FIRE RISK ASSESSMENT

PROPERTY ASSESSED:
NORTHORPE BLOCK 13-16
GILROYD
South Yorkshire

S75 3PD

UPRN: AY20003B
Inspection Date: 11/01/2023
Validation Date: 18/01/2023
Valid to: 18/01/2025
FRA completed by: Pennington Choices
FRA Completed For: Berneslai Homes

Fire Risk Assessment Provider (SP205)

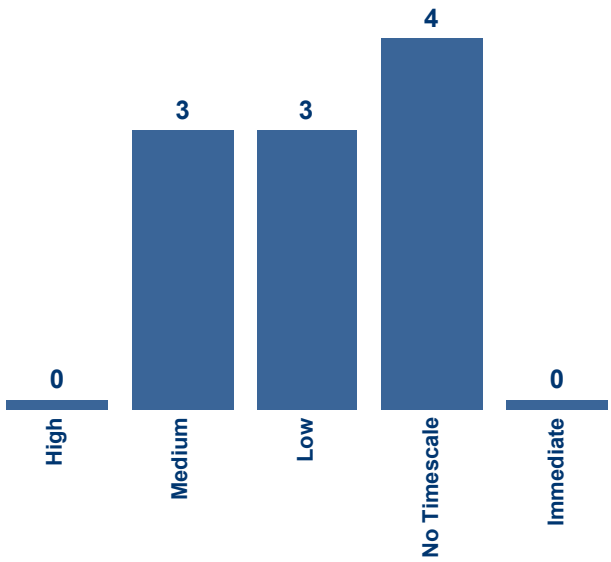
Executive Summary

PENNINGTON CHOICES
SURVEYING AND CONSULTANCY

FRA Risk Rating: **Tolerable**

FRA Action by Type	
Recommendations:	4
Actions:	6

FRA Action Count by Priority



Premises Risk Rating: **Tolerable**

Reassessment Priority: **Medium - 2 Years**

Recommended evacuation strategy for this building is: **Stay Put**

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

FRA - Summary

Responsible Person	Amanda Garrard - Chief Executive
Property Designation	General needs
Management Extent	Non Managed – eg GN
No of Floors	2
No of Flats (if applicable)	4
Ground floor Area (m2)	250
Total Area of all floors (m2)	500

FRA Completed By:	Grant Barker
FRA Type:	Type 3
QA Validation Date:	18/01/2023
QA Carried Out By:	Paul Doodson
Validator's Signature:	

Findings & Actions Summary

Medium 3

Ref.	Category	Priority	Complete By
C2	Arson	Medium	18/Apr/2023

Finding/Observation	Action/Recommendation
Wheelie bins are provided and there is a dedicated area provided constructed of brick with a concrete lid to prevent fire spread.	Dispose of the door that has been abandoned near the rear block exit door.

Image: C21

Ref.	Category	Priority	Complete By
L1	Flat Entrance Doors	Medium	18/Apr/2023

Finding/Observation	Action/Recommendation
This Fire Risk Assessment should not be considered as fulfilling the requirements of a full fire door survey. Where defects were readily observable from the common area side of the flat entrance doors, or where residents allowed access, any deficiencies will be commented upon. The assessor has compared the flat entrance doors against the recommendations contained within the current revision of the Home Office Guide to assess suitability. The resident in flat 16 allowed access and no issues were identified. There were no labels or plugs present on the flat entrance door denoting its fire resistance certification. It was identified as a timber fire door with a thin inner and outer coating to allow cleaning to take place. The assessor considered that the door is a self-closing 'notional FD30S' fire door and suitable for continued use. Flat 13 entrance door appears to be composite fire door set, and the door leaf is visually similar to a type of glass reinforced plastic (GRP) door that the assessor has seen previously in other housing providers premises. During the MHCLG fire testing programme for GRP doors post Grenfell, a number of GRP fire doors failed testing (mostly those based upon the 'Manse Mastador' door leaf) and a number of GRP fire doors passed testing without any concerns raised.	It is recommended that Berneslai Homes make reference to the MHCLG documents 'GRP composite fire door test results' and 'GRP composite fire door test data', both of which are free to download from the HMGOV.UK website. Should it be identified that the suspected GRP door is of the type that failed testing, it should be replaced.

Image: L11

Findings & Actions Summary

Ref.	Category	Priority	Complete By
Z1	Any Other Information	Medium	18/Apr/2023

Finding/Observation	Action/Recommendation
The Fire Safety (England) Regulations 2022 introduces a new duty on Berneslai Homes to provide information to residents regarding fire doors. The information given to residents should cover the importance of keeping fire doors closed, that fire doors and self-closing devices should not be tampered with and that faults or damage to fire doors should be reported immediately. The duty includes that residents should receive this information when they move into a multi-occupied residential building and then on an annual basis.	Provide the information regarding fire doors – the exact form that the information will be provided should be determined by the Berneslai Homes; however, it is suggested that it can be in the form of posters displayed conspicuously within the common areas and/or periodic leaflet drops.

Findings & Actions Summary

Low 3

Ref.	Category	Priority	Complete By
K4	Means Of Escape	Low	18/Jan/2024

Finding/Observation	Action/Recommendation
Thumb-turn locks are provided internally on the front and rear exit doors. Residents will be very familiar with the door opening arrangements as they use them regularly, and therefore no particular signage was considered necessary to indicate the thumb-turns locations or operating method in an emergency.	The front block entrance door has an internal latch so that it can be secured shut. It is not considered that this would impede any resident attempting to escape for any significant length of time if they were aware of its presence and there is a rear exit door available without a latch a short distance away; however, as it is considered bad practice to have to operate two mechanisms to open an emergency exit, the current lock should be replaced with one that does not have a locking facility.

Image: K41

Ref.	Category	Priority	Complete By
K12	Means Of Escape	Low	18/Jan/2024

Finding/Observation	Action/Recommendation
There is plastic conduit present within the common areas, the majority of which is secured using steel fixings, however there is also plastic 'square' conduit where the fixing method could not be determined without using invasive surveying techniques.	The 18th edition of BS 7671 includes a new regulation to ensure that escape routes were as safe as possible for residents and the Fire and Rescue Service in the event of a fire. Following the fatalities of two firefighters in 2010 and a recommendation in the subsequent coroner's report, BS 7671 now requires that wiring systems should not be liable to premature collapse. This includes all cables inside plastic conduit in a building escape routes. Further investigation of the method of supporting the cabling within the plastic conduit is required to confirm that the supports used to hold the cable in place are not easily deformable (e.g. plastic).

Image: K121

Findings & Actions Summary

Ref.	Category	Priority	Complete By
Q4	Measures To Limit Fire Spread And Development	Low	18/Jan/2024

Finding/Observation	Action/Recommendation
Roof voids are checked annually by Berneslai Homes, and records are maintained centrally. The roof void access hatch was considered to be adequately fire resisting. From visual observations made from the second step on a portable set of step ladders, it was observed that there is no fire compartmentation present between the top floor flats and the common areas in the roof void.	Fire compartmentation of a minimum of 60-minutes fire resistance should be provided in the roof void between the flats and the common areas. To prevent future damage and disturbance by staff and contractors accessing the areas above the top floor flats via the common area roof void access hatch, it would be good practice if 60-minute fire doors with simple fastenings that do not require keys were installed in the new fire barriers to allow access. It is recommended that any contractor appointed to make the necessary installation should be a passive fire protection specialist accredited by a UKAS third party scheme such as FIRAS, Q-MARK etc. Note, the 'stay-safe' evacuation policy in place is considered to partly mitigate the risk to a degree.

Image: Q41

Findings & Actions Summary

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No Timescale 4

Ref.	Category	Priority	Complete By
F1	Lightning	No Timescale	

Finding/Observation	Action/Recommendation
A lightning protection system was not observed.	Recommend management undertake a risk assessment of the building to determine if lightning protection is required.

Ref.	Category	Priority	Complete By
M1	Common Area Fire Doors	No Timescale	

Finding/Observation	Action/Recommendation
The residents storeroom fire doors appear to be original fixtures from when the premises was first constructed and were identified as notional FD30 fire doors (note, without combined intumescent cold smoke seals). This is in-line with the Home Office Guide benchmark standard for a low-rise premises where smoke control is possible and flat entrance doors open directly into the common area stairway. All of the residents storeroom fire doors only have two hinges fitted.	It was possible to sample the internal areas of some residents storerooms and none had any sources of ignition present, therefore in the longer term, such as during a major refurbishment of the premises, provide a third central fire rated hinge to all residents storeroom fire doors.

Image: M11

Findings & Actions Summary

Ref.	Category	Priority	Complete By
P7	Means Of Giving Warning In Case Of Fire	No Timescale	

Finding/Observation	Action/Recommendation
A Grade D LD3 fire alarm system was observed within flat 16 which was sampled and this is considered to be a reasonable provision for a general needs flat in the medium-term. A hard-wired smoke alarm was present in the hallway.	it is PCL policy that a Grade D1 LD2 system should be installed in this flat and any other flats similarly affected as per British Standards recommendations. It is recommended that this performed in the longer term, e.g. during the next programmed EICR.

Ref.	Category	Priority	Complete By
Q5	Measures To Limit Fire Spread And Development	No Timescale	

Finding/Observation	Action/Recommendation
There are steel cabinets enclosing the common area electrical distribution boards. There is also an electrical distribution board at first floor level above the stairs that is within a timber cabinet. The existing cabinet will provide some fire protection to the stairway escape route, but it is unlikely to provide a full 30-minutes fire protection. There are also holes present within it to allow for conduit running. As it is clear that the distribution board within the cabinet is constructed of steel, therefore it is not considered by the assessor that it is essential that the enclosing cabinet is replaced in the short to medium term.	In the longer term, such as during a significant refurbishment of the premises, replace the low density timber cabinet at first floor level that encloses one of the Berneslai Homes common area distribution boards with a cabinet that has a minimum of 30-minutes fire resistance.

Image: Q51

Detailed Risk Assessment

Reassessment Priority	Medium - 2 Years
Responsible Person	Amanda Garrard - Chief Executive
BAFE Cert	CHES077

General Information

UPRN	AY20003B
Address	NORTHORPE BLOCK 13-16 GILROYD South Yorkshire
Postcode	S75 3PD
Fire Risk Assessor	Grant Barker
Date of Inspection	11/01/2023
Checked by	Paul Doodson
Reassessment Date	11/01/2025

General Information

Property Designation	General needs
Property Type	Purpose built block of flats
No of Floors	2
No of Flats (if applicable)	4
Ground floor area (m2)	250
Total area of all floors	500
Building Description	The premises was purpose built as flats. It is thought that the premises was originally constructed in the 1950s. There are two entry/exit doors, offering alternative directions of escape at ground floor level. There is a single stairway in the internal common area. There are no passenger lifts present. There is no ancillary usage (the premises is all residential).
Building Construction	The ground floor is ground bearing concrete. The floor construction between levels is a form of concrete construction. There is one internal stairway is of concrete construction. There is a pitched tiled roof. From visual observation only from the ground floor level, the exposed surface of external walls gives the appearance of masonry construction with balconies on the front elevation. Note - this is not the FRAEW as required by the Fire Safety Act 2021.
Extent of common areas	Hallway, stairway and first floor landing.
Areas of the building to which access was not available	None.

If applicable state which flats were sample inspected	Flat 16.

Detailed Risk Assessment

PENNINGTON CHOICES
SURVEYING AND CONSULTANCY

1. The Occupants

Ref.	Question	Policy Principles
10	Management Extent	
Answer		**Finding/Observation**
Non Managed – eg GN		

Ref.	Question	Policy Principles
11	Details of any onsite management (hours onsite etc.)	
Answer		**Finding/Observation**
Employees of the Responsible Person are not normally present at this premises, although they may visit from time to time in the course of their day to day duties.		

Ref.	Question	Policy Principles
12	Person managing fire safety in premises	
Answer		**Finding/Observation**
Ryan Beardshall - Fire Safety Officer, Berneslai Homes.		

Ref.	Question	Policy Principles
13	Person consulted during the fire risk assessment	
Answer		**Finding/Observation**
None, there was no employee presence during the site survey.		

Ref.	Question	Policy Principles
14	Number of occupants (maximum estimated)	
Answer		**Finding/Observation**
Exact numbers of occupants cannot be realistically calculated without an intrusive poll, however it is assumed that the estimated number of occupants might be 16. This is made up of 2 residents and 2 visitors per flat.		

Ref.	Question	Policy Principles
15	Approximate maximum number of employees at any one time	
Answer		**Finding/Observation**
Estimated to be 2 at any one time.		

Ref.	Question	Policy Principles
16	Number of members of the public (maximum estimated)	
Answer		**Finding/Observation**
None, the premises is residential and not open to the public.		

Ref.	Question	Policy Principles
17	Identify any people who are especially at risk: - sleeping occupants - disabled occupants - occupants in remote areas and lone workers - young persons - others	
Answer		**Finding/Observation**
Residents. As this is a general needs premises the residents may have (in line with the general population) sensory, mobility or other impairments to some degree. Elderly persons might be present. It is expected that young persons and children might be present as part of the families residing within the flats. Lone working would take place as might remote working e.g. roof voids. No dangerous or hazardous substances are normally kept on the premises.		

2. Fire Safety Legislation

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

Ref.	Question	Policy Principles
22	The above legislation is enforced by	
Answer		**Finding/Observation**
South Yorkshire 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**
The Local Authority.		

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

Ref.	Question	Policy Principles
26	Is there an alteration or enforcement notice in force?	
Answer		**Finding/Observation**
No		None known or apparent.

Ref.	Question	Policy Principles
27	Fire loss experience (since last FRA)	
Answer		**Finding/Observation**
No		None known or apparent.

Detailed Risk Assessment

PENNINGTON CHOICES
SURVEYING AND CONSULTANCY

A. Electrical Ignition Sources

Ref.	Question	Policy Principles
A1	Is the fixed electrical installation periodically inspected and tested, (include dates if known)?	5 year fixed wire testing in communal areas are on a 5 year schedule. These works are carried out by our partners. All certificates are stored on PIMSS and can be requested at any time from the electrical compliance officer. As and when rewires take place, emergency lighting is being fitted in the stairwells if required.
Answer		**Finding/Observation**
Yes		See policy principle.

Ref.	Question	Policy Principles
A2	Is PAT testing in common areas carried out?	Carried out annually by partners on a rolling schedule.
Answer		**Finding/Observation**
N/A		No portable electrical appliances are provided by Berneslai Homes. No portable electrical appliances were observed in the common areas at the time of the premises survey.

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)?	
Answer		**Finding/Observation**
N/A		No significant issues were identified, or other observations were made at the time of the premises survey.

Ref.	Question	Policy Principles
A4	Is the use of adapters and leads limited?	
Answer		**Finding/Observation**
N/A		No extension leads were present in the common areas at the time of the premises survey.

Ref.	Question	Policy Principles
A5	Are they any PV cells installed and do they have the appropriate isolation systems and signage to assist the fire and rescue service?	
Answer		**Finding/Observation**
N/A		There were no PV installations present at the time of the premises survey.

B. Smoking Policies

Ref.	Question	Policy Principles
B1	Are there suitable arrangements to prevent fire as a result from smoking?	
Answer		**Finding/Observation**
Yes		Berneslai Homes have a 'No Smoking' policy in place within the common areas. Residents and their visitors are permitted to smoke within their individual flats and away from the building.

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		No evidence of smoking was observed within the common areas at the time of the premises survey.

Images

Image: B21

Detailed Risk Assessment

C. Arson

Ref.	Question	Policy Principles
C1	Are premises secure against arson by outsiders? (Please state how)	
Answer		**Finding/Observation**
Yes		The assessor considers the area to be a normal risk in respect of arson. Fob entry from the outside at main and rear entrances.

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)	Blocks of flats that have issues with the storage of bins are waiting bin storage areas. A three year plan is in place to build bin storage areas for all flats with issues.
Answer		**Finding/Observation**
Yes		Wheelie bins are provided and there is a dedicated area provided constructed of brick with a concrete lid to prevent fire spread.

Action/Recommendation	Priority	Due Date
Dispose of the door that has been abandoned near the rear block exit door.	Medium	18/Apr/2023

Images

Image: C21

D. Portable Heaters And Heating Installations

Ref.	Question	Policy Principles
D1	If used, is the use of portable heaters regarded as safe?	
Answer		**Finding/Observation**
N/A		There were no portable heaters observed in use within the common areas at the time of the premises survey.

Ref.	Question	Policy Principles
D2	Are fixed heating systems maintained annually?	
Answer		**Finding/Observation**
Yes		There are no fixed heating systems present within the common areas. It is understood that the heating systems within the flats are inspected and maintained by NPS under a service contract. All certificates are stored on PIMSS and can be requested at any time from the Fire Safety Officer. Any faults are dealt with on a 24 hour priority order.

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		There are no communal kitchens provided in the common areas.

F. Lightning

Ref.	Question	Policy Principles
F1	Does the building have a lightning protection system?	
Answer		**Finding/Observation**
No		A lightning protection system was not observed.

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		No significant issues or observations identified at the time of the premises survey.

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		It is understood that In low rise premises belonging to Berneslai Homes, cleaning of the common areas is the responsibility of the residents. General housekeeping standards within the common areas was considered reasonable and no items in contravention of the Berneslai Homes policy were observed at the time of the premises survey. No other observations were made.

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**
N/A		None observed at the time of the premises survey.

Detailed Risk Assessment

H. Hazards Introduced By Contractors

Ref.	Question	Policy Principles
H1	Is there satisfactory control over works carried out in the building by contractors (e.g. hot work permits)?	
Answer		**Finding/Observation**
Yes		Berneslai Homes have a 'No Hot Works' policy, a safer alternative must be used. This also applies to external contractors.

Detailed Risk Assessment

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?	
Answer		**Finding/Observation**
N/A		There were no dangerous or flammable substances within the common areas or in close proximity to the premises that could be readily observed at the time of the premises survey.

J. Other Significant Hazards

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

Ref.	Question	Policy Principles
J2	Are all issues deemed satisfactory?	
Answer		**Finding/Observation**
N/A		

K. Means Of Escape

Ref.	Question	Policy Principles
K1	Is the escape route design deemed satisfactory? (Consider current design codes)	
Answer		**Finding/Observation**
Yes		Travel distances are within those recommended within the Home Office Guide.

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		No significant issues identified or other observations made at the time of the premises survey.

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		There are two entry/exit doors, offering alternative directions of escape at ground floor level.

Ref.	Question	Policy Principles
K4	Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?)	
Answer		**Finding/Observation**
No		Thumb-turn locks are provided internally on the front and rear exit doors. Residents will be very familiar with the door opening arrangements as they use them regularly, and therefore no particular signage was considered necessary to indicate the thumb-turns locations or operating method in an emergency.

Action/Recommendation	Priority	Due Date
The front block entrance door has an internal latch so that it can be secured shut. It is not considered that this would impede any resident attempting to escape for any significant length of time if they were aware of its presence and there is a rear exit door available without a latch a short distance away; however, as it is considered bad practice to have to operate two mechanisms to open an emergency exit, the current lock should be replaced with one that does not have a locking facility.	Low	18/Jan/2024

Images

Image: K41

Ref.	Question	Policy Principles
K5	Do final exits open in the direction of escape where necessary?	
Answer		**Finding/Observation**
N/A		Not considered necessary where less than 60 occupants will be present at any one time.

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 within those recommended within the Home Office Guide.

Ref.	Question	Policy Principles
K7	Are there suitable precautions for all inner rooms?	
Answer		**Finding/Observation**
N/A		None present in the common areas.

Ref.	Question	Policy Principles
K8	Are escape routes separated where appropriate?	
Answer		**Finding/Observation**
N/A		Single stairway, hallway and associated first floor landing only.

Ref.	Question	Policy Principles
K9	Are corridors sub-divided where appropriate?	
Answer		**Finding/Observation**
N/A		Single stairway, hallway and associated first floor landing only.

Ref.	Question	Policy Principles
K10	Do escape routes lead to a place of safety?	
Answer		**Finding/Observation**
Yes		At ground floor level in the stairway, there are two unrestricted directions of escape available.

Detailed Risk Assessment

Ref.	Question	Policy Principles
K11	Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision)	Annual service or AOV's carried out by partner on a rolling schedule. All certificates are stored on PIMSS and can be requested at any time from the Fire Officer.

Answer	Finding/Observation
Yes	There are manually openable windows at first floor level that can be used to control smoke levels. The assessor considers that the current arrangements are reasonable.

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Ref.	Question	Policy Principles
K12	Is there any other issues that could affect the means of escape, for example plastic conduit/loose cables not secured by fire rated fastening?	

Answer	Finding/Observation
Yes	There is plastic conduit present within the common areas, the majority of which is secured using steel fixings, however there is also plastic 'square' conduit where the fixing method could not be determined without using invasive surveying techniques.

Action/Recommendation	Priority	Due Date
The 18th edition of BS 7671 includes a new regulation to ensure that escape routes were as safe as possible for residents and the Fire and Rescue Service in the event of a fire. Following the fatalities of two firefighters in 2010 and a recommendation in the subsequent coroner's report, BS 7671 now requires that wiring systems should not be liable to premature collapse. This includes all cables inside plastic conduit in a building escape routes. Further investigation of the method of supporting the cabling within the plastic conduit is required to confirm that the supports used to hold the cable in place are not easily deformable (e.g. plastic).	Low	18/Jan/2024

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Image: K121

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?	Flat fire doors are inspected every six months to check function of the door and highlight any maintenance requirements. All reports are available upon request from the Fire Safety Officer. Cross corridor doors are inspected every 3 months in High Rise Blocks and every six months in low rise blocks months to check function of the door and highlight any maintenance requirements. All reports are available upon request from the Fire Safety Officer.

Answer	Finding/Observation
Yes	This Fire Risk Assessment should not be considered as fulfilling the requirements of a full fire door survey. Where defects were readily observable from the common area side of the flat entrance doors, or where residents allowed access, any deficiencies will be commented upon. The assessor has compared the flat entrance doors against the recommendations contained within the current revision of the Home Office Guide to assess suitability. The resident in flat 16 allowed access and no issues were identified. There were no labels or plugs present on the flat entrance door denoting its fire resistance certification. It was identified as a timber fire door with a thin inner and outer coating to allow cleaning to take place. The assessor considered that the door is a self-closing 'notional FD30S' fire door and suitable for continued use. Flat 13 entrance door appears to be composite fire door set, and the door leaf is visually similar to a type of glass reinforced plastic (GRP) door that the assessor has seen previously in other housing providers premises. During the MHCLG fire testing programme for GRP doors post Grenfell, a number of GRP fire doors failed testing (mostly those based upon the 'Manse Mastador' door leaf) and a number of GRP fire doors passed testing without any concerns raised.

Action/Recommendation	Priority	Due Date
It is recommended that Berneslai Homes make reference to the MHCLG documents 'GRP composite fire door test results' and 'GRP composite fire door test data', both of which are free to download from the HMGOV.UK website. Should it be identified that the suspected GRP door is of the type that failed testing, it should be replaced.	Medium	18/Apr/2023

Images

Image: L11

Detailed Risk Assessment

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?	Flat fire doors are inspected every six months to check function of the door and highlight any maintenance requirements. All reports are available upon request from the Fire Safety Officer. Cross corridor doors are inspected every 3 months in High Rise Blocks and every six months in low rise blocks months to check function of the door and highlight any maintenance requirements. All reports are available upon request from the Fire Safety Officer.
Answer		**Finding/Observation**
No		The residents storeroom fire doors appear to be original fixtures from when the premises was first constructed and were identified as notional FD30 fire doors (note, without combined intumescent cold smoke seals). This is in-line with the Home Office Guide benchmark standard for a low-rise premises where smoke control is possible and flat entrance doors open directly into the common area stairway. All of the residents storeroom fire doors only have two hinges fitted.
Images		

Image: M11

N. Emergency Lighting

Ref.	Question	Policy Principles
N1	If emergency lighting is provided, is the coverage sufficient and in good repair? (Internal and external)	
Answer		**Finding/Observation**
Yes		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 British Standards was carried out. The general provision of emergency lighting in the common areas was considered reasonable and no other significant issues were identified or other observations were made at the time of the premises survey.
Images		

Image: N11

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 Home Office Guide advises that fire exit signage is not considered necessary within a block provided with only a single stairway, and it has not been provided.

Ref.	Question	Policy Principles
O2	Wayfinding Signage (buildings over 11 metres in height). Are there clear markings for flat and floor recognition provided?	
Answer		**Finding/Observation**
N/A		

P. Means Of Giving Warning In Case Of Fire

Ref.	Question	Policy Principles
P1	Is a reasonable fire detection and fire alarm system provided in the common areas, where necessary?	
Answer		**Finding/Observation**
N/A		A fire alarm system has not been provided within the common areas. Due to the purpose-built nature of the premises with non-combustible materials forming fire compartments, the Home Office Guide advises that a fire alarm system in the common area is not considered necessary for this type of low-rise purpose built-block.

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

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

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**
N/A		

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

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

Ref.	Question	Policy Principles
P7	If applicable, is a separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?	
Answer		**Finding/Observation**
Yes		A Grade D LD3 fire alarm system was observed within flat 16 which was sampled and this is considered to be a reasonable provision for a general needs flat in the medium-term. A hard-wired smoke alarm was present in the hallway.

Ref.	Question	Policy Principles
P8	If applicable (Sheltered scheme) is the smoke detection within the flats monitored by an alarm receiving centre/on site scheme manager via a telecare system?	
Answer		**Finding/Observation**
N/A		

Q. Measures To Limit Fire Spread And Development

Ref.	Question	Policy Principles
Q1	Is there adequate levels of compartmentation between floors and between flats and the common escape routes?	
Answer		**Finding/Observation**
Yes		This Fire Risk Assessment should not be considered as fulfilling the requirements of a full fire compartmentation survey. Where defects were readily observable, any deficiencies will be commented upon. The general provision of fire compartmentation in the areas where access was possible was considered reasonable with the exceptions of those in Questions Q4 and Q5, and no other issues or significant observations were made at the time of the premises survey.

Ref.	Question	Policy Principles
Q2	Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings)	
Answer		**Finding/Observation**
Unknown		There are no suspended ceilings are present. Due to the non-destructive nature of a Type-3 fire risk assessment survey, the assessor cannot comment on 'hidden voids' etc. Where defects were readily observable, any deficiencies will be commented upon. The general provision of fire compartmentation in the areas where access was possible was considered reasonable with the exceptions of those in Questions Q4 and Q5, and no other issues or significant observations were made at the time of the premises survey.

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		None present at the time of the premises survey.

Detailed Risk Assessment

Ref.	Question	Policy Principles
Q4	Is compartmentation maintained in the roof space?	

Answer	Finding/Observation
No	Roof voids are checked annually by Berneslai Homes, and records are maintained centrally. The roof void access hatch was considered to be adequately fire resisting. From visual observations made from the second step on a portable set of step ladders, it was observed that there is no fire compartmentation present between the top floor flats and the common areas in the roof void.

Action/Recommendation	Priority	Due Date
Fire compartmentation of a minimum of 60-minutes fire resistance should be provided in the roof void between the flats and the common areas. To prevent future damage and disturbance by staff and contractors accessing the areas above the top floor flats via the common area roof void access hatch, it would be good practice if 60-minute fire doors with simple fastenings that do not require keys were installed in the new fire barriers to allow access. It is recommended that any contractor appointed to make the necessary installation should be a passive fire protection specialist accredited by a UKAS third party scheme such as FIRAS, Q-MARK etc. Note, the 'stay-safe' evacuation policy in place is considered to partly mitigate the risk to a degree.	Low	18/Jan/2024

Images

Image: Q41

Ref.	Question	Policy Principles
Q5	Are electrics, including embedded meters, enclosed in fire rated construction?	
Answer		**Finding/Observation**
No		There are steel cabinets enclosing the common area electrical distribution boards. There is also an electrical distribution board at first floor level above the stairs that is within a timber cabinet. The existing cabinet will provide some fire protection to the stairway escape route, but it is unlikely to provide a full 30-minutes fire protection. There are also holes present within it to allow for conduit running. As it is clear that the distribution board within the cabinet is constructed of steel, therefore it is not considered by the assessor that it is essential that the enclosing cabinet is replaced in the short to medium term.
Images		

Image: Q51

Ref.	Question	Policy Principles
Q6	As far as can reasonably be ascertained, are fire dampers provided as necessary to protect critical means of escape against passage of fire, smoke and products of combustion in the early stages of a fire?	
Answer		**Finding/Observation**
No		A full investigation of the design of heating, ventilation and air conditioning (HVAC) systems is outside the scope of this fire risk assessment. No fire dampers were observed during the premises.

Ref.	Question	Policy Principles
Q7	Is there reasonable limitation of linings to escape routes that might promote fire spread?	
Answer		**Finding/Observation**
Yes		No significant issues identified or other observations made at the time of the premises survey.

Ref.	Question	Policy Principles
Q8	Are soft furnishings in common areas appropriate to limit fire spread/growth?	
Answer		**Finding/Observation**
N/A		No soft furnishing appear to have been provided by Berneslai Homes and none were present in the common areas at the time of the premises survey.

Ref.	Question	Policy Principles
Q9	Does the premises have any external balconies, cladding or materials which may promote external fire spread?	
Answer		**Finding/Observation**
Unknown		The FRAEW as required by The Fire Safety Act 2021 and Fire Safety (England) Regulations 2022 is contractually excluded from the scope of this fire risk assessment. Berneslai Homes is aware of the requirements to undertake a Fire Risk Appraisal of External Wall (FRAEW) construction and cladding of existing blocks of flats based upon the BSI Code of Practice PAS 9980:2022. As Berneslai Homes are aware of the requirements to undertake a Fire risk appraisal of external wall (FRAEW) construction, the assessor considers that no further reminders are appropriate, other than to provide information in a goodwill manner and without prejudice, that there are features of the external walls that Berneslai Homes may wish to include in the FRAEW of this premises.

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**
Unknown		Refer to Question Q9.

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**
Unknown		Refer to Question Q9.

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**
Unknown		Refer to Question Q9.

Ref.	Question	Policy Principles
Q13	Are all other fire spread/compartmentation issues satisfactory?	
Answer		**Finding/Observation**
Yes		No other significant issues were identified or other observations were made at the time of the premises survey.

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		There are no fire extinguishers installed within the common area and none are recommended. The provision of fire extinguishers and other forms of fire-fighting equipment in common parts for use by residents is problematic. Such equipment should only be used by those trained in its use. It is not considered appropriate or practicable for residents in a block of flats to receive such training. Neither is it expected that residents should need to tackle a fire in their flats to make their escape. Indeed, to obtain a fire extinguisher located in the common parts for this purpose would involve the person leaving their flat in the first place, from which they should leave the premises and call the Local Fire and Rescue Service.

S. Relevant Automatic Fire Extinguishing Systems

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

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

Ref.	Question	Policy Principles
S3	If any other relevant systems / equipment is installed, state type of system and comment as necessary	
Answer		**Finding/Observation**
N/A		

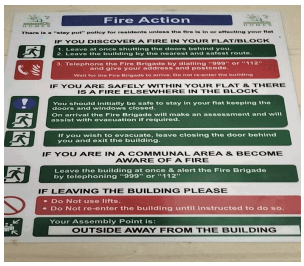
Detailed Risk Assessment

PENNINGTON CHOICES
SURVEYING AND CONSULTANCY

T. Procedures And Arrangements

Ref.	Question	Policy Principles
T1	Recommended evacuation strategy for this building is	
Answer		**Finding/Observation**
Stay Put		Fire action notices displayed are the standard Berneslai Homes versions that describe a policy that aligns more with a 'Stay-Safe' policy, which is considered by most housing providers to be more appropriate and the assessor supports this.
Images		

Image: T11



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		Ryan Beardshall - Fire Safety Officer, Berneslai Homes.

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		Fire action notices will suffice to inform residents locally.

Ref.	Question	Policy Principles
T4	Are there suitable arrangements for liasion and calling the Fire Service?	
Answer		**Finding/Observation**
Yes		It is considered that this would happen if the residents are guided by the fire action notices and common knowledge.

Ref.	Question	Policy Principles
T5	Are there suitable fire assembly points away from any risk?	
Answer		**Finding/Observation**
Yes		The residents can gather a safe distance away from the premises. It is not considered reasonably practicable to provide fire assembly point signage in public areas not under the control of Berneslai Homes.

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**
Yes		Person Centred Fire Risk Assessments have been carried out on all tenants in Independent Living Schemes and are reviewed on an annual basis for changes. Any issues identified during the assessment are referred to the Fire Safety Officer. In General needs blocks of flats only tenants that have been identified as having a vulnerability are offered an assessment. All assessments are stored on Sharepoint.

Ref.	Question	Policy Principles
T7	Are staff nominated and trained on the use of fire extinguishing appliances?	
Answer		**Finding/Observation**
Yes		Answer refers to times when employees of the Responsible Person might be present during their day to day duties. All employees receive fire safety awareness training at induction commensurate with their role and this is periodically refreshed as part of their ongoing general health and safety training. The training includes fire extinguisher identification however there is no expectation that employees would use these unless they felt that it was safe to do so. Records are maintained centrally.

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		There is not normally a Berneslai Homes employee presence at this premises.

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)	
Answer		**Finding/Observation**
Yes		All employees receive fire safety awareness training at induction commensurate with their role and this is periodically refreshed as part of their ongoing general health and safety training. The training includes fire extinguisher identification however, there is no expectation that employees would use these unless they felt that it was safe to do so. Records are maintained centrally.

Ref.	Question	Policy Principles
U2	Are employees nominated to assist in the event of fire given additional training?	
Answer		**Finding/Observation**
Yes		Answer refers to times when employees of the Responsible Person might be present during their day to day duties. All employees receive fire safety awareness training at induction commensurate with their role and this is periodically refreshed as part of their ongoing general health and safety training. The training includes fire extinguisher identification however, there is no expectation that employees would use these unless they felt that it was safe to do so. Records are maintained centrally.

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?	Six monthly service is carried out by partner on a rolling schedule. All certificates are stored on PIMSS and can be requested at any time from the Fire Officer. Weekly tests are carried out in house, records are kept but are sometimes not kept on site. The records of these tests can be requested anytime from the Fire Officer. Any faults are dealt with on a 24 hour priority order
Answer		**Finding/Observation**
Yes		Refer to policy principle.

W. Records

Ref.	Question	Policy Principles
W1	Is all routine testing and staff training including fire drills suitably recorded and available for inspection?	
Answer		**Finding/Observation**
Yes		Fire drills are not appropriate for this type of residential occupancy. Refer to policy principle regarding training.

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?	
Answer		**Finding/Observation**
No		A premises information box has not been provided and one would not be considered necessary under Berneslai Homes policy unless any specific circumstance were present that necessitated one being provided.

Y. Engagement With Residents

Ref.	Question	Policy Principles
Y1	Has all Fire Safety information & procedures been disseminated to the residents?	
Answer		**Finding/Observation**
Yes		The assessor has observed evidence that this occurs, such as posters etc that explain when and why fire door surveys, fire risk assessments etc are taking place. It is also understood that resident engagement meetings are held periodically.

Z. Any Other Information

Ref.	Question	Policy Principles
Z1	Are all issues deemed satisfactory? [1]	

Answer	Finding/Observation
No	The Fire Safety (England) Regulations 2022 introduces a new duty on Berneslai Homes to provide information to residents regarding fire doors. The information given to residents should cover the importance of keeping fire doors closed, that fire doors and self-closing devices should not be tampered with and that faults or damage to fire doors should be reported immediately. The duty includes that residents should receive this information when they move into a multi-occupied residential building and then on an annual basis.

Action/Recommendation	Priority	Due Date
Provide the information regarding fire doors – the exact form that the information will be provided should be determined by the Berneslai Homes; however, it is suggested that it can be in the form of posters displayed conspicuously within the common areas and/or periodic leaflet drops.	Medium	18/Apr/2023

Ref.	Question	Policy Principles
Z2	Are all issues deemed satisfactory?	

Answer	Finding/Observation
Yes	This fire risk assessment has been performed by an IFE Registered assessor who is third-party licensed by the Engineering Council and is third-party accredited by UKAS. The submission of to the Responsible Person constitutes neither a warranty of future results by the assessor, nor an assurance against risk. This fire risk assessment represents the assessors best judgement, and due regard should be made to the Limitations Statements contained within this report.

ZAAR. Assessment Risk Ratings

Ref.	Question	Policy Principles
ZAAR1	Likelihood of Fire 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	
Answer		**Finding/Observation**
Medium		

Ref.	Question	Policy Principles
ZAAR2	Potential Consequences of Fire Slight harm: Outbreak of fire unlikely to result in serious injury or death of any occupant. Moderate harmful: Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities. Extreme harm: Significant potential for serious injury or death of one or more occupants likely to involve multiple fatalities	
Answer		**Finding/Observation**
Slight Harm		

Ref.	Question	Policy Principles
ZAAR3	Premises Risk Rating 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	
Answer		**Finding/Observation**
Tolerable		

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

Risk Assessment - Type 3

PENNINGTON CHOICES
SURVEYING AND CONSULTANCY

Flat 16.

1.Inspection Details

11	Has a Type 3 dwelling survey been performed?	Yes
12	Which flat number was accessed?	Flat 16.
13	Is there appropriate detection in place?	Yes

2.What Detection Is In Place?

21	Mains Smoke Detector in Hall	Yes
22	Main Smoke Detector in Lounge	No
23	Mains Heat Detector in Kitchen	No
24	Main Detection in Bedroom(s)	No
25	Battery Smoke in hall	No
26	Link Heat detector in hall	N/A
27	Other	N/A

3.General

31	If on the ground or 1st floors, is there secondary means of escape from each habitable room? Door or window of at least 0.33m2 with no single dimension smaller than 450mm.	Yes
32	Does the layout of the flat meet the relevant Building Regulations (Travel distance, protected entrance hall, alternative escape etc.?)	Yes
33	Are there any extraction fans that are not vented directly to an external wall?	No
34	Are there any missing internal doors?	No
35	Is the fixed electrical test in date?	Yes
36	Are there any signs of hoarding?	No
37	Is the cooker in a safe position?	Yes
38	Assessor's Miscellaneous Comments or observations - please consider compartmentation within the flat or any tenant alterations?	None.

Limitations Statement

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 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.

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

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.

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:	**Slight Harm**

In this context, a definition of the above terms is as follows:

Slight harm: Outbreak of fire unlikely to result in serious injury or death of any occupant.

Moderate harmful: Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatali-ties.

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

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

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:**
	Amanda Garrard - Chief Executive
Part 3a	**Address of premises for which the fire risk assessment was carried out:**
	NORTHORPE BLOCK 13-16, GILROYD, South Yorkshire, S75 3PD
Part 3b	**Part or parts of the premises to which the fire risk assessment applies:**
	Hallway, stairway and first floor landing.
Part 4	**Brief description of the scope and purpose of the fire risk assessment:**
	Life Safety (as per agreed Specification)
Part 4b	**Limitations of FRA:**
	See Limitation Statement
Part 5	**Effective date of the fire risk assessment:**
	11/01/2023
Part 6	**Recommended date for reassessment of the premises:**
	11/01/2025
Part 7	**Unique reference number of this certificate:**
	110180

Signed for and on behalf of the issuing Certificated Organization:

James Hutton

Dated: 1/18/2023

Appendix 1. Action Details

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
C2	ARSON	Medium	Wheelie bins are provided and there is a dedicated area provided constructed of brick with a concrete lid to prevent fire spread.	Dispose of the door that has been abandoned near the rear block exit door.		18/04/2023	C21
F1	LIGHTNING	No Timescale	A lightning protection system was not observed.	Recommend management undertake a risk assessment of the building to determine if lightning protection is required.			
K4	MEANS OF ESCAPE	Low	Thumb-turn locks are provided internally on the front and rear exit doors. Residents will be very familiar with the door opening arrangements as they use them regularly, and therefore no particular signage was considered necessary to indicate the thumb-turns locations or operating method in an emergency.	The front block entrance door has an internal latch so that it can be secured shut. It is not considered that this would impede any resident attempting to escape for any significant length of time if they were aware of its presence and there is a rear exit door available without a latch a short distance away; however, as it is considered bad practice to have to operate two mechanisms to open an emergency exit, the current lock should be replaced with one that does not have a locking facility.		18/01/2024	K41
K12	MEANS OF ESCAPE	Low	There is plastic conduit present within the common areas, the majority of which is secured using steel fixings, however there is also plastic 'square' conduit where the fixing method could not be determined without using invasive surveying techniques.	The 18th edition of BS 7671 includes a new regulation to ensure that escape routes were as safe as possible for residents and the Fire and Rescue Service in the event of a fire. Following the fatalities of two firefighters in 2010 and a recommendation in the subsequent coroner's report, BS 7671 now requires that wiring systems should not be liable to premature collapse. This includes all cables inside plastic conduit in a building escape routes. Further investigation of the method of supporting the cabling within the plastic conduit is required to confirm that the supports used to hold the cable in place are not easily deformable (e.g. plastic).		18/01/2024	K121

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
L1	FLAT ENTRANCE DOORS	Medium	This Fire Risk Assessment should not be considered as fulfilling the requirements of a full fire door survey. Where defects were readily observable from the common area side of the flat entrance doors, or where residents allowed access, any deficiencies will be commented upon. The assessor has compared the flat entrance doors against the recommendations contained within the current revision of the Home Office Guide to assess suitability. The resident in flat 16 allowed access and no issues were identified. There were no labels or plugs present on the flat entrance door denoting its fire resistance certification. It was identified as a timber fire door with a thin inner and outer coating to allow cleaning to take place. The assessor considered that the door is a self-closing 'notional FD30S' fire door and suitable for continued use. Flat 13 entrance door appears to be composite fire door set, and the door leaf is visually similar to a type of glass reinforced plastic (GRP) door that the assessor has seen previously in other housing providers premises. During the MHCLG fire testing programme for GRP doors post Grenfell, a number of GRP fire doors failed testing (mostly those based upon the ‘Manse Mastador’ door leaf) and a number of GRP fire doors passed testing without any concerns raised.	It is recommended that Berneslai Homes make reference to the MHCLG documents ‘GRP composite fire door test results’ and ‘GRP composite fire door test data’, both of which are free to download from the HMGOV.UK website. Should it be identified that the suspected GRP door is of the type that failed testing, it should be replaced.		18/04/2023	L11

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
M1	COMMON AREA FIRE DOORS	No Timescale	The residents storeroom fire doors appear to be original fixtures from when the premises was first constructed and were identified as notional FD30 fire doors (note, without combined intumescent cold smoke seals). This is in-line with the Home Office Guide benchmark standard for a low-rise premises where smoke control is possible and flat entrance doors open directly into the common area stairway. All of the residents storeroom fire doors only have two hinges fitted.	It was possible to sample the internal areas of some residents storerooms and none had any sources of ignition present, therefore in the longer term, such as during a major refurbishment of the premises, provide a third central fire rated hinge to all residents storeroom fire doors.			M11
P7	MEANS OF GIVING WARNING IN CASE OF FIRE	No Timescale	A Grade D LD3 fire alarm system was observed within flat 16 which was sampled and this is considered to be a reasonable provision for a general needs flat in the medium-term. A hard-wired smoke alarm was present in the hallway.	it is PCL policy that a Grade D1 LD2 system should be installed in this flat and any other flats similarly affected as per British Standards recommendations. It is recommended that this performed in the longer term, e.g. during the next programmed EICR.			
Q4	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Low	Roof voids are checked annually by Berneslai Homes, and records are maintained centrally. The roof void access hatch was considered to be adequately fire resisting. From visual observations made from the second step on a portable set of step ladders, it was observed that there is no fire compartmentation present between the top floor flats and the common areas in the roof void.	Fire compartmentation of a minimum of 60-minutes fire resistance should be provided in the roof void between the flats and the common areas. To prevent future damage and disturbance by staff and contractors accessing the areas above the top floor flats via the common area roof void access hatch, it would be good practice if 60-minute fire doors with simple fastenings that do not require keys were installed in the new fire barriers to allow access. It is recommended that any contractor appointed to make the necessary installation should be a passive fire protection specialist accredited by a UKAS third party scheme such as FIRAS, Q-MARK etc. Note, the 'stay-safe' evacuation policy in place is considered to partly mitigate the risk to a degree.		18/01/2024	Q41

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
Q5	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	No Timescale	There are steel cabinets enclosing the common area electrical distribution boards. There is also an electrical distribution board at first floor level above the stairs that is within a timber cabinet. The existing cabinet will provide some fire protection to the stairway escape route, but it is unlikely to provide a full 30-minutes fire protection. There are also holes present within it to allow for conduit running. As it is clear that the distribution board within the cabinet is constructed of steel, therefore it is not considered by the assessor that it is essential that the enclosing cabinet is replaced in the short to medium term.	In the longer term, such as during a significant refurbishment of the premises, replace the low density timber cabinet at first floor level that encloses one of the Berneslai Homes common area distribution boards with a cabinet that has a minimum of 30-minutes fire resistance.			Q51
Z1	ANY OTHER INFORMATION	Medium	The Fire Safety (England) Regulations 2022 introduces a new duty on Berneslai Homes to provide information to residents regarding fire doors. The information given to residents should cover the importance of keeping fire doors closed, that fire doors and self-closing devices should not be tampered with and that faults or damage to fire doors should be reported immediately. The duty includes that residents should receive this information when they move into a multi-occupied residential building and then on an annual basis.	Provide the information regarding fire doors – the exact form that the information will be provided should be determined by the Berneslai Homes; however, it is suggested that it can be in the form of posters displayed conspicuously within the common areas and/or periodic leaflet drops.		18/04/2023	