Berneslai Homes Fire Risk Assessment

Berneslai Homes, 11 Britannia House: S70 1JW, - UPRN: AK42004B / 115783 / QA Approved / Paul Doodson

Complete

Flagged items	2	Actions	7

SITE NAME:	Berneslai Homes, 11 Britannia House: S70 1JW, - UPRN: UNKNOWN, Fire Risk Assessments, Berneslai Homes

PROPERTY IMAGE

Photo 1

UPRN:	AK42004B
JOB NUMBER:	115783
FRA COMPLETED BY:	Pennington Choices Limited
FIRE RISK ASSESSOR NAME:	Paul Starling
INSPECTION DATE:	13 Mar 2023
REPORT STATUS:	QA Approved
REASSESSMENT PRIORITY	High - 1 Year
VALID TO: (QA Use Only)	28 Mar 2024
VALIDATION DATE: (QA Use Only)	28 Mar 2023
VALIDATED BY: (QA Use Only)	Paul Doodson
VALIDATOR'S SIGNATURE: (QA Use Only)	

Photo 2

Flagged items & Actions

2 flagged, 7 actions

Flagged items

2 flagged, 0 actions

Assessment Risk Ratings / Premises Risk Rating

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

Assessment Risk Ratings

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

Other actions

7 actions

Detailed Risk Assessment Part 2 / C - Arson / C2

Are bins secured or fire loading stored in a suitable location? (Please state bin type, location, if and how it is secured) No

The bin chute was still available within the ground floor corridor and not separated by compartmentation.

Photo 3

Open | Priority High | Due 28 May 2023 11:38 AM BST | Created by Paul Starling

C2
The bin chute was located on the ground floor and was open within the corridor so that any fire in this bin chute would allow smoke to enter the corridors placing persons at risk of harm. Remove the bin chute on the ground floor as per floors one to six and inform residents that they should take their rubbish to the new bin compound outside the property.

Detailed Risk Assessment Part 2 / K - Means of Escape / K11

Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision)

No

The ventilation at the head of the staircases had been enclosed and any smoke in this area would not be able to naturally vent as the small ventilation bricks were not suitable and this can place relevant persons at risk of harm.

Photo 6

Open | Priority Medium | Due 28 Sep 2023 1:32 PM BST | Created by Paul Starling

K11
It was observed that that the permanent ventilation at the head of the staircase had a paving slab fitted across the head. Undertake a survey to ensure that there is adequate free space of 1 metre squared of ventilation within the staircases.

Detailed Risk Assessment Part 2 / L - Flat Entrance Doors / L1

Are the sample inspection flat entrance door or doors in good condition and appropriately fire rated?

No

The flat accessed had an FD30s fire door with a self-closing device and intumescent strips and cold smoke seals fitted. Some of the flats had their original notional 30-minute fire doors with self-closing devices observed and the majority of the flats had new FD30s doors and frames fitted.
Flat 51 was missing the letterbox cover. This is part of the furniture and any fire in the flat could pass through the letterbox, allowing smoke to enter the common areas placing relevant persons at risk of harm.

Photo 8

Photo 9

Open | Priority High | Due 28 May 2023 2:04 PM BST | Created by Paul Starling

L1
Flat 51 had a missing letter box plate. Replace the missing letter box cover to the flat door. Work to be carried out by a third party accredited contractor.

Detailed Risk Assessment Part 2 / M - Common Area Fire Doors / M1

Are all common area fire door and frames in good condition and appropriately fire rated?

Yes

All the common area doors were secure. Although there were a small number of doors that had excessive threshold gaps at the base to the latch side of the doors, this was due to the flooring being slightly uneven and changes to the door would restrict the door from closing effectively.

Open | Priority Medium | Due 28 Sep 2023 2:02 PM BST | Created by Paul Starling

M1
Several cross corridor doors have an excessive door threshold gap over 8mm. As part of the fire door checks, ensure that these door thresholds are repaired or replaced when their gaps are over 8mm at the base of the doors. This should be done by a third party accredited fire door company.

Detailed Risk Assessment Part 2 / P - Means of Giving Warning in Case of Fire / P1

Is a reasonable fire detection and fire alarm system provided in the common areas, where necessary?

Yes

A common fire alarm incorporating automatic fire detection is installed within the common areas and also in the flats. With the exception of the issues identified within this Fire Risk Assessment, it was not identified that there are any serious breaches in the fire compartmentation where a common fire alarm would be a benefit as a compensatory feature. When the findings of this Fire Risk Assessment are remedied, the most appropriate fire strategy for these premises would be a stay-put policy and a communal fire alarm system conflicts with this principle. Purpose-built blocks of flats are not required or do not benefit from common fire detection.

Open | Created by Paul Starling

P1
A common alarm was fitted throughout the premises. Where the fire resistance meets with the benchmark standards (property compartmented in line with the building regulations 1991) and every flat entrance door is self-closing the common fire alarm system should be removed/disabled providing there are no doubts about the level of compartmentation between the flats and the common area.

Detailed Risk Assessment Part 2 / P - Means of Giving Warning in Case of Fire / P5

Where appropriate, has a fire alarm zone plan been provided? Yes

A diagram of the building was provided.

Photo 16

Open | Priority Medium | Due 28 Sep 2023 2:14 PM BST | Created by Paul Starling

P5
A simple building plan overlaid with the fire alarm zones to provide unambiguous information as to the location of a fire would allow a quicker response and action taken to prioritise rescues, tackle the fire and reduce property damage, re alarm zone plan.

Detailed Risk Assessment Part 2 / X - Premises Information Box / 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? Unknown

No premises information box was observed. The Fire Safety (England) Regulations 2022 made it a legal requirement from 23 January 2023 for existing high-rise residential buildings in England to have a secure information box installed on the premises.

Photo 22

Open | Priority High | Due 28 May 2023 2:41 PM BST | Created by Paul Starling

X1
No premises information box was observed, only a red fire safety box near to the fire alarm panel containing testing information. If the red fire safety box is not the premises information box, ensure that one is fitted.

Detailed Risk Assessment Part 1

1. General Information

1.1 FRA Type:	Type 3
1.2 Property Type:	High Rise Flats (Above 6 Storey)
1.3 Property Designation:	General Needs
1.4 Responsible Person:	Amanda Garrard - CEO Berneslai Homes
1.5 No of Floors:	Seven - Ground to Sixth Floor.
1.6 No of Flats (if applicable):	55
1.7 Ground Floor Area (m2):	670
1.8 Total Area of all Floors (m2)	4690
1.9 Building Description:	Visual Observation

The premises was a purpose-built block of flats from the ground to the sixth floor. Access was made to the property off Dukes Crescent through a main entrance door which was protected from unauthorised access by an electromagnetic door lock with a lever action override. The residents use a fob access and electrical call system for each flat to let visitors into the premises. The building is basically two offset square buildings joined at the centre via corridors and has two lifts serving all floors. There are lobby doors protecting the staircases provided at each end of the building that leads to the final exit doors. Within the cross-corridor doors are 4 flats and these cross-corridor doors lead to the lift lobby areas at the centre of the building.
There are three doors leading from the premises, one at either end of the property and one leading to the steps in the middle of the building leading to the bin store and car park.
The property has recently had a sprinkler system fitted within the common areas and the flats. Not all flats have had the sprinkler system fitted as they are leasehold owner-occupied flats and some residents have declined to have them fitted within their own homes.
There is a fire detection system fitted within the common areas with sounders and red flashing lights to BS 5839 part 1 L3 with a linked heat detector fitted within the hallway of each flat as confirmed by the site manager/cleaners. Some of the flats are all fitted with a BS 5839 part 1 L2 system with a smoke detector in the living room and inner hallway and a heat detector in the kitchen. Flat 51 accessed had a smoke detector in the bedroom and inner hallway. Therefore not all flats have the L2 system due to the leasehold element within the flats.
Flats have alternative means of escape with the inner flats having a shared protected lobby leading into the common area away from the main front doors or via an external balcony leading back into the common corridors near the staircase lobby.
Emergency lighting was provided throughout.
The building has parking at the front elevation and a smaller area at the side elevation.
There was a store room for the cleaners on the ground floor and a bin room was still located internally with a new bin compound built away from the property. The bin chutes have been blocked off at the upper levels and one bin chute was open at the ground floor level.

1.10 Building Construction:

Visual Observation

The building is purpose-built general needs block with concrete floors, concrete block inner walls, and brick outer walls with unknown insulation. The roof is a flat concrete roof with a lift control room on the roof level. There are two lifts and two staircases provided.

1.11 Extent of common areas:

Brief Description

The common parts and storerooms were accessed. Riser shafts were also accessed.

1.12 Areas of the building to which access was not available:

Brief Description

Not all flats were accessed in this type 3 assessment.

1.13 If applicable, state which flats were sample inspected:

Brief Description

Flats 3 and 51 were accessed.

2. The Occupants

2.1 Management Extent

Non Managed – e.g. GN

2.2 Details of any onsite Management

Brief Description

The cleaner is on-site each day and appears to be the direct link to the residents.

2.3 Person managing fire safety in the premises

Brief Description

The CEO of Berneslai Homes employs competent persons to service and maintain the fire safety provisions within the premises. This is a third-party agency company that will undertake all the testing regimes.

2.4 Person consulted during the fire risk assessment

Brief Description

The only representative from Berneslai Homes was the cleaner for the premises at the time of the assessment. They were able to give full details of the fire precautions within the building at the time of the assessment.

2.5 Number of occupants (maximum estimated)

Brief Description

56 to 100 based on 1 or two persons per flat.

2.6 Approximate maximum number of employees at any one time

Brief Description

Limited to maintenance or cleaning staff only.

2.7 Number of members of the public (maximum estimated)

Brief Description

Limited to residents visitors only.

2.8 Identify any people who are especially at risk (Sleeping Occupants, Disabled Occupants, Occupants in remote areas and Lone Workers, Young Persons, Others)

Brief Description

These flats are general needs and the residents may be present with a combination of disabilities. It is not known if new tenants who occupy the flats have any disabilities but an assessment towards their ability to react to a fire within the premises is undertaken upon taking up residence and regularly reviewed. Berneslai Homes should provide the residents with information and regularly update them, especially with information about the importance of fire doors as per the Fire Safety (England) Regulations 2022.

3. Fire Safety Legislation

3.1 The following fire safety legislation applies to these premises

Regulatory Reform (Fire Safety) Order 2005

3.2 The above legislation is enforced by

South Yorkshire Fire and Rescue Service

3.3 Other key fire safety legislation (other than Building Regs 2000)	Housing Act 2004
3.4 The other legislation referred to above is enforced by South Yorkshire Local Authority.	Brief Description
3.5 Guidance used as applicable to premises and occupation	Home Office (September 2021) Fire Safety in Purpose Built Blocks
3.6 Is there an alteration or enforcement notice in force?	No
3.7 Fire loss experience (since last FRA) None was evident at the time of the assessment.	No

Detailed Risk Assessment Part 2

7 actions

A - Electrical Ignition Sources

A1

Is the fixed electrical installation periodically inspected and tested, (include dates if known)? See policy principle.	Yes

Policy Principle: 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? No portable electrical equipment was within the common areas.	N/A

Policy Principle: 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)? No electrical plug sockets were available for resident use in the common areas.	Yes

A4

Is the use of adapters and leads limited? N/A

No adaptors or extension leads were observed within the common areas at the time of the assessment.

A5

Are they any PV cells installed and do they have the appropriate isolation systems and signage to assist the fire and rescue service? No

No solar panels were on the flat roof.

B - Smoking Policies

B1

Are there suitable arrangements to prevent fire as a result from smoking? Yes

There was no evidence of persons smoking within the common areas.

B2

Is the policy being adhered to and are "No smoking" signs provided in the common areas? Yes

There was no evidence of persons smoking within the common areas.

C - Arson

1 action

C1

Are premises secure against arson by outsiders? (Please state how) Yes

The main entrance doors were secure at the time of the assessment.

C2

1 action

Are bins secured or fire loading stored in a suitable location? (Please state bin type, location, if and how it is secured) No

The bin chute was still available within the ground floor corridor and not separated by compartmentation.

Photo 3

Open | Priority High | Due 28 May 2023 11:38 AM BST | Created by Paul Starling

C2
The bin chute was located on the ground floor and was open within the corridor so that any fire in this bin chute would allow smoke to enter the corridors placing persons at risk of harm. Remove the bin chute on the ground floor as per floors one to six and inform residents that they should take their rubbish to the new bin compound outside the property.

Policy Principle: 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.

Action/Recommendation Required?	Yes
Action Priority:	High - 2 Months

D - Portable Heaters and Installations

D1

If used, is the use of portable heaters regarded as safe? N/A

No portable heaters were located within the common area.

D2

Are fixed heating systems maintained annually? Yes

The main heating system provided was from a biomass boiler which supplied heating to the adjacent blocks of Buckley House and Albion House.

E - Cooking

E1

Are reasonable measures in place to prevent fires as a result of cooking, including replacing filter (where necessary)? N/A

No communal kitchens were provided.

F - Lightning

F1

Does the building have a lightning protection system?

Yes

Although there is no statutory requirement to test and inspect lighting protection, it is important that to comply with its duties for maintaining safe electrical equipment in accordance with BS 6651:1999 and BS EN/EIC 62305 parts 1-4 Lightning Protection Standard should be undertaken by Berneslai Homes.

G - Housekeeping

G1

Are combustible materials kept away from any sources of ignition, including gas and electrical intake cupboards?

Yes

All the risers and shafts had been made secure with a newly fitted metal fire-rated cupboard on each floor level and were secure with two locks.

Photo 4

G2

Are the escape routes kept clear of items combustible materials or waste and free of any trip hazards?

Yes

The common areas were clear at the time of the assessment.

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"?

No

Mobility scooters were observed in individual flats but were not located within the common areas.

H - Hazards Introduced by Contractors

H1

Is there satisfactory control over works carried out in the building by contractors (e.g. hot work permits)?

Yes

Contractors are required to ensure that all works are carried out in line with the provided H & S information upon appointment, which is retained centrally.

I - Dangerous Substances

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

There are no substances within this residential property that require a DSEAR assessment.

J - Other Significant Hazards

J1

Are all issues deemed satisfactory? [1]

Yes

J2

Are all issues deemed satisfactory? [2]

Yes

K - Means of Escape

1 action

K1

Is the escape route design deemed satisfactory? (Consider current design codes)

Yes

There are two directions of travel from the flats within this premises. The flats at the ends of the corridors are within 4.5m of the staircase and the middle flats can access two staircases within 30m to achieve a place of relative safety (staircases) and then ultimate safety. The corridors and lobbies are protected by manually opening windows along the corridors and within the staircases where there is a permanent vent provided.

K2

Is the fire-resisting construction (including any glazing) protecting escape routes and staircases of a suitable standard and maintained in sound condition?

Yes

The walls within the common area were to B2-s3, d2 standard as the paint levels on the walls were not deemed to be excessive.

K3

Is there adequate provision of exits (including exit Widths) for the numbers who may be present?

Yes

The corridors and the single-door exits from the building are suitable for the number of residents living within this property.

K4

Are doors on escape routes easily opened? (And are sliding or revolving doors avoided?)

Yes

The doors had lever handles to overcome the electro-mechanical door locks that were linked to the intercom system provided. Fob access to the premises was also provided for residents.
All final exit doors from the building were easily openable from the inside without the use of a key or code by residents and visitors. Any exits fitted with separate electronic locking mechanisms, or such mechanisms which form part of a security access system, must be fail-safe on power failure and have a standby power supply. In some situations (including mixed commercial and residential buildings), it might be necessary to consider the provision of suitable override controls in accordance with BS 7273-4.

Photo 5

K5

Do final exits open in the direction of escape where necessary?

Yes

The front door opened into the premises and this was acceptable within this stay-put environment.

K6

Are travel distances satisfactory? (consider single direction and more than one direction, property risk profile and occupancy characteristics)

Yes

K7

Are there suitable precautions for all inner rooms?

N/A

No inner rooms were observed.

K8

Are escape routes separated where appropriate?

Yes

The two staircases were separated by a lobby and cross corridor doors.

K9

Are corridors sub-divided where appropriate?

Yes

K10

Do escape routes lead to a place of safety?

Yes

The staircases all lead to a place of safety away from the building.

K11

1 action

Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision)

No

The ventilation at the head of the staircases had been enclosed and any smoke in this area would not be able to naturally vent as the small ventilation bricks were not suitable and this can place relevant persons at risk of harm.

Photo 6

Open | Priority Medium | Due 28 Sep 2023 1:32 PM BST | Created by Paul Starling

K11
It was observed that that the permanent ventilation at the head of the staircase had a paving slab fitted across the head. Undertake a survey to ensure that there is adequate free space of 1 metre squared of ventilation within the staircases.

Policy Principle: 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.

Action/Recommendation Required?	Yes
Action Priority:	Medium - 6 Months

K12

Are there any other issues that could affect the means of escape, for example plastic conduit/loose cables not secured by fire rated fastening?	No

No loose cabling that could affect firefighters was observed within the common areas.

Photo 7

L - Flat Entrance Doors

1 action

L1

1 action

Are the sample inspection flat entrance door or doors in good condition and appropriately fire rated?	No

The flat accessed had an FD30s fire door with a self-closing device and intumescent strips and cold smoke seals fitted. Some of the flats had their original notional 30-minute fire doors with self-closing devices observed and the majority of the flats had new FD30s doors and frames fitted.
Flat 51 was missing the letterbox cover. This is part of the furniture and any fire in the flat could pass through the letterbox, allowing smoke to enter the common areas placing relevant persons at risk of harm.

Photo 8

Photo 9

Open | Priority High | Due 28 May 2023 2:04 PM BST | Created by Paul Starling

L1
Flat 51 had a missing letter box plate. Replace the missing letter box cover to the flat door. Work to be carried out by a third party accredited contractor.

Policy Principle: 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.

Action/Recommendation Required?	Yes
Action Priority:	High - 2 Months

M - Common Area Fire Doors

1 action

M1

1 action

Are all common area fire door and frames in good condition and appropriately fire rated?

Yes

All the common area doors were secure. Although there were a small number of doors that had excessive threshold gaps at the base to the latch side of the doors, this was due to the flooring being slightly uneven and changes to the door would restrict the door from closing effectively.

Open | Priority Medium | Due 28 Sep 2023 2:02 PM BST | Created by Paul Starling

M1
Several cross corridor doors have an excessive door threshold gap over 8mm. As part of the fire door checks, ensure that these door thresholds are repaired or replaced when their gaps are over 8mm at the base of the doors. This should be done by a third party accredited fire door company.

Policy Principle: 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.

Action/Recommendation Required?	Yes
Action Priority:	Medium - 6 Months

N - Emergency Lighting

N1

If emergency lighting is provided, is the coverage sufficient and in good repair? (Internal and external)

Yes

Emergency lighting was installed to BS 5266 part 1.

N2

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

O - Fire Safety Signs and Notices

O1

Is there adequate provision of visible fire safety signs and notices? (Consider directional, exits, stairs, fire action notices, Fire door keep shut, fire equipment and 'do not use lift' signage)	Yes

At the time of the assessment, the signage was suitable and conformed to the Health and Safety Signs and Signal regulations. No smoking signage was also provided.

Photo 10

Photo 11

O2

Wayfinding Signage (buildings over 11 metres in height). Are there clear markings for flat and floor recognition provided?	Yes

Wayfinding Signs.
For Information:-
It should be noted that wayfinding signage has been included in a revision to Building Regulations Approved Document B which came into force in November 2020. The specifications for this signage will include:
• The height of the buildings that require the signage,
• The siting of the signage,
• The typeface and wording to be used, the size of the lettering on the signage,
• The text should be easily legible and readable in low-level lighting conditions or when illuminated with a torch. Where wayfinding signage is considered to be inadequate it may place persons at risk of harm.
Whilst there is a legal requirement for the responsible person to provide such signage, it is recommended that simple signage in the form of a number is provided to indicate each floor level. As replacement and redecoration take place in the common area, flat entrance doors and exit signs on the stairs should be relocated to low levels. It should be noted that when the signage is installed, it becomes a duty to maintain it under the RRFSO.

Photo 12

Photo 13

P - Means of Giving Warning in Case of Fire

2 actions

P1

1 action

Is a reasonable fire detection and fire alarm system provided in the common areas, where necessary?

Yes

A common fire alarm incorporating automatic fire detection is installed within the common areas and also in the flats. With the exception of the issues identified within this Fire Risk Assessment, it was not identified that there are any serious breaches in the fire compartmentation where a common fire alarm would be a benefit as a compensatory feature. When the findings of this Fire Risk Assessment are remedied, the most appropriate fire strategy for these premises would be a stay-put policy and a communal fire alarm system conflicts with this principle. Purpose-built blocks of flats are not required or do not benefit from common fire detection.

Open | Created by Paul Starling

P1
A common alarm was fitted throughout the premises. Where the fire resistance meets with the benchmark standards (property compartmented in line with the building regulations 1991) and every flat entrance door is self-closing the common fire alarm system should be removed/disabled providing there are no doubts about the level of compartmentation between the flats and the common area.

Action/Recommendation Required?

Yes

The scope of the Regulatory Reform (Fire Safety) Order 2005 does not cover internal parts of the flats and fire detection is not a legal requirement within the flats. However, each dwelling should be protected by a system in accordance with British Standard 5839-part 6 with a category LD2 grade D system. Further detection may be appropriate within each flat where there are known vulnerable or elderly persons.

Action Priority:

Recommendation - No Timescale

P2

If installed, is the common area AFD adequate for the occupancy and fire risk?

Yes

The fire alarm system fitted was a BS 5839 part 1 L2 standard and was fitted within each flat and appeared to be configured as a part 6 system with the common areas as a part 1. This can be confirmed with the installation and commissioning certificate.

P3

If not installed, are the premises deemed safe without a common area AFD system?	N/A

P4

If there is a communal fire detection and fire alarm system, does it extend into the dwellings?	Yes

See P2. There is a new BS 8629:2019 Evacuation Alert System (EAS) fitted within the premises for use for Fire and Rescue Services in the event of a fire and a full evacuation is required.

Photo 14

Photo 15

P5

1 action

Where appropriate, has a fire alarm zone plan been provided?	Yes

A diagram of the building was provided.

Photo 16

Open | Priority Medium | Due 28 Sep 2023 2:14 PM BST | Created by Paul Starling

P5
A simple building plan overlaid with the fire alarm zones to provide unambiguous information as to the location of a fire would allow a quicker response and action taken to prioritise rescues, tackle the fire and reduce property damage, re alarm zone plan.

Action/Recommendation Required?	Yes
Action Priority:	Medium - 6 Months

P6

Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?

Yes

The system is monitored with suitable arrangements for staff to attend and silence and reset any alarm activation.

P7

If applicable, is a separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?

Yes

A BS 5839 part 1 L2 or L3 system was fitted within each flat and also within the leaseholder flats. These are linked to the main control panel.

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?

Yes

Q - Measures to Limit Fire Spread and Development

Q1

Is there adequate levels of compartmentation between floors and between flats and the common escape routes?

Yes

The compartmentation between the floors and flats was secure at the time of the assessment. The doors to the risers have been replaced with REI 60-minute fire doors and sealed.

Photo 17

Q2

Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings)

Yes

All services into the flats and the new sprinkler system pipework have been sealed.

Photo 18

Q3

Is there adequately fire protected service risers and/or ducts in common areas that will restrict the spread of fire and smoke?

Yes

See Q1.

Q4

Is compartmentation maintained in the roof space?

N/A

The premises had a flat roof and there are no voids to be accessed. The lift motor room was located on the roof.

Q5

Are electrics, including embedded meters, enclosed in fire rated construction?

Yes

All electrical systems were located within fire-rated construction.

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

From a type 3 assessment within the flat accessed, it was confirmed that the kitchen was vented by an openable window and the bathroom was vented directly to the exterior of the flat. These ventilation systems were observed to exit on the external face of the property and vents were observed.
Under regulation 38 (formally 16B) of the building regulations the designer/principal contractor is required to hand over, to the end user, as-built information regarding the systems and protection measures for the safe operation of the building. This information should detail the fire strategy of the design, the appropriate fire alarm and the level of fire compartmentation provided. This document can be used to identify what remedial works (if any) will be required for common bathroom ventilation.

Q7

Is there reasonable limitation of linings to escape routes that might promote fire spread?

Yes

All the linings within the common area were to A2-s3, d2 standard.

Q8

Are soft furnishings in common areas appropriate to limit fire spread/growth?

N/A

There was no furniture within the common areas at the time of the assessment.

Q9

Does the premises have any external balconies, cladding or materials which may promote external fire spread?

Yes

There are concrete balconies fitted to the flats at the side elevation with solid flooring. From a non-invasive external visual inspection, the building façade construction appears to be of brick/masonry.

Photo 19

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

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

There has been a good deal of work completed for fire stopping and compartmentation so all appeared to be secure at the time of the assessment.

R - Fire Extinguishing Appliances

R1

If required, is there reasonable provision of accessible portable fire extinguishers? N/A

No firefighting equipment was observed within the common areas.

S - Relevant Automatic Fire Extinguishing Systems

S1

Are there any automatic fire suppressant systems on site? Yes

The flats and the common areas are fitted with sprinklers. These were being serviced at the time of the assessment. It was confirmed that not all flats have been retrofitted with a sprinkler system as these are owner-occupied and leasehold and the residents did not wish to have them fitted.

S2

Are there any fixed firefighting mains within the premises? Yes

A dry riser was fitted within the building and was secure at the time of the assessment.

Photo 20

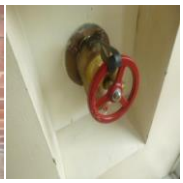

Photo 21

S3

If any other relevant systems / equipment is installed, state type of system and comment as necessary N/A

T - Procedures and Arrangements

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

The CEO of Berneslai Homes employs competent persons to maintain the fire safety provisions within the flats.

T3

Are there appropriate documented fire safety arrangements and procedures in place in the event of fire?

Yes

T4

Are there suitable arrangements for liaison and calling the Fire Service?

Yes

In the event of a fire, it is expected that residents will contact the FRS. Where the monitoring centre is alerted, it is expected that the call-handling provider will make contact.

T5

Are there suitable fire assembly points away from any risk?

N/A

No assembly points are required for this stay-put environment.

T6

Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?

N/A

PEEPs are currently not applicable in general needs properties, however, a Person-Centred Fire Risk Assessment (PCFRA) may be appropriate if a resident has been identified as especially vulnerable and at risk from fire hazards in their property. It is recommended that the provider works with the identified vulnerable resident or their representative to help to reduce the risk of fire and where necessary involve other agencies.

T7

Are staff nominated and trained on the use of fire extinguishing appliances?

N/A

No firefighting equipment was provided within these general needs flats.

T8

Are staff nominated and trained to assist in evacuation (Where applicable e.g. Offices, supported schemes)?

N/A

Fire-related training is provided to enable colleagues to perform their duties safely and efficiently.

U - Training

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)

Yes

It was confirmed by the cleaner that she undertakes annual fire training online.

U2

Are employees nominated to assist in the event of fire given additional training?

N/A

As staff are not on duty 24/7, they will not be required to assist in any evacuation in the event of a fire.

V - Testing and Maintenance

V1

Are all fire safety provisions for the building (AFD, Emergency Lighting, sprinklers etc.) routinely tested and maintained?

Yes

See policy principle.

Policy Principle: 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

W1

Is all routine testing and staff training including fire drills suitably recorded and available for inspection?

N/A

No fire drills are required in the stay-put environment.

X - Premises Information Box

1 action

X1

1 action

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?

Unknown

No premises information box was observed. The Fire Safety (England) Regulations 2022 made it a legal requirement from 23 January 2023 for existing high-rise residential buildings in England to have a secure information box installed on the premises.

Photo 22

Open | Priority High | Due 28 May 2023 2:41 PM BST | Created by Paul Starling

X1
No premises information box was observed, only a red fire safety box near to the fire alarm panel containing testing information. If the red fire safety box is not the premises information box, ensure that one is fitted.

Action/Recommendation Required?

Yes

Further details are located at the following link by copying this link into any search engine.
https://www.nationalfirechiefs.org.uk/write/MediaUploads/NFCC%20Guidance%20publications/Protection/PIBS_Guide_06-21_V2.pdf

Action Priority:

High - 2 Months

Y - Engagement with Residents

Y1

Has all Fire Safety information & procedures been disseminated to the residents?

Yes

Residents have been made aware of the fire alarm systems and the new EAS system fitted.

Z - Any Other Information

Z1

Are all issues deemed satisfactory? [1]	Yes

Z2

Are all issues deemed satisfactory? [2]	Yes

Type 3 FRAs

Sample Flat Inspection

Sample Flat Inspection 1

1. Inspection Details

1.1 Flat / Property Number:	3
1.2 Has a Type 3 dwelling survey been performed?	Yes
1.3 Is there appropriate detection in place?	No

2. What Detection is in Place?

2.1 Mains Smoke Detector in Hall	Yes
2.2 Main Smoke Detector in Lounge	No
2.3 Mains Heat Detector in Kitchen	Yes
2.4 Main Detection in Bedroom(s)	No
2.5 Battery Smoke in hall	N/A
2.6 Link Heat detector in hall	Yes
2.7 Other	N/A

3. General

3.1 If on the ground or 1st floors, is there secondary means of escape from each habitable room? Door or window of at least 0.33m2 with no single dimension smaller than 450mm.	N/A
3.2 Does the layout of the flat meet the relevant Building Regulations (Travel distance, protected entrance hall, alternative escape etc.?)	Yes
3.3 Are there any extraction fans that are not vented directly to an external wall?	No
3.4 Are there any missing internal doors?	No
3.5 Is the fixed electrical test in date?	Yes
3.6 Are there any signs of hoarding?	No

3.7 Is the cooker in a safe position?	Yes
3.8 Assessor's Miscellaneous Comments or observations - please consider compartmentation within the flat or any tenant alterations?	N/A.

Sample Flat Inspection 2

1. Inspection Details

1.1 Flat / Property Number:	51
1.2 Has a Type 3 dwelling survey been performed?	Yes
1.3 Is there appropriate detection in place?	No

2. What Detection is in Place?

2.1 Mains Smoke Detector in Hall	Yes
2.2 Main Smoke Detector in Lounge	No
2.3 Mains Heat Detector in Kitchen	No
2.4 Main Detection in Bedroom(s)	Yes
2.5 Battery Smoke in hall	Yes
2.6 Link Heat detector in hall	Yes
2.7 Other	N/A

3. General

3.1 If on the ground or 1st floors, is there secondary means of escape from each habitable room? Door or window of at least 0.33m2 with no single dimension smaller than 450mm.	N/A
3.2 Does the layout of the flat meet the relevant Building Regulations (Travel distance, protected entrance hall, alternative escape etc.?)	Yes
3.3 Are there any extraction fans that are not vented directly to an external wall?	No
3.4 Are there any missing internal doors?	Yes

The kitchen door and the lounge door had been removed. Where the internal configuration or removal of fire doors has taken place, the RP should ensure that there are adequate fire safety provisions within the flats fitted for the safety of the residents.

3.5 Is the fixed electrical test in date?	Yes
3.6 Are there any signs of hoarding?	No
3.7 Is the cooker in a safe position?	Yes
3.8 Assessor's Miscellaneous Comments or observations - please consider compartmentation within the flat or any tenant alterations?	N/A.

Assessment Risk Ratings

2 flagged

Risk Rating

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

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

Likelihood of Fire

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:

LOW

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 likelihoc of fire.

Potential Consequences of Fire

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

SLIGHT HARM

Potential Consequences of Fire

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 i unlikely to involve multiple fatali-ties.

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

Premises Risk Rating

1 flagged

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

A suitable risk-based control plan should involve effort and urgency that is proportional to risk . The following risk-based control plan is based on one advocated by BS 8800 for general health and safety risks:

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

(Note that, although the purpose of this section is to place the risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following action plan. The fire risk assessment should be reviewed regularly.)

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

Limitations Statement

Fire Risk Assessment – Limitations

The purpose of the fire risk assessment is solely to provide an assessment of the risk to life from fire, and, where appropriate, to make recommendations to reduce the risk to life from fire. This assessment does not address fire risks to property or business continuity.

Under Article 5(4) of the Regulatory Reform (Fire Safety) Order 2005 or other devolved equivalent regional legislation and relevant United Kingdom law, we have been appointed to provide advice to the Responsible Person only. We have no control over any part of the premises covered within this fire risk assessment, and we have no responsibility for undertaking any of the recommendations made. The assessment is intended to assist the Responsible Person to comply with their responsibilities under the Regulatory Reform (Fire Safety) Order 2005.

Any policy principles included within this Fire Risk Assessment have been provided by the responsible person or their representative and been added in good faith. We cannot take responsibility for the accuracy of the policy principles with regard to the client's internal policies, British Standards or codes of practice.

Any test certificates supplied as part of the Fire Risk Assessment process will be considered but we take no responsibility or liability whatsoever is accepted for the accuracy of such information supplied by others.

The findings of the fire risk assessment will be based upon the conditions found at the Premises at the time the assessment is to be carried out and on relevant information provided by the Responsible Person or others either prior to, during or after the Fire Risk Assessment of the premises.

We consider the External Wall System as part of the Fire Risk Assessment process, however, we take no responsibility for a fire risk appraisal of external wall construction on existing buildings and work to the guidance and limitations detailed in PAS 9980:2022 0.2 Fire risk assessments. Any information supplied to the Fire Risk Assessor is taken in good faith and we accept no responsibility for the accuracy of the information supplied.

No responsibility is accepted for any change in the conditions or circumstances prior after the Fire Risk Assessment has been undertaken.

It is stressed that the assessment should not be regarded as a structural survey for fire safety purposes as such a survey should only be entrusted to a qualified building surveyor. The Fire Risk Assessment did not involve destructive exposure (Unless specifically requested as part of a contractual arrangement), and therefore it is not always possible to survey less readily accessible areas. It is, therefore, necessary to rely on a degree of sampling and also reasonable assumptions and judgements.

All services or penetrations traversing fire resisting compartments are not confirmed as being sufficiently fire stopped with fire resisting material to the appropriate standard. If fire compartments\fire dampers\voids (ceilings, floors or other voids) are considered

inaccessible for safety reasons or any other reason and cannot be physically accessed or are outside the visual range of the assessor, technical comment on these areas cannot be provided.

This fire risk assessment will not necessarily identify all minor fire-stopping issues that might exist within the building and should be considered to be a sample of fire compartmentation. Unless a full fire compartmentation survey is contractually included within the scope of the assessment.
If there are reasons to suspect the fire resistance within the Premises has not been sufficiently maintained the responsibility to provide this technical information rests with the Responsible Person\duty holder.

This fire risk assessment will not necessarily identify all minor fire door issues that might exist within the building and should be considered a sample of fire doors. Unless a full fire door survey is contractually included within the scope of the assessment.

A full investigation of the design of heating, ventilation and air conditioning (HVAC) systems is outside the scope of this fire risk assessment.

Although reference in the report may be made to relevant British Standards, Codes of Practice and Guides the assessment will not, nor is it intended to, ensure compliance with any of the documents referred to in the assessment. However, deviations from generally accepted codes, standards and universally recognised good fire safety practice will be identified in the assessment.

Where an emergency escape lighting system is present, comments are based upon a visual assessment of the system coverage and condition, but no illuminance tests or verification of the installation to the relevant British Standards were carried out.

Where a fire alarm system is present, comments are based upon a visual assessment, but no audibility tests or verification of full compliance with the relevant British Standards were carried out.

Where manual firefighting equipment is present, comments are based upon a visual assessment, but no verification of full compliance with the relevant British Standards or codes of practice were carried out.

It is the expectation that any reference to the testing and maintenance of passive or active fire protection systems within the premises are undertaken to the relevant current British Standards, Codes of Practice and Guides it is the responsible person’s duty to ensure this is undertaken.

There will be a brief review of procedures at the time of this fire risk assessment. An in-depth review of documentation is outside the scope of this fire risk assessment, unless otherwise stated in the contract.

The report will highlight the Significant Findings (Split into Recommendations and Action(s)) that the Fire Risk Assessor found at the time of the assessment.
It is the responsibility of the Responsible Person to ensure that any deficiencies found during the assessment and subsequently reported to the Responsible Person, by the report or other means, are their responsibility to rectify to a satisfactory standard to meet the requirements of the Regulatory Reform (Fire Safety) Order 2005.

It is wholly the responsibility of the Responsible Person and/or their agent to implement and maintain the Fire Precautions at the Premises to a satisfactory standard and condition to comply with the requirements of the Regulatory Reform (Fire Safety) Order 2005.

Failure to address and/or rectify any deficiencies mentioned in the report may result in serious harm, injury and or death to any relative person, employee, visitor, you or any other person in, on, within or without the perimeter of the Premises.
Failure to address any of the deficiencies highlighted in the report may be considered to be a breach of the Regulatory Reform (Fire Safety) Order 2005 and may result in prosecution by the enforcing authority.

Responsibility for the ongoing management of the Premises and even, if necessary, the decision to allow the Premises to be used for their present purpose, and in the current condition remains with the Responsible Person.

Responsibility for management procedures regarding, evacuation management, and maintenance of firefighting equipment, Fire alarms systems, emergency escape lighting, and any other emergency-related provisions remains a duty of the responsible person, not the fire risk assessor as this is not within their control.
Any faults or deficiencies in any emergency emergency-related staffing levels and\or staff training are the responsibility of the Responsible Person and\or the duty holder.

Portable or moveable items and items brought into the Premises are the responsibility of the Responsible Person and\or the duty holder.

It is recommended that the Assessment is reviewed annually or when there is a significant change, material alteration, change in the use of the Premises, a change in working practices, or following any incident, including fire, which may affect the Fire Precautions of the Premises.

The circumstances of the Premises may change over time and with use and\or occupancy, therefore, failure to review the fire risk assessment by the date indicated may mean that the fire risk assessment is no longer valid.

This Fire Risk Assessment is not a Health and Safety Report. A Health and Safety review should be conducted to ensure compliance with the Health and Safety at Work Act 1974.

Compliance with all other legislation is the responsibility of the Responsible Person. We accept no responsibility for loss, damage or other liability arising from a fire, loss and\or injury due to the failure to observe the safety, observance and practises identified in the Assessment

The Responsible Person will always remain responsible for the outcome of the Fire Risk Assessment and\or its review. This includes the accuracy of details contained within this report.

By signing for, by payment for services or acknowledgement of receipt of the report you accept full responsibility and accountability for implementing the findings of the report.

BAFE Certificate (QA Use Only)

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 the 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 and Address of Certified Organisation	Pennington Choices Limited
Part 1b - BAFE Registration Number of Issuing Certified Organisation	102119
Part 1c - SSAIB 3rd Party Certificate Number	CHES077
Part 2 - Name of Client	Berneslai Homes
Part 3a - Address of premises for which the Fire Risk Assessment was carried out	11 Britannia House: S70 1JW
Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies	The common parts and storerooms were accessed. Riser shafts were also accessed.
Part 4 - Brief description of the scope and purpose of the Fire Risk Assessment	Life Safety (as agreed spec)
Part 4b - Limitations of FRA	See Limitations Statement
Part 5 - Effective Date of the Fire Risk Assessment	28 Mar 2023
Part 6 - Recommended Date for Reassessment of the premises	28 Mar 2024

Part 7 - Unique Reference Number of this Certificate (Job Number)	115783

Signed for on behalf of the Issuing Certified Organisation

James Hutton

Dated:	28 Mar 2023

SSAIB, 7-9 Earsdon Road, West Monkseaton, Whitley Bay, Tyne & Wear. NE25 9SX

BAFE, The Fire Service College, London Road, Moreton-in-Marsh, Gloucestershire, GL56 0RH
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Media summary

Photo 1

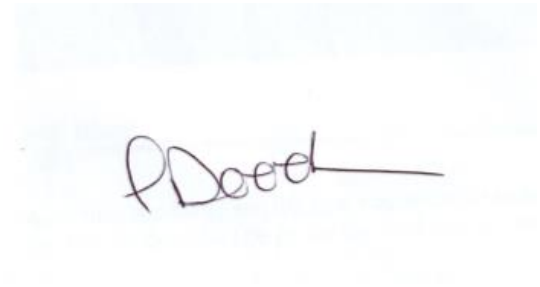

Photo 2

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Photo 18

Photo 19

Photo 20

Photo 21

Photo 22