A		

Ref.	Question	Policy Principles
K8	Are escape routes separated where appropriate?	
Answer		Finding/Observation
Yes		

Ref.	Question	Policy Principles
K9	Are corridors sub-divided where appropriate?	
Answer		Finding/Observation
Yes		

Ref.	Question	Policy Principles
K10	Do escape routes lead to a place of safety?	
Answer		Finding/Observation
Yes		All escape routes lead to stairs, landings or final exit doors

Ref.	Question	Policy Principles
K11	Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision)	
Answer		Finding/Observation
Yes		The stairs are provided with opening smoke vent connected to Manual override switches

Images

Image: K111



Ref.	Question	Policy Principles
K12	Is there any other issues that could affect the means of escape, for example plastic conduit/loose cables not secured by fire rated fastening?	
Answer		Finding/Observation
No		

L. Flat Entrance Doors

Ref.	Question	Policy Principles	
L1	Are the sample inspection flat entrance door or doors in good condition and appropriately fire rated?		
Answer		Finding/Observation	
No		The flat entrance doors were inspected externally and the door to flat 2 is damaged and requires replacing	
Action/Recommendation		Priority	Due Date
Flat entrance door(s) and frames as noted are replaced with certificated FD30S self-closing fire door(s) and frame sets. These must be fitted by an approved, third party certified installation contractor		High	05/Oct/2022

M. Common Area Fire Doors

Ref.	Question	Policy Principles	
M1	Are all common area fire door and frames in good condition and appropriately fire rated?		
Answer		Finding/Observation	
Yes		The common area fire separating door is provided with overhead self closing device and Georgian wired glass and was in good working condition	
Images			
<p>Image: M11</p> 			

N. Emergency Lighting

Ref.	Question	Policy Principles
N1	If emergency lighting is provided, is the coverage sufficient and in good repair? (Internal and external)	
Answer		Finding/Observation
Yes		The escape lights cover all escape routes and were identified by green Led lights
Images		
<p>Image: N11</p> 		

Ref.	Question	Policy Principles
N2	If EL not provided, is borrowed/artificial lighting sufficient for escape? (Internal and external)	
Answer		Finding/Observation
N/A		

O. Fire Safety Signs & Notices

Ref.	Question	Policy Principles
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)	
Answer		Finding/Observation
Yes		The fire action notice displayed in the common areas states "get out stay out policy" in line with simultaneous evacuation strategy
Images		
<p>Image: O11</p> 		

Ref.	Question	Policy Principles
O2	Wayfinding Signage (buildings over 11 metres in height). Are there clear markings for flat and floor recognition provided?	
Answer		Finding/Observation
N/A		

P. Means Of Giving Warning In Case Of Fire

Ref.	Question	Policy Principles
P1	Is a reasonable fire detection and fire alarm system provided in the common areas, where necessary?	
Answer		Finding/Observation
Yes		The fire detection and warning system in the common areas is considered suitable for the type and use of the property, which consists of smoke detectors in all escape routes, sounders, manual call points and extends inside each apartment with a heat detector terminating at a fire indication panel at the main entrance

Images

Image: P12



Image: P13



Image: P11



Ref.	Question	Policy Principles
P2	If installed, is the common area AFD adequate for the occupancy and fire risk?	
Answer		Finding/Observation
Unknown		See P1

Ref.	Question	Policy Principles
P3	If not installed, are the premises deemed safe without a common area AFD system?	
Answer		Finding/Observation
N/A		

Ref.	Question	Policy Principles
P4	If there is a communal fire detection and fire alarm system, does it extend into the dwellings?	
Answer		Finding/Observation
Yes		

Ref.	Question	Policy Principles
P5	Where appropriate, has a fire alarm zone plan been provided?	
Answer		Finding/Observation
Yes		
Images		
<p>Image: P51</p> 		

Ref.	Question	Policy Principles
P6	Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?	
Answer		Finding/Observation
Unknown		Display information next to the fire panel with instructions and contacts for out of hours

Ref.	Question	Policy Principles
P7	If applicable, is a separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?	
Answer		Finding/Observation
Unknown		Flat 1 was observed from the doorway to reveal it is provided with smoke detector in the hallway and detector in the kitchen
Action/Recommendation		Priority
BS 5839-6:2019 states that "heat detectors should be installed in every kitchen. A smoke detector should be installed in the principal habitable room. Where more than one room might be used as the principal habitable room, a smoke detector should be installed in each of these rooms". It is recommended that each flat is checked to confirm that BS5839-6:2019 Grade D, LD2 detection is fitted.		High
		Due Date
		05/Oct/2022

Ref.	Question	Policy Principles
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?	
Answer		Finding/Observation
N/A		

Q. Measures To Limit Fire Spread And Development

Ref.	Question	Policy Principles
Q1	Is there adequate levels of compartmentation between floors and between flats and the common escape routes?	
Answer		Finding/Observation
Unknown		No information is available on site

Ref.	Question	Policy Principles
Q2	Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings)	
Answer		Finding/Observation
N/A		

Ref.	Question	Policy Principles
Q3	Is there adequately fire protected service risers and/or ducts in common areas, that will restrict the spread of fire and smoke?	
Answer		Finding/Observation
N/A		

Ref.	Question	Policy Principles	
Q4	Is compartmentation maintained in the roof space?		
Answer		Finding/Observation	
Unknown		No evidence was available for inspection on site	
Action/Recommendation		Priority	Due Date
Management to confirm that appropriate separation is maintained in the roof spaces		High	05/Oct/2022

Ref.	Question	Policy Principles
Q5	Are electrics, including embedded meters, enclosed in fire rated construction?	
Answer		Finding/Observation
N/A		

Ref.	Question	Policy Principles	
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?		
Answer		Finding/Observation	
Unknown		No evidence is kept for inspection on site	
Action/Recommendation		Priority	Due Date
Management to confirm that where and if required fire dampers are provided as required		High	05/Oct/2022

Ref.	Question	Policy Principles
Q7	Is there reasonable limitation of linings to escape routes that might promote fire spread?	
Answer		Finding/Observation
Yes		The walls and surface finishing's appeared to comply with class "0" materials

Ref.	Question	Policy Principles
Q8	Are soft furnishings in common areas appropriate to limit fire spread/growth?	
Answer		Finding/Observation
N/A		

Ref.	Question	Policy Principles
Q9	Does the premises have any external balconies, cladding or materials which may promote external fire spread?	
Answer		Finding/Observation
No		

Ref.	Question	Policy Principles
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?	
Answer		Finding/Observation
N/A		

Ref.	Question	Policy Principles
Q11	Does the External wall note include any mitigating circumstances that may have been taken to reduce the risk?	
Answer		Finding/Observation
N/A		

Ref.	Question	Policy Principles
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.	
Answer		Finding/Observation
N/A		

Ref.	Question	Policy Principles
Q13	Are all other fire spread/compartmentation issues satisfactory?	
Answer		Finding/Observation
Yes		

R. Fire Extinguishing Appliances

Ref.	Question	Policy Principles
R1	if required, is there reasonable provision of accessible portable fire extinguishers?	
Answer		Finding/Observation
N/A		No fire fighting equipment is required in the common areas as no one is trained to use it

S. Relevant Automatic Fire Extinguishing Systems

Ref.	Question	Policy Principles
S1	Are there any automatic fire suppressant systems on site?	
Answer		Finding/Observation
No		

Ref.	Question	Policy Principles
S2	Are there any fixed fire fighting mains within the premises?	
Answer		Finding/Observation
No		

Ref.	Question	Policy Principles
S3	If any other relevant systems / equipment is installed, state type of system and comment as necessary	
Answer		Finding/Observation
No		

T. Procedures And Arrangements

Ref.	Question	Policy Principles
T1	Recommended evacuation strategy for this building is	
Answer		Finding/Observation
Simultaneous Evacuation		Persons in the escape routes/common areas that hear an alarm should fully evacuate to outside and call 999, and persons inside their apartments should evacuate if the common area fire alarm actuates or if they discover a fire in their flat
Ref.	Question	Policy Principles
T2	Has a competent person(s) been appointed to assist in undertaking the preventative and protective measures including in house checks?	
Answer		Finding/Observation
Yes		The visiting officer was aware of all fire safety provisions and requirements for the site, and carries out regular inspections
Ref.	Question	Policy Principles
T3	Are there appropriate documented fire safety arrangements and procedures in place in the event of fire?	
Answer		Finding/Observation
Yes		Information is displayed on the fire action notices
Ref.	Question	Policy Principles
T4	Are there suitable arrangements for liaison and calling the Fire Service?	
Answer		Finding/Observation
Yes		Staff, contractors, residents or visitors will call 999
Ref.	Question	Policy Principles
T5	Are there suitable fire assembly points away from any risk?	
Answer		Finding/Observation
Yes		The fire assembly point is outside in the street
Ref.	Question	Policy Principles
T6	Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?	
Answer		Finding/Observation
Unknown		It was not established if any disabled persons live in or visit the premises

Ref.	Question	Policy Principles
T7	Are staff nominated and trained on the use of fire extinguishing appliances?	
Answer		Finding/Observation
No		No Staff present

Ref.	Question	Policy Principles
T8	Are staff nominated and trained to assist in evacuation (Where applicable e.g. Offices, supported schemes)?	
Answer		Finding/Observation
N/A		No Staff present

U. Training

Ref.	Question	Policy Principles
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)	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.
Answer		Finding/Observation
Unknown		See Principal answer

Ref.	Question	Policy Principles
U2	Are employees nominated to assist in the event of fire given additional training?	
Answer		Finding/Observation
N/A		

V. Testing And Maintenance

Ref.	Question	Policy Principles
V1	Are all fire safety provisions for the building (AFD, Emergency Lighting, sprinklers etc.) routinely tested and maintained?	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
Answer		Finding/Observation
Unknown		See Principal answer
Action/Recommendation		Priority
The fireman's switch must be tested and maintained in accordance with BS 7671 Automatic opening vents (AOV) are provided on site which must be tested and maintained in accordance with BS EN12101-2		Medium
		Due Date
		04/Dec/2022
Images		
<p>Image: V11</p> 		

W. Records

Ref.	Question	Policy Principles
W1	Is all routine testing and staff training including fire drills suitably recorded and available for inspection?	
Answer		Finding/Observation
Unknown		Although some records are available to view on a laptop it is not clear if all equipment is suitably maintained as required

X. Premises Information Box

Ref.	Question	Policy Principles
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?	Log book is kept on SharePoint with proposed specific QR code access.
Answer		Finding/Observation
N/A		Not required.

Y. Engagement With Residents

Ref.	Question	Policy Principles	
Y1	Has all Fire Safety information & procedures been disseminated to the residents?		
Answer		Finding/Observation	
Unknown		Ensure residents are kept informed of all relevant fire safety matters by using different formats	
Action/Recommendation		Priority	Due Date
Consider using letters, social media and web sites as well as posters to keep residents updated		Low	04/Mar/2023

Z. Any Other Information

Ref.	Question	Policy Principles	
Z1	Are all issues deemed satisfactory? [1]		
Answer		Finding/Observation	
Yes			
Ref.	Question	Policy Principles	
Z2	Are all issues deemed satisfactory?		
Answer		Finding/Observation	
Yes			

ZAAR. Assessment Risk Ratings

Ref.	Question	Policy Principles
ZAAR1	<p>Likelihood of Fire</p> <p>Low: Unusually low likelihood of fire as a result of negligible potential sources of ignition.</p> <p>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).</p> <p>High: Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire</p>	
Answer		Finding/Observation
Medium		

Ref.	Question	Policy Principles
ZAAR2	<p>Potential Consequences of Fire</p> <p>Slight harm: Outbreak of fire unlikely to result in serious injury or death of any occupant.</p> <p>Moderate harmful: Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.</p> <p>Extreme harm: Significant potential for serious injury or death of one or more occupants likely to involve multiple fatalities</p>	
Answer		Finding/Observation
Moderate Harm		

Ref.	Question	Policy Principles
ZAAR3	<p>Premises Risk Rating</p> <p>Trivial: No action is required and no detailed records need be kept</p> <p>Tolerable: No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.</p> <p>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.</p> <p>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.</p> <p>Intolerable: Building (or relevant area) should not be occupied until the risk is reduced</p>	
Answer		Finding/Observation
Moderate		

Ref.	Question	Policy Principles
ZAAR4	On satisfactory completion of all remedial works the risk rating of this building may be reduced to:	
Answer	Finding/Observation	
Moderate		

Risk Assessment - Type 3



flat 1

1. Inspection Details

11	Has a Type 3 dwelling survey been performed?	Yes
12	Which flat number was accessed?	Yes
13	Is there appropriate detection in place?	Unknown

2. What Detection Is In Place?

21	Mains Smoke Detector in Hall	Yes
22	Main Smoke Detector in Lounge	Unknown
23	Mains Heat Detector in Kitchen	Yes
24	Main Detection in Bedroom(s)	Unknown
25	Battery Smoke in hall	No
26	Link Heat detector in hall	Yes
27	Other	Unknown

3. General

31	If on the ground or 1st floors, is there secondary means of escape from each habitable room? Door or window of at least 0.33m ² with no single dimension smaller than 450mm.	Unknown
32	Does the layout of the flat meet the relevant Building Regulations (Travel distance, protected entrance hall, alternative escape etc.?)	Unknown
33	Are there any extraction fans that are not vented directly to an external wall?	Unknown
34	Are there any missing internal doors?	No
35	Is the fixed electrical test in date?	Unknown
36	Are there any signs of hoarding?	No
37	Is the cooker in a safe position?	Unknown
38	Assessor's Miscellaneous Comments or observations - please consider compartmentation within the flat or any tenant alterations?	No access was provided inside the flat and the information was passed over by the resident

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 hazard from fire (likelihood of fire) at these premises is:	Medium
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In this context, a definition of the above terms is as follows:

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

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

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

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

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

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



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 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 & Address of Certified Organisation:
	Pennington Choices, Broofield House, Grimsditch Lane, WA4 4EA
Part 1b	BAFE registration number of issuing Certified Organization:
	102119
Part 1c	SSAIB 3rd Party Certificate Number:
	CHES077
Part 2	Name of Client:
	CEO Futures
Part 3a	Address of premises for which the fire risk assessment was carried out:
	Booth Street Ripley Ripley DE5 3DP
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:
	22/08/2022
Part 6	Recommended date for reassessment of the premises:
	22/08/2023
Part 7	Unique reference number of this certificate:
	109698

Signed for and on behalf of the issuing Certificated Organization:

James Hutton

Dated: 9/5/2022

Appendix 1. Action Details

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
F1	LIGHTNING	No Timescale	No lightning protection was identified on site	Recommend management undertake a risk assessment of the building to determine if lightning protection is required			
L1	FLAT ENTRANCE DOORS	High	The flat entrance doors were inspected externally and the door to flat 2 is damaged and requires replacing	Flat entrance door(s) and frames as noted are replaced with certificated FD30S self-closing fire door(s) and frame sets. These must be fitted by an approved, third party certified installation contractor		05/10/2022	
P7	MEANS OF GIVING WARNING IN CASE OF FIRE	High	Flat 1 was observed from the doorway to reveal it is provided with smoke detector in the hallway and detector in the kitchen	BS 5839-6:2019 states that "heat detectors should be installed in every kitchen. A smoke detector should be installed in the principal habitable room. Where more than one room might be used as the principal habitable room, a smoke detector should be installed in each of these rooms". It is recommended that each flat is checked to confirm that BS5839-6:2019 Grade D, LD2 detection is fitted.		05/10/2022	
Q1	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	No Timescale	No information is available on site	it is recommended if not already carried out that the property is subjected to a full compartmentation report by a qualified surveyor			
Q4	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	High	No evidence was available for inspection on site	Management to confirm that appropriate separation is maintained in the roof spaces		05/10/2022	
Q6	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	High	No evidence is kept for inspection on site	Management to confirm that where and if required fire dampers are provided as required		05/10/2022	
T6	PROCEDURES AND ARRANGEMENTS	No Timescale	It was not established if any disabled persons live in or visit the premises	Although the premises are for general needs residents, Consider provision of a voluntary PEEPS system for residents			
V1	TESTING AND MAINTENANCE	Medium	See Principal answer	The fireman's switch must be tested and maintained in accordance with BS 7671 Automatic opening vents (AOV) are provided on site which must be tested and maintained in accordance with BS EN12101-2		04/12/2022	V11
W1	RECORDS	No Timescale	Although some records are available to view on a laptop it is not clear if all equipment is suitably maintained as required	Consider provision of a secure PI box next to the fire panel for the safe keeping of relevant records and safety equipment			

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
Y1	ENGAGEMENT WITH RESIDENTS	Low	Ensure residents are kept informed of all relevant fire safety matters by using different formats	Consider using letters, social media and web sites as well as posters to keep residents updated		04/03/2023	