

FIRE RISK ASSESSMENT

PROPERTY ASSESSED:

King Street Block 01 - 33

Barnsley

South Yorkshire

S70 1JU



UPRN: AS19001B

Inspection Date: 10/01/2022

Validation Date: 12/01/2022

Valid to: 12/01/2023

FRA completed by: Pennington Choices

FRA Completed For: Berneslai Homes



Executive Summary

FRA Risk Rating: **Moderate**

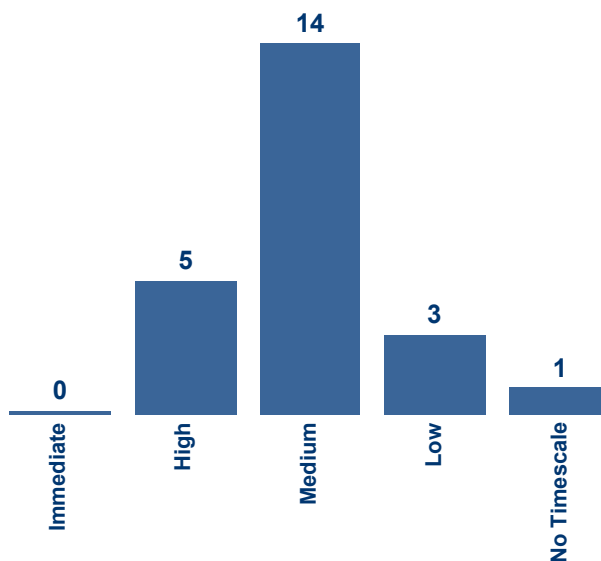


FRA Action by Type

Recommendations: 1

Actions: 22

FRA Action Count by Priority



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

Premises Risk Rating: **Moderate**

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	Chief executive Berneslai Homes
Property Designation	Sheltered Living
Management Extent	Managed Building - Manager or Senior Staff onsite regularly
No of Floors	2
No of Flats (if applicable)	33
Ground floor Area (m2)	800
Total Area of all floors (m2)	1,274

FRA Completed By:	Will Ward
FRA Type:	Type 1
QA Carried Out By:	Jack McLinden
QA Validation Date:	12/01/2022

High

5

Question Number	Category	Priority	Finding/Observation	Action	Complete By
K13	Means Of Escape	High	Document box within entrance hall way however no details of tenants ability and needs to evacuate.	Ensure all tenant information regarding the needs in case of evacuation (mobility issues, presence of medical gas) is held within document box	13/03/2022
L6	Flat Entrance Doors	High	The door closer to flat 25 was disconnected.	Reconnect door closer to flat 25.	13/03/2022
N1	Emergency Lighting	High	Coverage was sufficient however emergency light fitting adjacent to flat 6 was flashing and in fault.	Repair light fitting noted.	13/03/2022
Q4	Measures To Limit Fire Spread And Development	High	Fire curtains present within all four roof voids. The curtains have had considerable damage with signs of degradation, where no damage present the fit was unsatisfactory. These curtains appeared to be beyond repair. also within all roof voids the appeared to be breaches into flats from common area roof voids. within flat roof areas above stairwells compartment to whole from redundant bin stores.	Remove existing curtains and install new fire curtains. Carry out compartmentation survey of all four voids including stand alone roof void within lift lobby. also roof voids above stairwells. Ensure all work is carried out by third party accredited company.	13/03/2022
Z3	Any Other Information	High	Tenant within flat 4 has vibrating pillow and visual beacon due level of hearing. However visual indicating was reported not working.	Repair visual beacon within flat 4.	13/03/2022

Medium

14

Question Number	Category	Priority	Finding/Observation	Action	Complete By
A0	Electrical Ignition Sources	Medium	PV arrays present with signage at entrance indicating this.	Ensure inverter is maintained in line with manufactures guidelines.	11/07/2022
D2	Portable Heaters And Heating Installations	Medium	Bio mass boiler present with gas back up, gas fires within communal lounge.	Ensure boiler is serviced annually and records kept.	11/07/2022
H1	Hazards Introduced By Outside Contractors	Medium	No policy available to determine if satisfactory control over works are carried out in the building for in-house contractors and outside contractors (e.g. hot work permits).	Berneslai to confirm what policy is in place.	11/07/2022
K5	Means Of Escape	Medium	All final exits have easily openable devices fitted with main and adjacent entrance within reception having electro magnetic lock with button release .	Management to confirm that the secure door entry system, fails to safe in the event of a power failure or fire alarm actuation	11/07/2022
K14	Means Of Escape	Medium	External escape route from final exit adjacent to flats 30 & 32 has excessive amount of vegetation and moss.	Remove noted vegetation and ensure all external escape routes are kept clear of slip & trip hazards.	11/07/2022
L1	Flat Entrance Doors	Medium	Scheme has recently undergone flat entrance door upgrade programme. Flats 4,25 & 29 were inspected and found to have a marked Unitydoor FD30s doors fitted. However no cold smoke seals present, and it appeared the door frame is is uPVC	Berneslai to confirm all flat doors sets are FD30s closing standard.	11/07/2022
M1	Common Area Fire Doors	Medium	Common area fire doors appeared to be to FD30s standard with automatic closers fitted to relevant doors. Door to scooter room is 30 minute fire resisting door this is acceptable due presence of suppression system. However panel of unknown material present same material is used as door header panel throughout property.	Berneslai to confirm material used on panel noted and door header panel is provides 30 minutes fire resistance.	11/07/2022
M2	Common Area Fire Doors	Medium	Excessive gaps were noted to the following doors: Both lounge door, laundry, Sprinkler/inverter room, cross corridor adjacent to flats 16 & 20. Due to deficiencies noted no other doors were inspected.	Repair and make good any deficiencies noted. Carry out inspection of all common area doors within property.	11/07/2022

Medium

14

Question Number	Category	Priority	Finding/Observation	Action	Complete By
Q3	Measures To Limit Fire Spread And Development	Medium	Sprinkler system within common parts passing through fire door compartmentation and also into flats, unknown if adequate fire stopping present at these points.	Confirm sprinkler system is adequately fire stopped and any compartment breach.	11/07/2022
Q6	Measures To Limit Fire Spread And Development	Medium	Embedded meter boxes present however fire stopping into flat wall was not in place.	Re-instate fire stopping to meter cupboards noted ensuring 60 minutes fire resistance present. And inspect all other embedded meter cupboards to confirm fire stopping present.	11/07/2022
R1	Fire Extinguishing Appliances	Medium	6Kg Dry powder extinguisher present within boiler house.	Replace dry powder extinguisher within boiler house with 6Kg Co2 type.	11/07/2022
T8	Procedures And Arrangements	Medium	Unknown if staff trained to assist with evacuation in case of fire.	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	11/07/2022
Z1	Any Other Information	Medium	No formal regime of recording the cleaning lint trap to tumble dryer.	Put in place a procedure to record the cleaning of lint trap to tumble dryer.	11/07/2022
Z2	Any Other Information	Medium	Within flat 4 the detector head is close to sprinkler boxing.	Relocate detector head noted to suitable distance away from sprinkler boxing.	11/07/2022

Low

3

Question Number	Category	Priority	Finding/Observation	Action	Complete By
O3	Fire Safety Signs & Notices	Low	Door to balcony on first floor landing adjacent to flats 31 & 33 fitted with push bar leads to enclosed balcony with no further access to ultimate safety.	Provide signage to door noted indicating not to use in case of fire	12/01/2023
P8	Means Of Giving Warning In Case Of Fire	Low	Currently single detector within hallway of flat 25 & 29, within flat 4 interlinked detection from main system within hall along with two grade D1 detectors and heat detection within kitchen. See also Z2	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.	12/01/2023
Y2	Engagement With Residents	Low	Unknown if residents receive fire safety information.	Ensure residents receive fire safety information	12/01/2023

No Timescale

1

Question Number	Category	Priority	Finding/Observation	Recommendation	Complete By
F1	Lightning	No Timescale	None present or required.	Recommend management undertake a risk assessment of the building to determine if lightning protection is required	

Reassessment Priority	High - 1 Year
Responsible Person	Chief executive Berneslai Homes
BAFE Cert	CHES077

General Information

UPRN	AS19001B
Address	King Street Block 01 - 33 Barnsley South Yorkshire
Postcode	S70 1JU
Fire Risk Assessor	Will Ward
Date of Inspection	10/01/2022
Checked by	Jack McLinden
Reassessment Date	10/01/2023

General Information

Property Designation	Sheltered Living
Property Type	Purpose built sheltered accommodation
No of Floors	2
No of Flats (if applicable)	33
Ground floor area (m2)	800
Total area of all floors	1,274
Building Description	Purpose built block providing Independent living accommodation for over 55's, property consist of communal lounge, kitchen, office, mobility charging room, boiler room, laundry, passenger lift, property is covered by sprinkler system, nine final exits with five alternatives present, three internal stair cases, level access present to all exits, flats are housed within four Individual blocks of two storeys in height all connected by interlinked corridors, PV array to the four blocks housing the accommodation, Boiler is fueled by bio mass with gas back up.
Building Construction	Built 1978, cavity wall construction pitched tile roof with flat fibre board roof to stair cases, solid slab floor, solid internal partition walls, boiler house and bio mass bunker located within integral yet accessed externally, sprinkler system present.
Extent of common areas	Access to all access to all rooms, cupboards & voids within block.
Areas of the building to which access was not available	N/A

If applicable state which flats were
sample inspected

4,25 & 29

2. The Occupants

	Question	Answer	
20	Management Extent	Managed Building - Manager or Senior Staff onsite regularly	
21	Details of any onsite management (hours onsite etc.)	Currently manager working remotely due covid issues.	
22	Person managing fire safety in premises	Berneslai Homes - Ryan Beardshall - Fire Safety Officer	
23	Person consulted during the fire risk assessment	Tim Webster (Scheme Manager)	
24	Number of occupants (maximum estimated)	Presumed two per flat.	
25	Approximate maximum number of employees at any one time	2	
26	Number of members of the public (maximum estimated)	Low numbers presumed.	
27	Identify any people who are especially at risk: <ul style="list-style-type: none"> - sleeping occupants - disabled occupants - occupants in remote areas and lone workers - young persons - others 	Elderly persons, persons with mobility issues, lone workers.	

3. Other Information

	Question	Answer	
31	Is there an alterations notice in force?	None known by assessor	
32	Fire loss experience (since last FRA)	None known or reported at the time of inspection, no physical evidence of fire at the time of inspection.	
33	Any other relevant information	Centre is currently not in use with only laundry open for residents. Once centre is fully open a review of this assessment is required.	

4. Fire Safety Legislation

	Question	Answer	
41	The following fire safety legislation applies to these premises	Regulatory Reform (Fire Safety) Order 2005	
42	The above legislation is enforced by	South Yorkshire	
43	Other key fire safety legislation (other than Building Regs 2000)	Housing Act 2004	
44	The other legislation referred to above is enforced by	Local authorities	
45	Guidance used as applicable to premises and occupation	NFCC - Specialised Housing Guidance	

A. Electrical Ignition Sources

	Question	Answer	
A0	Are reasonable measures taken to prevent fires of electrical origin?	Yes	PV arrays present with signage at entrance indicating this.
A1	Is the fixed electrical installation periodically inspected and tested ?	Yes	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	Date of the last fixed electrical inspection	30/04/2021	
A3	Is PAT testing in common areas carried out?	Yes	Risk Assessor Comment: Carried out annually by partners on a rolling schedule.
A4	Is there a policy for personal electrical appliances (consider restrictions of communal supply points such as outlets and T pin outlets)?	N/A	No personal electrical appliances in the common area.
A5	Is the use of adapters and leads limited?	N/A	No adapters or leads in the common area.

Actions / Recommendations

Medium

1

Question Number	Finding	Action	Complete By	Images
A0	PV arrays present with signage at entrance indicating this.	Ensure inverter is maintained in line with manufactures guidelines.	11/07/2022	A01



Image: A01

B. Smoking Policies

	Question	Answer	
B0	Are reasonable measures taken to prevent fires as a result of smoking?	Yes	No smoking within the property.
B1	Are there suitable arrangements for those who wish to smoke? (state what the arrangements are)	N/A	No smoking within the property.
B2	Does the policy in relation to smoking appear to be observed?	Yes	No evidence of smoking seen at time of assessment.
B3	Are "No smoking" signs provided in the common areas?	Yes	Adequate no smoking signage present.

C. Arson

	Question	Answer	
C1	Are premises secure against arson by outsiders? (Please state how)	Yes	Intercom & fob system present.
C2	Are bins secured / stored in a suitable location? (Please state bin type, location, if and how it is secured)	No	Bins stored unsecure within King street adjacent to number 29, this situation is monitored by scheme manager. 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.
C3	Is there any fire loading close to the premises?	No	No fire loading near property.

D. Portable Heaters And Heating Installations

	Question	Answer	
D1	If used, is the use of portable heaters regarded as safe?	N/A	No portable heaters present.
D2	Are fixed heating systems maintained annually?	Unknown	Bio mass boiler present with gas back up, gas fires within communal lounge.

Actions / Recommendations

Medium

1

Question Number	Finding	Action	Complete By	Images
D2	Bio mass boiler present with gas back up, gas fires within communal lounge.	Ensure boiler is serviced annually and records kept.	11/07/2022	

E. Cooking

	Question	Answer	
E1	Are reasonable measures in place to prevent fires as a result of cooking?	Yes	Domestic cooking facilities present however centre is currently closed.
E2	Are filters changed and ductwork cleaned?	N/A	Domestic filters present.
E3	Are suitable extinguishing appliances available?	Yes	Fire blanket present & 2 litre foam extinguisher present.

F. Lightning

	Question	Answer	
F1	Does the building have a lightning protection system?	N/A	None present or required.

Actions / Recommendations

No Timescale1

Question Number	Observation	Recommendation	Complete By	Images
F1	None present or required.	Recommend management undertake a risk assessment of the building to determine if lightning protection is required		

G. House-Keeping

	Question	Answer	
G1	Is the property regularly cleaned to prevent the build up of combustibles?	Yes	No evidence of combustibles in the common area.
G2	Are combustible materials kept away from any sources of ignition?	Yes	No combustibles near source of ignition.
G3	Are the escape routes kept clear of items combustible materials or waste?	Yes	Escape routes clear of combustibles.
G4	Are the escape routes kept clear of any trip hazards?	Yes	Escape route clear of trip hazards.
G5	Any hazardous materials are stored correctly?	N/A	None present.
G6	Are gas and electricity intake/meter cupboards adequately secured and kept clear of combustible materials?	Yes	Meter cupboards free of combustibles.
G7	Is there any poor housekeeping, necessitating control over combustible materials in common parts and suitable policies in relation to storage of mobility scooters and electric vehicles?	No	
G8	Are all other house-keeping issues satisfactory?	Yes	

H. Hazards Introduced By Outside Contractors

	Question	Answer	
H1	Are fire safety conditions imposed on outside contractors?	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).
H2	Is there satisfactory control over works carried out in the building by outside contractors (e.g. hot work permits)?	Unknown	See H1.
H3	Is there satisfactory control over works carried out in the building by in-house contractors (e.g. hot work permits)?	Unknown	See H1.

Actions / Recommendations

Medium

1

Question Number	Finding	Action	Complete By	Images
H1	No policy available to determine if satisfactory control over works are carried out in the building for in-house contractors and outside contractors (e.g. hot work permits).	Berneslai to confirm what policy is in place.	11/07/2022	

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?	N/A	None present.

J. Other Significant Hazards

	Question	Answer	
J1	Are all issues deemed satisfactory? [1]	Yes	No further issue.
J2	Are all issues deemed satisfactory? [2]	Yes	
J3	Are all issues deemed satisfactory? [3]	Yes	

K. Means Of Escape

	Question	Answer	
K1	Is the escape route design deemed satisfactory? (Consider current design codes)	Yes	Travel distances are acceptable due the presence of a sprinkler system.
K2	Is the fire-resisting construction (including any glazing) protecting escape routes and staircases of a suitable standard and maintained in sound condition?	Yes	Escape routes were adequately protected.
K3	Is there adequate provision of exits, for the numbers who may be present?	Yes	Adequate provision of exits for numbers present with alternatives.
K4	Is there adequate exit width, for the numbers who may be present?	Yes	Adequate widths for numbers present.
K5	Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?)	No	All final exits have easily openable devices fitted with main and adjacent entrance within reception having electro magnetic lock with button release .
K6	Do final exits open in the direction of escape where necessary?	Yes	Doors open in direction of travel.
K7	Are travels distances satisfactory? (consider single direction and more than one direction, property risk profile and occupancy characteristics)	Yes	Travel distances are satisfactory.
K8	Are there suitable precautions for all inner rooms?	N/A	No inner rooms in the common area.
K9	Are escape routes separated where appropriate?	Yes	Adequate separation present.
K10	Are corridors sub-divided where appropriate?	N/A	No sub-division required.
K11	Do escape routes lead to a place of safety?	Yes	Escape routes lead to a place of ultimate safety.
K12	Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision)	Yes	MOV's within protected staircases and corridors. 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	Are there suitable arrangements in the building for means of escape for disabled persons?	Unknown	Document box within entrance hall way however no details of tenants ability and needs to evacuate. Risk Assessor Comment: 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.
K14	Are all other means of escape issues satisfactory?	No	External escape route from final exit adjacent to flats 30 & 32 has excessive amount of vegetation and moss.

K. Means Of Escape

	Question	Answer	
K16	Recommended evacuation strategy for this building is	Stay Put	Evacuate if fire breaks out within the flat your are in. If you are in your flat and fire breaks out elsewhere in premises you should stay put and await fire service for further information. If you are in the common parts and fire breaks out you should evacuate immediately.

Actions / Recommendations

High

1

Question Number	Finding	Action	Complete By	Images
K13	Document box within entrance hall way however no details of tenants ability and needs to evacuate.	Ensure all tenant information regarding the needs in case of evacuation (mobility issues, presence of medical gas) is held within document box	13/03/2022	

Medium

2

Question Number	Finding	Action	Complete By	Images
K5	All final exits have easily openable devices fitted with main and adjacent entrance within reception having electro magnetic lock with button release .	Management to confirm that the secure door entry system, fails to safe in the event of a power failure or fire alarm actuation	11/07/2022	K51, K52, K53
K14	External escape route from final exit adjacent to flats 30 & 32 has excessive amount of vegetation and moss.	Remove noted vegetation and ensure all external escape routes are kept clear of slip & trip hazards.	11/07/2022	K141



Image: K51



Image: K52



Image: K53



Image: K141

L. Flat Entrance Doors

	Question	Answer	
L1	Are the sample inspection flat entrance door or doors / frames appropriately fire rated?	Unknown	Scheme has recently undergone flat entrance door upgrade programme. Flats 4,25 & 29 were inspected and found to have a marked Unitydoor FD30s doors fitted. However no cold smoke seals present, and it appeared the door frame is is uPVC 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.
L2	Are the flat entrance doors in good condition - not in need of repair?	No	See L6
L3	Is all glazing to flat entrance doors appropriately fire rated?	Unknown	See L1
L4	Are fan lights above flat entrance doors appropriately fire rated?	N/A	None present.
L5	Are side panels to flat entrance doors appropriately fire rated?	N/A	None present.
L6	Are the flat entrance door(s) sampled fitted with an adequate self-closing device?	No	The door closer to flat 25 was disconnected.
L7	Are the flat entrance door(s) sampled fitted with intumescent strips and cold smoke seals?	Unknown	See L1.
L8	Are letterboxes satisfactory? (State only if missing, damaged or uPVC)	Yes	Satisfactory.
L9	Is there any issues with other flat entrance doors (please state if from external leaf inspection only or full sample)?	N/A	
L10	Is there any issues with other flat entrance doors (please state if from external leaf inspection only or full sample)?	N/A	

Actions / Recommendations

High 1

Question Number	Finding	Action	Complete By	Images
L6	The door closer to flat 25 was disconnected.	Reconnect door closer to flat 25.	13/03/2022	L61

Medium 1

Question Number	Finding	Action	Complete By	Images
L1	Scheme has recently undergone flat entrance door upgrade programme. Flats 4,25 & 29 were inspected and found to have a marked Unitydoor FD30s doors fitted. However no cold smoke seals present, and it appeared the door frame is is uPVC	Berneslai to confirm all flat doors sets are FD30s closing standard.	11/07/2022	L11, L12, L13



Image: L61



Image: L11



Image: L12



Image: L13

M. Common Area Fire Doors

	Question	Answer	
M1	Are all common area fire doors and/or frames appropriately fire rated?	Yes	Common area fire doors appeared to be to FD30s standard with automatic closers fitted to relevant doors. Door to scooter room is 30 minute fire resisting door this is acceptable due presence of suppression system. However panel of unknown material present same material is used as door header panel throughout property. 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.
M2	Are all common area fire rated fire doors in good condition - and not in need of repair?	No	Excessive gaps were noted to the following doors: Both lounge door, laundry, Sprinkler/inverter room, cross corridor adjacent to flats 16 & 20. Due to deficiencies noted no other doors were inspected.
M3	Is all glazing to common area fire doors appropriately fire rated?	Yes	Georgian wired glass present.
M4	Are fan lights/side panels to common area fire doors appropriately fire rated?	Unknown	Georgian wired side panel. Also see M1
M5	Are self-closing devices on common area fire doors adequate? (Where appropriate)	Yes	Fitted to relevant doors.
M6	Are intumescent strips and smoke seals provided to common area fire doors?	Yes	Fitted to common area doors.
M7	Are common area fire doors otherwise adequate? (Ironmongery, tolerances, seals etc.)	Yes	No further issue.
M8	Are all other fire door issues satisfactory?	Yes	No further issue.

Actions / Recommendations

Medium

2

Question Number	Finding	Action	Complete By	Images
M1	Common area fire doors appeared to be to FD30s standard with automatic closers fitted to relevant doors. Door to scooter room is 30 minute fire resisting door this is acceptable due presence of suppression system. However panel of unknown material present same material is used as door header panel throughout property.	Berneslai to confirm material used on panel noted and door header panel is provides 30 minutes fire resistance.	11/07/2022	M11, M12, M13
M2	Excessive gaps were noted to the following doors: Both lounge door, laundry, Sprinkler/inverter room, cross corridor adjacent to flats 16 & 20. Due to deficiencies noted no other doors were inspected.	Repair and make good any deficiencies noted. Carry out inspection of all common area doors within property.	11/07/2022	



Image: M11



Image: M12



Image: M13

N. Emergency Lighting

	Question	Answer	
N1	If emergency lighting is provided, is it in good repair? (From visible inspection only)	Yes	Coverage was sufficient however emergency light fitting adjacent to flat 6 was flashing and in fault.
N2	If emergency lighting is provided, is the coverage sufficient? (Internal and external)	Yes	Coverage was sufficient.
N3	If EL not provided, is borrowed/artificial lighting sufficient for escape? (Internal and external)	N/A	Emergency lighting is provided.

Actions / Recommendations

High

1

Question Number	Finding	Action	Complete By	Images
N1	Coverage was sufficient however emergency light fitting adjacent to flat 6 was flashing and in fault.	Repair light fitting noted.	13/03/2022	

O. Fire Safety Signs & Notices

	Question	Answer	
O1	Is there adequate provision of fire safety signs and notices? (Consider directional, exits, stairs, fire action notices, fire equipment and 'do not use lift' signage)	Yes	Sufficient fire action notice present.
O2	Is fire door signage adequate? (Consider 'Fire door keep shut' and 'Fire door keep locked shut' signage)	Yes	Adequate signage present.
O3	Are other fire safety signs adequate and clearly visible?	No	Door to balcony on first floor landing adjacent to flats 31 & 33 fitted with push bar leads to enclosed balcony with no further access to ultimate safety.

Actions / Recommendations

Low

1

Question Number	Finding	Action	Complete By	Images
O3	Door to balcony on first floor landing adjacent to flats 31 & 33 fitted with push bar leads to enclosed balcony with no further access to ultimate safety.	Provide signage to door noted indicating not to use in case of fire	12/01/2023	O31



Image: O31

P. Means Of Giving Warning In Case Of Fire

	Question	Answer	
P1	Has the building got a manually operated electrical fire alarm system?	Yes	Call points present.
P2	Is a reasonable fire detection and fire alarm system provided in the common areas, where necessary?	Yes	Grade A detection to LD 1 standard including roof voids with call points connected to ARC located within lift, lounge and managers office.
P3	If installed, is the common area AFD adequate for the occupancy and fire risk?	Yes	Detection present is sufficient for risk present.
P4	If not installed, are the premises deemed safe without a common area AFD system?	N/A	
P5	If there is a communal fire detection and fire alarm system, does it extend into the dwellings?	Yes	AFD present extends into individual flats.
P6	Where appropriate, has a fire alarm zone plan been provided?	Yes	Present within entrance lobby.
P7	Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?	Yes	Procedure in place for silencing and resetting alarm.
P8	If applicable, is a separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?	No	Currently single detector within hallway of flat 25 & 29, within flat 4 interlinked detection from main system within hall along with two grade D1 detectors and heat detection within kitchen. See also Z2
P9	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?	Yes	Call points within flats have now been disconnected.

Actions / Recommendations

Low

1

Question Number	Finding	Action	Complete By	Images
P8	Currently single detector within hallway of flat 25 & 29, within flat 4 interlinked detection from main system within hall along with two grade D1 detectors and heat detection within kitchen. See also Z2	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.	12/01/2023	P81, P82



Image: P81



Image: P82

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	Other than issues noted within Q3 & 4 compartmentation appeared adequate.
Q2	Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings)	No	No suspended ceiling tiles present.
Q3	Is there adequately fire protected service risers and/or ducts in common areas, that will restrict the spread of fire and smoke?	Unknown	Sprinkler system within common parts passing through fire door compartmentation and also into flats, unknown if adequate fire stopping present at these points.
Q4	Is compartmentation maintained in the roof space?	No	Fire curtains present within all four roof voids. The curtains have had considerable damage with signs of degradation, where no damage present the fit was unsatisfactory. These curtains appeared to be beyond repair. also within all roof voids the appeared to be breaches into flats from common area roof voids. within flat roof areas above stairwells compartment to whole from redundant bin stores.
Q5	Are electrics enclosed in fire rated construction? (Where necessary)	Yes	Electrics enclosed within fire rated enclosure.
Q6	Is compartmentation maintained at electrical meter cupboards in flat walls (embedded meters only)?	No	Embedded meter boxes present however fire stopping into flat wall was not in place.
Q7	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	No fire dampers present.
Q8	Is there reasonable limitation of linings to escape routes that might promote fire spread?	Yes	Linings are of A1 and A2 materials
Q9	Are soft furnishings in common areas appropriate to limit fire spread/growth?	Yes	Modern furniture present.
Q10	Does the premises have any external balconies, cladding or materials which may promote external fire spread?	No	No cladding present.
Q11	Are all other fire spread/compartmentation issues satisfactory?	Yes	No further issue
Q12	Are all other fire spread/compartmentation issues satisfactory?	Yes	
Q13	Are all other fire spread/compartmentation issues satisfactory?	Yes	

Actions / Recommendations

High

1

Question Number	Finding	Action	Complete By	Images
Q4	Fire curtains present within all four roof voids. The curtains have had considerable damage with signs of degradation, where no damage present the fit was unsatisfactory. These curtains appeared to be beyond repair. also within all roof voids the appeared to be breaches into flats from common area roof voids. within flat roof areas above stairwells compartment to whole from redundant bin stores.	Remove existing curtains and install new fire curtains. Carry out compartmentation survey of all four voids including stand alone roof void within lift lobby. also roof voids above stairwells. Ensure all work is carried out by third party accredited company.	13/03/2022	Q41, Q42, Q43, Q44, Q45, Q46, Q47, Q48, Q49, Q410

Medium

2

Question Number	Finding	Action	Complete By	Images
Q3	Sprinkler system within common parts passing through fire door compartmentation and also into flats, unknow if adequate fire stopping present at these points.	Confirm sprinkler system is adequately fire stopped and any compartment breach.	11/07/2022	Q31, Q32
Q6	Embedded meter boxes present however fire stopping into falt wall was not in place.	Re-instate fire stopping to meter cupboards noted ensuring 60 minutes fire resistance present. And inspect all other embedded meter cupboards to confirm fire stopping present.	11/07/2022	Q61, Q62, Q63, Q64



Image: Q41



Image: Q42

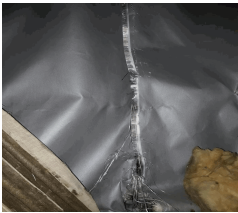


Image: Q43



Image: Q44



Image: Q45



Image: Q46



Image: Q47



Image: Q48



Image: Q49



Image: Q410



Image: Q31



Image: Q32



Image: Q61



Image: Q62



Image: Q63



Image: Q64

R. Fire Extinguishing Appliances

	Question	Answer	
R1	If required, is there reasonable provision of portable fire extinguishers?	No	6Kg Dry powder extinguisher present within boiler house.
R2	Are all fire extinguishing appliances readily accessible?	Yes	All FFE readily available.

Actions / Recommendations

Medium 1

Question Number	Finding	Action	Complete By	Images
R1	6Kg Dry powder extinguisher present within boiler house.	Replace dry powder extinguisher within boiler house with 6Kg Co2 type.	11/07/2022	R11



Image: R11

S. Relevant Automatic Fire Extinguishing Systems

	Question	Answer	
S1	If any other relevant systems / equipment is installed, state type of system and comment as necessary	Yes	Sprinkler system present covering all areas.
S2	If any other relevant systems / equipment is installed, state type of system and comment as necessary	N/A	
S3	Are there appropriately sited facilities for electrical isolation of any photovoltaic (PV) cells, with appropriate signage, to assist the fire and rescue service?	N/A	
S4	If any other relevant systems / equipment is installed, state type of system and comment as necessary	N/A	
S5	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	Has a competent person(s) been appointed to assist in undertaking the preventative and protective measures?	Yes	Head of compliance Berneslai Housing.
T2	Is there a suitable record of the fire safety arrangements?	Yes	Logbook on site with inspection & test recorded.
T3	Are there appropriate procedures in place in the event of fire and are these documented?	Yes	Via fire action notice.
T4	Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?	Yes	Staff or centre users to call fire service.
T5	Are there suitable fire assembly points away from any risk?	Yes	Front of centre across the road.
T6	Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?	Unknown	See K13.
T7	Are staff nominated and trained on the use of fire extinguishing appliances?	Yes	Staff receive training in use of FFE present.
T8	Are staff nominated and trained to assist in evacuation (Where applicable e.g. Offices, supported schemes)?	Unknown	Unknown if staff trained to assist with evacuation in case of fire.
T9	Is there appropriate liaison with the local Fire and Rescue Service?	N/A	Small uncomplicated block not normally required.
T10	Are routine in-house checks carried out? - Alarm/EL - extinguishers in place and visible - fire doors (frames/seals/closing) - final exits and escape routes clear (e.g. in the course of health and safety inspections)	Yes	Carried out and recorded within log book.
T11	Are all other fire safety management issues satisfactory?	Yes	No further issue.

Actions / Recommendations

Medium

1

Question Number	Finding	Action	Complete By	Images
T8	Unknown if staff trained to assist with evacuation in case of fire.	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	11/07/2022	

U. Training & Drills

	Question	Answer	
U1	When the employees of another employer work in the premises, is appropriate information on fire risks and fire safety measures provided?	Unknown	Staff trained.
U2	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	Staff trained.
U3	Are employees nominated to assist in the event of fire given additional training?	Unknown	See T8.
U4	Are staff nominated and trained to use fire extinguishing appliances?	Yes	Staff trained.
U5	Are fire drills carried out at appropriate intervals?	N/A	Not required

V. Testing And Maintenance

	Question	Answer	
V1	Is the fire alarm system tested weekly and periodically serviced?	Yes	Last tested 10/01/2022 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
V2	Is the emergency lighting system tested monthly and annually?	Yes	Last tested 13/12/2021 Risk Assessor Comment: Annual service 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. Monthly 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
V3	Are fire extinguishers serviced annually?	Yes	Last service February 2021 Risk Assessor Comment: Annual service carried out by Churches Fire on a rolling programme.
V4	Are rising mains inspected six-monthly and tested annually?	N/A	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.
V5	Is the lightning protection system annually inspected and tested?	N/A	Risk Assessor Comment: Annual service 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.
V6	Are all other systems serviced? (Consider fire-fighting lifts, sprinkler systems)	Yes	Risk Assessor Comment: Annual service 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. Fire Suppression (bin rooms) Annual service 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.

W. Records

	Question	Answer	
W1	Is there a log book on the premises?	Yes	Log book on site.
W2	Are fire drills recorded (consider the property designation, risk, potential prolonged evacuation and records to demonstrate acceptable evacuation drill times are being achieved in day and night time conditions)?	Unknown	See Y2
W3	Is fire training recorded?	Yes	See U2.
W4	Are fire alarm tests recorded?	Yes	See V1.
W5	Are emergency lighting tests recorded?	Yes	See V2.
W6	Is testing/maintenance of any other fire protection systems recorded?	Yes	See V6.

X. Premises Information Box

	Question	Answer	
X1	Is there a suitably located premises information box for the fire and rescue service?	Yes	Located at entrance.
X2	Are there arrangements to keep the premises information box up to date?	Unknown	See K13.

Y. Engagement With Residents

	Question	Answer	
Y1	Has information on fire procedures been disseminated to residents?	Yes	Via fire action notices.
Y2	Is fire safety information disseminated to residents?	Unknown	Unkown if residents receive fire safety information.

Actions / Recommendations

Low1

Question Number	Finding	Action	Complete By	Images
Y2	Unkown if residents receive fire safety information.	Ensure residents receive fire safety information	12/01/2023	

Z. Any Other Information

	Question	Answer	
Z1	Are all issues deemed satisfactory? [1]	No	No formal regime of recording the cleaning lint trap to tumble dryer.
Z2	Are all issues deemed satisfactory? [2]	Yes	Within flat 4 the detector head is close to sprinkler boxing.
Z3	Are all issues deemed satisfactory? [3]	Yes	Tenant within flat 4 has vibrating pillow and visual beacon due level of hearing. However visual indicating was reported not working.

Actions / Recommendations

High

1

Question Number	Finding	Action	Complete By	Images
Z3	Tenant within flat 4 has vibrating pillow and visual beacon due level of hearing. However visual indicating was reported not working.	Repair visual beacon within flat 4.	13/03/2022	

Medium

2

Question Number	Finding	Action	Complete By	Images
Z1	No formal regime of recording the cleaning lint trap to tumble dryer.	Put in place a procedure to record the cleaning of lint trap to tumble dryer.	11/07/2022	
Z2	Within flat 4 the detector head is close to sprinkler boxing.	Relocate detector head noted to suitable distance away from sprinkler boxing.	11/07/2022	Z21



Image: Z21

ZAAR. Assessment Risk Ratings

	Question	Answer	
ZAAR1	Likelihood of Fire	Medium	
ZAAR2	Potential Consequences of Fire	Moderate Harm	
ZAAR3	Premises Risk Rating	Moderate	
ZAAR4	On satisfactory completion of all remedial works the risk rating of this building may be reduced to:	Tolerable	

ZAR. Asset Register

	Question	Answer	
ZAR1	Is there emergency lighting in the building? (If yes please state coverage and type)	Yes	Non-maintained.
ZAR2	Is there common area automatic fire detection in the building? (If yes please state coverage and Grade)	Yes	Grade A within call points to LD1 standard.
ZAR3	Is there a common area AOV in the building? (If yes please state coverage and location)	No	
ZAR4	Are there any fire extinguishers in the building? (If yes please state number, type and location)	Yes	
ZAR5	Are there any fire blankets in the building? (If yes please state number, type and location)	Yes	Kitchen.
ZAR6	Is there a sprinkler system in the building? (Please state coverage)	Yes	Retrofitted throughout.
ZAR7	Is there a dry riser in the building? (If yes, please state type and number)	No	
ZAR8	Is there a wet riser in the building? (If yes, please state type and number)	No	
ZAR9	Are there any lifts in the building? (If yes, please state number and type e.g. passenger, fireman's, fire-fighting etc.)	Yes	Passenger only.
ZAR10	Are there any portable evacuation aids present, e.g. evacuation chairs?	No	
ZAR11	Does the building have a lightning protection system?	No	
ZAR12	Does the building have a Door Entry system?	Yes	Intercom & Fob.
ZAR13	Does the building have Fire Drop Key facilities? (If yes please check it is working)	No	
ZAR14	Does the building have a Warden Call / Community alarm system?	Yes	
ZAR15	Does the building have Mobility Scooter storage and Charging facilities?	Yes	
ZAR16	Does any front door have a Security Grill fitted (If yes please state door number, type and floor)	No	
ZAR17	Please assess communal area doors and provide full list and condition description	Yes	See M section.

ZAR. Asset Register

	Question	Answer	
ZAR18	Please assess flat front doors and provide full list and condition description	No	See L1 section.

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:
	Chief executive Berneslai Homes
Part 3a	Address of premises for which the fire risk assessment was carried out:
	King Street Block 01 - 33 Barnsley South Yorkshire S70 1JU
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:
	10/01/2022
Part 6	Recommended date for reassessment of the premises:
	10/01/2023
Part 7	Unique reference number of this certificate:
	106736

Signed for and on behalf of the issuing Certificated Organization:

Will Ward