

FIRE RISK ASSESSMENT

PROPERTY ASSESSED:

Elmcourt Block 20 - 33
Barnsley
South Yorkshire

S70 5EB



UPRN: AL14003B

Inspection Date: 14/06/2022

Validation Date: 06/07/2022

Valid to: 06/07/2023

FRA completed by: Pennington Choices

FRA Completed For: Berneslai Homes



Executive Summary

FRA Risk Rating:

Moderate



FRA Action by Type

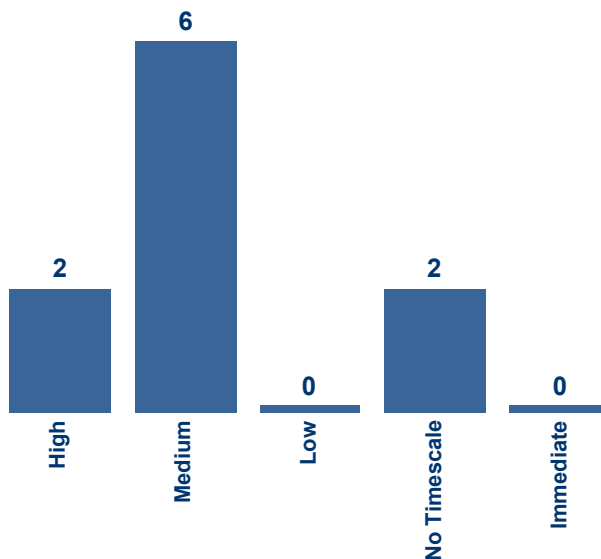
Recommendations:

2

Actions:

8

FRA Action Count by Priority



:

Premises Risk Rating

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

Reassessment Priority: **High - 1 Year**

FRA - Summary

| | |
|-------------------------------|---|
| Responsible Person | Amanda Garrard (Chief Executive) |
| Property Designation | General needs |
| Management Extent | Partially Managed Building - Manager or Senior Staff not onsite regularly |
| No of Floors | 2 |
| No of Flats (if applicable) | 11 |
| Ground floor Area (m2) | 400 |
| Total Area of all floors (m2) | 800 |

| | |
|---------------------|-------------|
| FRA Completed By: | John Feeney |
| FRA Type: | Type 1 |
| QA Carried Out By: | Piotr Iwan |
| QA Validation Date: | 06/07/2022 |

High

2

| Question Number | Category | Priority | Finding/Observation | Action | Complete By |
|-----------------|---------------------|----------|---|--|-------------|
| G1 | House-Keeping | High | No access to residents storage/electrical cupboards. | Management should ensure that combustible items are not stored against ignition sources within the residents storage/electrical cupboards. | 04/09/2022 |
| L1 | Flat Entrance Doors | High | None sampled. Flat fire doors in this block do not need to be FD30S as per guidance. In blocks of flats where there is alternative escape available from each flat entrance along the open balcony or deck to two or more escape stairways, the separating walls between the flats and access balcony or deck and the flat entrance doors are not required to be fire-resisting. Several flats had gates fitted which would slow down evacuation. | Gates should be removed. | 04/09/2022 |

Medium

6

| Question Number | Category | Priority | Finding/Observation | Action | Complete By |
|-----------------|---|----------|---|--|-------------|
| C2 | Arson | Medium | Several bins were located against the building. | Bins are to be relocated away from the building to a safe location | 04/10/2022 |
| H1 | Hazards Introduced By Contractors | Medium | No policy available to determine if satisfactory control over works are carried out in the building for in-house contractors and outside contractors (e.g. hot work permits). | Berneslai to confirm what policy is in place. | 04/10/2022 |
| J1 | Other Significant Hazards | Medium | Vegetation growing between one block and other block which could affect both blocks if set alight. | Remove or reduce vegetation. | 04/10/2022 |
| M1 | Common Area Fire Doors | Medium | Unable to confirm if all common area fire doors and door sets are certified FD30s closing, see principle. | Management to confirm all common area fire doors and door sets are certified FD30s standard. | 04/10/2022 |
| P7 | Means Of Giving Warning In Case Of Fire | Medium | None sampled. | Check each flat to confirm that BS5839-6:2019 Grade D, LD2 detection is fitted. | 04/10/2022 |
| T3 | Procedures And Arrangements | Medium | Unable to confirm at the time of inspection. | Management to confirm that appropriate fire safety records are kept on site or at a central location | 04/10/2022 |

No Timescale

2

| Question Number | Category | Priority | Finding/Observation | Recommendation | Complete By |
|-----------------|-----------------------------|--------------|--|---|-------------|
| F1 | Lightning | No Timescale | No lightning protection system was identified during the assessment. | Recommend management undertake a risk assessment of the building to determine if lightning protection is required | |
| T6 | Procedures And Arrangements | No Timescale | Unable to confirm at the time of inspection. | Person Centered Fire Risk Assessments should be carried out on all tenants in general needs property, when required, and should be reviewed on an annual basis. | |

| | |
|-----------------------|----------------------------------|
| Reassessment Priority | High - 1 Year |
| Responsible Person | Amanda Garrard (Chief Executive) |
| BAFE Cert | CHES077 |

General Information

| | |
|--------------------|---|
| UPRN | AL14003B |
| Address | Elmcourt Block 20 - 33 Barnsley South Yorkshire |
| Postcode | S70 5EB |
| Fire Risk Assessor | John Feeney |
| Date of Inspection | 14/06/2022 |
| Checked by | Piotr Iwan |
| Reassessment Date | 14/06/2023 |

General Information

| | |
|---|--|
| Property Designation | General needs |
| Property Type | Purpose built block of flats |
| No of Floors | 2 |
| No of Flats (if applicable) | 11 |
| Ground floor area (m2) | 400 |
| Total area of all floors | 800 |
| Building Description | Three separate buildings make up this block of flats. Two storey detached buildings are served by two concrete staircases with flats located on each floor. Two means of escape from the first floor via an open walkway(s). Ground floor residents have direct access to fresh air. The common area(s) only extends to the first floor. Single storey detached building where residents have direct access to fresh air. Residents storage cupboards and/or electrical units are located in the common areas. |
| Building Construction | Built circa 1975. brick cavity walls with tiled pitched roof, Stud with plasterboard and solid internal partition walls. |
| Extent of common areas | Means of escape only. |
| Areas of the building to which access was not available | Residents storage cupboards, electrical units and roof space. |
| If applicable state which flats were sample inspected | None sampled. |

2. The Occupants

| | Question | Answer | |
|----|---|---|--|
| 20 | Management Extent | Partially Managed Building - Manager or Senior Staff not onsite regularly | |
| 21 | Details of any onsite management (hours onsite etc.) | No staff on site. | |
| 22 | Person managing fire safety in premises | Berneslai Homes - Ryan Beardshall - Fire Safety Officer. | |
| 23 | Person consulted during the fire risk assessment | No-one consulted during the visit. | |
| 24 | Number of occupants (maximum estimated) | Estimated 2 per flat. | |
| 25 | Approximate maximum number of employees at any one time | 1 | |
| 26 | Number of members of the public (maximum estimated) | 4 | |
| 27 | Identify any people who are especially at risk: <ul style="list-style-type: none"> - sleeping occupants - disabled occupants - occupants in remote areas and lone workers - young persons - others | This is a "general needs block of flats that will have sleeping occupants. It is conceivable that there may be young persons, the elderly and children within the flats as part of families who reside there. There may also be occupants with varying degrees of physical/mental impairment. In addition, lone workers may be present within common parts of the premises. | |

4. Fire Safety Legislation

| | Question | Answer | |
|----|---|--|--|
| 41 | The following fire safety legislation applies to these premises | Regulatory Reform (Fire Safety) Order 2005 | |
| 42 | The above legislation is enforced by | South Yorkshire Fire and Rescue Service | |
| 43 | Other key fire safety legislation (other than Building Regs 2000) | Housing Act 2004 | |
| 44 | The other legislation referred to above is enforced by | The Local Authority. | |
| 45 | Guidance used as applicable to premises and occupation | Fire Safety in Purpose Built Blocks | |
| 46 | Is there an alteration or enforcement notice in force? | Unknown | Not known by the assessor. |
| 47 | Fire loss experience (since last FRA) | Unknown | None known or reported at the time of the assessment and no physical evidence of fire at the time of the assessment. |

A. Electrical Ignition Sources

| | Question | Answer | |
|----|---|--------|---|
| A1 | Is the fixed electrical installation periodically inspected and tested, (include dates if known)? | Yes | See principle. Risk Assessor Comment: 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. |
| A2 | Is PAT testing in common areas carried out? | N/A | No portable electrical appliances were located within the common area. Risk Assessor Comment: Carried out annually by partners on a rolling schedule. |
| A3 | Is there a policy for personal electrical appliances (consider restrictions of communal supply points such as outlets and T pin outlets)? | N/A | No wall sockets present. |
| A4 | Is the use of adapters and leads limited? | N/A | None present. |
| A5 | Are there any PV cells installed and do they have the appropriate isolation systems and signage to assist the fire and rescue service? | N/A | No photovoltaics were installed within the premises. |

B. Smoking Policies

| | Question | Answer | |
|----|---|--------|---|
| B1 | Are there suitable arrangements to prevent fire as a result from smoking? | Yes | |
| B2 | Is the policy being adhered to and are "No smoking" signs provided in the common areas? | Yes | No signs of uncontrolled smoking activities were identified during the assessment. No smoking signs were prominently located within the common areas. |

C. Arson

| | Question | Answer | |
|----|---|--------|--|
| C1 | Are premises secure against arson by outsiders? (Please state how) | N/A | Direct access to all flat doors as located in open air. |
| C2 | Are bins secured or fire loading stored in a suitable location? (Please state bin type, location, if and how it is secured) | No | Several bins were located against the building. Risk Assessor Comment: 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. |

Actions / Recommendations

Medium

1

| Question Number | Finding | Action | Complete By | Images |
|-----------------|---|--|-------------|----------|
| C2 | Several bins were located against the building. | Bins are to be relocated away from the building to a safe location | 04/10/2022 | C21, C22 |

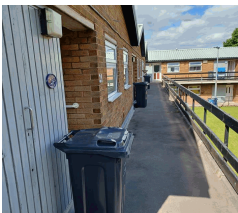


Image: C21



Image: C22

D. Portable Heaters And Heating Installations

| | Question | Answer | |
|----|---|--------|---------------|
| D1 | If used, is the use of portable heaters regarded as safe? | N/A | None present. |
| D2 | Are fixed heating systems maintained annually? | N/A | None present. |

E. Cooking

| | Question | Answer | |
|----|--|--------|--|
| E1 | Are reasonable measures in place to prevent fires as a result of cooking, including replacing filter(where necessary)? | N/A | No cooking facilities within communal areas. Cooking takes place within individual flats which falls outside the Regulatory Reform (Fire Safety) Order 2005. |

F. Lightning

| | Question | Answer | |
|----|---|--------|--|
| F1 | Does the building have a lightning protection system? | No | No lightning protection system was identified during the assessment. |

Actions / Recommendations

No Timescale

1

| Question Number | Observation | Recommendation | Complete By | Images |
|-----------------|--|---|-------------|--------|
| F1 | No lightning protection system was identified during the assessment. | Recommend management undertake a risk assessment of the building to determine if lightning protection is required | | |

G. House-Keeping

| | Question | Answer | |
|----|--|---------|---|
| G1 | Are combustible materials kept away from any sources of ignition, including gas and electrical intake cupboards? | Unknown | No access to residents storage/electrical cupboards. |
| G2 | Are the escape routes kept clear of items combustible materials or waste? | No | As per C2. |
| G3 | Are the escape routes kept clear of any trip hazards? | No | As per C2. |
| G4 | Are mobility scooters or electric vehicles stored in the means of escape? | N/A | No mobility scooters or electric vehicles were stored in the means of escape. |

Actions / Recommendations

High

1

| Question Number | Finding | Action | Complete By | Images |
|-----------------|--|--|-------------|----------|
| G1 | No access to residents storage/electrical cupboards. | Management should ensure that combustible items are not stored against ignition sources within the residents storage/electrical cupboards. | 04/09/2022 | G11, G12 |



Image: G11



Image: G12

H. Hazards Introduced By Contractors

| | Question | Answer | |
|----|--|---------|---|
| H1 | Is there satisfactory control over works carried out in the building by contractors (e.g. hot work permits)? | Unknown | No policy available to determine if satisfactory control over works are carried out in the building for in-house contractors and outside contractors (e.g. hot work permits). |

Actions / Recommendations

Medium

1

| Question Number | Finding | Action | Complete By | Images |
|-----------------|---|---|-------------|--------|
| H1 | No policy available to determine if satisfactory control over works are carried out in the building for in-house contractors and outside contractors (e.g. hot work permits). | Berneslai to confirm what policy is in place. | 04/10/2022 | |

I. Dangerous Substances

| | Question | Answer | |
|----|---|--------|---------------|
| 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 | None present. |

J. Other Significant Hazards

| | Question | Answer | |
|----|---|--------|--|
| J1 | Are all issues deemed satisfactory? [1] | No | Vegetation growing between one block and other block which could affect both blocks if set alight. |

Actions / Recommendations

Medium

1

| Question Number | Finding | Action | Complete By | Images |
|-----------------|--|------------------------------|-------------|---------------|
| J1 | Vegetation growing between one block and other block which could affect both blocks if set alight. | Remove or reduce vegetation. | 04/10/2022 | J11, J12, J13 |



Image: J11



Image: J12



Image: J13

K. Means Of Escape

| | Question | Answer | |
|-----|--|--------|---|
| K1 | Is the escape route design deemed satisfactory? (Consider current design codes) | Yes | Escape route was satisfactory with two means of escape from the first floor. Ground floor residents have direct access outside to fresh air. |
| K2 | Is the fire-resisting construction (including any glazing) protecting escape routes and staircases of a suitable standard and maintained in sound condition? | Yes | No issues identified. |
| K3 | Is there adequate provision of exits, for the numbers who may be present? | Yes | |
| K4 | Is there adequate exit width, for the numbers who may be present? | Yes | Adequate exit widths for numbers present is provided. |
| K5 | Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?) | N/A | |
| K6 | Do final exits open in the direction of escape where necessary? | N/A | |
| K7 | Are travel distances satisfactory? (consider single direction and more than one direction, property risk profile and occupancy characteristics) | Yes | Travel distances are satisfactory. |
| K8 | Are there suitable precautions for all inner rooms? | N/A | None present. |
| K9 | Are escape routes separated where appropriate? | N/A | Not required. |
| K10 | Are corridors sub-divided where appropriate? | N/A | Not required. |
| K11 | Do escape routes lead to a place of safety? | Yes | Escape routes lead to a place of safety. |
| K12 | Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision) | Yes | Ground and first floor open directly to fresh air. Risk Assessor Comment: 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. |

L. Flat Entrance Doors

| | Question | Answer | |
|----|---|--------|--|
| L1 | Are the sample inspection flat entrance door or doors in good condition and appropriately fire rated? | N/A | <p>None sampled. Flat fire doors in this block do not need to be FD30S as per guidance. In blocks of flats where there is alternative escape available from each flat entrance along the open balcony or deck to two or more escape stairways, the separating walls between the flats and access balcony or deck and the flat entrance doors are not required to be fire-resisting. Several flats had gates fitted which would slow down evacuation. Risk Assessor</p> <p>Comment: 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.</p> |

Actions / Recommendations

High

1

| Question Number | Finding | Action | Complete By | Images |
|-----------------|---|--------------------------|-------------|-------------------------|
| L1 | None sampled. Flat fire doors in this block do not need to be FD30S as per guidance. In blocks of flats where there is alternative escape available from each flat entrance along the open balcony or deck to two or more escape stairways, the separating walls between the flats and access balcony or deck and the flat entrance doors are not required to be fire-resisting. Several flats had gates fitted which would slow down evacuation. | Gates should be removed. | 04/09/2022 | L11, L12, L13, L14, L15 |



Image: L11



Image: L12

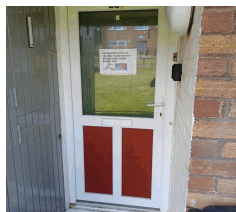


Image: L13



Image: L14



Image: L15

M. Common Area Fire Doors

| | Question | Answer | |
|----|--|---------|---|
| M1 | Are all common area fire door and frames in good condition and appropriately fire rated? | Unknown | <p>Unable to confirm if all common area fire doors and door sets are certified FD30s closing, see principle.</p> <p>Risk Assessor Comment: 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.</p> |

Actions / Recommendations

Medium

1

| Question Number | Finding | Action | Complete By | Images |
|-----------------|---|--|-------------|--------|
| M1 | Unable to confirm if all common area fire doors and door sets are certified FD30s closing, see principle. | Management to confirm all common area fire doors and door sets are certified FD30s standard. | 04/10/2022 | M11 |



Image: M11

N. Emergency Lighting

| | Question | Answer | |
|----|---|--------|------------------------------|
| N1 | If emergency lighting is provided, is the coverage sufficient and in good repair? (Internal and external) | Yes | Emergency lighting provided. |
| N2 | If EL not provided, is borrowed/artificial lighting sufficient for escape? (Internal and external) | N/A | As per N1. |

O. Fire Safety Signs & Notices

| | Question | Answer | |
|----|---|--------|--|
| 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) | Yes | Fire signage was suitable, sufficient and located appropriately throughout the premises. |

P. Means Of Giving Warning In Case Of Fire

| | Question | Answer | |
|----|---|---------|--|
| P1 | Is a reasonable fire detection and fire alarm system provided in the common areas, where necessary? | N/A | No automatic fire detection located in the common areas. |
| P2 | If installed, is the common area AFD adequate for the occupancy and fire risk? | N/A | As per P1. |
| P3 | If not installed, are the premises deemed safe without a common area AFD system? | Yes | As per P1. |
| P4 | If there is a communal fire detection and fire alarm system, does it extend into the dwellings? | N/A | As per P1. |
| P5 | Where appropriate, has a fire alarm zone plan been provided? | N/A | As per P1. |
| P6 | Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition? | N/A | As per P1. |
| P7 | If applicable, is a separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard? | Unknown | None sampled. |
| 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 | |

Actions / Recommendations

Medium

1

| Question Number | Finding | Action | Complete By | Images |
|-----------------|---------------|---|-------------|--------|
| P7 | None sampled. | Check each flat to confirm that BS5839-6:2019 Grade D, LD2 detection is fitted. | 04/10/2022 | |

Q. Measures To Limit Fire Spread And Development

| | Question | Answer | |
|-----|--|---------|---|
| Q1 | Is there adequate levels of compartmentation between floors and between flats and the common escape routes? | N/A | In blocks of flats where there is alternative escape available from each flat entrance along the open balcony or deck to two or more escape stairways, the separating walls between the flats and access balcony or deck and the flat entrance doors are not required to be fire-resisting. |
| Q2 | Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings) | N/A | As per Q1. |
| Q3 | Is there adequately fire protected service risers and/or ducts in common areas, that will restrict the spread of fire and smoke? | N/A | As per Q1. |
| Q4 | Is compartmentation maintained in the roof space? | N/A | As per Q1. |
| Q5 | Are electrics, including embedded meters, enclosed in fire rated construction? | Unknown | As per M1. |
| 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? | N/A | As per Q1. |
| Q8 | Are soft furnishings in common areas appropriate to limit fire spread/growth? | N/A | None present. |
| Q9 | Does the premises have any external balconies, cladding or materials which may promote external fire spread? | Yes | Cladding on several windows to the rear of the premises which does not affect persons evacuating. |
| Q10 | Are all other fire spread/compartmentation issues satisfactory? | Yes | No other issues identified. |

R. Fire Extinguishing Appliances

| | Question | Answer | |
|----|---|--------|---------------------------|
| R1 | if required, is there reasonable provision of accessible portable fire extinguishers? | N/A | None present or required. |

S. Relevant Automatic Fire Extinguishing Systems

| | Question | Answer | |
|----|---|--------|---------------|
| S1 | Are there any automatic fire suppressant systems on site? | No | None present. |
| 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

| | Question | Answer | |
|----|---|----------|--|
| T1 | Recommended evacuation strategy for this building is | Stay Put | |
| T2 | Has a competent person(s) been appointed to assist in undertaking the preventative and protective measures including in house checks? | Yes | Berneslai Homes - Kerry Storrar - Building Safety Manager. |
| T3 | Are there appropriate documented fire safety arrangements and procedures in place in the event of fire? | Unknown | Unable to confirm at the time of inspection. |
| T4 | Are there suitable arrangements for liaison and calling the Fire Service? | Yes | Individual tenants call and meet the fire service when required. |
| T5 | Are there suitable fire assembly points away from any risk? | N/A | Fire assembly point not required. |
| T6 | Are there adequate procedures in place for the evacuation of disabled people who are likely to be present? | Unknown | Unable to confirm at the time of inspection. |
| 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 | No staff on site. |

Actions / Recommendations

Medium

1

| Question Number | Finding | Action | Complete By | Images |
|-----------------|--|--|-------------|--------|
| T3 | Unable to confirm at the time of inspection. | Management to confirm that appropriate fire safety records are kept on site or at a central location | 04/10/2022 | |

No Timescale

1

| Question Number | Observation | Recommendation | Complete By | Images |
|-----------------|--|---|-------------|--------|
| T6 | Unable to confirm at the time of inspection. | Person Centered Fire Risk Assessments should be carried out on all tenants in general needs property, when required, and should be reviewed on an annual basis. | | |

U. Training & Drills

| | Question | Answer | |
|----|--|--------|-------------------|
| 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. |
| U2 | Are employees nominated to assist in the event of fire given additional training? | N/A | No staff on site. |

V. Testing And Maintenance

| | Question | Answer | |
|----|---|--------|---|
| V1 | Are all fire safety provisions for the building (AFD, Emergency Lighting, sprinklers etc.) routinely tested and maintained? | Yes | See principle. Risk Assessor Comment: 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 |

W. Records

| | Question | Answer | |
|----|---|--------|--|
| W1 | Is all routine testing and staff training including fire drills suitably recorded and available for inspection? | N/A | |

X. Premises Information Box

| | Question | Answer | |
|----|---|--------|---------------|
| X1 | Is a Premises Information Box located at the premises, and kept up to date? | N/A | Not required. |

Y. Engagement With Residents

| | Question | Answer | |
|----|--|--------|--|
| Y1 | Has all Fire Safety information & procedures been disseminated to the residents? | Yes | Via fire action notices prominently displayed in the premises. |

Z. Any Other Information

| | Question | Answer | |
|----|---|--------|---|
| Z1 | Are all issues deemed satisfactory? [1] | Yes | No other issues identified during the assessment. |

ZAAR. Assessment Risk Ratings

| | Question | Answer | |
|-------|--|---------------|--|
| ZAAR1 | <p>Likelihood of Fire</p> <p>Low: Unusually low likelihood of fire as a result of negligible potential sources of ignition.</p> <p>Medium: Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).</p> <p>High: Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire</p> | Medium | |
| ZAAR2 | <p>Potential Consequences of Fire</p> <p>Slight harm: Outbreak of fire unlikely to result in serious injury or death of any occupant.</p> <p>Moderate harmful: Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.</p> <p>Extreme harm: Significant potential for serious injury or death of one or more occupants likely to involve multiple fatalities</p> | Moderate Harm | |
| ZAAR3 | <p>Premises Risk Rating</p> <p>Trivial: No action is required and no detailed records need be kept</p> <p>Tolerable: No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.</p> <p>Moderate: It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.</p> <p>Substantial: Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.</p> <p>Intolerable: Building (or relevant area) should not be occupied until the risk is reduced</p> | Moderate | |

ZAAR. Assessment Risk Ratings

| | Question | Answer | |
|-------|--|-----------|--|
| ZAAR4 | On satisfactory completion of all remedial works the risk rating of this building may be reduced to: | Tolerable | |

The following simple risk level estimator is based on a more general health and safety risk level estimator of the type contained in BS 8800:

| Likelihood of fire | Potential consequences of fire | | |
|--------------------|--------------------------------|---------------|--------------|
| | Slight Harm | Moderate Harm | Extreme Harm |
| Low | Trivial | Tolerable | Moderate |
| Medium | Tolerable | Moderate | Substantial |
| High | Moderate | Substantial | Intolerable |

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

Medium

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

Low: Unusually low likelihood of fire as a result of negligible potential sources of ignition.

Medium: Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

High: Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Taking into account the nature of the building and occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

Moderate Harm

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

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

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

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

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

Moderate

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: |
| | CHES077 |
| Part 2 | Name of Client: |
| | Amanda Garrard (Chief Executive) |
| Part 3a | Address of premises for which the fire risk assessment was carried out: |
| | Elmcourt Block 20 - 33 Barnsley South Yorkshire S70 5EB |
| Part 3b | Part or parts of the premises to which the fire risk assessment applies: |
| | Common Parts only (not dwellings, where applicable) |
| Part 4 | Brief description of the scope and purpose of the fire risk assessment: |
| | Life Safety (as per agreed Specification) |
| Part 5 | Effective date of the fire risk assessment: |
| | 14/06/2022 |
| Part 6 | Recommended date for reassessment of the premises: |
| | 14/06/2023 |
| Part 7 | Unique reference number of this certificate: |
| | 107182 |

Signed for and on behalf of the issuing Certificated Organization:

Will Ward