

FIRE RISK ASSESSMENT

PROPERTY ASSESSED:
Shipcroft Close Block 01 - 22
Wombwell
South Yorkshire

S73 0HE



UPRN: BE46001B

Inspection Date: 18/10/2022

Validation Date: 21/10/2022

Valid to: 21/10/2024

FRA completed by: Pennington Choices

FRA Completed For: Berneslai Homes



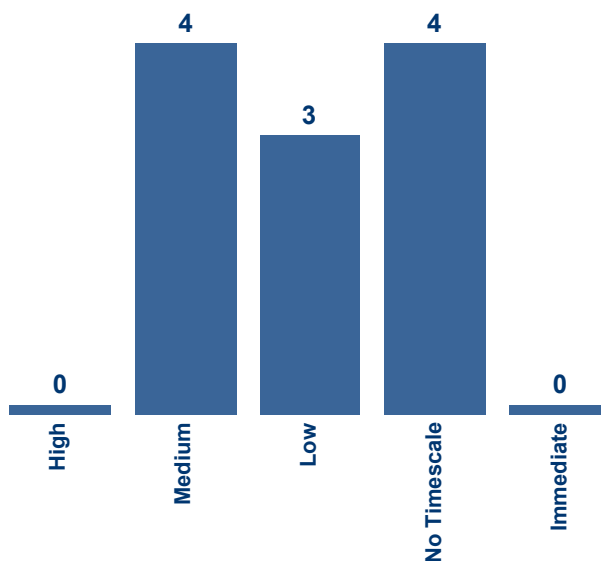
Executive Summary

FRA Risk Rating:

Tolerable



FRA Action Count by Priority



FRA Action by Type

Recommendations:

4

Actions:

7

Premises Risk Rating: **Tolerable**


Reassessment Priority: **Medium - 2 Years**

Recommended evacuation strategy for this building is: **Dual policy recommended**

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 Berneslai Homes).
Property Designation	Housing for older people
Management Extent	Partially Managed Building - Manager or Senior Staff not onsite regularly
No of Floors	1
No of Flats (if applicable)	22
Ground floor Area (m2)	1,000
Total Area of all floors (m2)	1,200

FRA Completed By:	Grant Barker
FRA Type:	Type 3
QA Validation Date:	21/10/2022
QA Carried Out By:	Will Ward
Validator's Signature:	

Medium

12

Ref.	Category	Priority	Complete By
L1	Flat Entrance Doors	Medium	19/Jan/2023

Finding/Observation	Action/Recommendation
<p>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 NFCC Guide to assess suitability. The residents in flats 4, 14 and 16 allowed access and no issues were identified. There were no plugs/certification present on the flat entrance doors sampled and it is likely that they are original fixtures from the time that the premises was built. The doors were considered to be self-closing 'upgraded FD30S' fire doors as it apparent that some historic works have been performed to incorporate combined intumescent cold smoke seals and intumescent letterbox liners. The doors sampled were considered to be in-line with the recommendations contained within the current revision of the NFCC Guide. When viewed from the common area side of flat 1 entrance door, it appeared that the glazing present does not provide 30-minutes minimum fire resistance. It is likely to be standard non-fire rated frosted privacy glass.</p>	<p>Further investigation of the glazing within flat 1 entrance door is required, and if it is found that the glazing does not have a minimum of 30-minutes fire resistance, it should be replaced with glazing that meets this standard.</p>

Image: L11



Image: L12







Image: L13






Image: L14




Findings & Actions Summary

Ref.	Category	Priority	Complete By
M1	Common Area Fire Doors	Medium	19/Jan/2023
Finding/Observation		Action/Recommendation	
<p>The assessor has compared the common area doors against the recommendations contained within the current revision of the NFCC Guide to assess suitability. All common area fire doors were surveyed. The majority of the fire doors have no plugs/certification present, and it is likely that they are original fixtures from the time that the premises was built. The doors were considered to be 'upgraded FD30S' fire doors as it apparent that some historic works have been performed to incorporate combined intumescent cold smoke seals. Some doors were noted to be more modern replacement fire doors including some that had labels present denoting their fire resistance properties (the mobility scooter storeroom fire door for example). There were issues identified with some of the common area fire doors that require remedial action.</p>		<p>In the medium term, the laundry fire door and internal bin storeroom fire door near flat 1 should be fitted with a third central fire rated hinge as these are both considered to be higher fire risk areas. The self-closing device fitted to the Guest Bedroom should be adjusted so that the fire door fully self-closes. In the long term, i.e., within 12-months, a third central fire rated hinge should be fitted to all corridor sub-division fire doors, the Guests Bedroom and the cleaners storeroom opposite the Guest Bedroom. It is recommended that if a contractor is appointed to make the necessary repairs, they should be a passive fire protection specialist accredited by a UKAS third party scheme such as FIRAS, Q-MARK etc.</p>	
<p>Image: M11</p> 		<p>Image: M12</p> 	
<p>Image: M13</p> 		<p>Image: M14</p> 	


Ref.	Category	Priority	Complete By
N1	Emergency Lighting	Medium	19/Jan/2023
Finding/Observation		Action/Recommendation	
<p>Where common area emergency escape lighting is present, comments are based upon a visual inspection of the system coverage and condition, but no illuminance tests or verification of full compliance with the relevant British Standards was carried out during the premises survey. The provision of emergency escape lighting within the internal common areas was considered adequate; however, some units above fire exit doors have labels affixed to them stating 'FAIL' and no green LEDs were lit on any of the units positioned on the outside of all fire exit doors, with the exception of near the main entrance door.</p>		<p>In the medium term, if not already done so, repair the faulty units that failed inspection/maintenance. These are located above the fire exit doors near flats 7, 10 and 17. After repair, remove the 'FAIL' labels that are currently present. In the longer term i.e., within 12-months, investigate whether the external lighting units above or adjacent to all fire exits (except the main entrance) are also intended to provide an emergency escape lighting function and if so, investigate and repair all faulty units as none are showing a lit green LED. If it is found that these fitments are not currently emergency escape lighting units, assess the provision of borrowed light from the municipal street lighting scheme and whether the street lighting can be relied upon (many Local Authorities now switch street lighting off during the later night-time periods in order to save money). If the street lighting can be relied on, an assessment with a Lux meter will be required. The borrowed light should provide 1.0 Lux minimum along the centre line of the escape routes. If this is achieved, a record of the assessment should be made in order to demonstrate that an emergency escape lighting scheme is not considered necessary. If the street lighting cannot be relied upon or the borrowed lighting levels do not achieve 1.0 Lux across the centre of the escape routes, then an external emergency escape lighting scheme that has a three-hour duration should be provided.</p>	
<p>Image: N11</p> 		<p>Image: N12</p> 	
		<p>Image: N13</p> 	


Findings & Actions Summary

Ref.	Category	Priority	Complete By
Q1	Measures To Limit Fire Spread And Development	Medium	19/Jan/2023
Finding/Observation		Action/Recommendation	
<p>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 was considered reasonable with the exception of a small number of issues identified in this section.</p>		<p>The structure above the corridor sub-division fire doors close to flat 1 has a hole in it where the fire sprinkler pipework has been passed through. Any historic fire stopping that may have been provided appears to have been damaged as the area has suffered a historic water leak. To prevent smoke travel between the two sides of the sub-division fire doors, re-install fire stopping. It is recommended that if a contractor is appointed to make the necessary repairs, they should be a passive fire protection specialist accredited by a UKAS third party scheme such as FIRAS, Q-MARK etc.</p>	
<p>Image: Q11</p> 			




Low

5

Ref.	Category	Priority	Complete By
O1	Fire Safety Signs & Notices	Low	21/Oct/2023
Finding/Observation		Action/Recommendation	
The NFCC Guide advises that emergency escape signage is considered beneficial where a low-rise block is provided with multiple escape routes, and it has been provided at a reasonable level. 'Fire Door Keep Locked Shut' signage is displayed as required.		Replace the push-bar signage on the fire exit door at the base of the stairway to flats 16 to 22 as part of it is missing. The opportunity should be taken to provide a sign that also incorporates a pictogram.	
Image: O11			
			

Ref.	Category	Priority	Complete By
Q2	Measures To Limit Fire Spread And Development	Low	21/Oct/2023
Finding/Observation		Action/Recommendation	
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 was considered reasonable with the exception of a small number of issues identified in this section.		There are fire compartmentation breaches in the external gas meter room where an electrical steel conduit is run through two opposing walls and a large bore gas pipe is similarly run through the same walls. Fire stop the breaches. It is recommended that if a contractor is appointed to make the necessary repairs, they should be a passive fire protection specialist accredited by a UKAS third party scheme such as FIRAS, Q-MARK etc. This is considered to be a long-term recommendation by the assessor as neither wall forms part of the internal common area of any corridors/flats, they are between the gas meter room and other ancillary rooms protected by fire doors and fire sprinkler coverage.	
Image: Q21			
			

Findings & Actions Summary

Ref.	Category	Priority	Complete By
Q3	Measures To Limit Fire Spread And Development	Low	21/Oct/2023
Finding/Observation		Action/Recommendation	
<p>The assessor could not determine with any reasonable accuracy whether the extraction fans fitted in the kitchens and bathrooms of flats 4, 14 and 16 that were sampled (and therefore possibly all flats) is part of a building wide system covering multiple flats and possibly ancillary rooms/areas such as the communal lounge. There were no vent outlets on the outside walls that could be readily observed or access hatches in the ceilings of the flats sampled so no definitive conclusion should be reached.</p>		<p>The extraction systems within the flats should be surveyed to determine whether there is the possibility of fire and smoke travel between flats e.g., a centralised system is present and whether the systems are connected to the ventilation systems observed elsewhere (e.g., the communal lounge). If there is a centralised system present serving one or more of these areas, fire dampers should be incorporated into the ductwork where it crosses fire compartmentation lines. The ventilation system should also shut down as a 'cause and effect' of a fire alarm activation to mitigate potential smoke travel.</p>	
<div><div>Image: Q31</div></div> <div><div>Image: Q32</div></div> <div><div>Image: Q33</div></div>			




No Timescale


6

Ref.	Category	Priority	Complete By
F1	Lightning	No Timescale	
Finding/Observation		Action/Recommendation	
A lightning protection system was not observed. The premises is single storey except for a clock tower, with a weathervane on top. The top of the weathervane is a similar height to those two-storey premises surrounding it and the premises is not particularly exposed. Therefore, the assessor considers that the fire risk without a lightning protection system fitted is tolerable and one is not considered essential.		Recommend management undertake a risk assessment of the building to determine if lightning protection is required.	

Ref.	Category	Priority	Complete By
P7	Means Of Giving Warning In Case Of Fire	No Timescale	
Finding/Observation		Action/Recommendation	
<p>The current NFCC Specialised Housing Guide recommends that it should be a long-term aspiration that all flats should be provided with a Grade D1 LD1 fire alarm system, preferably linked to an alarm receiving centre (ARC). The current arrangement within the flats is a smoke detector within the hallway of the flats linked to the common area fire alarm system and comprehensive fire sprinkler coverage in all rooms. In flat 4, a hard-wired smoke alarm was also present in the hallway and in flat 14 a battery-operated stand-alone smoke alarm was also present in the hallway. Flat 16 had only the linked smoke detector in the hallway as described. The assessor considers that, as activation of either the common area fire alarm system or fire sprinkler system sends an alarm signal to the fire panel and then onwards to an ARC, this arrangement can be considered to be of an equivalent standard in the medium to long term.</p>		<p>It is understood that there is a longer term intention to provide an interlinked Grade D1 LD1 fire alarm system in all flats at such time as a significant works programme is under way in this premises and this should be performed as intended.</p>	

Findings & Actions Summary

Ref.	Category	Priority	Complete By
Q5	Measures To Limit Fire Spread And Development	No Timescale	
Finding/Observation		Action/Recommendation	
<p>Embedded meters are present in the corridors and they appeared to be constructed of reasonably fire resisting materials. Repairs have been carried out where cables have been passed through into the flats to a reasonable standard. There are also some newer steel cabinets containing electrical distribution equipment for the building services.</p>		<p>The door is missing from a gas meter cabinet close to the fire exit nearest to the communal lounge (Gower Street facing elevation). It is recommended that the cabinet door is replaced.</p>	
<p>Image: Q52</p> 		<p>Image: Q53</p> 	
		<p>Image: Q51</p> 	

Ref.	Category	Priority	Complete By
Q7	Measures To Limit Fire Spread And Development	No Timescale	
Finding/Observation		Action/Recommendation	
<p>There is timber cladding present on the ceiling of the now out of use and sealed up linking corridor to the former Wardens House.</p>		<p>It is recommended that in the very long term, such as during a significant refurbishment of the premises, that the decorative timber cladding is either removed, painted over with an intumescent paint or covered over with fire resistant plasterboard. This is considered by the assessor to be a very low priority on the basis of the comprehensive fire sprinkler and common area fire alarm coverage. Note, there are holes present where electrical light fittings were once fitted, however this linking corridor is single storey and bordered at both ends by masonry walls, hence the prospect of fire spread to an area outside of the linking corridor shallow roof area is considered by the assessor to be very low and these holes can be attended to during the works described above.</p>	
<p>Image: Q71</p> 			

Reassessment Priority	Medium - 2 Years
Responsible Person	Amanda Garrard (Chief Executive Berneslai Homes).
BAFE Cert	CHES077

General Information

UPRN	BE46001B
Address	Shipcroft Close Block 01 - 22 Wombwell South Yorkshire
Postcode	S73 0HE
Fire Risk Assessor	Grant Barker
Date of Inspection	18/10/2022
Checked by	Will Ward
Reassessment Date	18/10/2024

General Information

Property Designation	Housing for older people
Property Type	Purpose built block of flats
No of Floors	1
No of Flats (if applicable)	22
Ground floor area (m2)	1,000
Total area of all floors	1,200
Building Description	The premises was purpose built as a sheltered accommodation scheme but is now repurposed as an independent living premises. It is thought that the premises was originally constructed in the mid-1970s. The premises is single storey with the exception of a small first floor area containing four flats which is served by one stairway. The premises is fully fire sprinklered. The ground floor of the premises is laid out in such a manner that two directions of escape are available from all flat entrance doors in the common area circulation spaces. There is one internal stairway and a number of smaller flights (the premises is situated on a sloping site). There are two wheelchair lifts present. There is a pitched tiled roof. There is no ancillary usage (the premises is all residential).
Building Construction	The ground floor is ground bearing concrete. The ceilings are mostly underdrawn with plasterboards with a plaster skim, with the exception of some timber clad areas around flat entrance doors. From visual observation only from the ground floor level, the exposed surface of external walls gives the appearance of masonry construction. Note - this is not the FRAEW as required by the Fire Safety Act 2021.

Extent of common areas	Communal kitchen, communal laundry, communal lounge and circulation corridors/escape routes.
Areas of the building to which access was not available	None.
If applicable state which flats were sample inspected	Flats 4 and 14.

1. The Occupants

Ref.	Question	Policy Principles
10	Management Extent	
Answer		Finding/Observation
Partially Managed Building - Manager or Senior Staff not onsite regularly		

Ref.	Question	Policy Principles
11	Details of any onsite management (hours onsite etc.)	
Answer		Finding/Observation
Employees of the Responsible Person are normally present at this premises for a limited number of hours during the week (i.e. the Peripatetic Manager).		

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
Diane - the Peripatetic Manager.		

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 88. 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 3 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: <ul style="list-style-type: none">- sleeping occupants- disabled occupants- occupants in remote areas and lone workers- young persons- others	
Answer		Finding/Observation
<p>Residents. As this is an Independent Living scheme the residents may have (in line with the general population) sensory, mobility or other impairments to some degree. Elderly persons will be present. It is not expected that young persons and children will be present as residents, although they could be as visitors. Lone working would take place, as could remote working in such areas seldom visited areas such as the roof void. No dangerous or hazardous substances are normally kept on the premises</p>		

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
NFCC - Specialised Housing Guidance		

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.

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		5 year fixed wire testing in communal areas are tested/inspected on a 5 year schedule. These works are carried out by Berneslai Homes service 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.

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
Yes		Some portable electrical appliances are provided by Berneslai Homes. Those sampled had in date PAT labels attached.

Images

Image: A21



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

Ref.	Question	Policy Principles
A4	Is the use of adapters and leads limited?	
Answer		Finding/Observation
Yes		Extension leads were present in the common areas at the time of the premises survey, e.g. in the communal lounge. The use of which was considered reasonable and no issues were observed at the time of the premises survey.

Ref.	Question	Policy Principles
A5	Are there any PV cells installed and do they have the appropriate isolation systems and signage to assist the fire and rescue service?	
Answer		Finding/Observation
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 observed within the common areas at the time of the premises survey.

Images

Image: B21



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 entrance. Other entry/exits in day-to-day use also have fob entry.

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		There were three internal bin storerooms provided previously; however, two are now used as general storerooms and one is still in use for the storage of waste bins. These are accessed internally from the common areas and have fire sprinkler protection. There are also individual bin fire suppressions systems present, including in those no longer used as bin storerooms. Waste is now predominantly stored in large commercial sized bins and wheelie bins which were an appropriate distance away from the premises.

Images

Image: C21



Image: C22



Image: C23



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 is a fixed heating system present, serving both the common areas and the flats themselves. It is understood that this is 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. There is an auto gas shut off in place which activates as a 'cause and effect' of the common area fire alarm system.

Images




Image: D21



Image: D22



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
Yes		There is a communal kitchen provided, which is open plan to the communal lounge. There is no dedicated kitchen extract hood present; however, there are four high-level ceiling mounted vents in the communal lounge and these vents are remote from the kitchen area. It is apparent that these vents discharge through the roof above the communal lounge, but it is not known whether the ductwork for these vents are independent to or linked to the ventilation systems within the flats (refer to Question Q3). The kitchen areas were clean and tidy, and no issues were observed at the time of the premises survey. The assessor does not expect that due to the remoteness of the lounge vents from the kitchen area that any formal periodic duct work deep cleaning regime is required specifically for the purposes of removing grease from cooking, above what would normally be carried out for the purposes of ventilation system hygiene.
Images		
<div>Image: E11</div>  <div>Image: E12</div>  <div>Image: E13</div> 		

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. The premises is single storey except for a clock tower, with a weathervane on top. The top of the weathervane is a similar height to those two-storey premises surrounding it and the premises is not particularly exposed. Therefore, the assessor considers that the fire risk without a lightning protection system fitted is tolerable and one is not considered essential.

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 contract cleaners are employed to clean the common areas of this premises. 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.


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.

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
Yes		There is a communal laundry present. It is understood that the lint filters are cleaned regularly and the laundry extraction ductwork is periodically deep cleaned by the cleaning contractors. Dryer filters were visibly clean at the time of the premises survey.
Images		
<div>Image: J11</div> <div></div>		

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

K. Means Of Escape

Ref.	Question	Policy Principles
K1	Is the escape route design deemed satisfactory? (Consider current design codes)	
Answer		Finding/Observation
Yes		At ground floor level, travel distances from the flat entrance doors to the corridor sub-division fire doors or nearest exit are in-line with those recommended within the NFCC Specialised Housing Guide. In the small first floor area, similarly, travel distances from all flat entrance doors to the stairway fire door was in-line with those recommended in the NFCC Specialised Housing Guide. At ground floor, the premises is laid out in such a manner that two directions of escape are available from all flat entrance doors and other rooms in the common area circulation spaces.

Images

Image: K11



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		Some fire doors had glazed panels that featured Georgian wired glazing (notably, these were mainly the ground floor corridor sub-division fire doors) and none featured any etched fire resistance markings etc. It was not custom and practice to provide these markings historically as it was considered that the fact that it was Georgian wired glass indicated that it had suitable fire resistance properties and it is considered to be a reasonable assumption by the assessor. No other significant observations were made at the time of the premises survey.

Images

Image: K21



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

Ref.	Question	Policy Principles
K4	Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?)	
Answer		Finding/Observation
Yes		Push-button exit at the main entrance door and push-bars are fitted to all emergency exit doors except one side exit in day-to-day use, which also has a push-button. Residents will be very familiar with the entrance/exit doors opening arrangements as they use them regularly, and therefore no particular signage was considered necessary to indicate the push-buttons locations or operating method in an emergency. It is understood that where electro-magnetic door securing devices are in use across the Berneslai Homes portfolio, they are designed to fail to safe. and can be opened in the event of a power cut.

Images

Image: K41



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

Ref.	Question	Policy Principles
K6	Are travel distances satisfactory? (consider single direction and more than one direction, property risk profile and occupancy characteristics)	
Answer		Finding/Observation
Yes		At ground floor level, travel distances from the flat entrance doors to the corridor sub-division fire doors or nearest exit are in-line with those recommended within the NFCC Specialised Housing Guide. In the small first floor area, similarly, travel distances from all flat entrance doors to the stairway fire door was in-line with those recommended in the NFCC Specialised Housing Guide. At ground floor, the premises is laid out in such a manner that two directions of escape are available from all flat entrance doors and other rooms in the common area circulation spaces.

Ref.	Question	Policy Principles
K7	Are there suitable precautions for all inner rooms?	
Answer		Finding/Observation
Yes		Inner rooms consist of small cupboards within the laundry and lounge areas only. The fire alarm and fire sprinkler coverage mitigates the risk.

Ref.	Question	Policy Principles
K8	Are escape routes separated where appropriate?	
Answer		Finding/Observation
Yes		Corridor sub-division is provided. Self-closing FD30S fire doors are fitted. All had door co-ordinators which operated as intended.

Ref.	Question	Policy Principles
K9	Are corridors sub-divided where appropriate?	
Answer		Finding/Observation
Yes		Corridor sub-division is provided. Self-closing FD30S fire doors are fitted. All had door co-ordinators which operated as intended.

Ref.	Question	Policy Principles
K10	Do escape routes lead to a place of safety?	
Answer		Finding/Observation
Yes		Externally from all entry/exit doors, there are two unrestricted directions of escape available.

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 openable windows present in the common area corridors and within the single stairway which is a reasonable provision based on the age and use of the premises.

Images

Image: K111







Image: K112







Ref.	Question	Policy Principles
K12	Is there any other issues that could affect the means of escape, for example plastic conduit/loose cables not secured by fire rated fastening?	
Answer		Finding/Observation
No		No significant issues or observations made at the time of the premises survey.

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	
No		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 NFCC Guide to assess suitability. The residents in flats 4, 14 and 16 allowed access and no issues were identified. There were no plugs/certification present on the flat entrance doors sampled and it is likely that they are original fixtures from the time that the premises was built. The doors were considered to be self-closing 'upgraded FD30S' fire doors as it apparent that some historic works have been performed to incorporate combined intumescent cold smoke seals and intumescent letterbox liners. The doors sampled were considered to be in-line with the recommendations contained within the current revision of the NFCC Guide. When viewed from the common area side of flat 1 entrance door, it appeared that the glazing present does not provide 30-minutes minimum fire resistance. It is likely to be standard non-fire rated frosted privacy glass.	
Action/Recommendation		Priority	Due Date
Further investigation of the glazing within flat 1 entrance door is required, and if it is found that the glazing does not have a minimum of 30-minutes fire resistance, it should be replaced with glazing that meets this standard.		Medium	19/Jan/2023
Images			
Image: L11		Image: L12	
			
Image: L13		Image: L14	
			

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 assessor has compared the common area doors against the recommendations contained within the current revision of the NFCC Guide to assess suitability. All common area fire doors were surveyed. The majority of the fire doors have no plugs/certification present, and it is likely that they are original fixtures from the time that the premises was built. The doors were considered to be 'upgraded FD30S' fire doors as it apparent that some historic works have been performed to incorporate combined intumescent cold smoke seals. Some doors were noted to be more modern replacement fire doors including some that had labels present denoting their fire resistance properties (the mobility scooter storeroom fire door for example). There were issues identified with some of the common area fire doors that require remedial action.		
Action/Recommendation		Priority	Due Date	
In the medium term, the laundry fire door and internal bin storeroom fire door near flat 1 should be fitted with a third central fire rated hinge as these are both considered to be higher fire risk areas. The self-closing device fitted to the Guest Bedroom should be adjusted so that the fire door fully self-closes. In the long term, i.e., within 12-months, a third central fire rated hinge should be fitted to all corridor sub-division fire doors, the Guests Bedroom and the cleaners storeroom opposite the Guest Bedroom. It is recommended that if a contractor is appointed to make the necessary repairs, they should be a passive fire protection specialist accredited by a UKAS third party scheme such as FIRAS, Q-MARK etc.		Medium	19/Jan/2023	
Images				
Image: M11		Image: M12	Image: M13	Image: M14
				

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	
No	Where common area emergency escape lighting is present, comments are based upon a visual inspection of the system coverage and condition, but no illuminance tests or verification of full compliance with the relevant British Standards was carried out during the premises survey. The provision of emergency escape lighting within the internal common areas was considered adequate; however, some units above fire exit doors have labels affixed to them stating 'FAIL' and no green LEDs were lit on any of the units positioned on the outside of all fire exit doors, with the exception of near the main entrance door.	

Action/Recommendation	Priority	Due Date
In the medium term, if not already done so, repair the faulty units that failed inspection/maintenance. These are located above the fire exit doors near flats 7, 10 and 17. After repair, remove the 'FAIL' labels that are currently present. In the longer term i.e., within 12-months, investigate whether the external lighting units above or adjacent to all fire exits (except the main entrance) are also intended to provide an emergency escape lighting function and if so, investigate and repair all faulty units as none are showing a lit green LED. If it is found that these fitments are not currently emergency escape lighting units, assess the provision of borrowed light from the municipal street lighting scheme and whether the street lighting can be relied upon (many Local Authorities now switch street lighting off during the later night-time periods in order to save money). If the street lighting can be relied on, an assessment with a Lux meter will be required. The borrowed light should provide 1.0 Lux minimum along the centre line of the escape routes. If this is achieved, a record of the assessment should be made in order to demonstrate that an emergency escape lighting scheme is not considered necessary. If the street lighting cannot be relied upon or the borrowed lighting levels do not achieve 1.0 Lux across the centre of the escape routes, then an external emergency escape lighting scheme that has a three-hour duration should be provided.	Medium	19/Jan/2023

Images

Image: N11



Image: N12




Image: N13



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

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	
No		The NFCC Guide advises that emergency escape signage is considered beneficial where a low-rise block is provided with multiple escape routes, and it has been provided at a reasonable level. 'Fire Door Keep Locked Shut' signage is displayed as required.	
Action/Recommendation		Priority	Due Date
Replace the push-bar signage on the fire exit door at the base of the stairway to flats 16 to 22 as part of it is missing. The opportunity should be taken to provide a sign that also incorporates a pictogram.		Low	21/Oct/2023
Images			
<p>Image: O11</p> 			

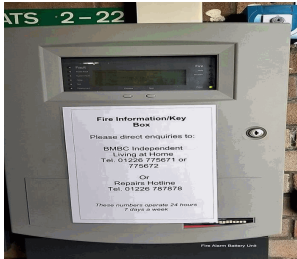
Ref.	Question	Policy Principles
O2	Wayfinding Signage (buildings over 11 metres in height). Are there clear markings for flat and floor recognition provided?	
Answer		Finding/Observation
N/A		

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
Yes		Where a fire alarm system is present, comments are based upon a visual inspection of the system coverage and condition, but no audibility tests or verification of full compliance with the relevant British Standards was carried out during the premises survey. There is automatic detection in the common areas and this has been extended into the flats. The detectors in the flats have integrated sounders and strobe lights.


Images

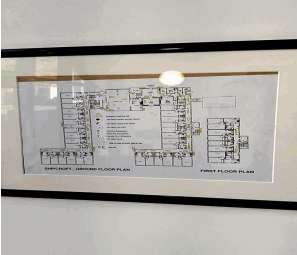
Image: P11



Ref.	Question	Policy Principles
P2	If installed, is the common area AFD adequate for the occupancy and fire risk?	
Answer		Finding/Observation
Yes		It was observed that there is no automatic fire detection within the ground floor area of the base of the stairway serving flats 16 to 22. This is most likely due to the fire alarm installation being carried out under the pre-2002 version of BS5839-1. This is not considered to be an observation that requires a remedial action due to the fire sprinkler coverage of this area, which is also linked to the fire alarm and therefore will raise the alarm.

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

Ref.	Question	Policy Principles
P4	If there is a communal fire detection and fire alarm system, does it extend into the dwellings?	
Answer		Finding/Observation
Yes		
Images		
<p>Image: P41</p> 		


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


Ref.	Question	Policy Principles
P6	Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?	
Answer		Finding/Observation
Yes		It is understood that the common area fire alarm is monitored remotely and any false alarm condition will be attended to as directed by the Alarm Receiving Centre/Telecare system. A notice is also displayed giving the telephone number for a 24/7 staffed help desk.




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
No		The current NFCC Specialised Housing Guide recommends that it should be a long-term aspiration that all flats should be provided with a Grade D1 LD1 fire alarm system, preferably linked to an alarm receiving centre (ARC). The current arrangement within the flats is a smoke detector within the hallway of the flats linked to the common area fire alarm system and comprehensive fire sprinkler coverage in all rooms. In flat 4, a hard-wired smoke alarm was also present in the hallway and in flat 14 a battery-operated stand-alone smoke alarm was also present in the hallway. Flat 16 had only the linked smoke detector in the hallway as described. The assessor considers that, as activation of either the common area fire alarm system or fire sprinkler system sends an alarm signal to the fire panel and then onwards to an ARC, this arrangement can be considered to be of an equivalent standard in the medium to long term.

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
Yes		

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	
No		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 was considered reasonable with the exception of a small number of issues identified in this section.	
Action/Recommendation		Priority	Due Date
The structure above the corridor sub-division fire doors close to flat 1 has a hole in it where the fire sprinkler pipework has been passed through. Any historic fire stopping that may have been provided appears to have been damaged as the area has suffered a historic water leak. To prevent smoke travel between the two sides of the sub-division fire doors, re-install fire stopping. It is recommended that if a contractor is appointed to make the necessary repairs, they should be a passive fire protection specialist accredited by a UKAS third party scheme such as FIRAS, Q-MARK etc.		Medium	19/Jan/2023
Images			
<p>Image: Q11</p> 			

Ref.	Question	Policy Principles
Q2	Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings)	
Answer	Finding/Observation	
No	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 was considered reasonable with the exception of a small number of issues identified in this section.	
Action/Recommendation		Priority
There are fire compartmentation breaches in the external gas meter room where an electrical steel conduit is run through two opposing walls and a large bore gas pipe is similarly run through the same walls. Fire stop the breaches. It is recommended that if a contractor is appointed to make the necessary repairs, they should be a passive fire protection specialist accredited by a UKAS third party scheme such as FIRAS, Q-MARK etc. This is considered to be a long-term recommendation by the assessor as neither wall forms part of the internal common area of any corridors/flats, they are between the gas meter room and other ancillary rooms protected by fire doors and fire sprinkler coverage.		Low
		21/Oct/2023
Images		
<p>Image: Q21</p> 		

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	
Unknown		The assessor could not determine with any reasonable accuracy whether the extraction fans fitted in the kitchens and bathrooms of flats 4, 14 and 16 that were sampled (and therefore possibly all flats) is part of a building wide system covering multiple flats and possibly ancillary rooms/areas such as the communal lounge. There were no vent outlets on the outside walls that could be readily observed or access hatches in the ceilings of the flats sampled so no definitive conclusion should be reached.	
Action/Recommendation		Priority	Due Date
The extraction systems within the flats should be surveyed to determine whether there is the possibility of fire and smoke travel between flats e.g., a centralised system is present and whether the systems are connected to the ventilation systems observed elsewhere (e.g., the communal lounge). If there is a centralised system present serving one or more of these areas, fire dampers should be incorporated into the ductwork where it crosses fire compartmentation lines. The ventilation system should also shut down as a 'cause and effect' of a fire alarm activation to mitigate potential smoke travel.		Low	21/Oct/2023
Images			
<div>Image: Q31</div>  <div>Image: Q32</div>  <div>Image: Q33</div> 			

Ref.	Question	Policy Principles
Q4	Is compartmentation maintained in the roof space?	
Answer		Finding/Observation
Yes		Roof voids are checked annually by Berneslai Homes and records are maintained centrally. The assessor was able to survey the roof void from various access hatches within the common area corridors and from the second step of a portable step ladder no significant issues were identified. Plaster boarded walls extended upwards beyond visual observation range within the roof voids between the flats and the common areas and there were masonry walls present in areas such as above the mobility scooter storeroom and other areas. Roof void access hatches were either 60-minute fire rated replacement hatches or original timber hatches suitably upgraded on the roof void facing sides.

Images

Image: Q41



Ref.	Question	Policy Principles
Q5	Are electrics, including embedded meters, enclosed in fire rated construction?	
Answer		Finding/Observation
No		Embedded meters are present in the corridors and they appeared to be constructed of reasonably fire resisting materials. Repairs have been carried out where cables have been passed through into the flats to a reasonable standard. There are also some newer steel cabinets containing electrical distribution equipment for the building services.

Images

Image: Q52



Image: Q53



Image: Q51



Detailed Risk Assessment

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 survey; however, also refer to Question Q3.

Ref.	Question	Policy Principles
Q7	Is there reasonable limitation of linings to escape routes that might promote fire spread?	
Answer		Finding/Observation
No		There is timber cladding present on the ceiling of the now out of use and sealed up linking corridor to the former Wardens House.

Images

Image: Q71



Ref.	Question	Policy Principles
Q8	Are soft furnishings in common areas appropriate to limit fire spread/growth?	
Answer		Finding/Observation
Yes		Some soft furnishings appear to have been provided by Berneslai Homes in the communal lounge and the reception area. It is common practice to provide limited seating near the entrance door in such premises so that the residents can sit whilst waiting for relatives/taxis/NHS Patient Transport Service to pick them up. No significant issues were identified, or observations were made at the time of the premises survey.

Images

Image: Q81



Image: Q82

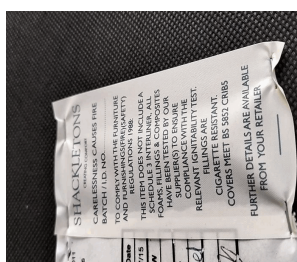


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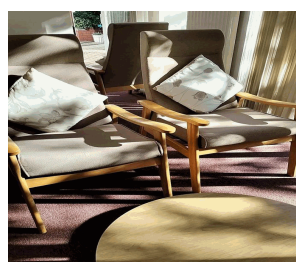


Image: Q84



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.


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.

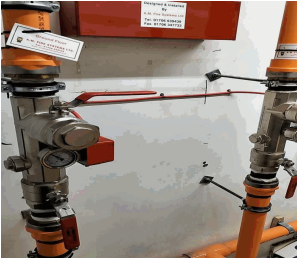
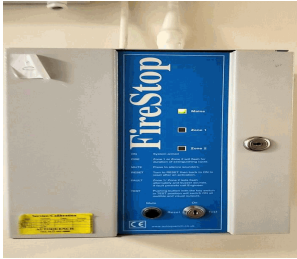

Ref.	Question	Policy Principles
Q12	Has the responsible person reviewed the external wall note on a regular basis and revised it if there have been any significant changes in the external walls.	
Answer		Finding/Observation
Unknown		Refer to Question Q9.

Ref.	Question	Policy Principles
Q13	Are all other fire spread/compartmentation issues satisfactory?	
Answer		Finding/Observation
Yes		No other significant observations 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
Yes		Fire extinguishers are provided in certain higher fire risk rooms such as the communal kitchen, boiler room etc as per the Responsible Persons policy however it is not expected that although trained, staff would perform firefighting operations that might endanger themselves. There are labels present that clearly indicate that they should only be used by trained persons.
Images		
<div>Image: R11</div> <div></div>		

S. Relevant Automatic Fire Extinguishing Systems

Ref.	Question	Policy Principles
S1	Are there any automatic fire suppressant systems on site?	
Answer		Finding/Observation
Yes		There is a fire sprinkler system present with very comprehensive coverage. Additionally, there are bin fire suppression systems within the current and former bin storerooms.
Images		
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Ref.	Question	Policy Principles
S2	Are there any fixed fire fighting mains within the premises?	
Answer		Finding/Observation
No		

Ref.	Question	Policy Principles
S3	If any other relevant systems / equipment is installed, state type of system and comment as necessary	
Answer		Finding/Observation
Yes		Automatic gas shut off linked to the common area fire alarm system.
Images		

Image: S31

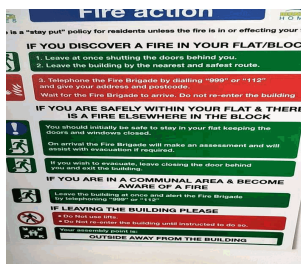


T. Procedures And Arrangements

Ref.	Question	Policy Principles
T1	Recommended evacuation strategy for this building is	
Answer		Finding/Observation
Dual policy recommended		Fire action notices displayed are in the standard Berneslai Homes format that describe a policy that aligns more with a 'Stay-Safe' policy if the residents are in their flats at the time of the fire alarm activation, which is considered by most housing providers to be more appropriate. The assessor supports this policy.

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 liaison and calling the Fire Service?	
Answer		Finding/Observation
Yes		It is considered that this would happen as the fire alarm system in the common area that has been extended into the flats and is monitored and also that residents would do this if they 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 if necessary. 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 Share Point.

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
Yes		Answer refers to times when employees of the Responsible Person might be present during their day to day duties.

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
Yes		A premises information box has been provided but was not opened and no evacuation plans for specific residents were viewed under residents confidentiality rights under GDPR.
Images		
<p>Image: X11</p> 		

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
Yes		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 may be based, in part, on information provided by others (either verbally, in writing or electronically). Although the assessor had no reason to doubt the validity of such information at the time of the production of this fire risk assessment, no liability whatsoever is accepted for the accuracy of such information supplied by others, which was taken in good faith.

Ref.	Question	Policy Principles
Z2	Are all issues deemed satisfactory?	
Answer		Finding/Observation
Yes		

ZAAR. Assessment Risk Ratings

Ref.	Question	Policy Principles
ZAAR1	<p>Likelihood of Fire</p> <p>Low: Unusually low likelihood of fire as a result of negligible potential sources of ignition.</p> <p>Medium: Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).</p> <p>High: Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire</p>	
Answer		Finding/Observation
Medium		

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

Ref.	Question	Policy Principles
ZAAR3	<p>Premises Risk Rating</p> <p>Trivial: No action is required and no detailed records need be kept</p> <p>Tolerable: No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.</p> <p>Moderate: It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.</p> <p>Substantial: Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.</p> <p>Intolerable: Building (or relevant area) should not be occupied until the risk is reduced</p>	
Answer		Finding/Observation
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		

Flats 14.

1. Inspection Details

11	Has a Type 3 dwelling survey been performed?	Yes
12	Which flat number was accessed?	Flat 14.
13	Is there appropriate detection in place?	Yes

2. What Detection Is In Place?

21	Mains Smoke Detector in Hall	No
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	Yes
26	Link Heat detector in hall	Yes
27	Other	Yes

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 0.33m ² 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?	Unknown
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?	See main body of the report for full description of the automatic fire detection present.

Flats 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	No
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	Yes
27	Other	Yes

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 0.33m ² 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?	Unknown
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?	See main body of the report for full description of the automatic fire detection present.

Flats 4.

1. Inspection Details

11	Has a Type 3 dwelling survey been performed?	Yes
12	Which flat number was accessed?	Flat 4.
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	Yes
27	Other	Yes

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 0.33m ² 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?	Unknown
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?	See main body of the report for full description of the automatic fire detection present.

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 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:

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 Berneslai Homes).
Part 3a	Address of premises for which the fire risk assessment was carried out:
	Shipcroft Close Block 01 - 22 Wombwell South Yorkshire S73 0HE
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:
	18/10/2022
Part 6	Recommended date for reassessment of the premises:
	18/10/2024
Part 7	Unique reference number of this certificate:
	107249

Signed for and on behalf of the issuing Certificated Organization:

James Hutton

Dated: 10/21/2022

Appendix 1. Action Details

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
F1	LIGHTNING	No Timescale	A lightning protection system was not observed. The premises is single storey except for a clock tower, with a weathervane on top. The top of the weathervane is a similar height to those two-storey premises surrounding it and the premises is not particularly exposed. Therefore, the assessor considers that the fire risk without a lightning protection system fitted is tolerable and one is not considered essential.	Recommend management undertake a risk assessment of the building to determine if lightning protection is required.			

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
L1	FLAT ENTRANCE DOORS	Medium	<p>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 NFCC Guide to assess suitability. The residents in flats 4, 14 and 16 allowed access and no issues were identified. There were no plugs/certification present on the flat entrance doors sampled and it is likely that they are original fixtures from the time that the premises was built. The doors were considered to be self-closing 'upgraded FD30S' fire doors as it apparent that some historic works have been performed to incorporate combined intumescent cold smoke seals and intumescent letterbox liners. The doors sampled were considered to be in-line with the recommendations contained within the current revision of the NFCC Guide. When viewed from the common area side of flat 1 entrance door, it appeared that the glazing present does not provide 30-minutes minimum fire resistance. It is likely to be standard non-fire rated frosted privacy glass.</p>	Further investigation of the glazing within flat 1 entrance door is required, and if it is found that the glazing does not have a minimum of 30-minutes fire resistance, it should be replaced with glazing that meets this standard.		19/01/2023	L11, L12, L13, L14

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
M1	COMMON AREA FIRE DOORS	Medium	<p>The assessor has compared the common area doors against the recommendations contained within the current revision of the NFCC Guide to assess suitability. All common area fire doors were surveyed. The majority of the fire doors have no plugs/certification present, and it is likely that they are original fixtures from the time that the premises was built. The doors were considered to be 'upgraded FD30S' fire doors as it apparent that some historic works have been performed to incorporate combined intumescent cold smoke seals. Some doors were noted to be more modern replacement fire doors including some that had labels present denoting their fire resistance properties (the mobility scooter storeroom fire door for example). There were issues identified with some of the common area fire doors that require remedial action.</p>	<p>In the medium term, the laundry fire door and internal bin storeroom fire door near flat 1 should be fitted with a third central fire rated hinge as these are both considered to be higher fire risk areas. The self-closing device fitted to the Guest Bedroom should be adjusted so that the fire door fully self-closes. In the long term, i.e., within 12-months, a third central fire rated hinge should be fitted to all corridor sub-division fire doors, the Guests Bedroom and the cleaners storeroom opposite the Guest Bedroom. It is recommended that if a contractor is appointed to make the necessary repairs, they should be a passive fire protection specialist accredited by a UKAS third party scheme such as FIRAS, Q-MARK etc.</p>		19/01/2023	M11, M12, M13, M14

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
N1	EMERGENCY LIGHTING	Medium	Where common area emergency escape lighting is present, comments are based upon a visual inspection of the system coverage and condition, but no illuminance tests or verification of full compliance with the relevant British Standards was carried out during the premises survey. The provision of emergency escape lighting within the internal common areas was considered adequate; however, some units above fire exit doors have labels affixed to them stating 'FAIL' and no green LEDs were lit on any of the units positioned on the outside of all fire exit doors, with the exception of near the main entrance door.	In the medium term, if not already done so, repair the faulty units that failed inspection/maintenance. These are located above the fire exit doors near flats 7, 10 and 17. After repair, remove the 'FAIL' labels that are currently present. In the longer term i.e., within 12-months, investigate whether the external lighting units above or adjacent to all fire exits (except the main entrance) are also intended to provide an emergency escape lighting function and if so, investigate and repair all faulty units as none are showing a lit green LED. If it is found that these fitments are not currently emergency escape lighting units, assess the provision of borrowed light from the municipal street lighting scheme and whether the street lighting can be relied upon (many Local Authorities now switch street lighting off during the later night-time periods in order to save money). If the street lighting can be relied on, an assessment with a Lux meter will be required. The borrowed light should provide 1.0 Lux minimum along the centre line of the escape routes. If this is achieved, a record of the assessment should be made in order to demonstrate that an emergency escape lighting scheme is not considered necessary. If the street lighting cannot be relied upon or the borrowed lighting levels do not achieve 1.0 Lux across the centre of the escape routes, then an external emergency escape lighting scheme that has a three-hour duration should be provided.		19/01/2023	N11, N12, N13
O1	FIRE SAFETY SIGNS & NOTICES	Low	The NFCC Guide advises that emergency escape signage is considered beneficial where a low-rise block is provided with multiple escape routes, and it has been provided at a reasonable level. 'Fire Door Keep Locked Shut' signage is displayed as required.	Replace the push-bar signage on the fire exit door at the base of the stairway to flats 16 to 22 as part of it is missing. The opportunity should be taken to provide a sign that also incorporates a pictogram.		21/10/2023	O11

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
P7	MEANS OF GIVING WARNING IN CASE OF FIRE	No Timescale	The current NFCC Specialised Housing Guide recommends that it should be a long-term aspiration that all flats should be provided with a Grade D1 LD1 fire alarm system, preferably linked to an alarm receiving centre (ARC). The current arrangement within the flats is a smoke detector within the hallway of the flats linked to the common area fire alarm system and comprehensive fire sprinkler coverage in all rooms. In flat 4, a hard-wired smoke alarm was also present in the hallway and in flat 14 a battery-operated stand-alone smoke alarm was also present in the hallway. Flat 16 had only the linked smoke detector in the hallway as described. The assessor considers that, as activation of either the common area fire alarm system or fire sprinkler system sends an alarm signal to the fire panel and then onwards to an ARC, this arrangement can be considered to be of an equivalent standard in the medium to long term.	It is understood that there is a longer term intention to provide an interlinked Grade D1 LD1 fire alarm system in all flats at such time as a significant works programme is under way in this premises and this should be performed as intended.			
Q1	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Medium	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 was considered reasonable with the exception of a small number of issues identified in this section.	The structure above the corridor sub-division fire doors close to flat 1 has a hole in it where the fire sprinkler pipework has been passed through. Any historic fire stopping that may have been provided appears to have been damaged as the area has suffered a historic water leak. To prevent smoke travel between the two sides of the sub-division fire doors, re-install fire stopping. It is recommended that if a contractor is appointed to make the necessary repairs, they should be a passive fire protection specialist accredited by a UKAS third party scheme such as FIRAS, Q-MARK etc.		19/01/2023	Q11

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
Q2	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Low	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 was considered reasonable with the exception of a small number of issues identified in this section.	There are fire compartmentation breaches in the external gas meter room where an electrical steel conduit is run through two opposing walls and a large bore gas pipe is similarly run through the same walls. Fire stop the breaches. It is recommended that if a contractor is appointed to make the necessary repairs, they should be a passive fire protection specialist accredited by a UKAS third party scheme such as FIRAS, Q-MARK etc. This is considered to be a long-term recommendation by the assessor as neither wall forms part of the internal common area of any corridors/flats, they are between the gas meter room and other ancillary rooms protected by fire doors and fire sprinkler coverage.		21/10/2023	Q21
Q3	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Low	The assessor could not determine with any reasonable accuracy whether the extraction fans fitted in the kitchens and bathrooms of flats 4, 14 and 16 that were sampled (and therefore possibly all flats) is part of a building wide system covering multiple flats and possibly ancillary rooms/areas such as the communal lounge. There were no vent outlets on the outside walls that could be readily observed or access hatches in the ceilings of the flats sampled so no definitive conclusion should be reached.	The extraction systems within the flats should be surveyed to determine whether there is the possibility of fire and smoke travel between flats e.g., a centralised system is present and whether the systems are connected to the ventilation systems observed elsewhere (e.g., the communal lounge). If there is a centralised system present serving one or more of these areas, fire dampers should be incorporated into the ductwork where it crosses fire compartmentation lines. The ventilation system should also shut down as a 'cause and effect' of a fire alarm activation to mitigate potential smoke travel.		21/10/2023	Q31, Q32, Q33
Q5	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	No Timescale	Embedded meters are present in the corridors and they appeared to be constructed of reasonably fire resisting materials. Repairs have been carried out where cables have been passed through into the flats to a reasonable standard. There are also some newer steel cabinets containing electrical distribution equipment for the building services.	The door is missing from a gas meter cabinet close to the fire exit nearest to the communal lounge (Gower Street facing elevation). It is recommended that the cabinet door is replaced.			Q52, Q53, Q51

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
Q7	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	No Timescale	There is timber cladding present on the ceiling of the now out of use and sealed up linking corridor to the former Wardens House.	It is recommended that in the very long term, such as during a significant refurbishment of the premises, that the decorative timber cladding is either removed, painted over with an intumescent paint or covered over with fire resistant plasterboard. This is considered by the assessor to be a very low priority on the basis of the comprehensive fire sprinkler and common area fire alarm coverage. Note, there are holes present where electrical light fittings were once fitted, however this linking corridor is single storey and bordered at both ends by masonry walls, hence the prospect of fire spread to an area outside of the linking corridor shallow roof area is considered by the assessor to be very low and these holes can be attended to during the works described above.			Q71