

FIRE RISK ASSESSMENT

PROPERTY ASSESSED:

Butchers House
Heanor
Heanor

DE75 7WQ



UPRN: 14780

Inspection Date: 20/09/2022

Validation Date: 06/10/2022

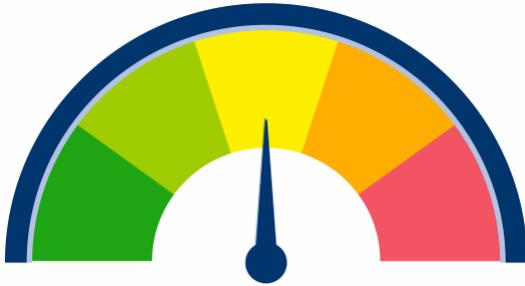
Valid to: 06/10/2023

FRA completed by: Pennington Choices

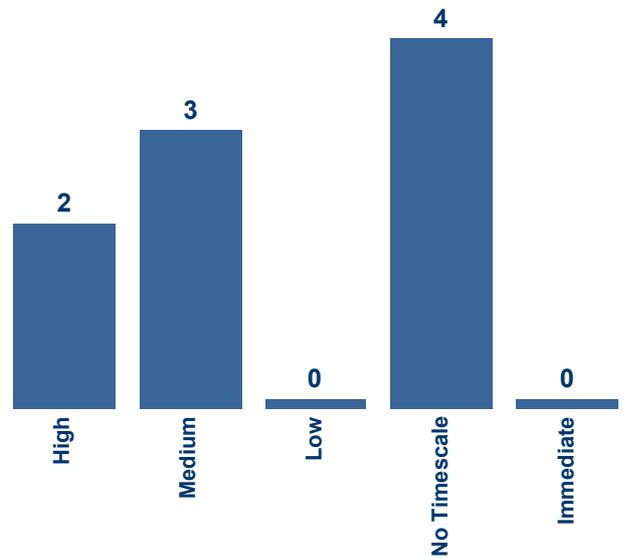
FRA Completed For: Futures



FRA Risk Rating: Moderate



FRA Action Count by Priority



FRA Action by Type

Recommendations: 4

Actions: 5

Premises Risk Rating: Moderate

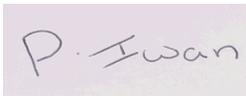
Reassessment Priority: High - 1 Year

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: 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	3
No of Flats (if applicable)	5
Ground floor Area (m2)	130
Total Area of all floors (m2)	260

FRA Completed By:	Gary Broadhurst
FRA Type:	Type 1
QA Validation Date:	06/10/2022
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	05/Nov/2022
Finding/Observation		Action/Recommendation	
<p>The fire detection and warning system in the common areas may not be considered suitable for the type and use of the property, which consists of domestic hard wired and interlinked grade D smoke detectors</p>		<p>Management to confirm by compartmentation report, if the property supports initial stay put or requires simultaneous evacuation</p> <p>Depending on the findings of the report, management need to ensure that appropriate fire alarm system is in place if simultaneous evacuation is to remain. LACORS guide states that: Three- to six-storey house converted to self-contained flats (prior to Building Regulations 1991, approved document B standard) should be fitted with Grade A: LD2 coverage in the common areas and a heat detector in each flat in the room/lobby opening into the escape route (interlinked).</p>	

Ref.	Category	Priority	Complete By
P7	Means Of Giving Warning In Case Of Fire	High	05/Nov/2022
Finding/Observation		Action/Recommendation	
<p>No flats were accessed during the site visit</p>		<p>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 P1</p> <p>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>	

Medium

3

Ref.	Category	Priority	Complete By
L1	Flat Entrance Doors	Medium	04/Jan/2023
Finding/Observation		Action/Recommendation	
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	
<p>Image: L11</p> 			

Ref.	Category	Priority	Complete By
Q4	Measures To Limit Fire Spread And Development	Medium	04/Jan/2023
Finding/Observation		Action/Recommendation	
No evidence was available for inspection on site		Management to confirm that appropriate separation is maintained in the roof spaces	

Ref.	Category	Priority	Complete By
V1	Testing And Maintenance	Medium	04/Jan/2023
Finding/Observation		Action/Recommendation	
See policy principal answer		Automatic opening smoke vents (AOV) are provided on site which must be tested and maintained in accordance with BS EN12101-2	

No Timescale

4

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

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

Ref.	Category	Priority	Complete By
W1	Records	No Timescale	
Finding/Observation		Action/Recommendation	
No records are available to view on site		Consider provision of a secure Premises Information Box at the main entrance	

Findings & Actions Summary

Ref.	Category	Priority	Complete By
Y1	Engagement With Residents	No Timescale	
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	

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

General Information

UPRN	14780
Address	Butchers House Heanor Heanor
Postcode	DE75 7WQ
Fire Risk Assessor	Gary Broadhurst
Date of Inspection	20/09/2022
Checked by	Piotr Iwan
Reassessment Date	20/09/2023

General Information

Property Designation	General needs
Property Type	Converted flats
No of Floors	3
No of Flats (if applicable)	5
Ground floor area (m2)	130
Total area of all floors	260
Building Description	<p>1-5 Butchers House. The converted detached large imposing brick-built property has been converted into 5 flats with one apartment (number 4) accessed independently without any shared facilities.</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 handle release connected to the electronic access device for exit without the use of a key</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>Opening windows are provided on the stairs and 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 property common areas are provided with a domestic style fire alarm system comprising of Grade D hard wired and interlinked detectors on each floor level.</p> <p>The reason for providing the domestic system is not clear, and must be clarified by management, to ensure that either the building has been improved to the</p>

required standards to support an initial stay put policy or the building requires simultaneous evacuation.

If the building supports stay put then there is no need to provide a common area fire warning system, or alternatively if the building does not support stay put, a BS 5839;1;2017 compliant system is required which must extend inside each apartment with a heat detector in the hallway

Escape lighting is provided on site and covered all escape routes

There is no provision of firefighting equipment, and signage was considered adequate which included, running man sign and fire action notice

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

Overall, the property appeared well kept, and clean and tidy and the waste bins were neatly stored outside

Building Construction	Traditional brick 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	
Answer		Finding/Observation
Partially Managed Building - Manager or Senior Staff not onsite regularly		
Ref.	Question	Policy Principles
11	Details of any onsite management (hours onsite etc.)	
Answer		Finding/Observation
No staff on site.		
Ref.	Question	Policy Principles
12	Person managing fire safety in premises	
Answer		Finding/Observation
Chief executive Futures Housing Group.		
Ref.	Question	Policy Principles
13	Person consulted during the fire risk assessment	
Answer		Finding/Observation
No one		
Ref.	Question	Policy Principles
14	Number of occupants (maximum estimated)	
Answer		Finding/Observation
10		
Ref.	Question	Policy Principles
15	Approximate maximum number of employees at any one time	
Answer		Finding/Observation
1		
Ref.	Question	Policy Principles
16	Number of members of the public (maximum estimated)	
Answer		Finding/Observation
5		

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

2. Fire Safety Legislation

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

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

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

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

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

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

Ref.	Question	Policy Principles
27	Fire loss experience (since last FRA)	
Answer		Finding/Observation
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 answer.

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

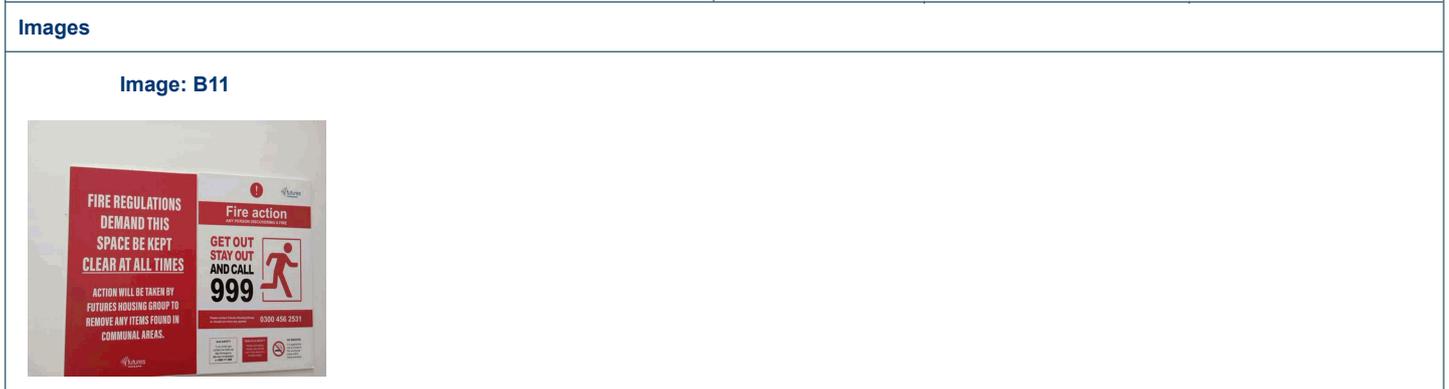
Ref.	Question	Policy Principles
A3	Is there a policy for personal electrical appliances (consider restrictions of communal supply points such as outlets and T pin outlets)?	All personal items are not to be left in communal areas.
Answer		Finding/Observation
Yes		See principle answer

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

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

B. Smoking Policies

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



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

C. Arson

Ref.	Question	Policy Principles
C1	Are premises secure against arson by outsiders? (Please state how)	
Answer		Finding/Observation
Yes		Electronic door entry systems are in place and all doors were secure and working at the time of the site visit and are provided with connected door handle for escape without the use of a key
Images		
<p>Image: C11</p> 		<p>Image: C12</p> 

Ref.	Question	Policy Principles
C2	Are bins secured or fire loading stored in a suitable location? (Please state bin type, location, if and how it is secured)	
Answer		Finding/Observation
Yes		Bins are stored at the side of the building
Images		
<p>Image: C21</p> 		

D. Portable Heaters And Heating Installations

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

E. Cooking

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

F. Lightning

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

G. House-Keeping

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

Ref.	Question	Policy Principles
G2	Are the escape routes kept clear of items combustible materials or waste and free of any trip hazards?	
Answer		Finding/Observation
Yes		All common area escape routes including the stairs were clear

Images

Image: G21



Ref.	Question	Policy Principles
G3	Are mobility scooters or electric vehicles stored in the means of escape? If yes has an assessment been undertaken in line with the NFCC "Mobility Scooter Guidance for Residential Buildings"?	
Answer		Finding/Observation
No		

H. Hazards Introduced By Contractors

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

I. Dangerous Substances

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

J. Other Significant Hazards

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

K. Means Of Escape

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

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

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

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

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

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

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

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

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

Ref.	Question	Policy Principles
K10	Do escape routes lead to a place of safety?	
Answer		Finding/Observation
Yes		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)	
Answer		Finding/Observation
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?	
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	
Unknown		The flat entrance doors were inspected externally as no access was provided inside any of the apartments	
Action/Recommendation		Priority	Due Date
All flat entrance doors must be inspected to ensure they are compliant and fit for purpose		Medium	04/Jan/2023
Images			
<p>Image: L11</p> 			

M. Common Area Fire Doors

Ref.	Question	Policy Principles	
M1	Are all common area fire door and frames in good condition and appropriately fire rated?		
Answer		Finding/Observation	
Yes		The only common area door is the entrance door	

N. Emergency Lighting

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

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

O. Fire Safety Signs & Notices

Ref.	Question	Policy Principles
O1	Is there adequate provision of visible fire safety signs and notices? (Consider directional, exits, stairs, fire action notices, Fire door keep shut, fire equipment and 'do not use lift' signage)	
Answer		Finding/Observation
Yes		The signs displayed in the common areas includes the running man, no smoking, fire action notices with get out stay out information. See B1

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
Unknown		The fire detection and warning system in the common areas may not considered suitable for the type and use of the property, which consists of domestic hard wired and interlinked grade D smoke detectors
Action/Recommendation		Priority
Management to confirm by compartmentation report, if the property supports initial stay put or requires simultaneous evacuation Depending on the findings of the report, management need to ensure that appropriate fire alarm system is in place if simultaneous evacuation is to remain. LACORS guide states that: Three- to six-storey house converted to self-contained flats (prior to Building Regulations 1991, approved document B standard) should be fitted with Grade A: LD2 coverage in the common areas and a heat detector in each flat in the room/lobby opening into the escape route (interlinked).		High
		Due Date
		05/Nov/2022

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

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

Ref.	Question	Policy Principles
P4	If there is a communal fire detection and fire alarm system, does it extend into the dwellings?	
Answer		Finding/Observation
Unknown		See P1

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

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

Ref.	Question	Policy Principles	
P7	If applicable, is a separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?		
Answer		Finding/Observation	
Unknown		No flats were accessed during the site visit	
Action/Recommendation		Priority	Due Date
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 P1 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	05/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?		
Answer		Finding/Observation	
N/A			

Q. Measures To Limit Fire Spread And Development

Ref.	Question	Policy Principles
Q1	Is there adequate levels of compartmentation between floors and between flats and the common escape routes?	
Answer		Finding/Observation
Unknown		No information is available on site. See P1

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

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

Ref.	Question	Policy Principles	
Q4	Is compartmentation maintained in the roof space?		
Answer		Finding/Observation	
Unknown		No evidence was available for inspection on site	
Action/Recommendation		Priority	Due Date
Management to confirm that appropriate separation is maintained in the roof spaces		Medium	04/Jan/2023

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

Ref.	Question	Policy Principles
Q6	As far as can reasonably be ascertained, are fire dampers provided as necessary to protect critical means of escape against passage of fire, smoke and products of combustion in the early stages of a fire?	
Answer		Finding/Observation
N/A		

Ref.	Question	Policy Principles
Q7	Is there reasonable limitation of linings to escape routes that might promote fire spread?	
Answer		Finding/Observation
Yes		The walls and surface finishing's appeared to comply with none flammable materials

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

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

Ref.	Question	Policy Principles
Q10	Has a note been prepared of the external walls of the building and details of construction materials used? Does the note include and identify the level of risk that the design and materials used?	
Answer		Finding/Observation
N/A		

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

Ref.	Question	Policy Principles
Q12	Has the responsible person reviewed the external wall note on a regular basis and revised it if there have been any significant changes in the external walls.	
Answer		Finding/Observation
N/A		

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

R. Fire Extinguishing Appliances

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

S. Relevant Automatic Fire Extinguishing Systems

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

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

Ref.	Question	Policy Principles
S3	If any other relevant systems / equipment is installed, state type of system and comment as necessary	
Answer		Finding/Observation
Yes		The property is provided with automatic and manual smoke ventilation system. See K11

T. Procedures And Arrangements

Ref.	Question	Policy Principles
T1	Recommended evacuation strategy for this building is	
Answer		Finding/Observation
Simultaneous Evacuation		Persons in the escape routes/common areas that hear an alarm should fully evacuate to outside and call 999, and persons inside their apartments should evacuate if the common area fire alarm actuates or if they discover a fire in their flat Management to confirm if the building supports initial 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 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?	
Answer		Finding/Observation
Yes		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?	
Answer		Finding/Observation
Yes		Staff, contractors, residents or visitors will call 999

Ref.	Question	Policy Principles
T5	Are there suitable fire assembly points away from any risk?	
Answer		Finding/Observation
Yes		The fire assembly point is outside in the grounds

Ref.	Question	Policy Principles
T6	Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?	
Answer		Finding/Observation
Unknown		It was not established if any disabled persons live in or visit the premises

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

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

U. Training

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

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

V. Testing And Maintenance

Ref.	Question	Policy Principles
V1	Are all fire safety provisions for the building (AFD, Emergency Lighting, sprinklers etc.) routinely tested and maintained?	Alarms- FHG Greenscapes, MITIE E/L- FHG Greenscapes, MITIE, Assets Surveyor Extinguishers- MITIE Fire Doors- FHG Greenscapes, Assets Surveyor Final Exits/ Escape Routes- Greenscapes/ Neighbourhoods
Answer		Finding/Observation
Unknown		See policy principal answer
Action/Recommendation		Priority
Automatic opening smoke vents (AOV) are provided on site which must be tested and maintained in accordance with BS EN12101-2		Medium
		Due Date
		04/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?	
Answer		Finding/Observation
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.
Answer		Finding/Observation
No		See W1

Y. Engagement With Residents

Ref.	Question	Policy Principles
Y1	Has all Fire Safety information & procedures been disseminated to the residents?	
Answer		Finding/Observation
Unknown		Ensure residents are kept informed of all relevant fire safety matters by using different formats

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		

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
<p>In this context, a definition of the above terms is as follows:</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>	

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
<p>In this context, a definition of the above terms is as follows:</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>	

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:
	Butchers House Heanor Heanor DE75 7WQ
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:
	109353

Signed for and on behalf of the issuing Certificated Organization:

James Hutton

Dated: 10/6/2022

Appendix 1. Action Details

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
F1	LIGHTNING	No Timescale	No lightning protection was identified on site	Recommend management undertake a risk assessment of the building to determine if lightning protection is required			
L1	FLAT ENTRANCE DOORS	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		04/01/2023	L11
P1	MEANS OF GIVING WARNING IN CASE OF FIRE	High	The fire detection and warning system in the common areas may not be considered suitable for the type and use of the property, which consists of domestic hard wired and interlinked grade D smoke detectors	Management to confirm by compartmentation report, if the property supports initial stay put or requires simultaneous evacuation Depending on the findings of the report, management need to ensure that appropriate fire alarm system is in place if simultaneous evacuation is to remain. LACORS guide states that: Three- to six-storey house converted to self-contained flats (prior to Building Regulations 1991, approved document B standard) should be fitted with Grade A: LD2 coverage in the common areas and a heat detector in each flat in the room/lobby opening into the escape route (interlinked).		05/11/2022	
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 P1 BS 5839-6:2019 states that "heat detectors should be installed in every kitchen. A smoke detector should be installed in the principal habitable room. Where more than one room might be used as the principal habitable room, a smoke detector should be installed in each of these rooms". It is recommended that each flat is checked to confirm that BS5839-6:2019 Grade D, LD2 detection is fitted.		05/11/2022	
Q4	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Medium	No evidence was available for inspection on site	Management to confirm that appropriate separation is maintained in the roof spaces		04/01/2023	
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			

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
V1	TESTING AND MAINTENANCE	Medium	See policy principal answer	Automatic opening smoke vents (AOV) are provided on site which must be tested and maintained in accordance with BS EN12101-2		04/01/2023	
W1	RECORDS	No Timescale	No records are available to view on site	Consider provision of a secure Premises Information Box at the main entrance			
Y1	ENGAGEMENT WITH RESIDENTS	No Timescale	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			