

# FIRE RISK ASSESSMENT

PROPERTY ASSESSED:

Firs House  
Derbyshire  
Alfreton

DE55 7FU



**UPRN:** FB256

**Inspection Date:** 20/09/2022

**Validation Date:** 03/10/2022

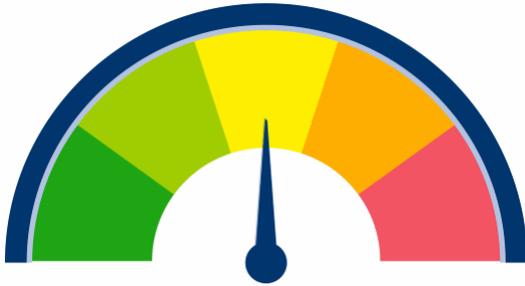
**Valid to:** 03/10/2023

**FRA completed by:** Pennington Choices

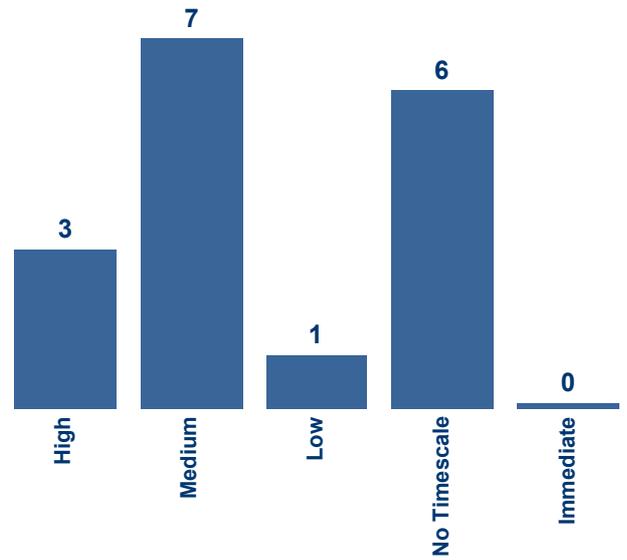
**FRA Completed For:** Futures



**FRA Risk Rating: Moderate**



**FRA Action Count by Priority**



### FRA Action by Type

**Recommendations: 6**

**Actions: 11**

**Premises Risk Rating: Moderate**

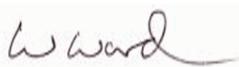
**Reassessment Priority: High - 1 Year**

**Recommended evacuation strategy for this building is: Simultaneous Evacuation**

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

## FRA - Summary

Responsible Person	Lindsey Williams: Group Chief Executive
Property Designation	General needs
Management Extent	Partially Managed Building - Manager or Senior Staff not onsite regularly
No of Floors	3
No of Flats (if applicable)	4
Ground floor Area (m2)	80
Total Area of all floors (m2)	240

FRA Completed By:	Gary Broadhurst
FRA Type:	Type 1
QA Validation Date:	03/10/2022
QA Carried Out By:	Will Ward
Validator's Signature:	

High

3

Ref.	Category	Priority	Complete By
P4	Means Of Giving Warning In Case Of Fire	High	02/Nov/2022
<b>Finding/Observation</b>		<b>Action/Recommendation</b>	
No access was provided inside the apartments to establish if the fire alarm system extends inside with a heat detector provided in the lobby of each flat		Management must confirm that each apartment is provided with a grade A heat detector connected to the fire alarm system in the common areas	

Ref.	Category	Priority	Complete By
P7	Means Of Giving Warning In Case Of Fire	High	02/Nov/2022
<b>Finding/Observation</b>		<b>Action/Recommendation</b>	
No flats were accessed during the site visit		As the building is a converted property the main fire alarm system in the common areas should be extended inside each apartment as described in P4 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.	

# Findings & Actions Summary

Ref.	Category	Priority	Complete By
Q4	Measures To Limit Fire Spread And Development	High	02/Nov/2022
Finding/Observation		Action/Recommendation	
No evidence was available for inspection on site		Management to confirm that appropriate separation is maintained in the roof spaces	

Medium

7

Ref.	Category	Priority	Complete By
D2	Portable Heaters And Heating Installations	Medium	01/Jan/2023
<b>Finding/Observation</b>		<b>Action/Recommendation</b>	
Electric wall heating is provided in the common areas which was signed "Do Not Cover"		The wall heaters should be provided with metal protective guards with sloping tops	
<p><b>Image: D21</b></p> 			

Ref.	Category	Priority	Complete By
L1	Flat Entrance Doors	Medium	01/Jan/2023
<b>Finding/Observation</b>		<b>Action/Recommendation</b>	
The flat entrance doors were inspected externally as no access was provided inside any of the apartments		All flat entrance doors must be inspected to ensure they are compliant and fit for purpose	

Ref.	Category	Priority	Complete By
M1	Common Area Fire Doors	Medium	01/Jan/2023
<b>Finding/Observation</b>		<b>Action/Recommendation</b>	
The office door on the ground floor appears in good condition although no access was provided inside		Management must confirm that the office door is compliant and fit for purpose	
<p><b>Image: M11</b></p> 			

# Findings & Actions Summary

Ref.	Category	Priority	Complete By
O1	Fire Safety Signs & Notices	Medium	01/Jan/2023
<b>Finding/Observation</b>		<b>Action/Recommendation</b>	
The signs displayed in the common areas includes the running man. See K4		Provide a suitable fire action notice next to the fire panel and next to each manual call point	
<p><b>Image: O11</b></p> 			

Ref.	Category	Priority	Complete By
P6	Means Of Giving Warning In Case Of Fire	Medium	01/Jan/2023
<b>Finding/Observation</b>		<b>Action/Recommendation</b>	
Display information next to the fire panel with instructions and contacts for out of hours		A notice should be displayed next to the fire panel with instructions who to contact if the alarm sounds in the common areas	

Ref.	Category	Priority	Complete By
S1	Relevant Automatic Fire Extinguishing Systems	Medium	01/Jan/2023
<b>Finding/Observation</b>		<b>Action/Recommendation</b>	
The community centre is within the same building and appears to be provided with sprinklers however it was not established if the apartments have sprinklers inside		Management should confirm if each apartment is provided with sprinkler heads and if so this information should be provided next to the fire panel	

# Findings & Actions Summary

Ref.	Category	Priority	Complete By
V1	Testing And Maintenance	Medium	01/Jan/2023
Finding/Observation		Action/Recommendation	
No record of maintenance of sprinkler system. See Principal.		The sprinkler system must be maintained in accordance with BS EN 12845 – BAFSA Automatic opening smoke vents (AOV) are provided on site which must be tested and maintained in accordance with BS EN12101-2	

Low

1

Ref.	Category	Priority	Complete By
Y1	Engagement With Residents	Low	01/Apr/2023
Finding/Observation		Action/Recommendation	
Ensure residents are kept informed of all relevant fire safety matters by using different formats		Consider using letters, social media and web sites as well as posters to keep residents updated	

## No Timescale

6

Ref.	Category	Priority	Complete By
B1	Smoking Policies	No Timescale	
<b>Finding/Observation</b>		<b>Action/Recommendation</b>	
No smoking signs are not provided on site although no signs of smoking were seen inside the property at the time of the assessment		Consider providing no smoking sign at the main entrance	

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

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

# Findings & Actions Summary

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

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

Ref.	Category	Priority	Complete By
W1	Records	No Timescale	
<b>Finding/Observation</b>		<b>Action/Recommendation</b>	
No records are available to view on site		Consider provision of a secure PI box next to the fire panel for the safe keeping of relevant records and safety equipment	

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

## General Information

UPRN	FB256
Address	Firs House Derbyshire Alfreton
Postcode	DE55 7FU
Fire Risk Assessor	Gary Broadhurst
Date of Inspection	20/09/2022
Checked by	Will Ward
Reassessment Date	20/09/2023

## General Information

Property Designation	General needs
Property Type	Converted flats
No of Floors	3
No of Flats (if applicable)	4
Ground floor area (m2)	80
Total area of all floors	240
Building Description	<p>1-4 Firs House. The converted detached large imposing Stone built property has been converted into 4 flats with a ground floor office that was locked shut with no access, and a separate community centre and small laundry.</p> <p>The community centre and laundry have been assessed separately, and although the building does have a large basement cellar, it is not accessed from the residential side of the building, so it is covered in the community assessment</p> <p>The apartments are located over 3 floors and accessed by a single set of stairs</p> <p>The property has one entrance/exit door which is provided with thumb turn lock, overhead self-closing device, and electronic entry device</p> <p>The flat entrance doors were inspected externally as no access was provided inside the apartments, and it is recommended that all flat entrance doors are further inspected to ensure they are fit for purpose and compliant</p> <p>There are no windows on the stairs although the property is provided with a smoke control system which is actuated manually at the control panel on the ground floor or automatically connected to a smoke detector</p> <p>The escape routes including the stairs were clear of obstruction and in good condition</p> <p>The common areas are provided with electric wall mounted heaters that display a</p>

sign "Do not cover". It is recommended that this type of heater when provided in common areas is also provided with a metal protective guard and sloping top

The property is provided with a fire alarm system comprising of smoke detectors in all escape routes, manual call points and an 8 zone fire indication panel at the main entrance. The system appears compliant with BS 5839;1;2017, and appears suitable for the type and use of the property

A coloured fire zone plan is provided next to the fire panel

It was not established if the system extends inside the apartments or if the apartments are provided with an adequate domestic fire detection system

Escape lighting is provided on site and covered all escape routes and above the entrance door

There is no provision of firefighting equipment, and signage included, running man sign although there was no provision of a fire action notice

No access was provided into the roof space to establish if separation is considered suitable although the roof hatch was closed

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

Building Construction	Traditional Stone built in keeping with the area, and with pitched and slate tiled roof
Extent of common areas	stairs and landings
Areas of the building to which access was not available	Apartments, roof space and office on the ground floor
If applicable state which flats were sample inspected	N/A

## 1. The Occupants

Ref.	Question	Policy Principles
10	Management Extent	
<b>Answer</b>		<b>Finding/Observation</b>
Partially Managed Building - Manager or Senior Staff not onsite regularly		
Ref.	Question	Policy Principles
11	Details of any onsite management (hours onsite etc.)	
<b>Answer</b>		<b>Finding/Observation</b>
No staff on site.		
Ref.	Question	Policy Principles
12	Person managing fire safety in premises	
<b>Answer</b>		<b>Finding/Observation</b>
Chief executive Futures Housing Group.		
Ref.	Question	Policy Principles
13	Person consulted during the fire risk assessment	
<b>Answer</b>		<b>Finding/Observation</b>
No one		
Ref.	Question	Policy Principles
14	Number of occupants (maximum estimated)	
<b>Answer</b>		<b>Finding/Observation</b>
12		
Ref.	Question	Policy Principles
15	Approximate maximum number of employees at any one time	
<b>Answer</b>		<b>Finding/Observation</b>
1		
Ref.	Question	Policy Principles
16	Number of members of the public (maximum estimated)	
<b>Answer</b>		<b>Finding/Observation</b>
4		

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

## 2. Fire Safety Legislation

Ref.	Question	Policy Principles
21	The following fire safety legislation applies to these premises	
<b>Answer</b>		<b>Finding/Observation</b>
Regulatory Reform (Fire Safety) Order 2005		

Ref.	Question	Policy Principles
22	The above legislation is enforced by	
<b>Answer</b>		<b>Finding/Observation</b>
Derbyshire Fire and Rescue Service		

Ref.	Question	Policy Principles
23	Other key fire safety legislation (other than Building Regs 2000)	
<b>Answer</b>		<b>Finding/Observation</b>
Housing Act 2004		

Ref.	Question	Policy Principles
24	The other legislation referred to above is enforced by	
<b>Answer</b>		<b>Finding/Observation</b>
Derbyshire County Council		

Ref.	Question	Policy Principles
25	Guidance used as applicable to premises and occupation	
<b>Answer</b>		<b>Finding/Observation</b>
LACORS		

Ref.	Question	Policy Principles
26	Is there an alteration or enforcement notice in force?	
<b>Answer</b>		<b>Finding/Observation</b>
No		

Ref.	Question	Policy Principles
27	Fire loss experience (since last FRA)	
<b>Answer</b>		<b>Finding/Observation</b>
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.
<b>Answer</b>		<b>Finding/Observation</b>
Yes		See principle answer

Ref.	Question	Policy Principles
A2	Is PAT testing in common areas carried out?	PAT testing is complete at the time of the visual inspection as mentioned above. All items in the communal areas will be tested.
<b>Answer</b>		<b>Finding/Observation</b>
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.
<b>Answer</b>		<b>Finding/Observation</b>
Yes		See principle answer

Ref.	Question	Policy Principles
A4	Is the use of adapters and leads limited?	
<b>Answer</b>		<b>Finding/Observation</b>
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?	
<b>Answer</b>		<b>Finding/Observation</b>
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.
<b>Answer</b>		<b>Finding/Observation</b>
No		No smoking signs are not provided on site although no signs of smoking were seen inside the property at the time of the assessment

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

## C. Arson

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

### Images

Image: C11



Image: C12



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)	
<b>Answer</b>		<b>Finding/Observation</b>
Yes		Bins are stored at the side of the building near the community centre

## D. Portable Heaters And Heating Installations

Ref.	Question	Policy Principles
D1	If used, is the use of portable heaters regarded as safe?	
<b>Answer</b>		<b>Finding/Observation</b>
N/A		

Ref.	Question	Policy Principles
D2	Are fixed heating systems maintained annually?	All Safety inspections carried out annually by qualified persons.
<b>Answer</b>		<b>Finding/Observation</b>
N/A		Electric wall heating is provided in the common areas which was signed "Do Not Cover"

Action/Recommendation	Priority	Due Date
The wall heaters should be provided with metal protective guards with sloping tops	Medium	01/Jan/2023

Images
<p><b>Image: D21</b></p> 

## 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)?	
<b>Answer</b>		<b>Finding/Observation</b>
N/A		

## F. Lightning

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

## G. House-Keeping

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

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

### Images

Image: G21



Ref.	Question	Policy Principles
G3	Are mobility scooters or electric vehicles stored in the means of escape? If yes has an assessment been undertaken in line with the NFCC "Mobility Scooter Guidance for Residential Buildings"?	
<b>Answer</b>		<b>Finding/Observation</b>
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)?	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.
<b>Answer</b>		<b>Finding/Observation</b>
Unknown		All contractors must submit RAMs for procurement process and these must be reviewed annually by FHG. A specific risk assessment for each job.

## I. Dangerous Substances

Ref.	Question	Policy Principles
I1	If dangerous substances are used, has a risk assessment been carried out as required by the Dangerous Substances and Explosives Atmospheres Regulations 2002 and are they stored correctly?	All contractors must submit RAMS for procurement processes, and these are reviewed annually by FHG. A specific risk assessment is to be completed for each job.
<b>Answer</b>		<b>Finding/Observation</b>
N/A		

## J. Other Significant Hazards

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

## K. Means Of Escape

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

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

Ref.	Question	Policy Principles
K4	Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?)	
<b>Answer</b>		<b>Finding/Observation</b>
Yes		The main exit door is in good working condition and provided with overhead self closing device

### Images

Image: K41



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

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

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

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

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

Ref.	Question	Policy Principles
K10	Do escape routes lead to a place of safety?	
<b>Answer</b>		<b>Finding/Observation</b>
Yes		The escape routes lead to stairs, landings and final exit door

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

**Images**

**Image: K111**



**Image: K112**



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?	
<b>Answer</b>		<b>Finding/Observation</b>
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?		
<b>Answer</b>		<b>Finding/Observation</b>	
Unknown		The flat entrance doors were inspected externally as no access was provided inside any of the apartments	
<b>Action/Recommendation</b>		<b>Priority</b>	<b>Due Date</b>
All flat entrance doors must be inspected to ensure they are compliant and fit for purpose		Medium	01/Jan/2023

## 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?		
<b>Answer</b>		<b>Finding/Observation</b>	
Yes		The office door on the ground floor appears in good condition although no access was provided inside	
<b>Action/Recommendation</b>		<b>Priority</b>	<b>Due Date</b>
Management must confirm that the office door is compliant and fit for purpose		Medium	01/Jan/2023

### Images

Image: M11



## N. Emergency Lighting

Ref.	Question	Policy Principles
N1	If emergency lighting is provided, is the coverage sufficient and in good repair? (Internal and external)	
<b>Answer</b>		<b>Finding/Observation</b>
Yes		The escape lights cover all escape routes and the main entrance door and were identified by green Led lights
<b>Images</b>		
<p style="text-align: center;">Image: N11                      Image: N12</p> <div style="display: flex; justify-content: space-around;">   </div>		

Ref.	Question	Policy Principles
N2	If EL not provided, is borrowed/artificial lighting sufficient for escape? (Internal and external)	
<b>Answer</b>		<b>Finding/Observation</b>
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)			
<b>Answer</b>		<b>Finding/Observation</b>		
Yes		The signs displayed in the common areas includes the running man. See K4		
<b>Action/Recommendation</b>		<b>Priority</b>	<b>Due Date</b>	
Provide a suitable fire action notice next to the fire panel and next to each manual call point		Medium	01/Jan/2023	
<b>Images</b>				
Image: O11				
				

Ref.	Question	Policy Principles		
O2	Wayfinding Signage (buildings over 11 metres in height). Are there clear markings for flat and floor recognition provided?			
<b>Answer</b>		<b>Finding/Observation</b>		
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?	
<b>Answer</b>		<b>Finding/Observation</b>
Yes		The fire detection and warning system in the common areas is considered suitable for the type and use of the property, which consists of smoke detectors in all escape routes, sounders, manual call points and a fire zone plan at the main entrance
<b>Images</b>		
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p><b>Image: P11</b></p>  </div> <div style="text-align: center;"> <p><b>Image: P12</b></p>  </div> </div>		

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

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

Ref.	Question	Policy Principles	
P4	If there is a communal fire detection and fire alarm system, does it extend into the dwellings?		
<b>Answer</b>		<b>Finding/Observation</b>	
Unknown		No access was provided inside the apartments to establish if the fire alarm system extends inside with a heat detector provided in the lobby of each flat	
<b>Action/Recommendation</b>		<b>Priority</b>	<b>Due Date</b>
Management must confirm that each apartment is provided with a grade A heat detector connected to the fire alarm system in the common areas		High	02/Nov/2022

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

Ref.	Question	Policy Principles	
P6	Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?		
<b>Answer</b>		<b>Finding/Observation</b>	
Unknown		Display information next to the fire panel with instructions and contacts for out of hours	
<b>Action/Recommendation</b>		<b>Priority</b>	<b>Due Date</b>
A notice should be displayed next to the fire panel with instructions who to contact if the alarm sounds in the common areas		Medium	01/Jan/2023

Ref.	Question	Policy Principles	
P7	If applicable, is a separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?		
<b>Answer</b>		<b>Finding/Observation</b>	
Unknown		No flats were accessed during the site visit	
<b>Action/Recommendation</b>		<b>Priority</b>	<b>Due Date</b>
As the building is a converted property the main fire alarm system in the common areas should be extended inside each apartment as described in P4 BS 5839-6:2019 states that "heat detectors should be installed in every kitchen. A smoke detector should be installed in the principal habitable room. Where more than one room might be used as the principal habitable room, a smoke detector should be installed in each of these rooms". It is recommended that each flat is checked to confirm that BS5839-6:2019 Grade D, LD2 detection is fitted.		High	02/Nov/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?	
<b>Answer</b>		<b>Finding/Observation</b>
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?	
<b>Answer</b>		<b>Finding/Observation</b>
Unknown		No information is available on site

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

Ref.	Question	Policy Principles	
Q4	Is compartmentation maintained in the roof space?		
<b>Answer</b>		<b>Finding/Observation</b>	
Unknown		No evidence was available for inspection on site	
<b>Action/Recommendation</b>		<b>Priority</b>	<b>Due Date</b>
Management to confirm that appropriate separation is maintained in the roof spaces		High	02/Nov/2022

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

Ref.	Question	Policy Principles
Q6	As far as can reasonably be ascertained, are fire dampers provided as necessary to protect critical means of escape against passage of fire, smoke and products of combustion in the early stages of a fire?	
<b>Answer</b>		<b>Finding/Observation</b>
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?	
<b>Answer</b>		<b>Finding/Observation</b>
Yes		The walls and surface finishing's appeared to comply with none flammable materials

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

Ref.	Question	Policy Principles
Q9	Does the premises have any external balconies, cladding or materials which may promote external fire spread?	
<b>Answer</b>		<b>Finding/Observation</b>
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?	
<b>Answer</b>		<b>Finding/Observation</b>
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?	
<b>Answer</b>		<b>Finding/Observation</b>
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.	
<b>Answer</b>		<b>Finding/Observation</b>
N/A		

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

## R. Fire Extinguishing Appliances

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

## S. Relevant Automatic Fire Extinguishing Systems

Ref.	Question	Policy Principles
S1	Are there any automatic fire suppressant systems on site?	
<b>Answer</b>		<b>Finding/Observation</b>
Unknown		The community centre is within the same building and appears to be provided with sprinklers however it was not established if the apartments have sprinklers inside
<b>Action/Recommendation</b>		<b>Priority</b>
Management should confirm if each apartment is provided with sprinkler heads and if so this information should be provided next to the fire panel		Medium
		<b>Due Date</b>
		01/Jan/2023

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

Ref.	Question	Policy Principles
S3	If any other relevant systems / equipment is installed, state type of system and comment as necessary	
<b>Answer</b>		<b>Finding/Observation</b>
Yes		The property is provided with automatic and manual smoke vent system

### Images

Image: S31



Image: S32



## T. Procedures And Arrangements

Ref.	Question	Policy Principles
T1	Recommended evacuation strategy for this building is	
<b>Answer</b>		<b>Finding/Observation</b>
Simultaneous Evacuation		Persons in the escape routes/common areas that hear an alarm should fully evacuate to outside and call 999, and persons inside their apartments should evacuate if the common area fire alarm actuates or if they discover a fire in their flat
Ref.	Question	Policy Principles
T2	Has a competent person(s) been appointed to assist in undertaking the preventative and protective measures including in house checks?	
<b>Answer</b>		<b>Finding/Observation</b>
Yes		The visiting officers are aware of all fire safety provisions and requirements for the site, and carry out regular inspections
Ref.	Question	Policy Principles
T3	Are there appropriate documented fire safety arrangements and procedures in place in the event of fire?	
<b>Answer</b>		<b>Finding/Observation</b>
Unknown		Information should be displayed on the fire action notices when provided. See O1
Ref.	Question	Policy Principles
T4	Are there suitable arrangements for liaison and calling the Fire Service?	
<b>Answer</b>		<b>Finding/Observation</b>
Yes		Staff, contractors, residents or visitors will call 999
Ref.	Question	Policy Principles
T5	Are there suitable fire assembly points away from any risk?	
<b>Answer</b>		<b>Finding/Observation</b>
Yes		The fire assembly point is outside in the grounds
Ref.	Question	Policy Principles
T6	Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?	
<b>Answer</b>		<b>Finding/Observation</b>
Unknown		It was not established if any disabled persons live in or visit the premises

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

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

## U. Training

Ref.	Question	Policy Principles
U1	Do staff receive adequate induction and annual refresher fire safety training? (To include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm, location and use of fire extinguishers, calling the fire service)	All touchdown points (small offices) staff receive Inductions and annual refreshers on fire safety fire safety. But at all the schemes no permanent staff are present.
<b>Answer</b>		<b>Finding/Observation</b>
Unknown		See Principal answer

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

## V. Testing And Maintenance

Ref.	Question	Policy Principles
V1	Are all fire safety provisions for the building (AFD, Emergency Lighting, sprinklers etc.) routinely tested and maintained?	Alarms- FHG Greenscapes, MITIE E/L- FHG Greenscapes, MITIE, Assets Surveyor Extinguishers- MITIE Fire Doors- FHG Greenscapes, Assets Surveyor Final Exits/ Escape Routes- Greenscapes/ Neighbourhoods
<b>Answer</b>		<b>Finding/Observation</b>
Unknown		No record of maintenance of sprinkler system. See Principal.
<b>Action/Recommendation</b>		<b>Priority</b>
The sprinkler system must be maintained in accordance with BS EN 12845 – BAFSA Automatic opening smoke vents (AOV) are provided on site which must be tested and maintained in accordance with BS EN12101-2		Medium
		<b>Due Date</b>
		01/Jan/2023

## W. Records

Ref.	Question	Policy Principles
W1	Is all routine testing and staff training including fire drills suitably recorded and available for inspection?	
<b>Answer</b>		<b>Finding/Observation</b>
Unknown		No records are available to view on site

## 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.
<b>Answer</b>		<b>Finding/Observation</b>
No		See W1

## Y. Engagement With Residents

Ref.	Question	Policy Principles	
Y1	Has all Fire Safety information & procedures been disseminated to the residents?		
<b>Answer</b>		<b>Finding/Observation</b>	
Unknown		Ensure residents are kept informed of all relevant fire safety matters by using different formats	
<b>Action/Recommendation</b>		<b>Priority</b>	<b>Due Date</b>
Consider using letters, social media and web sites as well as posters to keep residents updated		Low	01/Apr/2023

## Z. Any Other Information

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

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

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:	<b>Medium</b>
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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:	<b>Moderate Harm</b>
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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:	<b>Moderate</b>
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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:
	Firs House Derbyshire Alfreton DE55 7FU
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:
	20/09/2022
Part 6	Recommended date for reassessment of the premises:
	20/09/2023
Part 7	Unique reference number of this certificate:
	109300

Signed for and on behalf of the issuing Certificated Organization:

James Hutton

Dated: 10/3/2022

## Appendix 1. Action Details

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
B1	SMOKING POLICIES	No Timescale	No smoking signs are not provided on site although no signs of smoking were seen inside the property at the time of the assessment	Consider providing no smoking sign at the main entrance			
D2	PORTABLE HEATERS AND HEATING INSTALLATIONS	Medium	Electric wall heating is provided in the common areas which was signed "Do Not Cover"	The wall heaters should be provided with metal protective guards with sloping tops		01/01/2023	D21
F1	LIGHTNING	No Timescale	No lightning protection was identified on site	Recommend management undertake a risk assessment of the building to determine if lightning protection is required			
L1	FLAT ENTRANCE DOORS	Medium	The flat entrance doors were inspected externally as no access was provided inside any of the apartments	All flat entrance doors must be inspected to ensure they are compliant and fit for purpose		01/01/2023	
M1	COMMON AREA FIRE DOORS	Medium	The office door on the ground floor appears in good condition although no access was provided inside	Management must confirm that the office door is compliant and fit for purpose		01/01/2023	M11
O1	FIRE SAFETY SIGNS & NOTICES	Medium	The signs displayed in the common areas includes the running man. See K4	Provide a suitable fire action notice next to the fire panel and next to each manual call point		01/01/2023	O11
P4	MEANS OF GIVING WARNING IN CASE OF FIRE	High	No access was provided inside the apartments to establish if the fire alarm system extends inside with a heat detector provided in the lobby of each flat	Management must confirm that each apartment is provided with a grade A heat detector connected to the fire alarm system in the common areas		02/11/2022	
P6	MEANS OF GIVING WARNING IN CASE OF FIRE	Medium	Display information next to the fire panel with instructions and contacts for out of hours	A notice should be displayed next to the fire panel with instructions who to contact if the alarm sounds in the common areas		01/01/2023	
P7	MEANS OF GIVING WARNING IN CASE OF FIRE	High	No flats were accessed during the site visit	As the building is a converted property the main fire alarm system in the common areas should be extended inside each apartment as described in P4 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.		02/11/2022	

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
Q1	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	No Timescale	No information is available on site	it is recommended if not already carried out that the property is subjected to a full compartmentation report by a qualified surveyor			
Q4	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	High	No evidence was available for inspection on site	Management to confirm that appropriate separation is maintained in the roof spaces		02/11/2022	
Q6	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	No Timescale	No evidence is kept for inspection on site	Management to confirm that where and if required fire dampers are provided as required			
S1	RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS	Medium	The community centre is within the same building and appears to be provided with sprinklers however it was not established if the apartments have sprinklers inside	Management should confirm if each apartment is provided with sprinkler heads and if so this information should be provided next to the fire panel		01/01/2023	
T6	PROCEDURES AND ARRANGEMENTS	No Timescale	It was not established if any disabled persons live in or visit the premises	Although the premises are for general needs residents, Consider provision of a voluntary PEEPS system for residents			
V1	TESTING AND MAINTENANCE	Medium	No record of maintenance of sprinkler system. See Principal.	The sprinkler system must be maintained in accordance with BS EN 12845 – BAFSA Automatic opening smoke vents (AOV) are provided on site which must be tested and maintained in accordance with BS EN12101-2		01/01/2023	
W1	RECORDS	No Timescale	No records are available to view on site	Consider provision of a secure PI box next to the fire panel for the safe keeping of relevant records and safety equipment			
Y1	ENGAGEMENT WITH RESIDENTS	Low	Ensure residents are kept informed of all relevant fire safety matters by using different formats	Consider using letters, social media and web sites as well as posters to keep residents updated		01/04/2023	