

FIRE RISK ASSESSMENT

PROPERTY ASSESSED:
New Croft (53), Weedon Bec
Weedon Bec
Weedon Bec

NN7 4RJ



UPRN: 5910001

Inspection Date: 01/08/2022

Validation Date: 15/08/2022

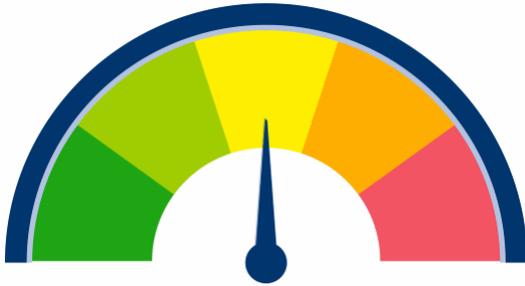
Valid to: 15/08/2023

FRA completed by: Pennington Choices

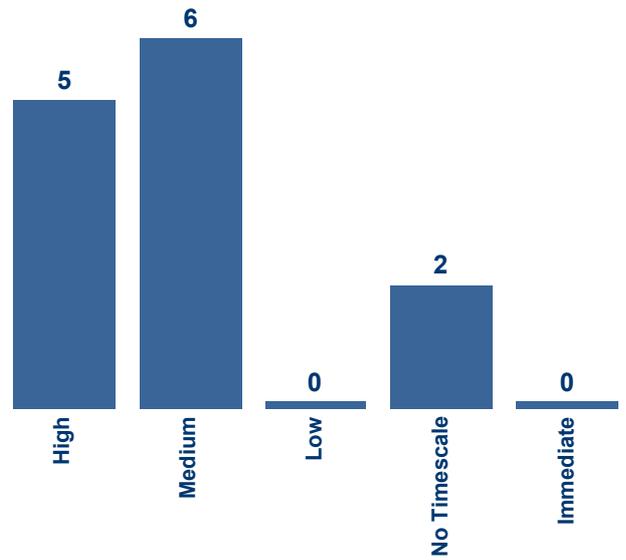
FRA Completed For: Futures



FRA Risk Rating: Moderate



FRA Action Count by Priority



FRA Action by Type

Recommendations: 2

Actions: 11

Premises Risk Rating: Moderate

Reassessment Priority: High - 1 Year

Recommended evacuation strategy for this building is: Stay Put

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

FRA - Summary

Responsible Person	Futures CEO
Property Designation	General needs
Management Extent	Partially Managed Building - Manager or Senior Staff not onsite regularly
No of Floors	2
No of Flats (if applicable)	4
Ground floor Area (m2)	120
Total Area of all floors (m2)	240

FRA Completed By:	Gary Broadhurst
FRA Type:	Type 1
QA Validation Date:	15/08/2022
QA Carried Out By:	Paul Doodson
Validator's Signature:	

High

5

Ref.	Category	Priority	Complete By
G2	House-Keeping	High	14/Sep/2022
Finding/Observation		Action/Recommendation	
The stairs were clear of items although items including loose mats were placed on the first floor landing.		Residents must be reminded that all common areas must be kept clear and not used for storage as it presents a high risk for trips and falls.	
<p>Image: G21</p> 			

Ref.	Category	Priority	Complete By
K2	Means Of Escape	High	14/Sep/2022
Finding/Observation		Action/Recommendation	
The ceiling is clad with wooden boarding that does not meet the requirements of class "0" materials (none flammable).		The escape route should be further surveyed by a qualified surveyor with a view to remove and replace the wooden cladding.	
<p>Image: K21</p> 			

Ref.	Category	Priority	Complete By
K12	Means Of Escape	High	14/Sep/2022
Finding/Observation		Action/Recommendation	
The door leading into the boiler room overlooks the escape route and is provided with a vent at the base. See picture G2.		The door vent would allow smoke to pass into the escape route therefore the door should be replaced with a door compliant with FD30S.	
Empty space for additional findings or actions			

Findings & Actions Summary

Ref.	Category	Priority	Complete By
L1	Flat Entrance Doors	High	14/Sep/2022
Finding/Observation		Action/Recommendation	
The flat entrance doors were of the same types and appeared in good solid condition, although no access was provided into any flats.		3rd party accredited certification should be in place to ensure the doors are fully compliant with FD30S and have been installed by a qualified contractor.	
<p>Image: L11</p> 			

Ref.	Category	Priority	Complete By
P7	Means Of Giving Warning In Case Of Fire	High	14/Sep/2022
Finding/Observation		Action/Recommendation	
No flats were accessed to identify if they are provided with heat and smoke detectors.		A category LD3 system should be considered the minimum in all circumstances". However, 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. If found not to be any installation work should be carried out by a third party accredited fire alarm company.	

Medium

6

Ref.	Category	Priority	Complete By
G1	House-Keeping	Medium	13/Nov/2022
Finding/Observation		Action/Recommendation	
Flammable items were being stored in the gas boiler room.		The items must be removed and a notice should be displayed explaining the room must be kept clear and not used for storage.	
<p>Image: G11</p> 			

Ref.	Category	Priority	Complete By
H1	Hazards Introduced By Contractors	Medium	13/Nov/2022
Finding/Observation		Action/Recommendation	
No policy available to determine if satisfactory control over works are carried out in the building for in-house contractors and outside contractors (e.g. hot work permits).		Signage should be provided at the main entrance indicating safe practices to be carried out by all visiting contractors. A documented procedure is recommended for ensuring all contractors are controlled on site and only operate within approved industry standards. This should include a permit to work and a hot work permit procedure where appropriate. All contractors should be advised of the emergency procedures and hazardous areas.	
Empty space for additional findings or actions			

Findings & Actions Summary

Ref.	Category	Priority	Complete By
Q4	Measures To Limit Fire Spread And Development	Medium	13/Nov/2022
Finding/Observation		Action/Recommendation	
No access to the roof space is provided in the common areas.		Management to confirm that appropriate separation is maintained in the roof spaces.	

Ref.	Category	Priority	Complete By
Q5	Measures To Limit Fire Spread And Development	Medium	13/Nov/2022
Finding/Observation		Action/Recommendation	
The electric meters were closed and in good condition but should be inspected to ensure they are suitably enclosed. See picture L1.		The meter boxes should be inspected to ensure they provide the required smoke separation from the escape route.	

Ref.	Category	Priority	Complete By
Q6	Measures To Limit Fire Spread And Development	Medium	13/Nov/2022
Finding/Observation		Action/Recommendation	
No evidence is kept for inspection on site.		Management should confirm that where and if required fire dampers are provided as required.	

Findings & Actions Summary

Ref.	Category	Priority	Complete By
V1	Testing And Maintenance	Medium	13/Nov/2022
Finding/Observation		Action/Recommendation	
No information is kept on site.		The emergency exit release buttons must be tested and recorded in accordance with BS 7273-4:2015. The fireman's switch must be tested and maintained in accordance with BS 7671.	
Image: V11 			

No Timescale

2

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

Ref.	Category	Priority	Complete By
T6	Procedures And Arrangements	No Timescale	
Finding/Observation		Action/Recommendation	
Unable to confirm at the time of the assessment.		Person Centered Fire Risk Assessments should be carried out on all tenants in general needs property, when required, and should be reviewed on an annual basis.	

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

General Information

UPRN	5910001
Address	New Croft (53), Weedon Bec Weedon Bec Weedon Bec
Postcode	NN7 4RJ
Fire Risk Assessor	Gary Broadhurst
Date of Inspection	01/08/2022
Checked by	Paul Doodson
Reassessment Date	01/08/2023

General Information

Property Designation	General needs
Property Type	Purpose built flat
No of Floors	2
No of Flats (if applicable)	4
Ground floor area (m2)	120
Total area of all floors	240
Building Description	<p>53 New Croft. The purpose-built 2 storey block of flats is mid terraced and stands back from the road with parking areas at the front.</p> <p>The building has 2 floors, is traditionally constructed of brick with 2 flats on each floor level, and the flats on the ground floor have secondary escape routes from their apartments into the rear garden.</p> <p>The front wall is provided with a fireman's switch to override the entrance door which is provided with overhead self-closing device, push to release button and secure electronic fob access.</p> <p>The windows are modern UVPC double glazed units.</p> <p>Waste bins are stored outside at the rear of the property.</p> <p>The open plan single stairs and landings provide access to the upper floor apartments and access to the ground floor flats is from the hallway. The stairs were clear and in good condition however the first-floor landing had several loose mats that could cause trip hazards and must be removed</p> <p>The property is not provided with a common area fire alarm system although it is provided with escape lighting.</p> <p>There is no provision of firefighting equipment although signage was considered adequate and included, general fire action notice, no smoking, Fire door keep</p>

shut and exit/running man signs.

The escape routes other than the first-floor landing were all clear including the stairs, and a manual Velux style window is provided at the head of the stairs as well as opening windows.

Based on visual inspection, the flat entrance doors were the same style and appeared solid, but no access was provided into any apartments

It is recommended that all flat entrance doors are further inspected to ensure they are compliant.

Overall, the property appeared well kept, and clean and tidy, and all service cupboards were locked shut as well as the boiler room.

Each flat has a gas boiler which is located on the first floor in a dedicated boiler room however the door requires further inspection as there was a vent at the base of the door meaning it would not prevent the spread of smoke into the escape route.

It was noted that the ceiling in the open plan escape route was covered in wooden boards which would assist a fire to spread through the building rapidly.

Building Construction	Management to confirm year of construction. The building appears to be constructed of traditional brick/blockwork with a tiled pitched roof. External and internal walls appear to be a brick finish. The floors and staircase are concrete. Cladding is not fitted to the exterior of the building, however it is fitted to the internal means of escape ceiling.
Extent of common areas	Means of escape.
Areas of the building to which access was not available	Roof space.
If applicable state which flats were sample inspected	None

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
Unknown.		
Ref.	Question	Policy Principles
12	Person managing fire safety in premises	
Answer		Finding/Observation
Shared responsibilities between Future and residents.		
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
8		
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
4		

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
This is a "general needs" block of flats that will have sleeping occupants. It is conceivable that there may be young persons, the elderly and children within the flats as part of families who reside there. There may also be occupants with varying degrees of physical/mental impairment. In addition, lone workers may be present within common parts of the premises.		

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
Northamptonshire 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
Northampton Council		

Ref.	Question	Policy Principles
25	Guidance used as applicable to premises and occupation	
Answer		Finding/Observation
Home Office (September 2021) Fire Safety in Purpose Built Blocks		

Ref.	Question	Policy Principles
26	Is there an alteration or enforcement notice in force?	
Answer		Finding/Observation
No		None was made evident to the assessor at the time of inspection.

Ref.	Question	Policy Principles
27	Fire loss experience (since last FRA)	
Answer		Finding/Observation
No		No evidence of any fire loss at the time of the assessment.

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.

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.

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
Yes		No smoking signage is displayed inside the property and there were no signs of smoking inside the property at the time of the assessment.
Images		
<p>Image: B11</p> 		

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 is in place at both doors with push button to release inside.

Images

Image: C11



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		Waste and recycling are stored outside at the rear of the property.

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 although a boiler room is provided on the first floor which holds four domestic gas boilers (one for each flat).

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 system was identified during the assessment.

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		
No		Flammable items were being stored in the gas boiler room.		
Action/Recommendation		Priority	Due Date	
The items must be removed and a notice should be displayed explaining the room must be kept clear and not used for storage.		Medium	13/Nov/2022	
Images				
<p>Image: G11</p> 				

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		The stairs were clear of items although items including loose mats were placed on the first floor landing.		
Action/Recommendation		Priority	Due Date	
Residents must be reminded that all common areas must be kept clear and not used for storage as it presents a high risk for trips and falls.		High	14/Sep/2022	
Images				
<p>Image: G21</p> 				

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		No policy available to determine if satisfactory control over works are carried out in the building for in-house contractors and outside contractors (e.g. hot work permits).
Action/Recommendation		Priority
Signage should be provided at the main entrance indicating safe practices to be carried out by all visiting contractors. A documented procedure is recommended for ensuring all contractors are controlled on site and only operate within approved industry standards. This should include a permit to work and a hot work permit procedure where appropriate. All contractors should be advised of the emergency procedures and hazardous areas.		Medium
		Due Date
		13/Nov/2022

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		See principle.

J. Other Significant Hazards

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

K. Means Of Escape

Ref.	Question	Policy Principles
K1	Is the escape route design deemed satisfactory? (Consider current design codes)	
Answer		Finding/Observation
Yes		A single stair is provided with one exit door at the base of the stairs and one at the rear of the lobby.

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
No		The ceiling is clad with wooden boarding that does not meet the requirements of class "0" materials (none flammable).
Action/Recommendation		Priority
The escape route should be further surveyed by a qualified surveyor with a view to remove and replace the wooden cladding.		High
		Due Date
		14/Sep/2022

Images
<p>Image: K21</p> 

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		The main entrance door and rear final exit doors are provided with push to release buttons.
Images		
Image: K41		
		

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 from the upper floor to the 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
N/A		

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

Ref.	Question	Policy Principles
K10	Do escape routes lead to a place of safety?	
Answer		Finding/Observation
Yes		All escape routes lead to the stairs, landings and the 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 and landings are provided with opening windows and manually opening Velux window at the head of the stairs.

Images
<p>Image: K111</p> 

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	
Yes		The door leading into the boiler room overlooks the escape route and is provided with a vent at the base. See picture G2.	
Action/Recommendation		Priority	Due Date
The door vent would allow smoke to pass into the escape route therefore the door should be replaced with a door compliant with FD30S.		High	14/Sep/2022

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	
Unknown		The flat entrance doors were of the same types and appeared in good solid condition, although no access was provided into any flats.	
Action/Recommendation		Priority	Due Date
3rd party accredited certification should be in place to ensure the doors are fully compliant with FD30S and have been installed by a qualified contractor.		High	14/Sep/2022
Images			
<p>Image: L11</p> 			

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	
No		See K12.	

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 which 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		Fire action notices, no smoking and running man exit signs are displayed in the common areas.
Images		
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Image: O11</p>  </div> <div style="text-align: center;"> <p>Image: O12</p>  </div> </div>		

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
N/A		

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

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
No		

Ref.	Question	Policy Principles
P5	Where appropriate, has a fire alarm zone plan been provided?	
Answer		Finding/Observation
N/A		

Ref.	Question	Policy Principles
P6	Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?	
Answer		Finding/Observation
N/A		

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		No flats were accessed to identify if they are provided with heat and smoke detectors.	
Action/Recommendation		Priority	Due Date
A category LD3 system should be considered the minimum in all circumstances". However, 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. If found not to be any installation work should be carried out by a third party accredited fire alarm company.		High	14/Sep/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
Yes		

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 access to the roof space is provided in the common areas.	
Action/Recommendation		Priority	Due Date
Management to confirm that appropriate separation is maintained in the roof spaces.		Medium	13/Nov/2022

Ref.	Question	Policy Principles	
Q5	Are electrics, including embedded meters, enclosed in fire rated construction?		
Answer		Finding/Observation	
Unknown		The electric meters were closed and in good condition but should be inspected to ensure they are suitably enclosed. See picture L1.	
Action/Recommendation		Priority	Due Date
The meter boxes should be inspected to ensure they provide the required smoke separation from the escape route.		Medium	13/Nov/2022

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 should confirm that where and if required fire dampers are provided as required.		Medium	13/Nov/2022

Ref.	Question	Policy Principles	
Q7	Is there reasonable limitation of linings to escape routes that might promote fire spread?		
Answer		Finding/Observation	
No		The surface finishings do not comply with class "0" materials. See K2.	

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		Not applicable for this premises.

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
N/A		

T. Procedures And Arrangements

Ref.	Question	Policy Principles
T1	Recommended evacuation strategy for this building is	
Answer		Finding/Observation
Stay Put		Initial stay put is dependant on whether the building can support it, however the issues with the gas boiler room door as identified in K12 compromises the escape route and requires urgent attention.
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		The information is provided on a fire action notice. See 01.
Ref.	Question	Policy Principles
T4	Are there suitable arrangements for liasion and calling the Fire Service?	
Answer		Finding/Observation
Yes		Staff, contractors, residents or visitors when the building is occupied 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 clear of the building.
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		Unable to confirm at the time of the assessment.

Ref.	Question	Policy Principles
T7	Are staff nominated and trained on the use of fire extinguishing appliances?	
Answer		Finding/Observation
N/A		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		As per T7.

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
N/A		As per T7.

Ref.	Question	Policy Principles
U2	Are employees nominated to assist in the event of fire given additional training?	
Answer		Finding/Observation
N/A		As per T7.

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		No information is kept on site.
Action/Recommendation		Priority
The emergency exit release buttons must be tested and recorded in accordance with BS 7273-4:2015. The fireman's switch must be tested and maintained in accordance with BS 7671.		Medium
		Due Date
		13/Nov/2022
Images		
Image: V11		
		

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
N/A		As per T7.

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		None present and 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
Yes		As per O1. A fire action notice is displayed

Z. Any Other Information

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

Ref.	Question	Policy Principles
Z2	Are all issues deemed satisfactory?	
Answer		Finding/Observation
N/A		

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	
Tolerable		

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:
	Futures CEO
Part 3a	Address of premises for which the fire risk assessment was carried out:
	New Croft (53), Weedon Bec Weedon Bec Weedon Bec NN7 4RJ
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:
	01/08/2022
Part 6	Recommended date for reassessment of the premises:
	01/08/2023
Part 7	Unique reference number of this certificate:
	109264

Signed for and on behalf of the issuing Certificated Organization:

James Hutton

Dated: 8/15/2022

Appendix 1. Action Details

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
F1	LIGHTNING	No Timescale	No lightning protection system was identified during the assessment.	Recommend management undertake a risk assessment of the building to determine if lightning protection is required			
G1	HOUSE-KEEPING	Medium	Flammable items were being stored in the gas boiler room.	The items must be removed and a notice should be displayed explaining the room must be kept clear and not used for storage.		13/11/2022	G11
G2	HOUSE-KEEPING	High	The stairs were clear of items although items including loose mats were placed on the first floor landing.	Residents must be reminded that all common areas must be kept clear and not used for storage as it presents a high risk for trips and falls.		14/09/2022	G21
H1	HAZARDS INTRODUCED BY CONTRACTORS	Medium	No policy available to determine if satisfactory control over works are carried out in the building for in-house contractors and outside contractors (e.g. hot work permits).	Signage should be provided at the main entrance indicating safe practices to be carried out by all visiting contractors. A documented procedure is recommended for ensuring all contractors are controlled on site and only operate within approved industry standards. This should include a permit to work and a hot work permit procedure where appropriate. All contractors should be advised of the emergency procedures and hazardous areas.		13/11/2022	
K2	MEANS OF ESCAPE	High	The ceiling is clad with wooden boarding that does not meet the requirements of class "0" materials (none flammable).	The escape route should be further surveyed by a qualified surveyor with a view to remove and replace the wooden cladding.		14/09/2022	K21
K12	MEANS OF ESCAPE	High	The door leading into the boiler room overlooks the escape route and is provided with a vent at the base. See picture G2.	The door vent would allow smoke to pass into the escape route therefore the door should be replaced with a door compliant with FD30S.		14/09/2022	
L1	FLAT ENTRANCE DOORS	High	The flat entrance doors were of the same types and appeared in good solid condition, although no access was provided into any flats.	3rd party accredited certification should be in place to ensure the doors are fully compliant with FD30S and have been installed by a qualified contractor.		14/09/2022	L11

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
P7	MEANS OF GIVING WARNING IN CASE OF FIRE	High	No flats were accessed to identify if they are provided with heat and smoke detectors.	A category LD3 system should be considered the minimum in all circumstances". However, 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. If found not to be any installation work should be carried out by a third party accredited fire alarm company.		14/09/2022	
Q4	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Medium	No access to the roof space is provided in the common areas.	Management to confirm that appropriate separation is maintained in the roof spaces.		13/11/2022	
Q5	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Medium	The electric meters were closed and in good condition but should be inspected to ensure they are suitably enclosed. See picture L1.	The meter boxes should be inspected to ensure they provide the required smoke separation from the escape route.		13/11/2022	
Q6	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Medium	No evidence is kept for inspection on site.	Management should confirm that where and if required fire dampers are provided as required.		13/11/2022	
T6	PROCEDURES AND ARRANGEMENTS	No Timescale	Unable to confirm at the time of the assessment.	Person Centered Fire Risk Assessments should be carried out on all tenants in general needs property, when required, and should be reviewed on an annual basis.			
V1	TESTING AND MAINTENANCE	Medium	No information is kept on site.	The emergency exit release buttons must be tested and recorded in accordance with BS 7273-4:2015. The fireman's switch must be tested and maintained in accordance with BS 7671.		13/11/2022	V11