

FIRE RISK ASSESSMENT

PROPERTY ASSESSED:
Heather Court Block 172 - 210
Rotherham
South Yorkshire

S63 8EU



UPRN: AP13001B

Inspection Date: 21/06/2022

Validation Date: 05/07/2022

Valid to: 05/07/2023

FRA completed by: Pennington Choices

FRA Completed For: Berneslai Homes



Executive Summary

FRA Risk Rating:

Moderate



FRA Action by Type

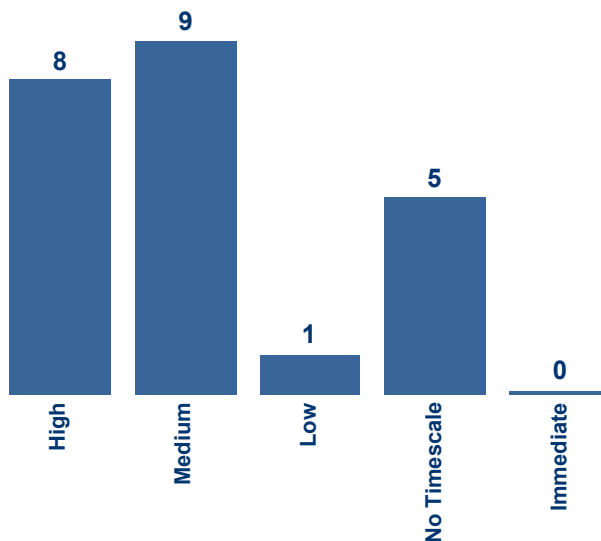
Recommendations:

5

Actions:

18

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	Sheltered Living
Management Extent	
No of Floors	2
No of Flats (if applicable)	38
Ground floor Area (m2)	1,080
Total Area of all floors (m2)	2,160

FRA Completed By:	John Feeney
FRA Type:	Type 1
QA Carried Out By:	Piotr Iwan
QA Validation Date:	05/07/2022

High

8

Question Number	Category	Priority	Finding/Observation	Action	Complete By
G1	House-Keeping	High	No access to boiler or lift motor rooms.	Management to ensure combustible materials are removed and disposed or stored safely away from any ignition sources	03/09/2022
K4	Means Of Escape	High	Combination of push bars, push pads, turn handles and emergency door release sytsems installed.	Management to confirm that the secure door entry system, fails to safe in the event of a power failure or fire alarm actuation	03/09/2022
L1	Flat Entrance Doors	High	Flat door 186 & 194 sampled which both appeared to be FD30S doors. Excessive gaps at the bottom of flat door 186 and flat door 194 sticking on the carpet not closing.	A third party certified competent person should be contracted to carry out remedial works on the fire doors identified.	03/09/2022
Q4	Measures To Limit Fire Spread And Development	High	Unable to identify if compartmentation is satisfactory within the roof space.	Management to check compartmentation within the roof space over the common area	03/09/2022
Q9	Measures To Limit Fire Spread And Development	High	Cladding on the main entrance however mostly glazed and wooden cladding below most windows. From visual observation, the exposed surface of external walls (partially or entirely) gives the appearance of cladding/rendering/spandrels applied over an unknown substrate. The fire risk assessment has taken into account several factors other than height and material type, including the vulnerability of residents, location of escape routes, and the complexity of the building. Technical advice on how to mitigate the fire risks associated with external walls and any cladding are excluded from the scope of this current fire risk assessment.	It is strongly recommended that you obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, on this building.	03/09/2022
T3	Procedures And Arrangements	High	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.	03/09/2022
T7	Procedures And Arrangements	High	No staff available to confirm.	Management to confirm that staff are nominated and trained in the use of fire extinguishing appliances equipment and training records are kept on site or at a central location	03/09/2022

High

8

Question Number	Category	Priority	Finding/Observation	Action	Complete By
T8	Procedures And Arrangements	High	No staff available to confirm.	Management to confirm that staff are nominated and trained to assist with emergency evacuation in event of a fire alarm and training records are kept on site	03/09/2022

Medium

9

Question Number	Category	Priority	Finding/Observation	Action	Complete By
A3	Electrical Ignition Sources	Medium	Wall sockets present, not in use and no policy.	Management should introduce a policy on the use of personal portable electrical appliances within the common areas.	03/10/2022
D2	Portable Heaters And Heating Installations	Medium	No information available.	Management to confirm that the gas fixed heating system is inspected and serviced annually and records kept on site	03/10/2022
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 Homes should confirm what policy is in place.	03/10/2022
K2	Means Of Escape	Medium	Unable to ascertain if glazing on escape routes was fire rated.	A third party, accredited tradesperson should carry out checks to confirm these materials are Fire Rated, and if not make repairs or replacements.	03/10/2022
M1	Common Area Fire Doors	Medium	Excessive gaps at the top, side and/or bottom of the majority of the common area fire doors. Intumescent strips were partially missing on some doors with some having paint on them. One door was slightly damaged with wood missing.	A third party certified competent person should be contracted to carry out remedial works on the common area fire doors with deficiencies.	03/10/2022
P1	Means Of Giving Warning In Case Of Fire	Medium	The building is fitted with a fire detection and alarm system complying with BS5839 Part1 in all common areas and high risk rooms. Due to this building being purpose built with a Stay Put policy, it needs to be ensured that the alarm system in the common area is not heard in individual flats.	Management to confirm that the alarm system in the common area does not sound more than 45 decibels.	03/10/2022
P6	Means Of Giving Warning In Case Of Fire	Medium	Unknown how the alarm is silenced and reset.	Management should confirm what arrangements are in place to silence and reset the fire alarm.	03/10/2022
P7	Means Of Giving Warning In Case Of Fire	Medium	Unknown what detection is installed within each flat.	Management recommended to check that detection is installed in accordance with BS5839 Part 6 Grade D1 Cat LD1. Smoke detection in the circulation spaces and heat detection within the kitchen.	03/10/2022
R1	Fire Extinguishing Appliances	Medium	Fire extinguisher for use by trained personnel only partially blocked at the kitchen.	All portable fire extinguishers should be available to be used at all times by trained personnel.	03/10/2022

Low

1

Question Number	Category	Priority	Finding/Observation	Action	Complete By
O1	Fire Safety Signs & Notices	Low	Several external fire exits did not have 'Fire Exit Keep Clear' signage, one fire exit sign was on the floor and no signage is in place for the method of operation of the emergency door release mechanism.	Fire Exit Keep Clear signage should be secured on all external fire exit doors and signage indicating the method of operation of the emergency door release mechanism should be located adjacent to this device.	05/07/2023

No Timescale

5

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 a lightning protection system is required.	
K13	Means Of Escape	No Timescale	Plastic conduit and cables located on the means of escape. Unknown if secured appropriately with fire resisting materials.	Management should confirm conduit and cables are secured appropriately.	
P8	Means Of Giving Warning In Case Of Fire	No Timescale	Unknown if connected to an alarm receiving centre.	Management should consider having the fire alarm and detection connected at an alarm receiving centre if not already in place.	
W1	Records	No Timescale	Last recorded drill available was dated 10th September 2020.	Fire drills should take place at regular intervals with a minimum of two per year. The results should be recorded and made available for audit purposes.	
X1	Premises Information Box	No Timescale	Premises information box provided.	The premises information box should be kept up to date with relevant information and access provided.	

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

General Information

UPRN	AP13001B
Address	Heather Court Block 172 - 210 Rotherham South Yorkshire
Postcode	S63 8EU
Fire Risk Assessor	John Feeney
Date of Inspection	21/06/2022
Checked by	Piotr Iwan
Reassessment Date	21/06/2023

General Information

Property Designation	Sheltered Living
Property Type	Purpose built sheltered accommodation
No of Floors	2
No of Flats (if applicable)	38
Ground floor area (m2)	1,080
Total area of all floors	2,160
Building Description	Two storey sheltered housing complex for the elderly accessed via a secure entry system into a reception area. The ground floor consists of a communal lounge with kitchen, managers office, storage and welfare facilities with residents flats. First floor consists of storage, welfare facilities and residents flats. Refuse chutes are on half landings at either side of the building. Seven fire exits and four stairs.
Building Construction	Year of construction 1978. The building appears to be constructed of traditional brick and block with a tiled pitch roof. Internal walls are plaster finish with concrete floors and staircases.
Extent of common areas	Means of escape.
Areas of the building to which access was not available	Boiler room, lift motor room, residents cupboards and office.
If applicable state which flats were sample inspected	Flat doors 186 and 194 sampled.

1. The Occupants

	Question	Answer	
10	Management Extent	Partially Managed Building - Manager or Senior Staff not onsite regularly	
11	Details of any onsite management (hours onsite etc.)	Not known.	
12	Person managing fire safety in premises	Kerry Storrar - Building Safety Manager	
13	Person consulted during the fire risk assessment	No-one consulted during the visit.	
14	Number of occupants (maximum estimated)	One per flat estimated.	
15	Approximate maximum number of employees at any one time	One.	
16	Number of members of the public (maximum estimated)	Ten.	
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 	The premises is classed as supported accommodation. Occupants matching this demographic could be present.	

2. Fire Safety Legislation

	Question	Answer	
21	The following fire safety legislation applies to these premises	Regulatory Reform (Fire Safety) Order 2005	
22	The above legislation is enforced by	South Yorkshire Fire and Rescue Service	
23	Other key fire safety legislation (other than Building Regs 2000)	Housing Act 2004	
24	The other legislation referred to above is enforced by	The Local Authority.	
25	Guidance used as applicable to premises and occupation	NFCC - Specialised Housing Guidance	
26	Is there an alteration or enforcement notice in force?	Unknown	Not known by the assessor.
27	Fire loss experience (since last FRA)	Unknown	Not known by the assessor and no signs of previous fire(s) identified during the visit. Unwanted fire signal record detailed on 30th March 2022 as cigarette smoke outside one flat.

A. Electrical Ignition Sources

	Question	Answer	
A1	Is the fixed electrical installation periodically inspected and tested, (include dates if known)?	Yes	See principle and labelled as having been tested on 10th June 2020. 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?	Yes	Tested January 2022. 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)?	Unknown	Wall sockets present, not in use and no policy.
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.

Actions / Recommendations

Medium

1

Question Number	Finding	Action	Complete By	Images
A3	Wall sockets present, not in use and no policy.	Management should introduce a policy on the use of personal portable electrical appliances within the common areas.	03/10/2022	

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 illicit smoking identified within the premises and no smoking signage not displayed. There appears to be a designated smoking area in the rear garden area.

C. Arson

	Question	Answer	
C1	Are premises secure against arson by outsiders? (Please state how)	Yes	Secure entry systems and CCTV in place.
C2	Are bins secured or fire loading stored in a suitable location? (Please state bin type, location, if and how it is secured)	Yes	Bins are remote from the building and appear to be well managed. Most bins were in a wooden bin shelter. 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.

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?	Unknown	No information available.

Actions / Recommendations

Medium

1

Question Number	Finding	Action	Complete By	Images
D2	No information available.	Management to confirm that the gas fixed heating system is inspected and serviced annually and records kept on site	03/10/2022	

E. Cooking

	Question	Answer	
E1	Are reasonable measures in place to prevent fires as a result of cooking, including replacing filter(where necessary)?	Yes	A communal kitchen was located on the ground floor. The kitchen was clean, tidy and free from oil or grease.

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 a lightning protection system 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 boiler or lift motor rooms.
G2	Are the escape routes kept clear of items combustible materials or waste and free of any trip hazards?	Yes	Escape routes were kept clear of combustible items and waste materials.
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"?	Yes	Mobility scooters are set aside in a secure designated fire resisting room which has direct access to open air (pavement) which is considered satisfactory.

Actions / Recommendations

High

1

Question Number	Finding	Action	Complete By	Images
G1	No access to boiler or lift motor rooms.	Management to ensure combustible materials are removed and disposed or stored safely away from any ignition sources	03/09/2022	G11, G12

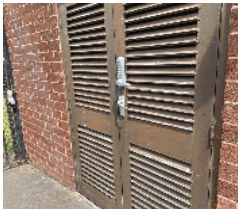


Image: G11



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 Homes should confirm what policy is in place.	03/10/2022	

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	No evidence of any dangerous substances on site at time of inspection.

J. Other Significant Hazards

	Question	Answer	
J1	Are all issues deemed satisfactory? [1]	Yes	
J2	Are all issues deemed satisfactory?	Yes	

K. Means Of Escape

	Question	Answer	
K1	Is the escape route design deemed satisfactory? (Consider current design codes)	Yes	The escape route was satisfactory with two means of escape from almost every part of the building.
K2	Is the fire-resisting construction (including any glazing) protecting escape routes and staircases of a suitable standard and maintained in sound condition?	Unknown	Unable to ascertain if glazing on escape routes was fire rated.
K3	Is there adequate provision of exits (including exit Widths) for the numbers who may be present?	Yes	
K4	Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?)	Yes	Combination of push bars, push pads, turn handles and emergency door release systems installed.
K5	Do final exits open in the direction of escape where necessary?	Yes	
K6	Are travel distances satisfactory? (consider single direction and more than one direction, property risk profile and occupancy characteristics)	Yes	
K8	Are there suitable precautions for all inner rooms?	Yes	Fire detection and vision panels in all access rooms and access doors.
K9	Are escape routes separated where appropriate?	Yes	Escape routes are separated.
K10	Are corridors sub-divided where appropriate?	Yes	Corridors separated at regular distances.
K11	Do escape routes lead to a place of safety?	Yes	
K12	Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision)	Yes	The common areas are provided with large openable windows located on both floors which would assist to remove the products of combustion in a fire situation. 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.
K13	Is there any other issues that could affect the means of escape, for example plastic conduit/loose cables not secured by fire rated fastening?	Unknown	Plastic conduit and cables located on the means of escape. Unknown if secured appropriately with fire resisting materials.

Actions / Recommendations

High

1

Question Number	Finding	Action	Complete By	Images
K4	Combination of push bars, push pads, turn handles and emergency door release systems installed.	Management to confirm that the secure door entry system, fails to safe in the event of a power failure or fire alarm actuation	03/09/2022	K41, K42, K43, K44, K45, K46, K47

Medium

1

Question Number	Finding	Action	Complete By	Images
K2	Unable to ascertain if glazing on escape routes was fire rated.	A third party, accredited tradesperson should carry out checks to confirm these materials are Fire Rated, and if not make repairs or replacements.	03/10/2022	K21, K22, K23

No Timescale

1

Question Number	Observation	Recommendation	Complete By	Images
K13	Plastic conduit and cables located on the means of escape. Unknown if secured appropriately with fire resisting materials.	Management should confirm conduit and cables are secured appropriately.		K132, K133, K134, K131



Image: K41



Image: K42



Image: K43



Image: K44

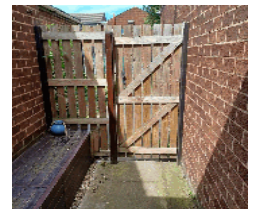


Image: K45

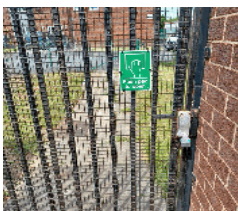


Image: K46



Image: K47



Image: K21



Image: K22



Image: K23



Image: K132



Image: K133



Image: K134



Image: K131

L. Flat Entrance Doors

	Question	Answer	
L1	Are the sample inspection flat entrance door or doors in good condition and appropriately fire rated?	No	Flat door 186 & 194 sampled which both appeared to be FD30S doors. Excessive gaps at the bottom of flat door 186 and flat door 194 sticking on the carpet not closing. 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.

Actions / Recommendations

High

1

Question Number	Finding	Action	Complete By	Images
L1	Flat door 186 & 194 sampled which both appeared to be FD30S doors. Excessive gaps at the bottom of flat door 186 and flat door 194 sticking on the carpet not closing.	A third party certified competent person should be contracted to carry out remedial works on the fire doors identified.	03/09/2022	L11, L12, L13, L14, L15



Image: L11



Image: L12

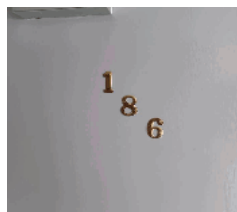


Image: L13



Image: L14

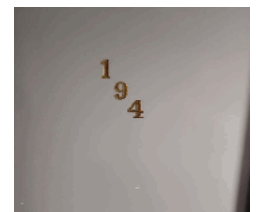


Image: L15

M. Common Area Fire Doors

	Question	Answer	
M1	Are all common area fire door and frames in good condition and appropriately fire rated?	No	Excessive gaps at the top, side and/or bottom of the majority of the common area fire doors. Intumescent strips were partially missing on some doors with some having paint on them. One door was slightly damaged with wood missing. 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.

Actions / Recommendations

Medium

1

Question Number	Finding	Action	Complete By	Images
M1	Excessive gaps at the top, side and/or bottom of the majority of the common area fire doors. Intumescent strips were partially missing on some doors with some having paint on them. One door was slightly damaged with wood missing.	A third party certified competent person should be contracted to carry out remedial works on the common area fire doors with deficiencies.	03/10/2022	M112, M113, M12, M13, M14, M15, M16, M17, M18, M19, M110, M111



Image: M112



Image: M113

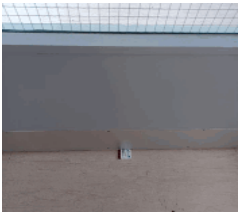


Image: M11



Image: M12



Image: M13



Image: M14



Image: M15



Image: M16

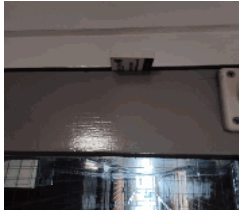


Image: M17



Image: M18



Image: M19



Image: M110



Image: M111

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 units in place.
N2	If EL not provided, is borrowed/artificial lighting sufficient for escape? (Internal and external)	N/A	

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)	No	Several external fire exits did not have 'Fire Exit Keep Clear' signage, one fire exit sign was on the floor and no signage is in place for the method of operation of the emergency door release mechanism.
O2	Wayfinding Signage (buildings over 11 metres in height). Are there clear markings for flat and floor recognition provided?	N/A	

Actions / Recommendations

Low

1

Question Number	Finding	Action	Complete By	Images
O1	Several external fire exits did not have 'Fire Exit Keep Clear' signage, one fire exit sign was on the floor and no signage is in place for the method of operation of the emergency door release mechanism.	Fire Exit Keep Clear signage should be secured on all external fire exit doors and signage indicating the method of operation of the emergency door release mechanism should be located adjacent to this device.	05/07/2023	O11, O12, O13, O14, O15, O16, O17, O18



Image: O11



Image: O12



Image: O13



Image: O14



Image: O15



Image: O16

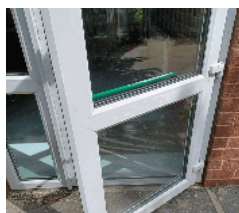


Image: O17



Image: O18

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?	Yes	The building is fitted with a fire detection and alarm system complying with BS5839 Part1 in all common areas and high risk rooms. Due to this building being purpose built with a Stay Put policy, it needs to be ensured that the alarm system in the common area is not heard in individual flats.
P2	If installed, is the common area AFD adequate for the occupancy and fire risk?	Unknown	As per P1.
P3	If not installed, are the premises deemed safe without a common area AFD system?	No	
P4	If there is a communal fire detection and fire alarm system, does it extend into the dwellings?	Unknown	As per P7.
P5	Where appropriate, has a fire alarm zone plan been provided?	Yes	As per P1.
P6	Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?	Unknown	Unknown how the alarm is silenced and reset.
P7	If applicable, is a separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?	Unknown	Unknown what detection is installed within each flat.
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?	Unknown	Unknown if connected to an alarm receiving centre.

Actions / Recommendations

Medium

3

Question Number	Finding	Action	Complete By	Images
P1	The building is fitted with a fire detection and alarm system complying with BS5839 Part1 in all common areas and high risk rooms. Due to this building being purpose built with a Stay Put policy, it needs to be ensured that the alarm system in the common area is not heard in individual flats.	Management to confirm that the alarm system in the common area does not sound more than 45 decibels.	03/10/2022	P11, P12, P13, P14, P15
P6	Unknown how the alarm is silenced and reset.	Management should confirm what arrangements are in place to silence and reset the fire alarm.	03/10/2022	
P7	Unknown what detection is installed within each flat.	Management recommended to check that detection is installed in accordance with BS5839 Part 6 Grade D1 Cat LD1. Smoke detection in the circulation spaces and heat detection within the kitchen.	03/10/2022	

No Timescale

1

Question Number	Observation	Recommendation	Complete By	Images
P8	Unknown if connected to an alarm receiving centre.	Management should consider having the fire alarm and detection connected at an alarm receiving centre if not already in place.		



Image: P11



Image: P12



Image: P13



Image: P14



Image: P15

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?	Yes	From a visual inspection, it appeared that compartmentation was adequate.
Q2	Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings)	Yes	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?	Yes	As per Q1.
Q4	Is compartmentation maintained in the roof space?	Unknown	Unable to identify if compartmentation is satisfactory within the roof space.
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	None identified during the visit.
Q7	Is there reasonable limitation of linings to escape routes that might promote fire spread?	Yes	Linings appeared adequate at time of inspection.
Q8	Are soft furnishings in common areas appropriate to limit fire spread/growth?	Yes	All soft furnishings in the common areas appeared to be in good order.
Q9	Does the premises have any external balconies, cladding or materials which may promote external fire spread?	Unknown	Cladding on the main entrance however mostly glazed and wooden cladding below most windows. From visual observation, the exposed surface of external walls (partially or entirely) gives the appearance of cladding/rendering/spandrels applied over an unknown substrate. The fire risk assessment has taken into account several factors other than height and material type, including the vulnerability of residents, location of escape routes, and the complexity of the building. Technical advice on how to mitigate the fire risks associated with external walls and any cladding are excluded from the scope of this current fire risk assessment.
Q10	Has a note been prepared of the external walls of the building and details of construction materials used? Does the note include and identify the level of risk that the design and materials used?	N/A	
Q11	Does the External wall note include any mitigating circumstances that may have been taken to reduce the risk?	N/A	

Q. Measures To Limit Fire Spread And Development

	Question	Answer	
Q12	Has the responsible person reviewed the external wall note on a regular basis and revised it if there have been any significant changes in the external walls.	N/A	
Q13	Are all other fire spread/compartmentation issues satisfactory?	Yes	

Actions / Recommendations

High 2

Question Number	Finding	Action	Complete By	Images
Q4	Unable to identify if compartmentation is satisfactory within the roof space.	Management to check compartmentation within the roof space over the common area	03/09/2022	
Q9	Cladding on the main entrance however mostly glazed and wooden cladding below most windows. From visual observation, the exposed surface of external walls (partially or entirely) gives the appearance of cladding/rendering/spandrels applied over an unknown substrate. The fire risk assessment has taken into account several factors other than height and material type, including the vulnerability of residents, location of escape routes, and the complexity of the building. Technical advice on how to mitigate the fire risks associated with external walls and any cladding are excluded from the scope of this current fire risk assessment.	It is strongly recommended that you obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, on this building.	03/09/2022	Q91, Q92



Image: Q91



Image: Q92

R. Fire Extinguishing Appliances

	Question	Answer	
R1	if required, is there reasonable provision of accessible portable fire extinguishers?	No	Fire extinguisher for use by trained personnel only partially blocked at the kitchen.

Actions / Recommendations

Medium

1

Question Number	Finding	Action	Complete By	Images
R1	Fire extinguisher for use by trained personnel only partially blocked at the kitchen.	All portable fire extinguishers should be available to be used at all times by trained personnel.	03/10/2022	R11



Image: R11

S. Relevant Automatic Fire Extinguishing Systems

	Question	Answer	
S1	Are there any automatic fire suppressant systems on site?	Yes	Sprinkler system installed protecting the waste chutes and areas. Unknown if these chutes are still in use.
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	Residents call the fire service when required as per fire action notice(s) and refer to P8.
T5	Are there suitable fire assembly points away from any risk?	Yes	Outside away from the building as detailed on all fire action notices.
T6	Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?	Yes	Person Centered Fire Risk Assessments have been carried out on all tenants in Independent Living Schemes and should have been reviewed on an annual basis for changes however lock down has prevented us from visiting elderly residents so reviews have not taken place yet. 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.
T7	Are staff nominated and trained on the use of fire extinguishing appliances?	Unknown	No staff available to confirm.
T8	Are staff nominated and trained to assist in evacuation (Where applicable e.g. Offices, supported schemes)?	Unknown	No staff available to confirm.

Actions / Recommendations

High

3

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.	03/09/2022	
T7	No staff available to confirm.	Management to confirm that staff are nominated and trained in the use of fire extinguishing appliances equipment and training records are kept on site or at a central location	03/09/2022	
T8	No staff available to confirm.	Management to confirm that staff are nominated and trained to assist with emergency evacuation in event of a fire alarm and training records are kept on site	03/09/2022	

U. Training

	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)	Unknown	As per T7.
U2	Are employees nominated to assist in the event of fire given additional training?	Unknown	As per T8.

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?	Unknown	Last recorded drill available was dated 10th September 2020.

Actions / Recommendations

No Timescale1

Question Number	Observation	Recommendation	Complete By	Images
W1	Last recorded drill available was dated 10th September 2020.	Fire drills should take place at regular intervals with a minimum of two per year. The results should be recorded and made available for audit purposes.		W11

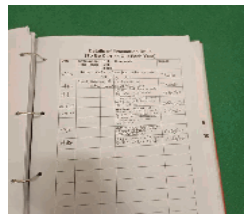


Image: W11

X. Premises Information Box

	Question	Answer	
X1	Is a Premises Information Box located at the premises accessible to the Fire and Rescue Service, secure from unauthorised access and kept up to date?	Yes	Premises information box provided.

Actions / Recommendations

No Timescale

1

Question Number	Observation	Recommendation	Complete By	Images
X1	Premises information box provided.	The premises information box should be kept up to date with relevant information and access provided.		X11



Image: X11

Y. Engagement With Residents

	Question	Answer	
Y1	Has all Fire Safety information & procedures been disseminated to the residents?	Yes	Information provided via fire action notices will suffice.

Z. Any Other Information

	Question	Answer	
Z1	Are all issues deemed satisfactory? [1]	Yes	
Z2	Are all issues deemed satisfactory?	Yes	

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:
	Heather Court Block 172 - 210 Rotherham South Yorkshire S63 8EU
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:
	21/06/2022
Part 6	Recommended date for reassessment of the premises:
	21/06/2023
Part 7	Unique reference number of this certificate:
	107184

Signed for and on behalf of the issuing Certificated Organization:

Will Ward