

FIRE RISK ASSESSMENT

PROPERTY ASSESSED:

Turner Close Block 1 - 7
Barnsley
South Yorkshire

S74 0LF



UPRN: BI98001B

Inspection Date: 17/05/2022

Validation Date: 31/05/2022

Valid to: 31/05/2023

FRA completed by: Pennington Choices

FRA Completed For: Berneslai Homes



Executive Summary

FRA Risk Rating:

Moderate



FRA Action by Type

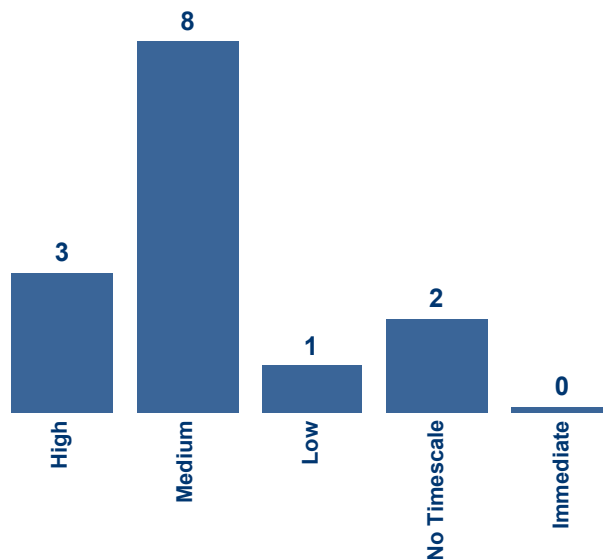
Recommendations:

2

Actions:

12

FRA Action Count by Priority



:

Premises Risk Rating

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

Reassessment Priority: **High - 1 Year**

FRA - Summary

Responsible Person	Amanda Garrard (Chief Executive)
Property Designation	General needs
Management Extent	Partially Managed Building - Manager or Senior Staff not onsite regularly
No of Floors	2
No of Flats (if applicable)	4
Ground floor Area (m2)	160
Total Area of all floors (m2)	320

FRA Completed By:	John Feeney
FRA Type:	Type 1
QA Carried Out By:	Will Ward
QA Validation Date:	31/05/2022

High

3

Question Number	Category	Priority	Finding/Observation	Action	Complete By
G1	House-Keeping	High	No access to residents storage/electrical cupboards.	Management should ensure that combustible items are not stored against ignition sources within the residents storage/electrical cupboards.	30/07/2022
G2	House-Keeping	High	Waste materials on the ground floor.	Management to ensure combustible items noted are removed from the common area/means of escape and the area kept clear	30/07/2022
L1	Flat Entrance Doors	High	Flat 16 sampled which had an excessive gap at the bottom. Unable to confirm if all flat entrance doors and door sets are certified FD30s closing	Management should ensure that they have documentary evidence that the doors are FD30S. If this is not achievable a comprehensive fire door survey should be undertaken by a competent 3rd party accredited company. Any recommendations from such a survey should be implemented as soon as practicable. A third party certified competent person should be contracted to carry out remedial works on the fire door identified.	30/07/2022

Medium

8

Question Number	Category	Priority	Finding/Observation	Action	Complete By
C1	Arson	Medium	The entrance was open during the visit.	Block entrance door(s) be provided with an effective lock and self-closer and kept locked	29/08/2022
C2	Arson	Medium	Bins were located against the building.	Bins are to be relocated away from the building to a safe location	29/08/2022
H1	Hazards Introduced By Contractors	Medium	No policy available to determine if satisfactory control over works are carried out in the building for in-house contractors and outside contractors (e.g. hot work permits).	Berneslai to confirm what policy is in place.	29/08/2022
K12	Means Of Escape	Medium	The common areas are provided with two permanently open vents (glass bricks removed) each approximately 0.1 metre square located on the first floor which are not sufficient to remove the products of combustion.	1m2 free area of smoke ventilation to be provided in the stairwell.	29/08/2022
M1	Common Area Fire Doors	Medium	Unable to confirm if all common area fire doors and door sets are certified FD30s closing	Management to confirm all common area doors and door sets are certified FD30s closing standard.	29/08/2022
P7	Means Of Giving Warning In Case Of Fire	Medium	Flat 3 sampled and AFD installed to BS5839 Part 6, Grade D, LD3.	Check each flat to confirm that BS5839-6:2019 Grade D, LD2 detection is fitted and upgrade detection in flat 3 to LD2.	29/08/2022
Q4	Measures To Limit Fire Spread And Development	Medium	No access to the roof space is provided in the common areas.	Management to check compartmentation within the roof space over the common area.	29/08/2022
T3	Procedures And Arrangements	Medium	Unable to confirm at the time of inspection.	Management to confirm that appropriate fire safety records are kept on site or at a central location	29/08/2022

Low

1

Question Number	Category	Priority	Finding/Observation	Action	Complete By
O1	Fire Safety Signs & Notices	Low	The thumb turn security device did not have signage adjacent to it.	Pictogram signage should be located at the thumb turn security device indicating the method of operation.	31/05/2023

No Timescale

2

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

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

General Information

UPRN	BI98001B
Address	Turner Close Block 1 - 7 Barnsley South Yorkshire
Postcode	S74 0LF
Fire Risk Assessor	John Feeney
Date of Inspection	17/05/2022
Checked by	Will Ward
Reassessment Date	17/05/2023

General Information

Property Designation	General needs
Property Type	Purpose built block of flats
No of Floors	2
No of Flats (if applicable)	4
Ground floor area (m2)	160
Total area of all floors	320
Building Description	This is a two storey detached building served by a single concrete staircase with two flats located on each floor. The common area only extends to the first floor. The property has one exit to the front. Ground floor residents have direct access outside to the rear while first floor residents have access outside to rear balconies. Residents storage cupboards and/or electrical units are located in the common areas. Residents storage cupboards are also located externally on the sides of the building.
Building Construction	Built circa 1975. brick cavity walls with tiled pitched roof, Stud with plasterboard and solid internal partition walls.
Extent of common areas	Means of escape only.
Areas of the building to which access was not available	Residents storage cupboards, electrical units and roof space.
If applicable state which flats were sample inspected	Flat 3 sampled.

2. The Occupants

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

4. Fire Safety Legislation

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

A. Electrical Ignition Sources

	Question	Answer	
A1	Is the fixed electrical installation periodically inspected and tested, (include dates if known)?	Yes	See principle. Risk Assessor Comment: 5 year fixed wire testing in communal areas are on a 5 year schedule. These works are carried out by our partners. All certificates are stored on PIMSS and can be requested at any time from the electrical compliance officer. As and when rewires take place, emergency lighting is being fitted in the stairwells if required.
A2	Is PAT testing in common areas carried out?	N/A	No portable electrical appliances were located within the common area. Risk Assessor Comment: Carried out annually by partners on a rolling schedule.
A3	Is there a policy for personal electrical appliances (consider restrictions of communal supply points such as outlets and T pin outlets)?	N/A	No wall sockets present.
A4	Is the use of adapters and leads limited?	N/A	None present.
A5	Are there any PV cells installed and do they have the appropriate isolation systems and signage to assist the fire and rescue service?	N/A	No photovoltaics were installed within the premises.

B. Smoking Policies

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

C. Arson

	Question	Answer	
C1	Are premises secure against arson by outsiders? (Please state how)	No	The entrance was open during the visit.
C2	Are bins secured or fire loading stored in a suitable location? (Please state bin type, location, if and how it is secured)	No	Bins were located against the building. Risk Assessor Comment: Blocks of flats that have issues with the storage of bins are waiting bin storage areas. A three year plan is in place to build bin storage areas for all flats with issues.

Actions / Recommendations

Medium

2

Question Number	Finding	Action	Complete By	Images
C1	The entrance was open during the visit.	Block entrance door(s) be provided with an effective lock and self-closer and kept locked	29/08/2022	
C2	Bins were located against the building.	Bins are to be relocated away from the building to a safe location	29/08/2022	C21, C22, C23



Image: C21



Image: C22



Image: C23

D. Portable Heaters And Heating Installations

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

E. Cooking

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

F. Lightning

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

Actions / Recommendations

No Timescale

1

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

G. House-Keeping

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

Actions / Recommendations

High

2

Question Number	Finding	Action	Complete By	Images
G1	No access to residents storage/electrical cupboards.	Management should ensure that combustible items are not stored against ignition sources within the residents storage/electrical cupboards.	30/07/2022	G11, G12
G2	Waste materials on the ground floor.	Management to ensure combustible items noted are removed from the common area/means of escape and the area kept clear	30/07/2022	G21



Image: G11



Image: G12



Image: G21

H. Hazards Introduced By Contractors

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

Actions / Recommendations

Medium

1

Question Number	Finding	Action	Complete By	Images
H1	No policy available to determine if satisfactory control over works are carried out in the building for in-house contractors and outside contractors (e.g. hot work permits).	Berneslai to confirm what policy is in place.	29/08/2022	

I. Dangerous Substances

	Question	Answer	
I1	If dangerous substances are used, has a risk assessment been carried out as required by the Dangerous Substances and Explosives Atmospheres Regulations 2002 and are they stored correctly?	N/A	None present.

J. Other Significant Hazards

	Question	Answer	
J1	Are all issues deemed satisfactory? [1]	Yes	No other significant hazards were identified during the assessment.

K. Means Of Escape

	Question	Answer	
K1	Is the escape route design deemed satisfactory? (Consider current design codes)	Yes	Escape route was satisfactory with one single staircase leading to one final exit.
K2	Is the fire-resisting construction (including any glazing) protecting escape routes and staircases of a suitable standard and maintained in sound condition?	Yes	No issues identified.
K3	Is there adequate provision of exits, for the numbers who may be present?	Yes	
K4	Is there adequate exit width, for the numbers who may be present?	Yes	Adequate exit widths for numbers present is provided.
K5	Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?)	Yes	A thumbturn security device is fitted to the exit door.
K6	Do final exits open in the direction of escape where necessary?	No	Due to the low number of occupants likely to be using the premises, it is not necessary for doors to open in the direction of travel.
K7	Are travel distances satisfactory? (consider single direction and more than one direction, property risk profile and occupancy characteristics)	Yes	Travel distances are satisfactory.
K8	Are there suitable precautions for all inner rooms?	N/A	None present.
K9	Are escape routes separated where appropriate?	N/A	Not required.
K10	Are corridors sub-divided where appropriate?	N/A	Not required.
K11	Do escape routes lead to a place of safety?	Yes	The escape route leads to a place of safety.
K12	Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision)	No	The common areas are provided with two permanently open vents (glass bricks removed) each approximately 0.1 metre square located on the first floor which are not sufficient to remove the products of combustion. 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.

Actions / Recommendations

Medium1

Question Number	Finding	Action	Complete By	Images
K12	The common areas are provided with two permanently open vents (glass bricks removed) each approximately 0.1 metre square located on the first floor which are not sufficient to remove the products of combustion.	1m2 free area of smoke ventilation to be provided in the stairwell.	29/08/2022	K121



Image: K121

L. Flat Entrance Doors

	Question	Answer	
L1	Are the sample inspection flat entrance door or doors in good condition and appropriately fire rated?	No	<p>Flat 16 sampled which had an excessive gap at the bottom. Unable to confirm if all flat entrance doors and door sets are certified FD30s closing Risk</p> <p>Assessor Comment: Flat fire doors are inspected every six months to check function of the door and highlight any maintenance requirements. All reports are available upon request from the Fire Safety Officer. Cross corridor doors are inspected every 3 months in High Rise Blocks and every six months in low rise blocks months to check function of the door and highlight any maintenance requirements. All reports are available upon request from the Fire Safety Officer.</p>

Actions / Recommendations

High

1

Question Number	Finding	Action	Complete By	Images
L1	Flat 16 sampled which had an excessive gap at the bottom. Unable to confirm if all flat entrance doors and door sets are certified FD30s closing	Management should ensure that they have documentary evidence that the doors are FD30S. If this is not achievable a comprehensive fire door survey should be undertaken by a competent 3rd party accredited company. Any recommendations from such a survey should be implemented as soon as practicable. A third party certified competent person should be contracted to carry out remedial works on the fire door identified.	30/07/2022	L12, L13, L11



Image: L12



Image: L13

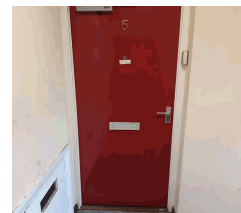


Image: L11

M. Common Area Fire Doors

	Question	Answer	
M1	Are all common area fire door and frames in good condition and appropriately fire rated?	Unknown	Unable to confirm if all common area fire doors and door sets are certified FD30s closing Risk Assessor Comment: Flat fire doors are inspected every six months to check function of the door and highlight any maintenance requirements. All reports are available upon request from the Fire Safety Officer. Cross corridor doors are inspected every 3 months in High Rise Blocks and every six months in low rise blocks months to check function of the door and highlight any maintenance requirements. All reports are available upon request from the Fire Safety Officer.

Actions / Recommendations

Medium

1

Question Number	Finding	Action	Complete By	Images
M1	Unable to confirm if all common area fire doors and door sets are certified FD30s closing	Management to confirm all common area doors and door sets are certified FD30s closing standard.	29/08/2022	

N. Emergency Lighting

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

O. Fire Safety Signs & Notices

	Question	Answer	
O1	Is there adequate provision of visible fire safety signs and notices? (Consider directional, exits, stairs, fire action notices, Fire door keep shut, fire equipment and 'do not use lift' signage)	No	The thumb turn security device did not have signage adjacent to it.

Actions / Recommendations

Low1

Question Number	Finding	Action	Complete By	Images
O1	The thumb turn security device did not have signage adjacent to it.	Pictogram signage should be located at the thumb turn security device indicating the method of operation.	31/05/2023	O11, O12



Image: O11



Image: O12

P. Means Of Giving Warning In Case Of Fire

	Question	Answer	
P1	Is a reasonable fire detection and fire alarm system provided in the common areas, where necessary?	N/A	No automatic fire detection located in the common areas.
P2	If installed, is the common area AFD adequate for the occupancy and fire risk?	N/A	As per P1.
P3	If not installed, are the premises deemed safe without a common area AFD system?	Yes	As per P1.
P4	If there is a communal fire detection and fire alarm system, does it extend into the dwellings?	N/A	As per P1.
P5	Where appropriate, has a fire alarm zone plan been provided?	N/A	As per P1.
P6	Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?	N/A	As per P1.
P7	If applicable, is a separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?	No	Flat 3 sampled and AFD installed to BS5839 Part 6, Grade D, LD3.
P8	If applicable (Sheltered scheme) is the smoke detection within the flats monitored by an alarm receiving centre/on site scheme manager via a telecare system?	N/A	

Actions / Recommendations

Medium

1

Question Number	Finding	Action	Complete By	Images
P7	Flat 3 sampled and AFD installed to BS5839 Part 6, Grade D, LD3.	Check each flat to confirm that BS5839-6:2019 Grade D, LD2 detection is fitted and upgrade detection in flat 3 to LD2.	29/08/2022	

Q. Measures To Limit Fire Spread And Development

	Question	Answer	
Q1	Is there adequate levels of compartmentation between floors and between flats and the common escape routes?	Yes	From a visual inspection compartmentation appeared satisfactory.
Q2	Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings)	N/A	None present.
Q3	Is there adequately fire protected service risers and/or ducts in common areas, that will restrict the spread of fire and smoke?	N/A	None present.
Q4	Is compartmentation maintained in the roof space?	Unknown	No access to the roof space is provided in the common areas.
Q5	Are electrics, including embedded meters, enclosed in fire rated construction?	Unknown	As per M1.
Q6	As far as can reasonably be ascertained, are fire dampers provided as necessary to protect critical means of escape against passage of fire, smoke and products of combustion in the early stages of a fire?	N/A	
Q7	Is there reasonable limitation of linings to escape routes that might promote fire spread?	Yes	Linings appeared adequate at time of inspection.
Q8	Are soft furnishings in common areas appropriate to limit fire spread/growth?	N/A	None present.
Q9	Does the premises have any external balconies, cladding or materials which may promote external fire spread?	No	
Q10	Are all other fire spread/compartmentation issues satisfactory?	Yes	No other issues identified.

Actions / Recommendations

Medium 1

Question Number	Finding	Action	Complete By	Images
Q4	No access to the roof space is provided in the common areas.	Management to check compartmentation within the roof space over the common area.	29/08/2022	

R. Fire Extinguishing Appliances

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

S. Relevant Automatic Fire Extinguishing Systems

	Question	Answer	
S1	Are there any automatic fire suppressant systems on site?	No	None preesent.
S2	Are there any fixed fire fighting mains within the premises?	N/A	
S3	If any other relevant systems / equipment is installed, state type of system and comment as necessary	N/A	

T. Procedures And Arrangements

	Question	Answer	
T1	Recommended evacuation strategy for this building is	Stay Put	
T2	Has a competent person(s) been appointed to assist in undertaking the preventative and protective measures including in house checks?	Yes	Berneslai Homes - Kerry Storrar - Building Safety Manager.
T3	Are there appropriate documented fire safety arrangements and procedures in place in the event of fire?	Unknown	Unable to confirm at the time of inspection.
T4	Are there suitable arrangements for liaison and calling the Fire Service?	Yes	Individual tenants call and meet the fire service when required.
T5	Are there suitable fire assembly points away from any risk?	N/A	Fire assembly point not required.
T6	Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?	Unknown	Unable to confirm at the time of inspection.
T7	Are staff nominated and trained on the use of fire extinguishing appliances?	N/A	No staff on site.
T8	Are staff nominated and trained to assist in evacuation (Where applicable e.g. Offices, supported schemes)?	N/A	No staff on site.

Actions / Recommendations

Medium

1

Question Number	Finding	Action	Complete By	Images
T3	Unable to confirm at the time of inspection.	Management to confirm that appropriate fire safety records are kept on site or at a central location	29/08/2022	

No Timescale

1

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

U. Training & Drills

	Question	Answer	
U1	Do staff receive adequate induction and annual refresher fire safety training? (To include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm, location and use of fire extinguishers, calling the fire service)	N/A	No staff on site.
U2	Are employees nominated to assist in the event of fire given additional training?	N/A	No staff on site.

V. Testing And Maintenance

	Question	Answer	
V1	Are all fire safety provisions for the building (AFD, Emergency Lighting, sprinklers etc.) routinely tested and maintained?	Yes	See principle. Risk Assessor Comment: Six monthly service is carried out by partner on a rolling schedule. All certificates are stored on PIMSS and can be requested at any time from the Fire Officer. Weekly tests are carried out in house, records are kept but are sometimes not kept on site. The records of these tests can be requested anytime from the Fire Officer. Any faults are dealt with on a 24 hour priority order

W. Records

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

X. Premises Information Box

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

Y. Engagement With Residents

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

Z. Any Other Information

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

ZAAR. Assessment Risk Ratings

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

ZAAR. Assessment Risk Ratings

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

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

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

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

Medium

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

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

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

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

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

Moderate Harm

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

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

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

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

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

Moderate

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

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

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



Life Safety Fire Risk Assessment Certificate of Conformity

This certificate is issued by the organization named in Part 1 of the schedule in respect of fire risk assessment provided for the person(s) or organization named in Part 2 of the schedule at the premises and / or part of the premises identified in Part 3 of the schedule.

Schedule:

Part 1a	Name & Address of Certified Organisation:
	Pennington Choices, Broofield House, Grimsditch Lane, WA4 4EA
Part 1b	BAFE registration number of issuing Certified Organization:
	CHES077
Part 2	Name of Client:
	Amanda Garrard (Chief Executive)
Part 3a	Address of premises for which the fire risk assessment was carried out:
	Turner Close Block 1 - 7 Barnsley South Yorkshire S74 0LF
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:
	17/05/2022
Part 6	Recommended date for reassessment of the premises:
	17/05/2023
Part 7	Unique reference number of this certificate:
	107156

Signed for and on behalf of the issuing Certificated Organization:

Will Ward