

Futures Fire Risk Assessment

Futures Homescape, Flats 1-21 The Print
Works: NN1 4NP, -UPRN: ST1001-BLK / 150768
/ QA Approved / Piotr Iwan

Complete

Flagged items	2	Actions	16
---------------	---	---------	----

SITE NAME: Futures Homescape, Flats 1-21 The Print Works: NN1 4NP, -UPRN: ST1001-BLK, Fire Risk Assessments, Futures Homescape

PROPERTY IMAGE



Photo 1

UPRN: ST1001-BLK

JOB NUMBER: 150768

FRA COMPLETED BY: Pennington Choices Limited

FIRE RISK ASSESSOR NAME: James Nyats

INSPECTION DATE: 15 May 2023

REPORT STATUS: QA Approved

REASSESSMENT PRIORITY: Medium - 2 Years

VALID TO: (QA Use Only) 9 Jun 2025

VALIDATION DATE: (QA Use Only) 9 Jun 2023

VALIDATED BY: (QA Use Only) Piotr Iwan

VALIDATOR'S SIGNATURE: (QA Use Only)

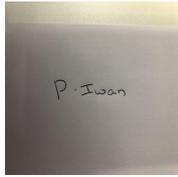


Photo 2

Flagged items & Actions

2 flagged, 16 actions

Flagged items

2 flagged, 0 actions

Assessment Risk Ratings / Premises Risk Rating

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

MODERATE

Assessment Risk Ratings

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

TOLERABLE

Other actions

16 actions

Detailed Risk Assessment Part 2 / B - Smoking Policies / B2

Is the policy being adhered to and are "No smoking" signs provided in the common areas?

No

Smoking signs not seen on the day.

Open | Priority Low | Due 9 Jun 2024 8:52 AM BST | Created by James Nyats

B2

Install 'No Smoking' signs in common parts.

Detailed Risk Assessment Part 2 / F - Lightning / F1

Does the building have a lightning protection system?

Yes

Lightning protection noted, no test evidence.



Photo 3

Open | Priority Low | Due 9 Jun 2024 2:09 PM BST | Created by James Nyats

F1

Futures to ensure lightning protection is serviced annually.

Detailed Risk Assessment Part 2 / G - Housekeeping / G2

Are the escape routes kept clear of items combustible materials or waste and free of any trip hazards?

No

Carpet repair presenting a trip hazard.



Photo 4

Open | Priority Medium | Due 9 Sep 2023 9:04 AM BST | Created by James Nyats

G2

Ensure the repair to carpet so it does not present a trip hazard.

Detailed Risk Assessment Part 2 / H - Hazards Introduced by Contractors / H1

Is there satisfactory control over works carried out in the building by contractors (e.g. hot work permits)?

Unknown

No information was available to confirm if fire safety conditions, controls and hot working restrictions are in place covering both contractors and in-house staff when working on the premises.

Open | Priority Low | Due 9 Jun 2024 9:11 AM BST | Created by James Nyats

H1

Management should confirm/ensure that fire safety conditions, controls and hot working restrictions are in place covering both contractors and in-house staff when working on the premises.

Detailed Risk Assessment Part 2 / L - Flat Entrance Doors / L1

Are the sample inspection flat entrance door or doors in good condition and appropriately fire rated?

No

Flat entrance doors/frames are original 'notional' timber fire doors.

(N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). Loose architrave to sampled flat (5).

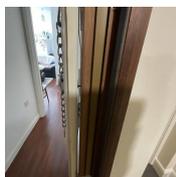


Photo 9

Open | Priority Medium | Due 9 Sep 2023 10:34 AM BST | Created by James Nyats

L1

Repair loose architrave to entrance door inside flat 5.

Detailed Risk Assessment Part 2 / M - Common Area Fire Doors / M1

Are all common area fire door and frames in good condition and appropriately fire rated?

No

- Excessive perimeter gaps to doors; 05, 14, 16.
- Door 9 loose beading.
- Door 26 missing screw.



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14

Open | Priority Medium | Due 9 Sep 2023 9:29 AM BST | Created by James Nyats

M1

The fire doors 5, 14, 16 should be repaired (or if necessary replaced) to reduce the perimeter gap between the door and frame to a maximum of 3mm. Beading & missing screw to doors 9 & 26 re-instated.

Detailed Risk Assessment Part 2 / N - Emergency Lighting / N1

If emergency lighting is provided, is the coverage sufficient and in good repair? (Internal and external)

No

Emergency lighting is provided in the premises. However, general lighting between ground & first floors of the staircase should be addressed.

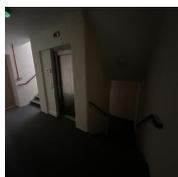


Photo 15

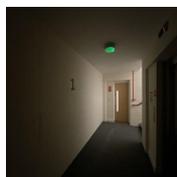


Photo 16

Open | Priority Low | Due 9 Jun 2024 9:33 AM BST | Created by James Nyats

N1

Repair/ replace general lighting between ground & first floors of the staircase.

Detailed Risk Assessment Part 2 / O - Fire Safety Signs and Notices / O2

Wayfinding Signage (buildings over 11 metres in height). Are there clear markings for flat and floor recognition provided?

No

Visibility of floor levels in the stair core is limited, signaged is recommended. Some floors are not labelled.

Open | Priority Medium | Due 9 Sep 2023 9:35 AM BST | Created by James Nyats

O2

Install clear markings for floor levels and flat numbers in the staircase.

Detailed Risk Assessment Part 2 / P - Means of Giving Warning in Case of Fire / P2

If installed, is the common area AFD adequate for the occupancy and fire risk?

Unknown

General needs' blocks are generally designed to support a 'stay put' policy and it is unnecessary and undesirable for a fire alarm system to be provided. A communal fire detection and alarm system will inevitably lead to a proliferation of false alarms. This will impose a burden on fire and rescue services and lead to residents ignoring warnings of genuine fires.

The common exceptions being:

- The installation of the AFD activates AOV only;
- Installed temporarily as a result of cladding / building elements that could facilitate rapid fire spread;
- Significant compartmentation issues within the premises.

It appears the building (Circa 2006 conversion) has a Full Evacuation strategy in place, however, it could not be confirmed whether an alarm would be heard at the bedside of each of the flats (no sounders noted in the flat sampled).

This was noted in the previous fire risk assessment dated 26.02.2021.

Open | Priority Medium | Due 9 Sep 2023 9:37 AM BST | Created by James Nyats

P2

Confirm the cause the & effect of the fire alarm system. If simultaneous evacuation is deemed appropriate; appropriate signage is to be displayed and ensure the alarm system adequately supports the strategy.

If a stay put strategy is put in place, consideration should be given to removal/ decommissioning of the system. However, smoke detection should remain in the communal areas in order for the AOV to work as intended. Manual call points and sounders removed.

Detailed Risk Assessment Part 2 / P - Means of Giving Warning in Case of Fire / P6

Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?

Unknown

No information on the arrangements.

Open | Priority Low | Due 9 Jun 2024 9:41 AM BST | Created by James Nyats

P6

Futures to ensure that there is adequate arrangements for silencing and resetting the fire alarm system in place.

Detailed Risk Assessment Part 2 / P - Means of Giving Warning in Case of Fire / P7

If applicable, is a separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?

Yes

Flat 5 accessed (grade D LD3 installed).

Open | Priority Low | Due 9 Jun 2024 3:01 PM BST | Created by James Nyats

P7

It is recommended that management undertake a rolling schedule of inspection to ensure that all flats are fitted with a suitable, automatic fire detection and warning system. The system should meet compliance with BS5839-6:2019, with the level of protection from the system meeting Grade D, LD2 standard. Where this standard is not present, upgrades should take place. All work must be completed by a third-party accredited contractor.

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q1

Is there adequate levels of compartmentation between floors and between flats and the common escape routes?

No

This is a post 2000 conversion, however, inadequate fire stopping was noted in the electrical intake cupboards, riser cupboard and some unsealed cable penetrations noted in common parts.



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26

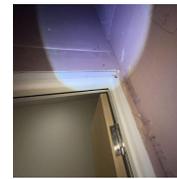


Photo 27



Photo 28

Open | Priority High | Due 9 Jul 2023 9:48 AM BST | Created by James Nyats

Q1

It is recommended that a fire stopping survey is completed to ensure all unsealed cable-tray, pipe & cable penetrations are adequately fire stopped, with appropriately fire rated material. All works to be completed by a competent person. Once all compartmentation work has been completed then the fire evacuation strategy of the building which was originally intended to be Stay Put, can be reviewed. See P2 for means of warning.

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q9

Does the premises have any external balconies, cladding or materials which may promote external fire spread?

Yes

Vertically stacked steel framed private balconies with what appears to be timber decks.



Photo 29

Open | Priority Medium | Due 9 Sep 2023 10:03 AM BST | Created by James Nyats

Q9

Management should confirm/ensure that the external attachments as noted are suitably non-combustible to reduce the possibility of external fire spread. MHCLG has advised that this issue should be considered for buildings of any height and its Advice Note on Balconies on Residential Buildings recommends replacement with non-combustible materials as the clearest way to remove this risk.

Detailed Risk Assessment Part 2 / T - Procedures and Arrangements / T6

Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?

Unknown

There was no evidence of or information about the building having occupants with disabilities at the time of inspection.

Open | Created by James Nyats

T6

Suitable information should be provided encouraging tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. A contact reference for this assistance can be added to the fire action notices for the premises.

Detailed Risk Assessment Part 2 / X - Premises Information Box / 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?

Yes

A premises information box (PIB) was noted to be installed by the entrance to the building. It was not accessed.



Photo 30

Open | Priority Low | Due 9 Jun 2024 10:21 AM BST | Created by James Nyats

X1

Futures to ensure that any relevant information kept in the PIB is accurate & up to date.

Detailed Risk Assessment Part 2 / Y - Engagement with Residents / Y1

Has all Fire Safety information & procedures been disseminated to the residents?

Unknown

No information provided by the client.

Open | Priority Low | Due 9 Jun 2024 10:23 AM BST | Created by James Nyats

Y1

Residents should be provided with a copy of the fire safety instruction notice for the premises (which includes information on how to report a fire) and information on fire doors; when moving in and annually thereafter.

Detailed Risk Assessment Part 1

1. General Information

1.1 FRA Type:	Type 1
1.2 Property Type:	Purpose Built Block of Flats
1.3 Property Designation:	General Needs
1.4 Responsible Person:	Lindsey Williams - CEO Futures Housing Group
1.5 No of Floors:	6
1.6 No of Flats (if applicable):	21
1.7 Ground Floor Area (m2):	500
1.8 Total Area of all Floors (m2)	2500

1.9 Building Description:

1-21 The Printworks is semi-detached former factory conversion of 21 self contained flats over ground, first, second, third floors. Attached to block 22-31 The Printworks. It is a 6 floor (5-storey) building comprising a basement, single floor flats on the ground, first and second floors; and two-floor flats (as per the zone chart) on the third floor. Access to the basement is restricted.

6 ground floor flats with external entrance doors at the back of the building. 15 flats are accessed off common parts via a single staircase. All flats have a single direction of escape via vented (automatic opening doors) corridor approach. The single escape route leads to the ground floor where there are exits at the front & rear of the building.

There is a single passenger lift in the stair shaft. Riser cupboards are located in the corridors to flats and the electrical intake cupboard is on the ground floor at the back of the mail room.

Bins are stored in a designated area away from the building. There is automatic fire detection and AOVs installed in the building. Emergency lighting is installed.

[Old Printworks - Design & Access Statement.pdf](#)

1.10 Building Construction:

The building appears to be constructed of traditional brick/block, timber floors and what appears to be a pitched roof.

1.11 Extent of common areas:

External ares (car park), entrance hall, mail store room, electrical intake cupboard, stair/lift shaft, corridors to flats, riser cupboards.

1.12 Areas of the building to which access was not available:

Basement, limited access to ceiling void on the top floor.

1.13 If applicable, state which flats were sample inspected:

Flat 9.

2. The Occupants

2.1 Management Extent

Partially Managed Building - Manager or Senior Staff Not Onsite Regularly

2.2 Details of any onsite Management

None on site however, occasional staff attendance assumed.

2.3 Person managing fire safety in the premises

Linsey Williams - CEO Futures Housing Group.

2.4 Person consulted during the fire risk assessment

Flat 9 resident.

2.5 Number of occupants (maximum estimated)

63 - Assumed to be three residents per flat.

2.6 Approximate maximum number of employees at any one time

No staff on site.

2.7 Number of members of the public (maximum estimated)

Residential - low number.

2.8 Identify any people who are especially at risk (Sleeping Occupants, Disabled Occupants, Occupants in remote areas and Lone Workers, Young Persons, Others)

No information, however, General Needs premises so occupants are typical of the general population.

3. Fire Safety Legislation

3.1 The following fire safety legislation applies to these premises

Regulatory Reform (Fire Safety) Order 2005

3.2 The above legislation is enforced by

Northamptonshire Fire and Rescue Service

3.3 Other key fire safety legislation (other than Building Regs 2000)

Housing Act 2004

3.4 The other legislation referred to above is enforced by
Local Authority.

3.5 Guidance used as applicable to premises and occupation

Home Office Fire Safety in Purpose
Built Blocks

3.6 Is there an alteration or enforcement notice in force?

No

No known notices in place.

3.7 Fire loss experience (since last FRA)

No

Detailed Risk Assessment Part 2

16 actions

A - Electrical Ignition Sources

A1

Is the fixed electrical installation periodically inspected and tested, (include dates if known)?

Yes

See principle.

Policy Principle: FHG complete Fixed wire testing in line with current regulations every 5 years and complete an annual visual inspection on all properties.

A2

Is PAT testing in common areas carried out?

N/A

No portable electrical appliances were seen within the common areas during this inspection.

Policy Principle: PAT testing is complete at the time of the visual inspection as mentioned above. All items in the communal areas will be tested.

A3

Is there a policy for personal electrical appliances (consider restrictions of communal supply points such as outlets and T pin outlets)?

N/A

Not applicable to these premises at the time of this assessment.

Policy Principle: PAT testing is complete at the time of the visual inspection as mentioned above. All items in the communal areas will be tested.

A4

Is the use of adapters and leads limited?

Yes

A5

Are there any PV cells installed and do they have the appropriate isolation systems and signage to assist the fire and rescue service?

Unknown

No evidence of PV cells noted.

B - Smoking Policies

1 action

B1

Are there suitable arrangements to prevent fire as a result from smoking?

Yes

Smoking is not permitted in the communal area in accordance with the Smoke-free (Premises and Enforcement) Regulations 2006 and residents are permitted to smoke within their flats.

Policy Principle: No smoking policy in all communal areas- signage displayed.

B2

1 action

Is the policy being adhered to and are "No smoking" signs provided in the common areas?

No

Smoking signs not seen on the day.

Open | Priority Low | Due 9 Jun 2024 8:52 AM BST | Created by James Nyats

B2

Install 'No Smoking' signs in common parts.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

C - Arson

C1

Are premises secure against arson by outsiders? (Please state how)

Yes

There is intercom / fob access to the building.

C2

Are bins secured or fire loading stored in a suitable location? (Please state bin type, location, if and how it is secured)

Yes

Bins are located in a designated area away from the building.

D - Portable Heaters and Installations

D1

If used, is the use of portable heaters regarded as safe?

N/A

No portable heating appliances noted in common parts.

D2

Are fixed heating systems maintained annually?

N/A

Policy Principle: All Safety inspections carried out annually by qualified persons.

E - Cooking

E1

Are reasonable measures in place to prevent fires as a result of cooking, including replacing filter(where necessary)?

N/A

No communal cooking facilities.

F - Lightning

1 action

F1

1 action

Does the building have a lightning protection system?

Yes

Lightning protection noted, no test evidence.



Photo 3

Open | Priority Low | Due 9 Jun 2024 2:09 PM BST | Created by James Nyats

F1

Futures to ensure lightning protection is serviced annually.

Policy Principle: No lightning protection policy in place

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

G - Housekeeping

1 action

G1

Are combustible materials kept away from any sources of ignition, including gas and electrical intake cupboards?

Yes

G2

1 action

Are the escape routes kept clear of items combustible materials or waste and free of any trip hazards?

No

Carpet repair presenting a trip hazard.



Photo 4

Open | Priority Medium | Due 9 Sep 2023 9:04 AM BST | Created by James Nyats

G2

Ensure the repair to carpet so it does not present a trip hazard.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

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"?

N/A

H - Hazards Introduced by Contractors

1 action

H1

1 action

Is there satisfactory control over works carried out in the building by contractors (e.g. hot work permits)?

Unknown

No information was available to confirm if fire safety conditions, controls and hot working restrictions are in place covering both contractors and in-house staff when working on the premises.

Open | Priority Low | Due 9 Jun 2024 9:11 AM BST | Created by James Nyats

H1

Management should confirm/ensure that fire safety conditions, controls and hot working restrictions are in place covering both contractors and in-house staff when working on the premises.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

I - Dangerous Substances

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?

N/A

Policy Principle: 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.

J - Other Significant Hazards

J1

Are all issues deemed satisfactory? [1]

N/A

J2

Are all issues deemed satisfactory? [2]

N/A

K - Means of Escape

K1

Is the escape route design deemed satisfactory? (Consider current design codes)

Yes

The means of escape design is broadly in accordance with design codes in use at the time of construction and is deemed satisfactory.

K2

Is the fire-resisting construction (including any glazing) protecting escape routes and staircases of a suitable standard and maintained in sound condition?

Yes

The premises are a conversion with what appears to be an adequate standard of fire resisting construction (subject to recommendations which may be noted elsewhere in this report).

K3

Is there adequate provision of exits (including exit Widths) for the numbers who may be present?

Yes

The exit widths provided appear adequate for the numbers expected to be present.

K4

Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?)

Yes

All doors on escape routes are fitted with ironmongery which is easily opened without the use of a key, and there are no sliding or revolving doors.



Photo 5

K5

Do final exits open in the direction of escape where necessary?

N/A

The final exit door opens inwards, however, this is considered satisfactory as it will be used by less than 60 people.

K6

Are travel distances satisfactory? (consider single direction and more than one direction, property risk profile and occupancy characteristics)

Yes

Travel distances appear to be in line with that allowed in current guidance - <7.5m in vented lobbies.

K7

Are there suitable precautions for all inner rooms?

N/A

K8

Are escape routes separated where appropriate?

N/A

There is a single means of escape route within the property from the upper floors, which leads to two final exits.

K9

Are corridors sub-divided where appropriate?

Yes

Corridors are subdivided with fire doors.

K10

Do escape routes lead to a place of safety?

Yes

Escape route leads to a place of safety.

K11

Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision)

Yes

The stairs are provided with adequate manually operated ventilation openings for the control of smoke. AOVs in corridors and top of the stairs.

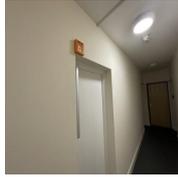


Photo 6



Photo 7



Photo 8

K12

Are there any other issues that could affect the means of escape, for example plastic conduit/loose cables not secured by fire rated fastening?

N/A

L - Flat Entrance Doors

1 action

L1

1 action

Are the sample inspection flat entrance door or doors in good condition and appropriately fire rated?

No

Flat entrance doors/frames are original 'notional' timber fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). Loose architrave to sampled flat (5).

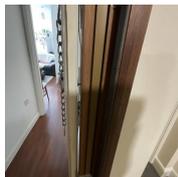


Photo 9

Open | Priority Medium | Due 9 Sep 2023 10:34 AM BST | Created by James Nyats

L1

Repair loose architrave to entrance door inside flat 5.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

M - Common Area Fire Doors

1 action

M1

1 action

Are all common area fire door and frames in good condition and appropriately fire rated?

No

- Excessive perimeter gaps to doors; 05, 14, 16.
- Door 9 loose beading.
- Door 26 missing screw.



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14

Open | Priority Medium | Due 9 Sep 2023 9:29 AM BST | Created by James Nyats

M1

The fire doors 5, 14, 16 should be repaired (or if necessary replaced) to reduce the perimeter gap between the door and frame to a maximum of 3mm. Beading & missing screw to doors 9 & 26 re-instated.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

N - Emergency Lighting

1 action

N1

1 action

If emergency lighting is provided, is the coverage sufficient and in good repair? (Internal and external)

No

Emergency lighting is provided in the premises. However, general lighting between ground & first floors of the staircase should be addressed.

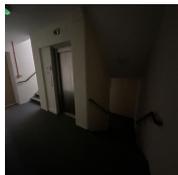


Photo 15

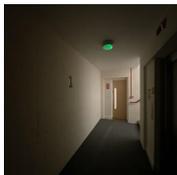


Photo 16

Open | Priority Low | Due 9 Jun 2024 9:33 AM BST | Created by James Nyats

N1

Repair/ replace general lighting between ground & first floors of the staircase.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

N2

If EL not provided, is borrowed/artificial lighting sufficient for escape? (Internal and external)

N/A

O - Fire Safety Signs and Notices

1 action

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)

Unknown

Fire door & directional signage are considered to be adequate. Simultaneous fire action notices noted in the building. The cause & effect of the alarm system should be confirmed to ensure the alarm system supports the evacuation strategy. See P2.

O2

1 action

Wayfinding Signage (buildings over 11 metres in height). Are there clear markings for flat and floor recognition provided?

No

Visibility of floor levels in the stair core is limited, signaged is recommended. Some floors are not labelled.

Open | Priority Medium | Due 9 Sep 2023 9:35 AM BST | Created by James Nyats

O2

Install clear markings for floor levels and flat numbers in the staircase.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

P - Means of Giving Warning in Case of Fire

3 actions

P1

Is a reasonable fire detection and fire alarm system provided in the common areas, where necessary?

Yes

There is a BS5839 (Part 1) fire detection/alarm system provided in the common areas of the building.



Photo 17



Photo 18



Photo 19



Photo 20

P2

1 action

If installed, is the common area AFD adequate for the occupancy and fire risk?

Unknown

General needs' blocks are generally designed to support a 'stay put' policy and it is unnecessary and undesirable for a fire alarm system to be provided. A communal fire detection and alarm system will inevitably lead to a proliferation of false alarms. This will impose a burden on fire and rescue services and lead to residents ignoring warnings of genuine fires.

The common exceptions being:

- The installation of the AFD activates AOV only;
- Installed temporarily as a result of cladding / building elements that could facilitate rapid fire spread;
- Significant compartmentation issues within the premises.

It appears the building (Circa 2006 conversion) has a Full Evacuation strategy in place, however, it could not be confirmed whether an alarm would be heard at the bedside of each of the flats (no sounders noted in the flat sampled).

This was noted in the previous fire risk assessment dated 26.02.2021.

Open | Priority Medium | Due 9 Sep 2023 9:37 AM BST | Created by James Nyats

P2

Confirm the cause the & effect of the fire alarm system. If simultaneous evacuation is deemed appropriate; appropriate signage is to be displayed and ensure the alarm system adequately supports the strategy.

If a stay put strategy is put in place, consideration should be given to removal/ decommissioning of the system. However, smoke detection should remain in the communal areas in order for the AOV to work as intended. Manual call points and sounders removed.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

P3

If not installed, are the premises deemed safe without a common area AFD system?

N/A

P4

If there is a communal fire detection and fire alarm system, does it extend into the dwellings?

Unknown

See P2.

P5

Where appropriate, has a fire alarm zone plan been provided?

Yes



Photo 21

P6

1 action

Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?

Unknown

No information on the arrangements.

Open | Priority Low | Due 9 Jun 2024 9:41 AM BST | Created by James Nyats

P6

Futures to ensure that there is adequate arrangements for silencing and resetting the fire alarm system in place.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

P7

1 action

If applicable, is a separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?

Yes

Flat 5 accessed (grade D LD3 installed).

Open | Priority Low | Due 9 Jun 2024 3:01 PM BST | Created by James Nyats

P7

It is recommended that management undertake a rolling schedule of inspection to ensure that all flats are fitted with a suitable, automatic fire detection and warning system. The system should meet compliance with BS5839-6:2019, with the level of protection from the system meeting Grade D, LD2 standard. Where this standard is not present, upgrades should take place. All work must be completed by a third-party accredited contractor.

Action/Recommendation Required?

Yes

Action Priority:

Low - 12 Months

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?

N/A

Q - Measures to Limit Fire Spread and Development

2 actions

Q1

1 action

Is there adequate levels of compartmentation between floors and between flats and the common escape routes?

No

This is a post 2000 conversion, however, inadequate fire stopping was noted in the electrical intake cupboards, riser cupboard and some unsealed cable penetrations noted in common parts.

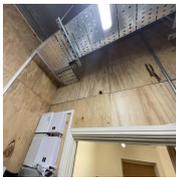


Photo 22



Photo 23

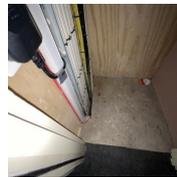


Photo 24



Photo 25



Photo 26

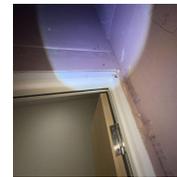


Photo 27



Photo 28

Open | Priority High | Due 9 Jul 2023 9:48 AM BST | Created by James Nyats

Q1

It is recommended that a fire stopping survey is completed to ensure all unsealed cable-tray, pipe & cable penetrations are adequately fire stopped, with appropriately fire rated material. All works to be completed by a competent person. Once all compartmentation work has been completed then the fire evacuation strategy of the building which was originally intended to be Stay Put , can be reviewed. See P2 for means of warning.

Action/Recommendation Required?

Yes

Action Priority:

High - 1 Month

Q2

Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings)

N/A

Q3

Is there adequately fire protected service risers and/or ducts in common areas, that will restrict the spread of fire and smoke?

No

See Q1.

Q4

Is compartmentation maintained in the roof space?

N/A

The roof space (if any) would be part of the living accommodation of third floor maisonettes and accessed internally or is entirely over the living accommodation and so does not impact on the common means of escape.

Q5

Are electrics, including embedded meters, enclosed in fire rated construction?

N/A

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?

N/A

Q7

Is there reasonable limitation of linings to escape routes that might promote fire spread?

Yes

The wall and ceiling linings would appear to be appropriate to limit fire spread.

Q8

Are soft furnishings in common areas appropriate to limit fire spread/growth?

N/A

There were no soft furnishings noted within the common areas at the time of inspection.

Q9

1 action

Does the premises have any external balconies, cladding or materials which may promote external fire spread?

Yes

Vertically stacked steel framed private balconies with what appears to be timber decks.



Photo 29

Open | Priority Medium | Due 9 Sep 2023 10:03 AM BST | Created by James Nyats

Q9

Management should confirm/ensure that the external attachments as noted are suitably non-combustible to reduce the possibility of external fire spread. MHCLG has advised that this issue should be considered for buildings of any height and its Advice Note on Balconies on Residential Buildings recommends replacement with non-combustible materials as the clearest way to remove this risk.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

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?

N/A

The external wall construction of the building appears to be of sufficiently low risk that it can be assessed visually as part of this Type 1 assessment. Brick wall construction.

Q11

Does the External wall note include any mitigating circumstances that may have been taken to reduce the risk?

N/A

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.

N/A

Q13

Are all other fire spread/compartmentation issues satisfactory?

N/A

R - Fire Extinguishing Appliances

R1

If required, is there reasonable provision of accessible portable fire extinguishers? N/A

S - Relevant Automatic Fire Extinguishing Systems

S1

Are there any automatic fire suppressant systems on site? N/A

S2

Are there any fixed fire fighting mains within the premises? N/A

S3

If any other relevant systems / equipment is installed, state type of system and comment as necessary N/A

T - Procedures and Arrangements 1 action

T1

Recommended evacuation strategy for this building is: Stay Put

Stay Put is recommended until the cause & effect of the fire alarm system has been produced and the alarm system configured to support the suggested strategy. In the mean time, compartmentation should be addressed as soon as possible. See Q1.

T2

Has a competent person(s) been appointed to assist in undertaking the preventative and protective measures including in house checks? Yes

T3

Are there appropriate documented fire safety arrangements and procedures in place in the event of fire? Yes
Fire action notice is considered to be adequate.

T4

Are there suitable arrangements for liaison and calling the Fire Service? Yes
In the event of an emergency, residents are expected to contact the fire and rescue services directly.

T5

Are there suitable fire assembly points away from any risk?

Yes

Anywhere safe and away from the building.

T6

1 action

Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?

Unknown

There was no evidence of or information about the building having occupants with disabilities at the time of inspection.

Open | Created by James Nyats

T6

Suitable information should be provided encouraging tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. A contact reference for this assistance can be added to the fire action notices for the premises.

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

T7

Are staff nominated and trained on the use of fire extinguishing appliances?

N/A

No staff on site.

T8

Are staff nominated and trained to assist in evacuation (Where applicable e.g. Offices, supported schemes)?

N/A

Residents self-evacuate. No staff on site.

U - Training

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)

N/A

No staff on site.

Policy Principle: 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.

U2

Are employees nominated to assist in the event of fire given additional training?

N/A

V - Testing and Maintenance

V1

Are all fire safety provisions for the building (AFD, Emergency Lighting, sprinklers etc.) routinely tested and maintained?

Yes

See principle.

Policy Principle: 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.

W - Records

W1

Is all routine testing and staff training including fire drills suitably recorded and available for inspection?

N/A

No staff on site.

X - Premises Information Box

1 action

X1

1 action

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?

Yes

A premises information box (PIB) was noted to be installed by the entrance to the building. It was not accessed.



Photo 30

Open | Priority Low | Due 9 Jun 2024 10:21 AM BST | Created by James Nyats

X1

Futures to ensure that any relevant information kept in the PIB is accurate & up to date.

Policy Principle: Log book is kept on SharePoint with proposed specific QR code access.

Action/Recommendation Required? Yes

Action Priority: Low - 12 Months

Y - Engagement with Residents 1 action

Y1 1 action

Has all Fire Safety information & procedures been disseminated to the residents? Unknown

No information provided by the client.

Open | Priority Low | Due 9 Jun 2024 10:23 AM BST | Created by James Nyats

Y1
Residents should be provided with a copy of the fire safety instruction notice for the premises (which includes information on how to report a fire) and information on fire doors; when moving in and annually thereafter.

Action/Recommendation Required? Yes

Action Priority: Low - 12 Months

Z - Any Other Information

Z1

Are all issues deemed satisfactory? [1] N/A

Z2

Are all issues deemed satisfactory? [2] N/A

Type 3 FRAs

Sample Flat Inspection

Sample Flat Inspection 1

1. Inspection Details

1.1 Flat / Property Number:

5

1.2 Has a Type 3 dwelling survey been performed?

No

Access limited to entrance hall.

1.3 Is there appropriate detection in place?

Yes

2. What Detection is in Place?

2.1 Mains Smoke Detector in Hall

Yes

2.2 Main Smoke Detector in Lounge

No

2.3 Mains Heat Detector in Kitchen

Yes

2.4 Main Detection in Bedroom(s)

No

2.5 Battery Smoke in hall

N/A

2.6 Link Heat detector in hall

N/A

2.7 Other

N/A

3. General

3.1 If on the ground or 1st floors, is there secondary means of escape from each habitable room? Door or window of at least 0.33m² with no single dimension smaller than 450mm.

N/A

3.2 Does the layout of the flat meet the relevant Building Regulations (Travel distance, protected entrance hall, alternative escape etc.?)

Yes

3.3 Are there any extraction fans that are not vented directly to an external wall?

N/A

3.4 Are there any missing internal doors?

N/A

3.5 Is the fixed electrical test in date?

Unknown

3.6 Are there any signs of hoarding?

No

3.7 Is the cooker in a safe position?

Yes

3.8 Assessor's Miscellaneous Comments or observations - please consider compartmentation within the flat or any tenant alterations?

Permission to access all other areas not granted.

Assessment Risk Ratings

2 flagged

Risk Rating

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

Likelihood of Fire

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

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.

Potential Consequences 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

Potential Consequences of Fire

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 unlikely to involve multiple fatalities.

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

Premises Risk Rating

1 flagged

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

MODERATE

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.)

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

TOLERABLE

Limitations Statement

Fire Risk Assessment – Limitations

The purpose of the fire risk assessment is solely to provide an assessment of the risk to life from fire, and, where appropriate, to make recommendations to reduce the risk to life from fire. This assessment does not address fire risks to property or business continuity.

Under Article 5(4) of the Regulatory Reform (Fire Safety) Order 2005 or other devolved equivalent regional legislation and relevant United Kingdom law, we have been appointed to provide advice to the Responsible Person only. We have no control over any part of the premises covered within this fire risk assessment, and we have no responsibility for undertaking any of the recommendations made. The assessment is intended to assist the Responsible Person to comply with their responsibilities under the Regulatory Reform (Fire Safety) Order 2005.

Any policy principles included within this Fire Risk Assessment have been provided by the responsible person or their representative and been added in good faith. We cannot take responsibility for the accuracy of the policy principles with regard to the client's internal policies, British Standards or codes of practice.

Any test certificates supplied as part of the Fire Risk Assessment process will be considered but we take no responsibility or liability whatsoever is accepted for the accuracy of such information supplied by others.

The findings of the fire risk assessment will be based upon the conditions found at the Premises at the time the assessment is to be carried out and on relevant information provided by the Responsible Person or others either prior to, during or after the Fire Risk Assessment of the premises.

We consider the External Wall System as part of the Fire Risk Assessment process, however, we take no responsibility for a fire risk appraisal of external wall construction on existing buildings and work to the guidance and limitations detailed in PAS 9980:2022 0.2 Fire risk assessments. Any information supplied to the Fire Risk Assessor is taken in good faith and we accept no responsibility for the accuracy of the information supplied.

No responsibility is accepted for any change in the conditions or circumstances prior after the Fire Risk Assessment has been undertaken.

It is stressed that the assessment should not be regarded as a structural survey for fire safety purposes as such a survey should only be entrusted to a qualified building surveyor. The Fire Risk Assessment did not involve destructive exposure (Unless specifically requested as part of a contractual arrangement), and therefore it is not always possible to survey less readily accessible areas. It is, therefore, necessary to rely on a degree of sampling and also

reasonable assumptions and judgements.

All services or penetrations traversing fire resisting compartments are not confirmed as being sufficiently fire stopped with fire resisting material to the appropriate standard. If fire compartments\fire dampers\voids (ceilings, floors or other voids) are considered inaccessible for safety reasons or any other reason and cannot be physically accessed or are outside the visual range of the assessor, technical comment on these areas cannot be provided.

This fire risk assessment will not necessarily identify all minor fire-stopping issues that might exist within the building and should be considered to be a sample of fire compartmentation. Unless a full fire compartmentation survey is contractually included within the scope of the assessment.

If there are reasons to suspect the fire resistance within the Premises has not been sufficiently maintained the responsibility to provide this technical information rests with the Responsible Person\duty holder.

This fire risk assessment will not necessarily identify all minor fire door issues that might exist within the building and should be considered a sample of fire doors. Unless a full fire door survey is contractually included within the scope of the assessment.

A full investigation of the design of heating, ventilation and air conditioning (HVAC) systems is outside the scope of this fire risk assessment.

Although reference in the report may be made to relevant British Standards, Codes of Practice and Guides the assessment will not, nor is it intended to, ensure compliance with any of the documents referred to in the assessment. However, deviations from generally accepted codes, standards and universally recognised good fire safety practice will be identified in the assessment.

Where an emergency escape lighting system is present, comments are based upon a visual assessment of the system coverage and condition, but no illuminance tests or verification of the installation to the relevant British Standards were carried out.

Where a fire alarm system is present, comments are based upon a visual assessment, but no audibility tests or verification of full compliance with the relevant British Standards were carried out.

Where manual firefighting equipment is present, comments are based upon a visual assessment, but no verification of full compliance with the relevant British Standards or codes of practice were carried out.

It is the expectation that any reference to the testing and maintenance of passive or active fire protection systems within the premises are undertaken to the relevant current British Standards, Codes of Practice and Guides it is the responsible person's duty to ensure this is undertaken.

There will be a brief review of procedures at the time of this fire risk assessment. An in-depth review of documentation is outside the scope of this fire risk assessment, unless otherwise stated in the contract.

The report will highlight the Significant Findings (Split into Recommendations and Action(s)) that the Fire Risk Assessor found at the time of the assessment.

It is the responsibility of the Responsible Person to ensure that any deficiencies found during the assessment and subsequently reported to the Responsible Person, by the report or other means, are their responsibility to rectify to a satisfactory standard to meet the requirements of the Regulatory Reform (Fire Safety) Order 2005.

It is wholly the responsibility of the Responsible Person and/or their agent to implement and maintain the Fire Precautions at the Premises to a satisfactory standard and condition to comply with the requirements of the Regulatory Reform (Fire Safety) Order 2005.

Failure to address and/or rectify any deficiencies mentioned in the report may result in serious harm, injury and or death to any relative person, employee, visitor, you or any other person in, on, within or without the perimeter of the Premises.

Failure to address any of the deficiencies highlighted in the report may be considered to be a breach of the Regulatory Reform (Fire Safety) Order 2005 and may result in prosecution by the enforcing authority.

Responsibility for the ongoing management of the Premises and even, if necessary, the decision to allow the Premises to be used for their present purpose, and in the current condition remains with the Responsible Person.

Responsibility for management procedures regarding, evacuation management, and maintenance of firefighting equipment, Fire alarms systems, emergency escape lighting, and any other emergency-related provisions remains a duty of the responsible person, not the fire risk assessor as this is not within their control.

Any faults or deficiencies in any emergency emergency-related staffing levels and/or staff training are the responsibility of the Responsible Person and/or the duty holder.

Portable or moveable items and items brought into the Premises are the responsibility of the Responsible Person and/or the duty holder.

It is recommended that the Assessment is reviewed annually or when there is a significant change, material alteration, change in the use of the Premises, a change in working practices, or following any incident, including fire, which may affect the Fire Precautions of the Premises.

The circumstances of the Premises may change over time and with use and/or occupancy, therefore, failure to review the fire risk assessment by the date indicated may mean that the fire risk assessment is no longer valid.

This Fire Risk Assessment is not a Health and Safety Report. A Health and Safety review

should be conducted to ensure compliance with the Health and Safety at Work Act 1974.

Compliance with all other legislation is the responsibility of the Responsible Person. We accept no responsibility for loss, damage or other liability arising from a fire, loss and/or injury due to the failure to observe the safety, observance and practises identified in the Assessment

The Responsible Person will always remain responsible for the outcome of the Fire Risk Assessment and/or its review. This includes the accuracy of details contained within this report.

By signing for, by payment for services or acknowledgement of receipt of the report you accept full responsibility and accountability for implementing the findings of the report.

BAFE Certificate (QA Use Only)



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 the 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 and Address of Certified Organisation	Pennington Choices Limited
Part 1b - BAFE Registration Number of Issuing Certified Organisation	102119
Part 1c - SSAIB 3rd Party Certificate Number	CHES077
Part 2 - Name of Client	Futures Housing Group
Part 3a - Address of premises for which the Fire Risk Assessment was carried out	Flats 1-21 The Print Works, Northampton, NN1 4NP
Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies	External area, staircase, basement, corridors to flats, riser cupboards and electrical intake cupboard.
Part 4 - Brief description of the scope and purpose of the Fire Risk Assessment	Life Safety (as agreed spec)
Part 4b - Limitations of FRA	See Limitations Statement
Part 5 - Effective Date of the Fire Risk Assessment	9 Jun 2023

Part 6 - Recommended Date for Reassessment of the premises

9 Jun 2025

Part 7 - Unique Reference Number of this Certificate (Job Number)

150768

Signed for on behalf of the Issuing Certified Organisation

James Hutton



Dated:

9 Jun 2023

SSAIB, 7-9 [Earsdon Road](#), West [Monkseaton](#), Whitley Bay, Tyne & Wear. NE25 9SX

BAFE, The Fire Service College, London Road, [Moreton-in-Marsh](#), Gloucestershire, GL56 0RH
01608 653 350 | info@bafes.org.uk | www.bafes.org.uk

Media summary



Photo 1

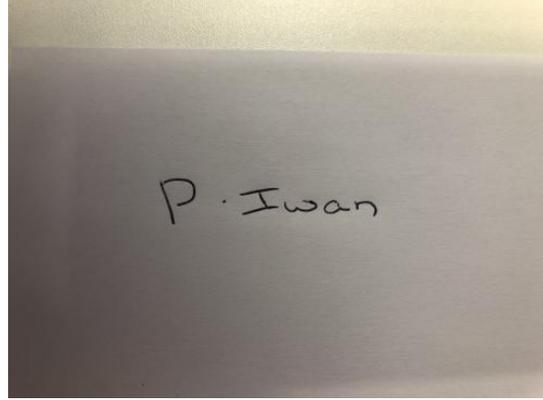


Photo 2



Photo 3



Photo 4



Photo 5

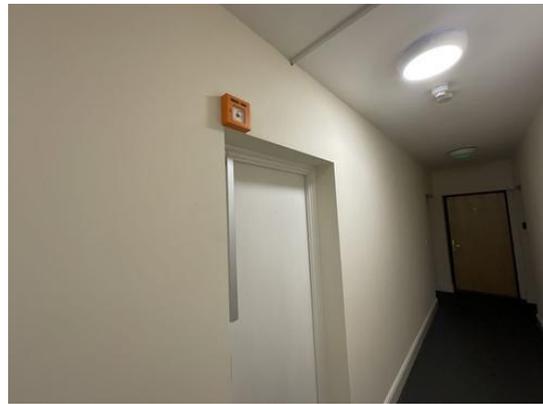


Photo 6

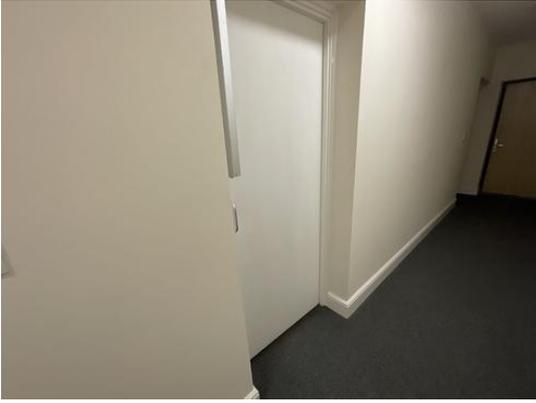


Photo 7

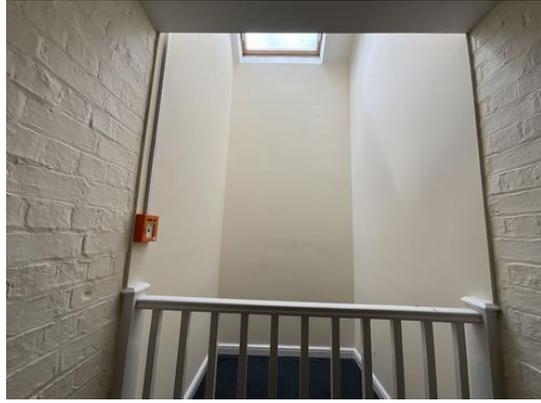


Photo 8



Photo 9



Photo 10



Photo 11



Photo 12

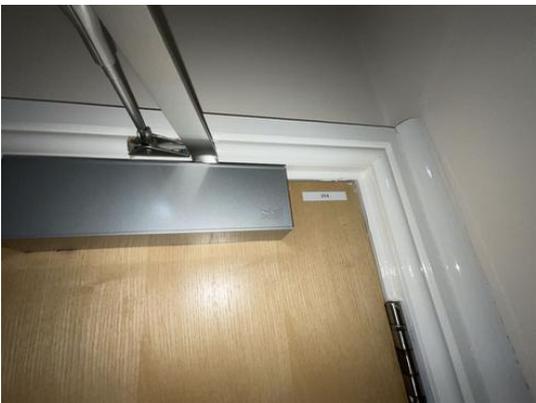


Photo 13



Photo 14

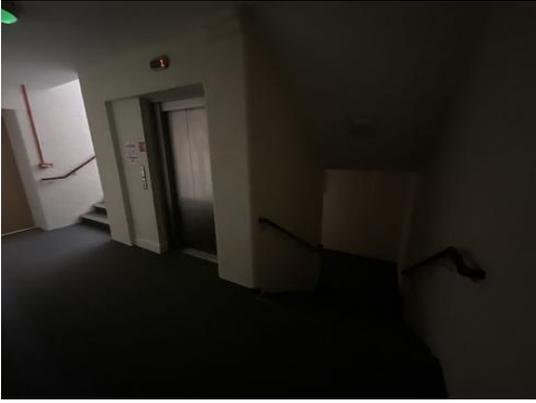


Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30

[Old Printworks - Design & Access Statement.pdf](#)