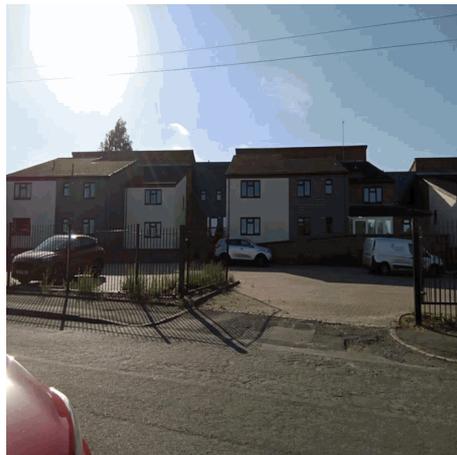


FIRE RISK ASSESSMENT

PROPERTY ASSESSED:

Mountbatten House
Daventry
Northamptonshire

NN11 4TF



UPRN: 2280000A

Inspection Date: 29/08/2022

Validation Date: 28/09/2022

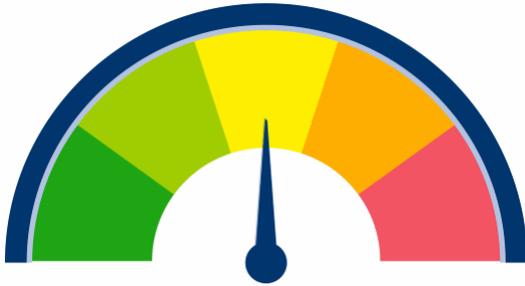
Valid to: 28/09/2023

FRA completed by: Pennington Choices

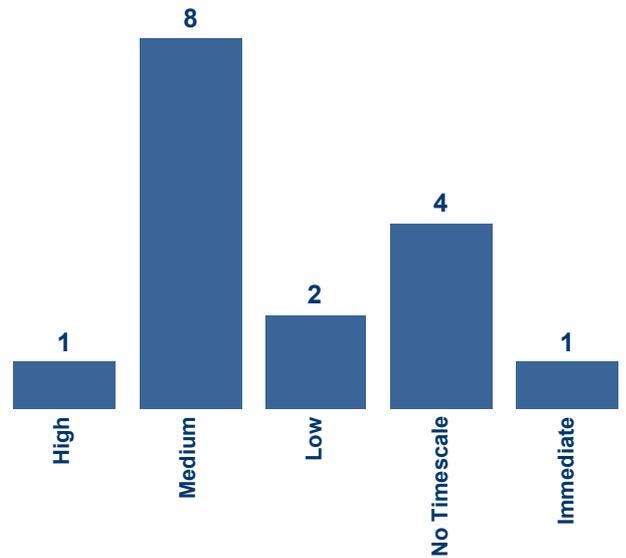
FRA Completed For: Futures



FRA Risk Rating: Moderate



FRA Action Count by Priority



FRA Action by Type

Recommendations: 4

Actions: 12

Premises Risk Rating: Moderate

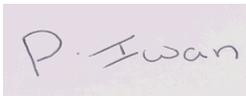
Reassessment Priority: High - 1 Year

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	Lindsey Williams: Group Chief Executive
Property Designation	General needs
Management Extent	Partially Managed Building - Manager or Senior Staff not onsite regularly
No of Floors	4
No of Flats (if applicable)	22
Ground floor Area (m2)	80
Total Area of all floors (m2)	380

FRA Completed By:	Gary Broadhurst
FRA Type:	Type 1
QA Validation Date:	28/09/2022
QA Carried Out By:	Piotr Iwan
Validator's Signature:	

High

2

Ref.	Category	Priority	Complete By
P1	Means Of Giving Warning In Case Of Fire	High	28/Oct/2022
Finding/Observation		Action/Recommendation	
<p>The property is fitted with a suitable fire alarm system in the common areas that appears compliant with BS 5839;1;2017. The system has heat and smoke detectors incorporating visual warning devices and sounders, manual call points terminating at a fire panel located in the touch down office and meeting room that is located off a corridor in the accommodation block. The fire alarm system extends to cover the touch down office and a small repeater panel; is also located next to a final exit door.</p>		<p>If the fire evacuation strategy is initial stay put then the common areas do not require a fire alarm system providing the building supports stay put. If the building has been refurbished to a standard that does not support stay put, then the fire detection system should extend inside the apartments with a grade A heat detector in the entrance hallways.</p>	
<p>Image: P11</p> 		<p>Image: P12</p> 	

Ref.	Category	Priority	Complete By
D2	Portable Heaters And Heating Installations	Medium	27/Dec/2022
Finding/Observation		Action/Recommendation	
Heating is provided in the common areas using electric wall radiators which displayed a sign do not cover.		The radiators should be provided with metal mesh protective covers with sloping tops as the heaters are in common areas and not under the control of staff.	

Ref.	Category	Priority	Complete By
H1	Hazards Introduced By Contractors	Medium	27/Dec/2022
Finding/Observation		Action/Recommendation	
Evidence was not available to confirm there is satisfactory control over works carried out in the building by contractors (e.g. hot work permits).		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.	

Findings & Actions Summary

Ref.	Category	Priority	Complete By
O1	Fire Safety Signs & Notices	Medium	27/Dec/2022
Finding/Observation		Action/Recommendation	
Signage requires improvements and should include, no smoking and fire action notices to ensure persons in the common areas fully evacuate the building if they hear an alarm or discover a fire.		Display suitable fire action notices in the escape routes and next to each manual call point.	
<p>Image: O11</p> 			

Ref.	Category	Priority	Complete By
P6	Means Of Giving Warning In Case Of Fire	Medium	27/Dec/2022
Finding/Observation		Action/Recommendation	
Suitable arrangements should be provided for silencing and resetting the fire alarm system especially as the building is not occupied.		Management to ensure that suitable arrangements are in place for a competent person to investigate and reset the alarm system. Display signs outside in the car park and next to the fire panel with information about contact details.	

Findings & Actions Summary

Ref.	Category	Priority	Complete By
P7	Means Of Giving Warning In Case Of Fire	Medium	27/Dec/2022
Finding/Observation		Action/Recommendation	
Flat 4 was accessed during the site visit and a grade D smoke detector is provided in the hallway linked to a grade D heat detector in the kitchen		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.	

Ref.	Category	Priority	Complete By
Q4	Measures To Limit Fire Spread And Development	Medium	27/Dec/2022
Finding/Observation		Action/Recommendation	
No access to the roof space is provided but the roof hatch was closed		Management to check compartmentation within the roof space over the common area	

Findings & Actions Summary

Ref.	Category	Priority	Complete By
Q9	Measures To Limit Fire Spread And Development	Medium	27/Dec/2022
Finding/Observation		Action/Recommendation	
See main picture. The rear of the property is provided with some type of cladding boards however it does not appear to affect persons escaping from the building which is currently unoccupied.		It is recommended that a report is provided from a qualified surveyor with details of the materials used for cladding and to evidence it will not affect escape from the building.	

Ref.	Category	Priority	Complete By
V1	Testing And Maintenance	Medium	27/Dec/2022
Finding/Observation		Action/Recommendation	
All fire safety provisions require testing in accordance with the relevant guides or standards		The green emergency exit release buttons must be tested and recorded in accordance with BS7273-4:2015 The fireman's switches must be tested and maintained in accordance with BS 7671	

Immediate

1

Ref.	Category	Priority	Complete By
C1	Arson	Immediate	29/Sep/2022
Finding/Observation		Action/Recommendation	
The entrance doors were locked and are provided with electronic access devices however the doors were also locked internally meaning no one inside could escape.		The exit doors must be unlocked and available as staff may be working inside the building.	
Image: C11			
			

Low

2

Ref.	Category	Priority	Complete By
B1	Smoking Policies	Low	27/Mar/2023
Finding/Observation		Action/Recommendation	
No signs of smoking were seen inside the property at the time of the assessment.		"No smoking" signs should be displayed at each main entrance.	

Ref.	Category	Priority	Complete By
P5	Means Of Giving Warning In Case Of Fire	Low	27/Mar/2023
Finding/Observation		Action/Recommendation	
No zone plant noted.		BS5839-1:2017 states that it is essential that all buildings with a fire alarm system have an up to date, accurate zone plan next to it. It should be clear and in the correct orientation of the building, with a 'You are here' sign indicating your exact location.	

No Timescale

4

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

Ref.	Category	Priority	Complete By
Q6	Measures To Limit Fire Spread And Development	No Timescale	
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.	

Ref.	Category	Priority	Complete By
T6	Procedures And Arrangements	No Timescale	
Finding/Observation		Action/Recommendation	
Unable to confirm at the time of the assessment although the building is not occupied		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.	

Findings & Actions Summary

Ref.	Category	Priority	Complete By
Y1	Engagement With Residents	No Timescale	
Finding/Observation		Action/Recommendation	
When occupied the resident must be informed of all matters relative to fire safety in the building		Ensure residents are informed of all relevant fire safety matters using different formats including letters, posters, social media etc	

Reassessment Priority	High - 1 Year
Responsible Person	Lindsey Williams: Group Chief Executive
BAFE Cert	CHES077

General Information

UPRN	2280000A
Address	Mountbatten House Daventry Northamptonshire
Postcode	NN11 4TF
Fire Risk Assessor	Gary Broadhurst
Date of Inspection	29/08/2022
Checked by	Piotr Iwan
Reassessment Date	29/08/2023

General Information

Property Designation	General needs
Property Type	Purpose built block of flats
No of Floors	4
No of Flats (if applicable)	22
Ground floor area (m2)	80
Total area of all floors	380
Building Description	<p>Mountbatten House accommodation block. The purpose built 4 storey block of flats was constructed in the late 1970's, is detached and stands back from the road with large parking areas at the rear of the property in a private car park. A long ramp is provided at the rear of the property as the building is constructed on a hill.</p> <p>The building has 4 floors and 22 apartments which is traditionally constructed of brick with a pitched and tiled roof.</p> <p>The property has 4 exit doors, including one door that leads into the touchdown office and then into the accommodation block however this is only used by staff. One entrance is provided from the car park and 2 entrances at the front of the building.</p> <p>Each entrance door has an electronic security access system and fireman's override switch.</p> <p>Internally the exit doors are provided with push to release buttons although as the accommodation block is not in use following a major improvements scheme, advice was given on site to ensure the doors are useable and not locked so staff can still escape safely.</p> <p>All flats are provided with new FDS30S certificated fire doors which were all in</p>

good condition, and letters are collected on the ground floor in collective pigeonholes

The common areas are heated by wall mounted electric heaters that display a sign Do Not Cover. It is strongly recommended that each wall heater is protected by a metal grill with sloping top to prevent persons placing items on top

The windows at the head of stairs can be opened manually to provide fresh air and ventilation

Waste bins are stored outside the property in a dedicated area

The escape routes including the stairs were clear of obstruction and in good condition

The property is provided with a common area fire alarm system which appears compliant with BS 5839;1;2017 and covers the escape routes with smoke detectors and manual call points which terminate at a fire indication panel located in the touchdown office, and a repeater panel at a main entrance door

There is no provision of firefighting equipment in the accommodation side, and signage included, running man signs however a fire action notice should be displayed next to each call point

The meter room ceiling on the ground floor appeared in good solid condition and appears suitably fire stopped

Access was provided into one of the void flats to confirm the level of fire detection inside includes a heat detector in the kitchen linked to a smoke detector in the hallway

Overall, the property appeared well kept, and clean and tidy

Building Construction	Traditional brick with pitched and tiled roof
Extent of common areas	Means of escape.
Areas of the building to which access was not available	Roof space voids
If applicable state which flats were sample inspected	Flat 4

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 when occupied.		
Ref.	Question	Policy Principles
13	Person consulted during the fire risk assessment	
Answer		Finding/Observation
Simon Ede		
Ref.	Question	Policy Principles
14	Number of occupants (maximum estimated)	
Answer		Finding/Observation
Unoccupied		
Ref.	Question	Policy Principles
15	Approximate maximum number of employees at any one time	
Answer		Finding/Observation
6 in the attached offices		
Ref.	Question	Policy Principles
16	Number of members of the public (maximum estimated)	
Answer		Finding/Observation
0		

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
When Occupied. 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		

Ref.	Question	Policy Principles
27	Fire loss experience (since last FRA)	
Answer		Finding/Observation
No		

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 policy 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 policy 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 signs of smoking were seen inside the property at the time of the assessment.
Action/Recommendation		Priority
"No smoking" signs should be displayed at each main entrance.		Low
		Due Date
		27/Mar/2023

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

C. Arson

Ref.	Question	Policy Principles
C1	Are premises secure against arson by outsiders? (Please state how)	
Answer		Finding/Observation
Yes		The entrance doors were locked and are provided with electronic access devices however the doors were also locked internally meaning no one inside could escape.
Action/Recommendation		Priority
The exit doors must be unlocked and available as staff may be working inside the building.		Immediate
		Due Date
		29/Sep/2022

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 will be stored outside in the car park when the property is in use.

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		Heating is provided in the common areas using electric wall radiators which displayed a sign do not cover.	
Action/Recommendation		Priority	Due Date
The radiators should be provided with metal mesh protective covers with sloping tops as the heaters are in common areas and not under the control of staff.		Medium	27/Dec/2022

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		No cooking facilities within the communal areas.

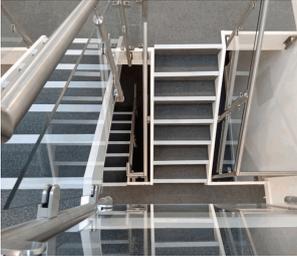
F. Lightning

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 seen 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
Yes		All common area escape routes including the stairs were clear of items

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		Evidence was not available to confirm there is satisfactory control over works carried out in the building by contractors (e.g. hot work permits).
Action/Recommendation		Priority
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
		27/Dec/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 policy principle.

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		All flat entrance doors are provided new as well as the common area doors which were solid and or provided with fire rated glazing and certificated as required.

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		The apartments are divided into sections and 3 exit doors are provided (one in each section as a minimum)

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 doors were locked shut, see C1.

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		It was noted that dead end situations are in place at each end of the building however the travel distances are short and the corridors, stairs and landings are provided with automatic detection.

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		The ground floor is lobbied either side of the accommodation rooms including the centre of the building which has two way travel and is separated each side.

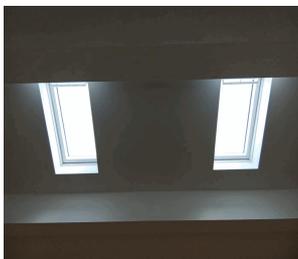
Ref.	Question	Policy Principles
K9	Are corridors sub-divided where appropriate?	
Answer		Finding/Observation
Yes		See K8

Ref.	Question	Policy Principles
K10	Do escape routes lead to a place of safety?	
Answer		Finding/Observation
Yes		All escape routes lead to stairs 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 are provided with MOV manual opening vents at the head in the form of Velux style windows.

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
Yes		The flat entrance doors are newly installed, one hour fire rated, and appeared in good solid condition and have certification in place.
Images		
<p style="text-align: center;">Image: L11</p> 		<p style="text-align: center;">Image: L12</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
Yes		The fire separating doors leading to the lobbies are one hour fire rated, in good condition, worked as they should and are certificated doors.
Images		
<p style="text-align: center;">Image: M11</p> 		<p style="text-align: center;">Image: M12</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 the escape routes and are identified by green led and some lights incorporate the running man.
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	
No		Signage requires improvements and should include, no smoking and fire action notices to ensure persons in the common areas fully evacuate the building if they hear an alarm or discover a fire.	
Action/Recommendation		Priority	Due Date
Display suitable fire action notices in the escape routes and next to each manual call point.		Medium	27/Dec/2022
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 property is fitted with a suitable fire alarm system in the common areas that appears compliant with BS 5839;1;2017 The system has heat and smoke detectors incorporating visual warning devices and sounders, manual call points terminating at a fire panel located in the touch down office and meeting room that is located off a corridor in the accommodation block. The fire alarm system extends to cover the touch down office and a small repeater panel; is also located next to a final exit door
Action/Recommendation		Priority
If the fire evacuation strategy is initial stay put then the common areas do not require a fire alarm system providing the building supports stay put. If the building has been refurbished to a standard that does not support stay put, then the fire detection system should extend inside the apartments with a grade A heat detector in the entrance hallways		High
		Due Date
		28/Oct/2022
Images		
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Image: P11</p>  </div> <div style="text-align: center;"> <p>Image: P12</p>  </div> </div>		

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
Unknown		See P1

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		

Detailed Risk Assessment

Ref.	Question	Policy Principles
P5	Where appropriate, has a fire alarm zone plan been provided?	
Answer		Finding/Observation
No		No zone plant noted.
Action/Recommendation		Priority
BS5839-1:2017 states that it is essential that all buildings with a fire alarm system have an up to date, accurate zone plan next to it. It should be clear and in the correct orientation of the building, with a 'You are here' sign indicating your exact location.		Low
		Due Date
		27/Mar/2023

Ref.	Question	Policy Principles
P6	Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?	
Answer		Finding/Observation
Unknown		Suitable arrangements should be provided for silencing and resetting the fire alarm system especially as the building is not occupied.
Action/Recommendation		Priority
Management to ensure that suitable arrangements are in place for a competent person to investigate and reset the alarm system. Display signs outside in the car park and next to the fire panel with information about contact details.		Medium
		Due Date
		27/Dec/2022

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 4 was accessed during the site visit and a grade D smoke detector is provided in the hallway linked to a grade D heat detector in the kitchen
Action/Recommendation		Priority
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.		Medium
		Due Date
		27/Dec/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 but the roof hatch was closed	
Action/Recommendation		Priority	Due Date
Management to check compartmentation within the roof space over the common area		Medium	27/Dec/2022

Ref.	Question	Policy Principles
Q5	Are electrics, including embedded meters, enclosed in fire rated construction?	
Answer		Finding/Observation
Yes		The meter cupboards were locked shut however the ceilings had been suitably fire stopped.

Images

Image: Q51



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.

Ref.	Question	Policy Principles
Q7	Is there reasonable limitation of linings to escape routes that might promote fire spread?	
Answer		Finding/Observation
Yes		Walls and surface finishing's appeared to be non-flammable.

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	
Yes		See main picture. The rear of the property is provided with some type of cladding boards however it does not appear to affect persons escaping from the building which is currently unoccupied.	
Action/Recommendation		Priority	Due Date
It is recommended that a report is provided from a qualified surveyor with details of the materials used for cladding and to evidence it will not affect escape from the building.		Medium	27/Dec/2022

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		Typically fire extinguishers are not provided within this type of property as residents are unlikely to have been appropriately trained.

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
Yes		The property has a manual opening smoke vent at the head of the stairs

T. Procedures And Arrangements

Ref.	Question	Policy Principles
T1	Recommended evacuation strategy for this building is	
Answer		Finding/Observation
Stay Put		See P1.

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
No		No Fire action notices are provided in the property. See 01

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 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 and is 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 although the building is not occupied

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

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 on site.

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		No staff on site.

Ref.	Question	Policy Principles
U2	Are employees nominated to assist in the event of fire given additional training?	
Answer		Finding/Observation
N/A		No staff on site.

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	
Yes		All fire safety provisions require testing in accordance with the relevant guides or standards	
Action/Recommendation		Priority	Due Date
The green emergency exit release buttons must be tested and recorded in accordance with BS7273-4:2015 The fireman's switches must be tested and maintained in accordance with BS 7671		Medium	27/Dec/2022

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
Yes		Records are available to view online.

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		When occupied the resident must be informed of all matters relative to fire safety in the building

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
Tolerable		

Risk Assessment - Type 3



Flat 4

1. Inspection Details

11	Has a Type 3 dwelling survey been performed?	Yes
12	Which flat number was accessed?	Unknown
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	No
23	Mains Heat Detector in Kitchen	Yes
24	Main Detection in Bedroom(s)	No
25	Battery Smoke in hall	No
26	Link Heat detector in hall	No
27	Other	No

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.	N/A
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?	No
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?	N/A
38	Assessor's Miscellaneous Comments or observations - please consider compartmentation within the flat or any tenant alterations?	The flat was unoccupied

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:
	Lindsey Williams: Group Chief Executive
Part 3a	Address of premises for which the fire risk assessment was carried out:
	Mountbatten House Daventry Northamptonshire NN11 4TF
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:
	29/08/2022
Part 6	Recommended date for reassessment of the premises:
	29/08/2023
Part 7	Unique reference number of this certificate:
	109326

Signed for and on behalf of the issuing Certificated Organization:

James Hutton

Dated: 9/28/2022

Appendix 1. Action Details

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
B1	SMOKING POLICIES	Low	No signs of smoking were seen inside the property at the time of the assessment.	"No smoking" signs should be displayed at each main entrance.		27/03/2023	
C1	ARSON	Immediate	The entrance doors were locked and are provided with electronic access devices however the doors were also locked internally meaning no one inside could escape.	The exit doors must be unlocked and available as staff may be working inside the building.		29/09/2022	C11
D2	PORTABLE HEATERS AND HEATING INSTALLATIONS	Medium	Heating is provided in the common areas using electric wall radiators which displayed a sign do not cover.	The radiators should be provided with metal mesh protective covers with sloping tops as the heaters are in common areas and not under the control of staff.		27/12/2022	
F1	LIGHTNING	No Timescale	No lightning protection system was seen on site.	Recommend management undertake a risk assessment of the building to determine if lightning protection is required			
H1	HAZARDS INTRODUCED BY CONTRACTORS	Medium	Evidence was not available to confirm there is satisfactory control over works carried out in the building by contractors (e.g. hot work permits).	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.		27/12/2022	
O1	FIRE SAFETY SIGNS & NOTICES	Medium	Signage requires improvements and should include, no smoking and fire action notices to ensure persons in the common areas fully evacuate the building if they hear an alarm or discover a fire.	Display suitable fire action notices in the escape routes and next to each manual call point.		27/12/2022	O11

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
P1	MEANS OF GIVING WARNING IN CASE OF FIRE	High	<p>The property is fitted with a suitable fire alarm system in the common areas that appears compliant with BS 5839;1:2017</p> <p>The system has heat and smoke detectors incorporating visual warning devices and sounders, manual call points terminating at a fire panel located in the touch down office and meeting room that is located off a corridor in the accommodation block. The fire alarm system extends to cover the touch down office and a small repeater panel; is also located next to a final exit door</p>	<p>If the fire evacuation strategy is initial stay put then the common areas do not require a fire alarm system providing the building supports stay put. If the building has been refurbished to a standard that does not support stay put, then the fire detection system should extend inside the apartments with a grade A heat detector in the entrance hallways</p>		28/10/2022	P11, P12
P5	MEANS OF GIVING WARNING IN CASE OF FIRE	Low	No zone plan noted.	<p>BS5839-1:2017 states that it is essential that all buildings with a fire alarm system have an up to date, accurate zone plan next to it. It should be clear and in the correct orientation of the building, with a 'You are here' sign indicating your exact location.</p>		27/03/2023	
P6	MEANS OF GIVING WARNING IN CASE OF FIRE	Medium	Suitable arrangements should be provided for silencing and resetting the fire alarm system especially as the building is not occupied.	<p>Management to ensure that suitable arrangements are in place for a competent person to investigate and reset the alarm system. Display signs outside in the car park and next to the fire panel with information about contact details.</p>		27/12/2022	
P7	MEANS OF GIVING WARNING IN CASE OF FIRE	Medium	Flat 4 was accessed during the site visit and a grade D smoke detector is provided in the hallway linked to a grade D heat detector in the kitchen	<p>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.</p>		27/12/2022	
Q4	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Medium	No access to the roof space is provided but the roof hatch was closed	<p>Management to check compartmentation within the roof space over the common area</p>		27/12/2022	
Q6	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	No Timescale	No evidence is kept for inspection on site.	<p>Management should confirm that where and if required fire dampers are provided as required.</p>			

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
Q9	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Medium	See main picture. The rear of the property is provided with some type of cladding boards however it does not appear to affect persons escaping from the building which is is currently unoccupied.	It is recommended that a report is provided from a qualified surveyor with details of the materials used for cladding and to evidence it will not affect escape from the building.		27/12/2022	
T6	PROCEDURES AND ARRANGEMENTS	No Timescale	Unable to confirm at the time of the assessment although the building is not occupied	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	All fire safety provisions require testing in accordance with the relevant guides or standards	The green emergency exit release buttons must be tested and recorded in accordance with BS7273-4:2015 The fireman's switches must be tested and maintained in accordance with BS 7671		27/12/2022	
Y1	ENGAGEMENT WITH RESIDENTS	No Timescale	When occupied the resident must be informed of all matters relative to fire safety in the building	Ensure residents are informed of all relevant fire safety matters using different formats including letters, posters, social media etc			