

FIRE RISK ASSESSMENT

PROPERTY ASSESSED:
Church Street Close Block 1 - 33
Thurnscoe
South Yorkshire

S63 0QT



UPRN: AG85001B

Inspection Date: 08/11/2022

Validation Date: 21/11/2022

Valid to: 21/11/2024

FRA completed by: Pennington Choices

FRA Completed For: Berneslai Homes



Executive Summary

FRA Risk Rating: **Moderate**

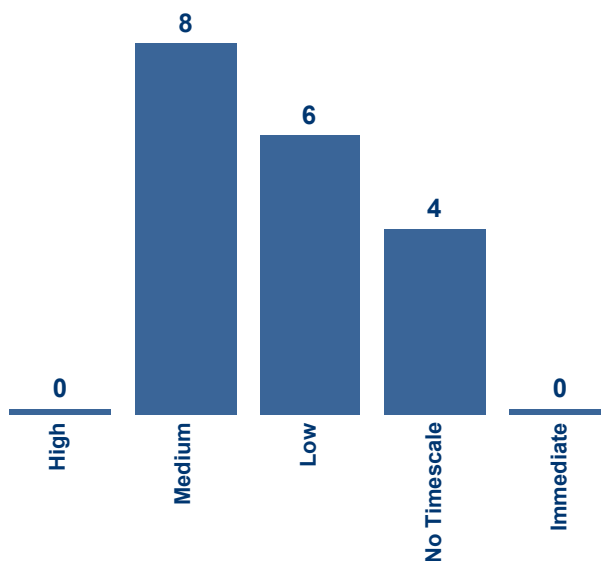


FRA Action by Type

Recommendations: 4

Actions: 14

FRA Action Count by Priority



Premises Risk Rating: **Moderate**


Reassessment Priority: **Medium - 2 Years**

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

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



FRA - Summary




Responsible Person	Amanda Garrard (Chief Executive Berneslai Homes).
Property Designation	Housing for older people
Management Extent	Partially Managed Building - Manager or Senior Staff not onsite regularly
No of Floors	2
No of Flats (if applicable)	33
Ground floor Area (m2)	1,000
Total Area of all floors (m2)	2,000

FRA Completed By:	Grant Barker
FRA Type:	Type 3
QA Validation Date:	21/11/2022
QA Carried Out By:	Piotr Iwan
Validator's Signature:	


Medium



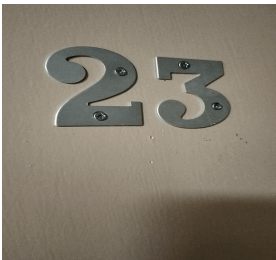

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Ref.	Category	Priority	Complete By
G2	House-Keeping	Medium	19/Feb/2023
Finding/Observation		Action/Recommendation	
<p>It is understood that contract cleaners are employed to clean the common areas of this premises. Housekeeping standards within the common areas should be improved as there were items in contravention of the Berneslai Homes policy observed at the time of the premises survey.</p>		<p>The chair and gardening equipment in the ground-floor emergency exit lobby near flat 25 should be returned to their owner. The car bumper in the first-floor emergency exit lobby near flat 23 should be placed into storage in a more suitable place. Monitor for future transgressions.</p>	
<p>Image: G21</p> 		<p>Image: G22</p> 	

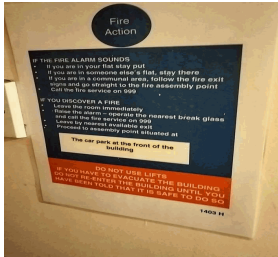

Ref.	Category	Priority	Complete By
K2	Means Of Escape	Medium	19/Feb/2023
Finding/Observation		Action/Recommendation	
<p>Some fire doors had glazed panels that featured Georgian wired glazing, including stairway and corridor sub-division fire doors and none featured any etched fire resistance markings etc. It was not custom and practice to provide these markings historically as it was considered that the fact that it was Georgian wired glass indicated that it had suitable fire resistance properties (normally expected to be around 30-minutes) and this is still considered to be a reasonable assumption by the assessor. However, reference should be made to Question K3.</p>		<p>Urgent repairs are required to both external stairways as the concrete which is holding the steel risers in place is spalling. Additionally, if not already doing so, the external stairways should be subject to inspections by a competent person (usually a Structural Engineer) at periods no longer than 5-yearly as per the recommendation in BS8210 Guide to Building Maintenance Management.</p>	
<p>Image: K22</p> 		<p>Image: K23</p> 	
		<p>Image: K21</p> 	




Findings & Actions Summary

Ref.	Category	Priority	Complete By
K9	Means Of Escape	Medium	19/Feb/2023
Finding/Observation		Action/Recommendation	
The stairway fire doors adjacent to flat 33 close in the wrong order and subsequently do not close fully.		Provide a fire door closing co-ordinator on the fire doors adjacent to flat 33. The left-hand door when viewed from the flat 33 side should close first.	
Image: K91			
			


Ref.	Category	Priority	Complete By
L1	Flat Entrance Doors	Medium	19/Feb/2023
Finding/Observation		Action/Recommendation	
<p>This Fire Risk Assessment should not be considered as fulfilling the requirements of a full fire door survey. Where defects were readily observable from the common area side of the flat entrance doors, or where residents allowed access, any deficiencies will be commented upon. The assessor has compared the flat entrance doors against the recommendations contained within the current revision of the NFCC Guide to assess suitability. The residents in flats 5, 23 and 25 allowed access. There was no plugs/labels or other certification present on the flat entrance doors sampled but it is likely that they are replacement fire doors. The doors were considered to be self-closing 'notional FD30S' fire doors. The doors sampled were considered to be in-line with the recommendations contained within the current revision of the NFCC Guide. It was observed that flat 23's entrance door did not fully self-close. No other issues were observed with any other flat entrance door when viewed from the common area side.</p>		<p>Lubricate the lock on flat 23's entrance door, as after assessment by the assessor, it has been determined to be the cause that is preventing the fire door from self-closing.</p>	
<div><div><p>Image: L11</p></div><div><p>Image: L12</p></div><div><p>Image: L13</p></div><div><p>Image: L14</p></div></div>			


Findings & Actions Summary

Ref.	Category	Priority	Complete By
O1	Fire Safety Signs & Notices	Medium	19/Feb/2023
Finding/Observation		Action/Recommendation	
<p>The NFCC Guide advises that emergency escape signage is considered beneficial where a low-rise block is provided with multiple escape routes, and it has been provided at a reasonable level. 'Fire Door Keep Locked Shut' signage is displayed as required.</p>		<p>Rehang the fire action notice that is on the floor in the lobby near ground-floor flat 25. Replace the older 'Stay-Put' fire action notice that is in the short corridor close to the ground-floor laundry with a newer 'Stay-Safe' fire action notice.</p>	
<p>Image: O11</p> 		<p>Image: O12</p> 	


Ref.	Category	Priority	Complete By
Q4	Measures To Limit Fire Spread And Development	Medium	19/Feb/2023
Finding/Observation		Action/Recommendation	
<p>Roof voids are checked annually by Berneslai Homes and records are maintained centrally. The assessor was able to survey the roof void from various access hatches within the common area corridors. Roof void access hatches were either original timber hatches suitably upgraded on the roof void facing side (with the exception of the first-floor laundry roof void access hatch) or galvanised steel original fitments. From the second step of a portable step ladder, it was observed that in the roof void, the 'fire curtain' cavity barriers were damaged where access had been made to the areas beyond them and where masonry walls existed these had voids and other penetrations present. In most cases, no attempt had been made to carry out repairs after access had been made, or in some instances, repairs had been made using standard builders PU foam which has very little fire resistance.</p>		<p>The Scheme Manager explained that there had been many instances of water leaks that had necessitated repairs to be made in the roof void areas and hence, this why the cavity barriers were in such poor condition. In the medium term, running repairs should be made to the fire curtains using suitable materials (such as fire rated adhesive tape) and where possible in the masonry walls, densely packed mineral wool batt should be installed. Any contractor or Berneslai Homes operative should be fully briefed to make good any damage caused by accessing areas beyond the cavity barriers and should be provided with suitable materials to do so. In the longer term, at such point as when it is considered all water leaks are repaired, the roof void areas should be subject to a fire compartmentation survey and all areas necessary should be reinstated to a 60-minute minimum fire resisting standard. It is recommended that if a contractor is appointed to make the necessary repairs, they should be a passive fire protection specialist accredited by a UKAS third party scheme such as FIRAS, Q-MARK etc.</p>	
<p>Image: Q41</p> 		<p>Image: Q42</p> 	<p>Image: Q43</p> 

Findings & Actions Summary



Ref.	Category	Priority	Complete By
Q13	Measures To Limit Fire Spread And Development	Medium	19/Feb/2023
Finding/Observation		Action/Recommendation	
Roof void access hatches were either original timber hatches suitably upgraded on the roof void facing side (with the exception of the first-floor laundry roof void access hatch) or galvanised steel original fitments.		The first-floor roof void access hatch in the laundry should be upgraded as it is currently of low fire resistance and the laundry is considered to be a higher fire risk room. As this is considered to be a relatively straight forward operation and could be carried out easily where competent in-house staff are employed. Upgrade the roof void hatch cover by affixing an EUROCLASS A2 limited combustibility board (such as 'pink' fire rated plasterboard) to the roof void facing side. If wholesale replacement is favoured over the suggested upgrade, replace with a purpose designed fire rated loft hatch (a minimum of 30-minutes fire rating, the same as the ceiling the hatch is installed in). As laundries are considered to be higher fire risk areas, the priority assigned to this action reflects this.	
Image: Q131			
			

Ref.	Category	Priority	Complete By
Z1	Any Other Information	Medium	19/Feb/2023
Finding/Observation		Action/Recommendation	
It was not possible to survey the internal areas of the two detached garages and the now permanently secured out of use former boiler room area on the Chapel Street elevation. Note, as this boiler room is now out of use and is permanently secured shut, it is not expected by the assessor that it should be opened up to be surveyed by Berneslai Homes.		Berneslai Homes are respectfully requested to make alternative arrangements to survey the internal areas of the two detached garages and add any recommendations (if any) to this fire risk assessment.	
<div>Image: Z11</div> 			





Low			12
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Ref.	Category	Priority	Complete By
A2	Electrical Ignition Sources	Low	21/Nov/2023
Finding/Observation		Action/Recommendation	
Some portable electrical appliances are provided by Berneslai Homes. The majority of those sampled had in date PAT labels, with the exception of the portable fan heater in the boiler room.		It is not known why the portable fan heater is present in the boiler room as it does not appear to perform any useful function or whether it has been officially supplied by Berneslai Homes. If it has not been supplied by Berneslai Homes, it should be removed from the premises. If it has, although it appears to be a modern type with a cut-off switch if accidentally knocked over, consideration should be given to replacing it with a safer alternative, such as an oil-filled electrical radiator type heater. If the fan heater is to be retained, it should be PAT tested during the next programmed Technicians visit.	
Image: A21			
			

Findings & Actions Summary


Ref.	Category	Priority	Complete By
K3	Means Of Escape	Low	21/Nov/2023
Finding/Observation		Action/Recommendation	
<p>This Independent Living scheme was constructed prior to the 1992 introduction of Building Regulations guidance. The 1992 revision of Approved Document B brought uniform standards into the national fire safety code, as prior to this, purpose built-flats (including sheltered schemes which this premises was originally) were subject to only minor regulation through local Building Acts. Although the British Standards Institute produced 'Codes of Practice' for the design of blocks of flats prior to 1992, these were not mandatory. It is clear that the design of this premises is such that local Building Acts were used for fire safety guidance, as the flat entrance door to flat 33 (the former Wardens flat) is within a stairway. Although a double fire door is provided at first-floor level to separate flat 33 from the corridor there, there are no fire doors separating the stairway from the ground-floor reception area (the stairway is open at the base). This arrangement would not be permissible today or in 1969 if the designer was following the British Institutes Codes of Practice. There is also significant use of Georgian-wired glazing within the wall separating the flat 33 from the stairway, and although it is reasonable for the assessor to assume that this would have around 30-minutes fire resistance or thereabouts, this falls short of the 60-minutes fire resistance expected today.</p>		<p>The issue is that although there are two separate directions of escape available from within the communal lounge itself, they both terminate in the ground-floor reception area, into which the stairway containing flat 33 is also open to. If a fire originates in flat 33 (which was confirmed as being still in use) and the ground-floor communal lounge is also in use, occupants in the communal lounge may find themselves unable to escape due to smoke logging in the reception area, and effectively they will be trapped. Although it may be considered unduly pessimistic to consider that the fire sprinkler system in flat 33 will not sufficiently control the fire to such an extent that it will prevent the substantial amount of Georgian-wired glazing present in the wall of flat 33 failing in under 30-minutes, there are no absolute guarantees that it will, however the assessor considers that the fire sprinkler and automatic detection in the flat linked to the common area fire alarm is a mitigating factor and hence a low priority has been assigned to the action required. Therefore, it is recommended that a suitably signed dedicated emergency exit with a push-bar mechanism is provided in the ground-floor communal lounge. The emergency exit door should open outwards directly to the open air. One of the existing glazed units/spandrel panels might be replaced to provide the emergency exit that is required. Emergency escape lighting should also be provided externally. It is noted that an exit door (not emergency exit door) is located within the Managers Office which is within a lobby accessible from the communal lounge, but the Scheme Manager is peripatetic and present for only limited hours during the week, therefore this exit door in the Managers Office is unlikely to be available at all material times.</p>	
<p>Image: K31</p> 		<p>Image: K32</p> 	



Findings & Actions Summary

Ref.	Category	Priority	Complete By
M1	Common Area Fire Doors	Low	21/Nov/2023
Finding/Observation		Action/Recommendation	
<p>The assessor has compared the common area doors against the recommendations contained within the current revision of the NFCC Guide to assess suitability. All common area fire doors were surveyed. The majority of the fire doors are replacement timber fire doors with certification present. There were four that had no plugs/certification present, and it is likely that they are original fixtures from the time that the premises was built. Two of these fire doors form a lobby within a short corridor close to the ground-floor laundry, and the other two are fitted to the lift motor room. There were issues identified with some of the common area fire doors that require remedial action.</p>		<p>In the long term, smoke seals should be provided on the new mobility scooter storeroom fire door (only intumescent strips are present), both legacy fire doors forming the lobby in the short corridor close to the ground-floor laundry and on the legacy ground-floor lift motor room. It is considered that the simplest way of achieving this would be to retrofit batwing rubber smoke seals to the fire door frames and in the case of the lift motor room fire doors, along the edge of one of the opposing doors where they meet. It is recommended that if a contractor is appointed to make the necessary repairs, they should be a passive fire protection specialist accredited by a UKAS third party scheme such as FIRAS, Q-MARK etc. This considered to be a low priority due to the presence of the fire sprinkler system and numerous alternative escape routes available from these areas.</p>	
<p>Image: M11</p> 		<p>Image: M12</p> 	
<p>Image: M13</p> 		<p>Image: M14</p> 	

Ref.	Category	Priority	Complete By
Q3	Measures To Limit Fire Spread And Development	Low	21/Nov/2023
Finding/Observation		Action/Recommendation	
<p>The assessor has determined by observations made during the premises survey that not all extraction fans fitted in the kitchens and bathrooms of the flats discharge directly to the open air. This determination has been made based upon the number of external wall vents present (only approximately 30% of the flats have external wall vents fitted) and it was observed in the roof void that there is a building wide system covering multiple flats and possibly also the ancillary rooms/areas.</p>		<p>The extraction systems within the premises should be surveyed to determine whether there is currently sufficient protection in place to prevent fire and smoke travel between flats and/or ancillary areas. This would normally be provided by fire dampers within the ventilation systems ductwork. It was clear that on the sides of the 'fire curtain' cavity barriers within the roof voids where the ductwork penetrated it, that there were no fire dampers present and the ductwork did not appear to be fire rated, however observations could only be made from the common area side only. It should be confirmed that fire dampers are incorporated into the ductwork where it crosses fire compartmentation lines. The ventilation system should also shut down as a 'cause and effect' of a fire alarm activation to mitigate potential smoke travel.</p>	
<p>Image: Q31</p> 		<p>Image: Q32</p> 	

Findings & Actions Summary


Ref.	Category	Priority	Complete By
Q5	Measures To Limit Fire Spread And Development	Low	21/Nov/2023
Finding/Observation		Action/Recommendation	
Embedded meters are present in the corridors, and they appeared to be constructed of reasonably fire resisting materials. There are also some newer steel cabinets. All internal areas of the cabinets sampled had holes present where cables had been passed through into the flats.		Survey the internal areas of all embedded electrical meter cabinets and make repairs were required where cables have been passed through. It is suggested that the repair can possibly be made using a fire-resistant mineral wool batt, which is suitably sealed with a fire-resistant mastic which would allow access in the future providing it was reinstated by a competent person.	
Image: Q51			
			

Ref.	Category	Priority	Complete By
R1	Fire Extinguishing Appliances	Low	21/Nov/2023
Finding/Observation		Action/Recommendation	
<p>Fire extinguishers are provided in certain higher fire risk rooms such as the communal kitchen, boiler room etc as per the Responsible Persons policy however it is not expected that although trained, staff would perform firefighting operations that might endanger themselves. There are labels present that clearly indicate that they should only be used by trained persons.</p>		<p>The carbon dioxide extinguisher in the externally accessed boiler room was missed during the last Technicians visit. Ensure this extinguisher is serviced/maintained during the next programmed visit.</p>	
<div><div><p>Image: R12</p></div><div><p>Image: R11</p></div></div>			


No Timescale


4

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

Ref.	Category	Priority	Complete By
K11	Means Of Escape	No Timescale	
Finding/Observation		Action/Recommendation	
Generally, with the exception of the stairway close to the first-floor laundry. There are openable windows present, which is considered to be a reasonable provision based on the age and use of the premises.		There is currently no smoke control facility in the stairway close to the first-floor laundry. The existing openable windows are at such a height that they cannot be reached. In the longer term, such as during a refurbishment of the premises, one or more manual winding handles should be provided at ground-floor in this stairway. This is considered to be a very low priority recommendation as there are many other available stairways for escape.	
Image: K111			
			

Findings & Actions Summary

Ref.	Category	Priority	Complete By
K12	Means Of Escape	No Timescale	
Finding/Observation		Action/Recommendation	
It was noted that the emergency exit doors and their structures that along both external stairways do not appear to be adequately fire resisting, they are uPVC with what appears to be standard non-fire rated glazing. Fire resisting construction of a minimum of 30-minutes is required as they fall within 1.80 metres of the external stairways.		In the longer term, such as during a refurbishment of the premises, the emergency exit doors and their structures (x4) should be replaced with materials that provide a minimum of 30-minutes fire resistance. This is considered to be a very low priority recommendation as there are internal lobbies present with 30-minute fire doors at all of these emergency exits and there are many other available internal stairways for escape.	
Image: K121			
			

Ref.	Category	Priority	Complete By
P7	Means Of Giving Warning In Case Of Fire	No Timescale	
Finding/Observation		Action/Recommendation	
<p>The current NFCC Specialised Housing Guide recommends that it should be a long-term aspiration that all flats should be provided with a Grade D1, LD1 fire alarm system, preferably linked to an alarm receiving centre (ARC). The current arrangement within the flats is a smoke detector within the hallways linked to the common area fire alarm system and comprehensive fire sprinkler coverage. In flat 23, a hard-wired smoke alarm was also present in the hallway and in flat 5 a battery-operated stand-alone smoke alarm was also present in the hallway. Flat 25 had only the linked smoke detector in the hallway as described. The assessor considers that, as activation of either the common area fire alarm system or fire sprinkler system sends an alarm signal to the fire panel and then onwards to an ARC, this arrangement can be considered to be of an equivalent standard in the medium to long term.</p>		<p>It is understood that there is a longer term intention to provide an interlinked Grade D1, LD1 fire alarm system in all flats at such time as a significant works programme is under way in this premises and this should be performed as intended.</p>	
<p>Image: P71</p> 			

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

General Information

UPRN	AG85001B
Address	Church Street Close Block 1 - 33 Thurnscoe South Yorkshire
Postcode	S63 0QT
Fire Risk Assessor	Grant Barker
Date of Inspection	08/11/2022
Checked by	Piotr Iwan
Reassessment Date	08/11/2024

General Information

Property Designation	Housing for older people
Property Type	Purpose built block of flats
No of Floors	2
No of Flats (if applicable)	33
Ground floor area (m2)	1,000
Total area of all floors	2,000
Building Description	The premises was purpose built as a sheltered accommodation scheme but is now repurposed as an independent living premises. It is thought that the premises was originally constructed in 1969. The premises is fully fire sprinklered. The residential areas of the premises are laid out in such a manner that two directions of escape are available from all flat entrance doors in the common area. There are three internal stairways and two external stairways. There is one passenger lift present. There is a pitched tiled roof above the majority of the residential areas and a flat roof above a smaller area (which contains the communal lounge at ground-floor level). There is no ancillary usage (the premises is all residential).
Building Construction	The ground-floor is ground bearing concrete and the construction between floor levels is a form of concrete construction. From visual observation only from the ground-floor level, the exposed surface of external walls gives the appearance of masonry construction with uPVC weatherboards and uPVC spandrel panels. Note - this is not the FRAEW as required by the Fire Safety Act 2021.
Extent of common areas	Communal kitchen, 2x communal laundries, communal lounge, mobility scooter store and circulation corridors/escape routes.

Areas of the building to which access was not available	The two detached garages and the now permanently secured out of use former boiler room area on the Chapel Street elevation.
If applicable state which flats were sample inspected	Flats 5, 23 and 25.

1. The Occupants

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

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

Ref.	Question	Policy Principles
12	Person managing fire safety in premises	
Answer		Finding/Observation
Ryan Beardshall - Fire Safety Officer, Berneslai Homes.		

Ref.	Question	Policy Principles
13	Person consulted during the fire risk assessment	
Answer		Finding/Observation
Mandy Hazeldine - the Peripatetic Manager.		

Ref.	Question	Policy Principles
14	Number of occupants (maximum estimated)	
Answer		Finding/Observation
Exact numbers of occupants cannot be realistically calculated without an intrusive poll, however it is assumed that the estimated number of occupants might be 132. This is made up of 2 residents and 2 visitors per flat.		

Ref.	Question	Policy Principles
15	Approximate maximum number of employees at any one time	
Answer		Finding/Observation
Estimated to be 3 at any one time.		

Ref.	Question	Policy Principles
16	Number of members of the public (maximum estimated)	
Answer		Finding/Observation
None, the premises is residential and not open to the public.		

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

2. Fire Safety Legislation

Ref.	Question	Policy Principles
21	The following fire safety legislation applies to these premises	
Answer		Finding/Observation
Regulatory Reform (Fire Safety) Order 2005		

Ref.	Question	Policy Principles
22	The above legislation is enforced by	
Answer		Finding/Observation
South Yorkshire Fire and Rescue Service		

Ref.	Question	Policy Principles
23	Other key fire safety legislation (other than Building Regs 2000)	
Answer		Finding/Observation
Housing Act 2004		

Ref.	Question	Policy Principles
24	The other legislation referred to above is enforced by	
Answer		Finding/Observation
The Local Authority.		

Ref.	Question	Policy Principles
25	Guidance used as applicable to premises and occupation	
Answer		Finding/Observation
NFCC - Specialised Housing Guidance		

Ref.	Question	Policy Principles
26	Is there an alteration or enforcement notice in force?	
Answer		Finding/Observation
No		None known or apparent.

Ref.	Question	Policy Principles
27	Fire loss experience (since last FRA)	
Answer		Finding/Observation
No		None known or apparent.

A. Electrical Ignition Sources

Ref.	Question	Policy Principles
A1	Is the fixed electrical installation periodically inspected and tested, (include dates if known)?	5 year fixed wire testing in communal areas are on a 5 year schedule. These works are carried out by our partners. All certificates are stored on PIMSS and can be requested at any time from the electrical compliance officer. As and when rewires take place, emergency lighting is being fitted in the stairwells if required.
Answer		Finding/Observation
Yes		5 year fixed wire testing in communal areas are tested/inspected on a 5 year schedule. These works are carried out by Berneslai Homes service partners. All certificates are stored on PIMSS and can be requested at any time from the Electrical Compliance Officer. As and when rewires take place, emergency lighting is being fitted in the stairwells if required.

Ref.	Question	Policy Principles
A2	Is PAT testing in common areas carried out?	Carried out annually by partners on a rolling schedule.
Answer		Finding/Observation
No		Some portable electrical appliances are provided by Berneslai Homes. The majority of those sampled had in date PAT labels, with the exception of the portable fan heater in the boiler room.

Action/Recommendation	Priority	Due Date
It is not known why the portable fan heater is present in the boiler room as it does not appear to perform any useful function or whether it has been officially supplied by Berneslai Homes. If it has not been supplied by Berneslai Homes, it should be removed from the premises. If it has, although it appears to be a modern type with a cut-off switch if accidentally knocked over, consideration should be given to replacing it with a safer alternative, such as an oil-filled electrical radiator type heater. If the fan heater is to be retained, it should be PAT tested during the next programmed Technicians visit.	Low	21/Nov/2023

Images

Image: A21



Ref.	Question	Policy Principles
A3	Is there a policy for personal electrical appliances (consider restrictions of communal supply points such as outlets and T pin outlets)?	
Answer		Finding/Observation
Yes		No significant issues or observations made at the time of the premises survey.

Ref.	Question	Policy Principles
A4	Is the use of adapters and leads limited?	
Answer		Finding/Observation
Yes		Extension leads were present in the Managers Office but notably none were observed in the common areas at the time of the premises survey, e.g. in the communal lounge. The use of extension leads in the Managers Office was considered reasonable and no issues were observed at the time of the premises survey.

Ref.	Question	Policy Principles
A5	Are there any PV cells installed and do they have the appropriate isolation systems and signage to assist the fire and rescue service?	
Answer		Finding/Observation
N/A		There were no PV installations present at the time of the premises survey.


B. Smoking Policies

Ref.	Question	Policy Principles
B1	Are there suitable arrangements to prevent fire as a result from smoking?	
Answer		Finding/Observation
Yes		Berneslai Homes have a no smoking policy in place within the common areas. Residents and their visitors are permitted to smoke within their individual flats and away from the building.

Ref.	Question	Policy Principles
B2	Is the policy being adhered to and are "No smoking" signs provided in the common areas?	
Answer		Finding/Observation
Yes		No evidence of smoking observed within the common areas at the time of the premises survey.

Images

Image: B21



C. Arson

Ref.	Question	Policy Principles
C1	Are premises secure against arson by outsiders? (Please state how)	
Answer		Finding/Observation
Yes		The assessor considers the area to be a normal risk in respect of arson. Fob entry from the outside at main entrance. Other entry/exits in day-to-day use also have fob entry.

Ref.	Question	Policy Principles
C2	Are bins secured or fire loading stored in a suitable location? (Please state bin type, location, if and how it is secured)	Blocks of flats that have issues with the storage of bins are waiting bin storage areas. A three year plan is in place to build bin storage areas for all flats with issues.
Answer		Finding/Observation
Yes		There is an external bin storage area that is secured against unauthorised entry. Waste is predominantly stored in large commercial sized bins and wheelie bins.

Images

Image: C21




D. Portable Heaters And Heating Installations

Ref.	Question	Policy Principles
D1	If used, is the use of portable heaters regarded as safe?	
Answer		Finding/Observation
No		Refer to Question A2.

Ref.	Question	Policy Principles
D2	Are fixed heating systems maintained annually?	
Answer		Finding/Observation
Yes		There is a fixed heating system present, serving both the common areas and the flats themselves. It is understood that this is inspected and maintained by NPS under a service contract. All certificates are stored on PIMSS and can be requested at any time from the Fire Safety Officer. Any faults are dealt with on a 24-hour priority order.

E. Cooking

Ref.	Question	Policy Principles
E1	Are reasonable measures in place to prevent fires as a result of cooking, including replacing filter(where necessary)?	
Answer		Finding/Observation
Yes		There is a communal kitchen provided, which is open plan to the communal lounge. There is no dedicated kitchen extract hood present. The kitchen areas were clean and tidy, and no issues were observed at the time of the premises survey.
Images		
<div>Image: E11</div> <div></div>		

F. Lightning

Ref.	Question	Policy Principles
F1	Does the building have a lightning protection system?	
Answer		Finding/Observation
No		A lightning protection system was not observed. The premises is single storey except for a clock tower, with a weathervane on top. The top of the weathervane is a similar height to those two-storey premises surrounding it and the premises is not particularly exposed. Therefore, the assessor considers that the fire risk without a lightning protection system fitted is tolerable and one is not considered essential.

G. House-Keeping

Ref.	Question	Policy Principles
G1	Are combustible materials kept away from any sources of ignition, including gas and electrical intake cupboards?	
Answer		Finding/Observation
Yes		No significant issues or observations identified at the time of the premises survey.

Ref.	Question	Policy Principles
G2	Are the escape routes kept clear of items combustible materials or waste and free of any trip hazards?	
Answer		Finding/Observation
No		It is understood that contract cleaners are employed to clean the common areas of this premises. Housekeeping standards within the common areas should be improved as there were items in contravention of the Berneslai Homes policy observed at the time of the premises survey.

Action/Recommendation	Priority	Due Date
The chair and gardening equipment in the ground-floor emergency exit lobby near flat 25 should be returned to their owner. The car bumper in the first-floor emergency exit lobby near flat 23 should be placed into storage in a more suitable place. Monitor for future transgressions.	Medium	19/Feb/2023

Images

Image: G21



Image: G22



Ref.	Question	Policy Principles
G3	Are mobility scooters or electric vehicles stored in the means of escape? If yes has an assessment been undertaken in line with the NFCC "Mobility Scooter Guidance for Residential Buildings"?	
Answer		Finding/Observation
No		None observed in the common areas or circulation spaces at the time of the premises survey, there is a dedicated storage area provided.


H. Hazards Introduced By Contractors

Ref.	Question	Policy Principles
H1	Is there satisfactory control over works carried out in the building by contractors (e.g. hot work permits)?	
Answer		Finding/Observation
Yes		Berneslai Homes have a 'No Hot Works' policy, a safer alternative must be used. This also applies to external contractors.

I. Dangerous Substances

Ref.	Question	Policy Principles
I1	If dangerous substances are used, has a risk assessment been carried out as required by the Dangerous Substances and Explosives Atmospheres Regulations 2002 and are they stored correctly?	
Answer		Finding/Observation
N/A		There were no dangerous or flammable substances within the common areas or in close proximity to the premises that could be readily observed at the time of the premises survey.

J. Other Significant Hazards

Ref.	Question	Policy Principles
J1	Are all issues deemed satisfactory? [1]	
Answer		Finding/Observation
Yes		There are two communal laundries present. It is understood that the lint filters are cleaned regularly and the laundry extraction ductwork is periodically deep cleaned by the cleaning contractors. Dryer filters were visibly clean at the time of the premises survey.
Images		
<p>Image: J11</p> 		

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

K. Means Of Escape

Ref.	Question	Policy Principles
K1	Is the escape route design deemed satisfactory? (Consider current design codes)	
Answer		Finding/Observation
Yes		Travel distances from the flat entrance doors to the corridor sub-division fire doors, nearest stairway or emergency exit are in-line with those recommended within the NFCC Specialised Housing Guide. The premises is laid out in such a manner that two directions of escape are available from all flat entrance doors in the residential areas.

Ref.	Question	Policy Principles
K2	Is the fire-resisting construction (including any glazing) protecting escape routes and staircases of a suitable standard and maintained in sound condition?	
Answer		Finding/Observation
No		Some fire doors had glazed panels that featured Georgian wired glazing, including stairway and corridor sub-division fire doors and none featured any etched fire resistance markings etc. It was not custom and practice to provide these markings historically as it was considered that the fact that it was Georgian wired glass indicated that it had suitable fire resistance properties (normally expected to be around 30-minutes) and this is still considered to be a reasonable assumption by the assessor. However, reference should be made to Question K3.

Action/Recommendation	Priority	Due Date
Urgent repairs are required to both external stairways as the concrete which is holding the steel risers in place is spalling. Additionally, if not already doing so, the external stairways should be subject to inspections by a competent person (usually a Structural Engineer) at periods no longer than 5-yearly as per the recommendation in BS8210 Guide to Building Maintenance Management.	Medium	19/Feb/2023

Images

Image: K22



Image: K23



Image: K21



Ref.	Question	Policy Principles	
K3	Is there adequate provision of exits (including exit Widths) for the numbers who may be present?		
Answer		Finding/Observation	
No		<p>This Independent Living scheme was constructed prior to the 1992 introduction of Building Regulations guidance. The 1992 revision of Approved Document B brought uniform standards into the national fire safety code, as prior to this, purpose built-flats (including sheltered schemes which this premises was originally) were subject to only minor regulation through local Building Acts. Although the British Standards Institute produced 'Codes of Practice' for the design of blocks of flats prior to 1992, these were not mandatory. It is clear that the design of this premises is such that local Building Acts were used for fire safety guidance, as the flat entrance door to flat 33 (the former Wardens flat) is within a stairway. Although a double fire door is provided at first-floor level to separate flat 33 from the corridor there, there are no fire doors separating the stairway from the ground-floor reception area (the stairway is open at the base). This arrangement would not be permissible today or in 1969 if the designer was following the British Institutes Codes of Practice. There is also significant use of Georgian-wired glazing within the wall separating the flat 33 from the stairway, and although it is reasonable for the assessor to assume that this would have around 30-minutes fire resistance or thereabouts, this falls short of the 60-minutes fire resistance expected today.</p>	
Action/Recommendation		Priority	Due Date
<p>The issue is that although there are two separate directions of escape available from within the communal lounge itself, they both terminate in the ground-floor reception area, into which the stairway containing flat 33 is also open to. If a fire originates in flat 33 (which was confirmed as being still in use) and the ground-floor communal lounge is also in use, occupants in the communal lounge may find themselves unable to escape due to smoke logging in the reception area, and effectively they will be trapped. Although it may be considered unduly pessimistic to consider that the fire sprinkler system in flat 33 will not sufficiently control the fire to such an extent that it will prevent the substantial amount of Georgian-wired glazing present in the wall of flat 33 failing in under 30-minutes, there are no absolute guarantees that it will, however the assessor considers that the fire sprinkler and automatic detection in the flat linked to the common area fire alarm is a mitigating factor and hence a low priority has been assigned to the action required. Therefore, it is recommended that a suitably signed dedicated emergency exit with a push-bar mechanism is provided in the ground-floor communal lounge. The emergency exit door should open outwards directly to the open air. One of the existing glazed units/spandrel panels might be replaced to provide the emergency exit that is required. Emergency escape lighting should also be provided externally. It is noted that an exit door (not emergency exit door) is located within the Managers Office which is within a lobby accessible from the communal lounge, but the Scheme Manager is peripatetic and present for only limited hours during the week, therefore this exit door in the Managers Office is unlikely to be available at all material times.</p>		Low	21/Nov/2023
Images			

Image: K31



Image: K32



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

Images

Image: K41



Image: K42



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

Ref.	Question	Policy Principles
K6	Are travels distances satisfactory? (consider single direction and more than one direction, property risk profile and occupancy characteristics)	
Answer		Finding/Observation
Yes		Travel distances from the flat entrance doors to the corridor sub-division fire doors, nearest stairway or emergency exit are in-line with those recommended within the NFCC Specialised Housing Guide. The premises is laid out in such a manner that two directions of escape are available from all flat entrance doors in the residential areas.

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

Ref.	Question	Policy Principles
K8	Are escape routes separated where appropriate?	
Answer		Finding/Observation
No		Corridor sub-division is provided. Self-closing FD30S fire doors are fitted. All had door co-ordinators which operated as intended. Refer to Question K3.

Ref.	Question	Policy Principles
K9	Are corridors sub-divided where appropriate?	
Answer		Finding/Observation
No		The stairway fire doors adjacent to flat 33 close in the wrong order and subsequently do not close fully.


Action/Recommendation	Priority	Due Date
Provide a fire door closing co-ordinator on the fire doors adjacent to flat 33. The left-hand door when viewed from the flat 33 side should close first.	Medium	19/Feb/2023


Images

Image: K91



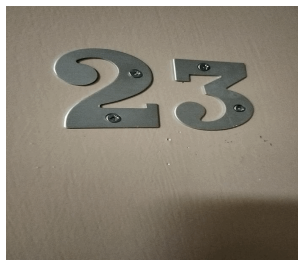



Ref.	Question	Policy Principles
K10	Do escape routes lead to a place of safety?	
Answer		Finding/Observation
Yes		Externally from all entry/exit doors, there are unrestricted directions of escape available.





Ref.	Question	Policy Principles
K11	Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision)	Annual service or AOV's carried out by partner on a rolling schedule. All certificates are stored on PIMSS and can be requested at any time from the Fire Officer.
Answer		Finding/Observation
No		Generally, with the exception of the stairway close to the first-floor laundry. There are openable windows present, which is considered to be a reasonable provision based on the age and use of the premises.
Images		
<p>Image: K111</p> 		

Ref.	Question	Policy Principles
K12	Is there any other issues that could affect the means of escape, for example plastic conduit/loose cables not secured by fire rated fastening?	
Answer		Finding/Observation
Yes		It was noted that the emergency exit doors and their structures that along both external stairways do not appear to be adequately fire resisting, they are uPVC with what appears to be standard non-fire rated glazing. Fire resisting construction of a minimum of 30-minutes is required as they fall within 1.80 metres of the external stairways.
Images		
<p>Image: K121</p> 		

L. Flat Entrance Doors

Ref.	Question	Policy Principles	
L1	Are the sample inspection flat entrance door or doors in good condition and appropriately fire rated?	Flat fire doors are inspected every six months to check function of the door and highlight any maintenance requirements. All reports are available upon request from the Fire Safety Officer. Cross corridor doors are inspected every 3 months in High Rise Blocks and every six months in low rise blocks months to check function of the door and highlight any maintenance requirements. All reports are available upon request from the Fire Safety Officer.	
Answer		Finding/Observation	
No		This Fire Risk Assessment should not be considered as fulfilling the requirements of a full fire door survey. Where defects were readily observable from the common area side of the flat entrance doors, or where residents allowed access, any deficiencies will be commented upon. The assessor has compared the flat entrance doors against the recommendations contained within the current revision of the NFCC Guide to assess suitability. The residents in flats 5, 23 and 25 allowed access. There was no plugs/labels or other certification present on the flat entrance doors sampled but it is likely that they are replacement fire doors. The doors were considered to be self-closing 'notional FD30S' fire doors. The doors sampled were considered to be in-line with the recommendations contained within the current revision of the NFCC Guide. It was observed that flat 23's entrance door did not fully self-close. No other issues were observed with any other flat entrance door when viewed from the common area side.	
Action/Recommendation		Priority	Due Date
Lubricate the lock on flat 23's entrance door, as after assessment by the assessor, it has been determined to be the cause that is preventing the fire door from self-closing.		Medium	19/Feb/2023
Images			
<div><div>Image: L11</div><div></div></div> <div><div>Image: L12</div><div></div></div> <div><div>Image: L13</div><div></div></div> <div><div>Image: L14</div><div></div></div>			

M. Common Area Fire Doors

Ref.	Question	Policy Principles	
M1	Are all common area fire door and frames in good condition and appropriately fire rated?	Flat fire doors are inspected every six months to check function of the door and highlight any maintenance requirements. All reports are available upon request from the Fire Safety Officer. Cross corridor doors are inspected every 3 months in High Rise Blocks and every six months in low rise blocks months to check function of the door and highlight any maintenance requirements. All reports are available upon request from the Fire Safety Officer.	
Answer		Finding/Observation	
No		The assessor has compared the common area doors against the recommendations contained within the current revision of the NFCC Guide to assess suitability. All common area fire doors were surveyed. The majority of the fire doors are replacement timber fire doors with certification present. There were four that had no plugs/certification present, and it is likely that they are original fixtures from the time that the premises was built. Two of these fire doors form a lobby within a short corridor close to the ground-floor laundry, and the other two are fitted to the lift motor room. There were issues identified with some of the common area fire doors that require remedial action.	
Action/Recommendation		Priority	Due Date
In the long term, smoke seals should be provided on the new mobility scooter storeroom fire door (only intumescent strips are present), both legacy fire doors forming the lobby in the short corridor close to the ground-floor laundry and on the legacy ground-floor lift motor room. It is considered that the simplest way of achieving this would be to retrofit batwing rubber smoke seals to the fire door frames and in the case of the lift motor room fire doors, along the edge of one of the opposing doors where they meet. It is recommended that if a contractor is appointed to make the necessary repairs, they should be a passive fire protection specialist accredited by a UKAS third party scheme such as FIRAS, Q-MARK etc. This considered to be a low priority due to the presence of the fire sprinkler system and numerous alternative escape routes available from these areas.		Low	21/Nov/2023
Images			
<div><div>Image: M11</div><div></div></div> <div><div>Image: M12</div><div></div></div> <div><div>Image: M13</div><div></div></div> <div><div>Image: M14</div><div></div></div>			

N. Emergency Lighting

Ref.	Question	Policy Principles
N1	If emergency lighting is provided, is the coverage sufficient and in good repair? (Internal and external)	
Answer		Finding/Observation
Yes		Where common area emergency escape lighting is present, comments are based upon a visual inspection of the system coverage and condition, but no illuminance tests or verification of full compliance with the relevant British Standards was carried out during the premises survey. The provision of emergency escape lighting within the internal common areas was considered adequate, and it was also observed that units were present externally in close proximity to emergency exit doors and external stairways.

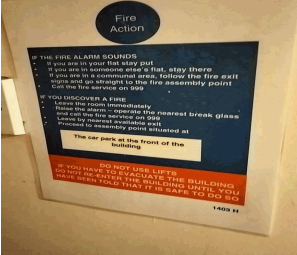

Images

Image: N11



Ref.	Question	Policy Principles
N2	If EL not provided, is borrowed/artificial lighting sufficient for escape? (Internal and external)	
Answer		Finding/Observation
Unknown		Refer to Question N1.

O. Fire Safety Signs & Notices

Ref.	Question	Policy Principles
O1	Is there adequate provision of visible fire safety signs and notices? (Consider directional, exits, stairs, fire action notices, Fire door keep shut, fire equipment and 'do not use lift' signage)	
Answer		Finding/Observation
No		The NFCC Guide advises that emergency escape signage is considered beneficial where a low-rise block is provided with multiple escape routes, and it has been provided at a reasonable level. 'Fire Door Keep Locked Shut' signage is displayed as required.
Action/Recommendation		Priority Due Date
Rehang the fire action notice that is on the floor in the lobby near ground-floor flat 25. Replace the older 'Stay-Put' fire action notice that is in the short corridor close to the ground-floor laundry with a newer 'Stay-Safe' fire action notice.		Medium 19/Feb/2023
Images		
<div>Image: O11</div>  <div>Image: O12</div> 		

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

P. Means Of Giving Warning In Case Of Fire

Ref.	Question	Policy Principles
P1	Is a reasonable fire detection and fire alarm system provided in the common areas, where necessary?	
Answer		Finding/Observation
Yes		Where a fire alarm system is present, comments are based upon a visual inspection of the system coverage and condition, but no audibility tests or verification of full compliance with the relevant British Standards was carried out during the premises survey. There is automatic detection in the common areas and this has been extended into the flats. The detectors in the flats have integrated sounders and strobe lights.

Images

Image: P11

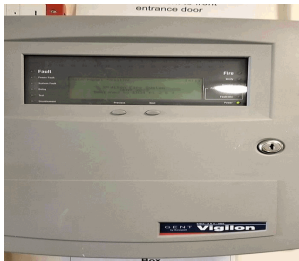


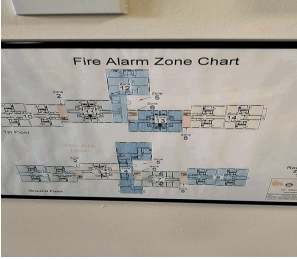
Image: P12




Ref.	Question	Policy Principles
P2	If installed, is the common area AFD adequate for the occupancy and fire risk?	
Answer		Finding/Observation
Yes		

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

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

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

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



Ref.	Question	Policy Principles
P7	If applicable, is a separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?	
Answer		Finding/Observation
No		The current NFCC Specialised Housing Guide recommends that it should be a long-term aspiration that all flats should be provided with a Grade D1, LD1 fire alarm system, preferably linked to an alarm receiving centre (ARC). The current arrangement within the flats is a smoke detector within the hallways linked to the common area fire alarm system and comprehensive fire sprinkler coverage. In flat 23, a hard-wired smoke alarm was also present in the hallway and in flat 5 a battery-operated stand-alone smoke alarm was also present in the hallway. Flat 25 had only the linked smoke detector in the hallway as described. The assessor considers that, as activation of either the common area fire alarm system or fire sprinkler system sends an alarm signal to the fire panel and then onwards to an ARC, this arrangement can be considered to be of an equivalent standard in the medium to long term.
Images		
<p>Image: P71</p> 		


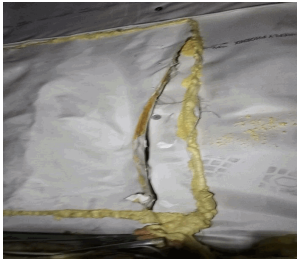

Ref.	Question	Policy Principles
P8	If applicable (Sheltered scheme) is the smoke detection within the flats monitored by an alarm receiving centre/on site scheme manager via a telecare system?	
Answer		Finding/Observation
Yes		


Q. Measures To Limit Fire Spread And Development

Ref.	Question	Policy Principles
Q1	Is there adequate levels of compartmentation between floors and between flats and the common escape routes?	
Answer		Finding/Observation
Yes		This Fire Risk Assessment should not be considered as fulfilling the requirements of a full fire compartmentation survey. Where defects were readily observable, any deficiencies will be commented upon. The general provision of fire compartmentation was considered reasonable with the exception of a number of issues identified in this section. It is clear that through observations made during sampling of such areas as above suspended ceiling tiles, recent fire stopping works have been performed in the corridors/circulation areas.

Ref.	Question	Policy Principles
Q2	Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings)	
Answer		Finding/Observation
Unknown		There are suspended ceilings are present. Due to the non-destructive nature of a Type-3 fire risk assessment survey, the assessor cannot comment on 'hidden voids' etc. Where defects were readily observable, any deficiencies will be commented upon. The general provision of fire compartmentation was considered reasonable with the exception of a number of issues identified in this section. It is clear that through observations made during sampling of such areas as above suspended ceiling tiles, recent fire stopping works have been performed in the corridors/circulation areas.

Ref.	Question	Policy Principles
Q3	Is there adequately fire protected service risers and/or ducts in common areas, that will restrict the spread of fire and smoke?	
Answer	Finding/Observation	
Unknown	The assessor has determined by observations made during the premises survey that not all extraction fans fitted in the kitchens and bathrooms of the flats discharge directly to the open air. This determination has been made based upon the number of external wall vents present (only approximately 30% of the flats have external wall vents fitted) and it was observed in the roof void that there is a building wide system covering multiple flats and possibly also the ancillary rooms/areas.	
Action/Recommendation		Priority
The extraction systems within the premises should be surveyed to determine whether there is currently sufficient protection in place to prevent fire and smoke travel between flats and/or ancillary areas. This would normally be provided by fire dampers within the ventilation systems ductwork. It was clear that on the sides of the 'fire curtain' cavity barriers within the roof voids where the ductwork penetrated it, that there were no fire dampers present and the ductwork did not appear to be fire rated, however observations could only be made from the common area side only. It should be confirmed that fire dampers are incorporated into the ductwork where it crosses fire compartmentation lines. The ventilation system should also shut down as a 'cause and effect' of a fire alarm activation to mitigate potential smoke travel.		Low
		21/Nov/2023
Images		
<div> <div>Image: Q31</div>  </div> <div> <div>Image: Q32</div>  </div>		

Ref.	Question	Policy Principles
Q4	Is compartmentation maintained in the roof space?	
Answer	Finding/Observation	
No	Roof voids are checked annually by Berneslai Homes and records are maintained centrally. The assessor was able to survey the roof void from various access hatches within the common area corridors. Roof void access hatches were either original timber hatches suitably upgraded on the roof void facing side (with the exception of the first-floor laundry roof void access hatch) or galvanised steel original fitments. From the second step of a portable step ladder, it was observed that in the roof void, the 'fire curtain' cavity barriers were damaged where access had been made to the areas beyond them and where masonry walls existed these had voids and other penetrations present. In most cases, no attempt had been made to carry out repairs after access had been made, or in some instances, repairs had been made using standard builders PU foam which has very little fire resistance.	
Action/Recommendation		Priority
The Scheme Manager explained that there had been many instances of water leaks that had necessitated repairs to be made in the roof void areas and hence, this why the cavity barriers were in such poor condition. In the medium term, running repairs should be made to the fire curtains using suitable materials (such as fire rated adhesive tape) and where possible in the masonry walls, densely packed mineral wool batt should be installed. Any contractor or Berneslai Homes operative should be fully briefed to make good any damage caused by accessing areas beyond the cavity barriers and should be provided with suitable materials to do so. In the longer term, at such point as when it is considered all water leaks are repaired, the roof void areas should be subject to a fire compartmentation survey and all areas necessary should be reinstated to a 60-minute minimum fire resisting standard. It is recommended that if a contractor is appointed to make the necessary repairs, they should be a passive fire protection specialist accredited by a UKAS third party scheme such as FIRAS, Q-MARK etc.		Medium
		19/Feb/2023
Images		
Image: Q41	Image: Q42	Image: Q43
		

Ref.	Question	Policy Principles
Q5	Are electrics, including embedded meters, enclosed in fire rated construction?	
Answer		Finding/Observation
No		Embedded meters are present in the corridors, and they appeared to be constructed of reasonably fire resisting materials. There are also some newer steel cabinets. All internal areas of the cabinets sampled had holes present where cables had been passed through into the flats.
Action/Recommendation		Priority
Survey the internal areas of all embedded electrical meter cabinets and make repairs were required where cables have been passed through. It is suggested that the repair can possibly be made using a fire-resistant mineral wool batt, which is suitably sealed with a fire-resistant mastic which would allow access in the future providing it was reinstated by a competent person.		Low
		Due Date
		21/Nov/2023
Images		
<p>Image: Q51</p> 		

Ref.	Question	Policy Principles
Q6	As far as can reasonably be ascertained, are fire dampers provided as necessary to protect critical means of escape against passage of fire, smoke and products of combustion in the early stages of a fire?	
Answer		Finding/Observation
No		A full investigation of the design of heating, ventilation and air conditioning (HVAC) systems is outside the scope of this fire risk assessment. No fire dampers were observed during the premises survey; however, refer to Question Q3.

Ref.	Question	Policy Principles
Q7	Is there reasonable limitation of linings to escape routes that might promote fire spread?	
Answer		Finding/Observation
Yes		No significant observations made during the premises survey.

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

Images

Image: Q81



Ref.	Question	Policy Principles
Q9	Does the premises have any external balconies, cladding or materials which may promote external fire spread?	
Answer		Finding/Observation
Unknown		The FRAEW as required by The Fire Safety Act 2021 and Fire Safety (England) Regulations 2022 is contractually excluded from the scope of this fire risk assessment. Berneslai Homes is aware of the requirements to undertake a Fire Risk Appraisal of External Wall (FRAEW) construction and cladding of existing blocks of flats based upon the BSI Code of Practice PAS 9980:2022. As Berneslai Homes are aware of the requirements to undertake a Fire risk appraisal of external wall (FRAEW) construction, the assessor considers that no further reminders are appropriate, other than to provide information in a goodwill manner and without prejudice, that there are features of the external walls that Berneslai Homes may wish to include in the FRAEW of this premises.

Images


Image: Q91




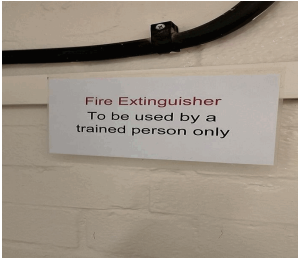
Ref.	Question	Policy Principles
Q10	Has a note been prepared of the external walls of the building and details of construction materials used? Does the note include and identify the level of risk that the design and materials used?	
Answer		Finding/Observation
Unknown		Refer to Question Q9.

Ref.	Question	Policy Principles
Q11	Does the External wall note include any mitigating circumstances that may have been taken to reduce the risk?	
Answer		Finding/Observation
Unknown		Refer to Question Q9.


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

Ref.	Question	Policy Principles
Q13	Are all other fire spread/compartimentation issues satisfactory?	
Answer	Finding/Observation	
No	Roof void access hatches were either original timber hatches suitably upgraded on the roof void facing side (with the exception of the first-floor laundry roof void access hatch) or galvanised steel original fittings.	
Action/Recommendation		Priority
<p>The first-floor roof void access hatch in the laundry should be upgraded as it is currently of low fire resistance and the laundry is considered to be a higher fire risk room. As this is considered to be a relatively straight forward operation and could be carried out easily where competent in-house staff are employed.</p> <p>Upgrade the roof void hatch cover by affixing an EUROCLASS A2 limited combustibility board (such as 'pink' fire rated plasterboard) to the roof void facing side. If wholesale replacement is favoured over the suggested upgrade, replace with a purpose designed fire rated loft hatch (a minimum of 30-minutes fire rating, the same as the ceiling the hatch is installed in). As laundries are considered to be higher fire risk areas, the priority assigned to this action reflects this.</p>		Medium
		19/Feb/2023
Images		
<p>Image: Q131</p> 		

R. Fire Extinguishing Appliances

Ref.	Question	Policy Principles
R1	if required, is there reasonable provision of accessible portable fire extinguishers?	
Answer	Finding/Observation	
Yes	Fire extinguishers are provided in certain higher fire risk rooms such as the communal kitchen, boiler room etc as per the Responsible Persons policy however it is not expected that although trained, staff would perform firefighting operations that might endanger themselves. There are labels present that clearly indicate that they should only be used by trained persons.	
Action/Recommendation	Priority	Due Date
The carbon dioxide extinguisher in the externally accessed boiler room was missed during the last Technicians visit. Ensure this extinguisher is serviced/maintained during the next programmed visit.	Low	21/Nov/2023
Images		
<div><div>Image: R12</div></div> <div><div>Image: R11</div></div>		

S. Relevant Automatic Fire Extinguishing Systems

Ref.	Question	Policy Principles
S1	Are there any automatic fire suppressant systems on site?	
Answer		Finding/Observation
Yes		There is a fire sprinkler system present with comprehensive coverage.
Images		
<p>Image: S11</p> 		

Ref.	Question	Policy Principles
S2	Are there any fixed fire fighting mains within the premises?	
Answer		Finding/Observation
No		

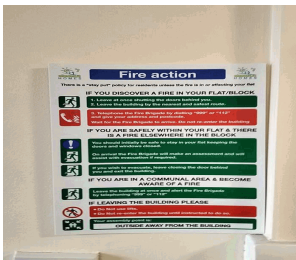
Ref.	Question	Policy Principles
S3	If any other relevant systems / equipment is installed, state type of system and comment as necessary	
Answer		Finding/Observation
N/A		

T. Procedures And Arrangements

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

Images

Image: T11



Ref.	Question	Policy Principles
T2	Has a competent person(s) been appointed to assist in undertaking the preventative and protective measures including in house checks?	
Answer		Finding/Observation
Yes		Ryan Beardshall - Fire Safety Officer, Berneslai Homes.

Ref.	Question	Policy Principles
T3	Are there appropriate documented fire safety arrangements and procedures in place in the event of fire?	
Answer		Finding/Observation
Yes		Fire action notices will suffice to inform residents locally.

Ref.	Question	Policy Principles
T4	Are there suitable arrangements for liaison and calling the Fire Service?	
Answer		Finding/Observation
Yes		It is considered that this would happen as the fire alarm system in the common area that has been extended into the flats and is monitored and also that residents would do this if they are guided by the fire action notices and common knowledge.

Ref.	Question	Policy Principles
T5	Are there suitable fire assembly points away from any risk?	
Answer		Finding/Observation
Yes		The residents can gather a safe distance away from the premises if necessary. It is not considered reasonably practicable to provide fire assembly point signage in public areas not under the control of Berneslai Homes.

Ref.	Question	Policy Principles
T6	Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?	
Answer		Finding/Observation
Yes		Person Centred Fire Risk Assessments have been carried out on all tenants in Independent Living Schemes and are reviewed on an annual basis for changes. Any issues identified during the assessment are referred to the Fire Safety Officer. In General needs blocks of flats only tenants that have been identified as having a vulnerability are offered an assessment. All assessments are stored on Share Point.

Ref.	Question	Policy Principles
T7	Are staff nominated and trained on the use of fire extinguishing appliances?	
Answer		Finding/Observation
Yes		Answer refers to times when employees of the Responsible Person might be present during their day to day duties. All employees receive fire safety awareness training at induction commensurate with their role and this is periodically refreshed as part of their ongoing general health and safety training. The training includes fire extinguisher identification however there is no expectation that employees would use these unless they felt that it was safe to do so. Records are maintained centrally.

Ref.	Question	Policy Principles
T8	Are staff nominated and trained to assist in evacuation (Where applicable e.g. Offices, supported schemes)?	
Answer		Finding/Observation
Yes		Answer refers to times when employees of the Responsible Person might be present during their day to day duties.

U. Training

Ref.	Question	Policy Principles
U1	Do staff receive adequate induction and annual refresher fire safety training? (To include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm, location and use of fire extinguishers, calling the fire service)	
Answer		Finding/Observation
Yes		All employees receive fire safety awareness training at induction commensurate with their role and this is periodically refreshed as part of their ongoing general health and safety training. The training includes fire extinguisher identification however there is no expectation that employees would use these unless they felt that it was safe to do so. Records are maintained centrally.

Ref.	Question	Policy Principles
U2	Are employees nominated to assist in the event of fire given additional training?	
Answer		Finding/Observation
Yes		Answer refers to times when employees of the Responsible Person might be present during their day to day duties. All employees receive fire safety awareness training at induction commensurate with their role and this is periodically refreshed as part of their ongoing general health and safety training. The training includes fire extinguisher identification however there is no expectation that employees would use these unless they felt that it was safe to do so. Records are maintained centrally.


V. Testing And Maintenance

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

W. Records

Ref.	Question	Policy Principles
W1	Is all routine testing and staff training including fire drills suitably recorded and available for inspection?	
Answer		Finding/Observation
Yes		Fire drills are not appropriate for this type of residential occupancy. Refer to policy principle regarding training.


X. Premises Information Box

Ref.	Question	Policy Principles
X1	Is a Premises Information Box located at the premises accessible to the Fire and Rescue Service, secure from unauthorised access and kept up to date?	
Answer		Finding/Observation
Yes		A premises information box has been provided but was not opened and no evacuation plans for specific residents were viewed under residents confidentiality rights under GDPR.
Images		
<div>Image: X11</div> <div></div>		

Y. Engagement With Residents

Ref.	Question	Policy Principles
Y1	Has all Fire Safety information & procedures been disseminated to the residents?	
Answer		Finding/Observation
Yes		The assessor has observed evidence that this occurs, such as posters etc that explain when and why fire door surveys, fire risk assessments etc are taking place. It is also understood that resident engagement meetings are held periodically.

Z. Any Other Information

Ref.	Question	Policy Principles
Z1	Are all issues deemed satisfactory? [1]	
Answer	Finding/Observation	
No	It was not possible to survey the internal areas of the two detached garages and the now permanently secured out of use former boiler room area on the Chapel Street elevation. Note, as this boiler room is now out of use and is permanently secured shut, it is not expected by the assessor that it should be opened up to be surveyed by Berneslai Homes.	
Action/Recommendation		Priority
Berneslai Homes are respectfully requested to make alternative arrangements to survey the internal areas of the two detached garages and add any recommendations (if any) to this fire risk assessment.		Medium
Due Date		
19/Feb/2023		
Images		
<p>Image: Z11</p> 		

Ref.	Question	Policy Principles
Z2	Are all issues deemed satisfactory?	
Answer	Finding/Observation	
Yes	This fire risk assessment has been performed by an IFE Registered assessor who is third-party licensed by the Engineering Council and is third-party accredited by UKAS. The submission of to the Responsible Person constitutes neither a warranty of future results by the assessor, nor an assurance against risk. This fire risk assessment represents the assessors best judgement, and may be based, in part, on information provided by others (either verbally, in writing or electronically). Although the assessor had no reason to doubt the validity of such information at the time of the production of this fire risk assessment, no liability whatsoever is accepted for the accuracy of such information supplied by others, which was taken in good faith.	

ZAAR. Assessment Risk Ratings

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

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

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

Ref.	Question	Policy Principles
ZAAR4	On satisfactory completion of all remedial works the risk rating of this building may be reduced to:	
Answer		Finding/Observation
Tolerable		

Flat 23.

1. Inspection Details

11	Has a Type 3 dwelling survey been performed?	Yes
12	Which flat number was accessed?	Flat 23.
13	Is there appropriate detection in place?	Yes

2. What Detection Is In Place?

21	Mains Smoke Detector in Hall	No
22	Main Smoke Detector in Lounge	No
23	Mains Heat Detector in Kitchen	No
24	Main Detection in Bedroom(s)	No
25	Battery Smoke in hall	No
26	Link Heat detector in hall	Yes
27	Other	N/A

3. General

31	If on the ground or 1st floors, is there secondary means of escape from each habitable room? Door or window of at least 0.33m ² with no single dimension smaller than 450mm.	Yes
32	Does the layout of the flat meet the relevant Building Regulations (Travel distance, protected entrance hall, alternative escape etc.?)	Yes
33	Are there any extraction fans that are not vented directly to an external wall?	Unknown
34	Are there any missing internal doors?	No
35	Is the fixed electrical test in date?	Yes
36	Are there any signs of hoarding?	No
37	Is the cooker in a safe position?	Yes
38	Assessor's Miscellaneous Comments or observations - please consider compartmentation within the flat or any tenant alterations?	See main body of the report.

Flat 25.

1. Inspection Details

11	Has a Type 3 dwelling survey been performed?	Yes
12	Which flat number was accessed?	Flat 25.
13	Is there appropriate detection in place?	Yes

2. What Detection Is In Place?

21	Mains Smoke Detector in Hall	Yes
22	Main Smoke Detector in Lounge	No
23	Mains Heat Detector in Kitchen	No
24	Main Detection in Bedroom(s)	No
25	Battery Smoke in hall	No
26	Link Heat detector in hall	Yes
27	Other	N/A

3. General

31	If on the ground or 1st floors, is there secondary means of escape from each habitable room? Door or window of at least 0.33m ² with no single dimension smaller than 450mm.	Yes
32	Does the layout of the flat meet the relevant Building Regulations (Travel distance, protected entrance hall, alternative escape etc.?)	Yes
33	Are there any extraction fans that are not vented directly to an external wall?	Unknown
34	Are there any missing internal doors?	No
35	Is the fixed electrical test in date?	Yes
36	Are there any signs of hoarding?	No
37	Is the cooker in a safe position?	Yes
38	Assessor's Miscellaneous Comments or observations - please consider compartmentation within the flat or any tenant alterations?	See main body of the report.

Flat 5.

1. Inspection Details

11	Has a Type 3 dwelling survey been performed?	Yes
12	Which flat number was accessed?	Flat 5.
13	Is there appropriate detection in place?	Yes

2. What Detection Is In Place?

21	Mains Smoke Detector in Hall	No
22	Main Smoke Detector in Lounge	No
23	Mains Heat Detector in Kitchen	No
24	Main Detection in Bedroom(s)	No
25	Battery Smoke in hall	Yes
26	Link Heat detector in hall	Yes
27	Other	N/A

3. General

31	If on the ground or 1st floors, is there secondary means of escape from each habitable room? Door or window of at least 0.33m ² with no single dimension smaller than 450mm.	Yes
32	Does the layout of the flat meet the relevant Building Regulations (Travel distance, protected entrance hall, alternative escape etc.?)	Yes
33	Are there any extraction fans that are not vented directly to an external wall?	Unknown
34	Are there any missing internal doors?	No
35	Is the fixed electrical test in date?	Yes
36	Are there any signs of hoarding?	No
37	Is the cooker in a safe position?	Yes
38	Assessor's Miscellaneous Comments or observations - please consider compartmentation within the flat or any tenant alterations?	See main body of the report.

Limitations Statement

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 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.

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:
	102119
Part 1c	SSAIB 3rd Party Certificate Number:
	CHES077
Part 2	Name of Client:
	Amanda Garrard (Chief Executive Berneslai Homes).
Part 3a	Address of premises for which the fire risk assessment was carried out:
	Church Street Close Block 1 - 33, Thurnscoe, South Yorkshire, S63 0QT
Part 3b	Part or parts of the premises to which the fire risk assessment applies:
	Communal kitchen, 2x communal laundries, communal lounge, mobility scooter store and circulation corridors/escape routes.
Part 4	Brief description of the scope and purpose of the fire risk assessment:
	Life Safety (as per agreed Specification)
Part 4b	Limitations of FRA:
	See Limitation Statement
Part 5	Effective date of the fire risk assessment:
	08/11/2022
Part 6	Recommended date for reassessment of the premises:
	08/11/2024
Part 7	Unique reference number of this certificate:
	107261

Signed for and on behalf of the issuing Certificated Organization:

James Hutton

Dated: 11/21/2022

Appendix 1. Action Details

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
A2	ELECTRICAL IGNITION SOURCES	Low	Some portable electrical appliances are provided by Berneslai Homes. The majority of those sampled had in date PAT labels, with the exception of the portable fan heater in the boiler room.	It is not known why the portable fan heater is present in the boiler room as it does not appear to perform any useful function or whether it has been officially supplied by Berneslai Homes. If it has not been supplied by Berneslai Homes, it should be removed from the premises. If it has, although it appears to be a modern type with a cut-off switch if accidentally knocked over, consideration should be given to replacing it with a safer alternative, such as an oil-filled electrical radiator type heater. If the fan heater is to be retained, it should be PAT tested during the next programmed Technicians visit.		21/11/2023	A21
F1	LIGHTNING	No Timescale	A lightning protection system was not observed. The premises is single storey except for a clock tower, with a weathervane on top. The top of the weathervane is a similar height to those two-storey premises surrounding it and the premises is not particularly exposed. Therefore, the assessor considers that the fire risk without a lightning protection system fitted is tolerable and one is not considered essential.	Recommend management undertake a risk assessment of the building to determine if lightning protection is required.			
G2	HOUSE-KEEPING	Medium	It is understood that contract cleaners are employed to clean the common areas of this premises. Housekeeping standards within the common areas should be improved as there were items in contravention of the Berneslai Homes policy observed at the time of the premises survey.	The chair and gardening equipment in the ground-floor emergency exit lobby near flat 25 should be returned to their owner. The car bumper in the first-floor emergency exit lobby near flat 23 should be placed into storage in a more suitable place. Monitor for future transgressions.		19/02/2023	G21, G22

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
K2	MEANS OF ESCAPE	Medium	Some fire doors had glazed panels that featured Georgian wired glazing, including stairway and corridor sub-division fire doors and none featured any etched fire resistance markings etc. It was not custom and practice to provide these markings historically as it was considered that the fact that it was Georgian wired glass indicated that it had suitable fire resistance properties (normally expected to be around 30-minutes) and this is still considered to be a reasonable assumption by the assessor. However, reference should be made to Question K3.	Urgent repairs are required to both external stairways as the concrete which is holding the steel risers in place is spalling. Additionally, if not already doing so, the external stairways should be subject to inspections by a competent person (usually a Structural Engineer) at periods no longer than 5-yearly as per the recommendation in BS8210 Guide to Building Maintenance Management.		19/02/2023	K22, K23, K21

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
K3	MEANS OF ESCAPE	Low	<p>This Independent Living scheme was constructed prior to the 1992 introduction of Building Regulations guidance. The 1992 revision of Approved Document B brought uniform standards into the national fire safety code, as prior to this, purpose built-flats (including sheltered schemes which this premises was originally) were subject to only minor regulation through local Building Acts. Although the British Standards Institute produced 'Codes of Practice' for the design of blocks of flats prior to 1992, these were not mandatory. It is clear that the design of this premises is such that local Building Acts were used for fire safety guidance, as the flat entrance door to flat 33 (the former Wardens flat) is within a stairway. Although a double fire door is provided at first-floor level to separate flat 33 from the corridor there, there are no fire doors separating the stairway from the ground-floor reception area (the stairway is open at the base). This arrangement would not be permissible today or in 1969 if the designer was following the British Institutes Codes of Practice. There is also significant use of Georgian-wired glazing within the wall separating the flat 33 from the stairway, and although it is reasonable for the assessor to assume that this would have around 30-minutes fire resistance or thereabouts, this falls short of the 60-minutes fire resistance expected today.</p>	<p>The issue is that although there are two separate directions of escape available from within the communal lounge itself, they both terminate in the ground-floor reception area, into which the stairway containing flat 33 is also open to. If a fire originates in flat 33 (which was confirmed as being still in use) and the ground-floor communal lounge is also in use, occupants in the communal lounge may find themselves unable to escape due to smoke logging in the reception area, and effectively they will be trapped. Although it may be considered unduly pessimistic to consider that the fire sprinkler system in flat 33 will not sufficiently control the fire to such an extent that it will prevent the substantial amount of Georgian-wired glazing present in the wall of flat 33 failing in under 30-minutes, there are no absolute guarantees that it will, however the assessor considers that the fire sprinkler and automatic detection in the flat linked to the common area fire alarm is a mitigating factor and hence a low priority has been assigned to the action required. Therefore, it is recommended that a suitably signed dedicated emergency exit with a push-bar mechanism is provided in the ground-floor communal lounge. The emergency exit door should open outwards directly to the open air. One of the existing glazed units/spandrel panels might be replaced to provide the emergency exit that is required. Emergency escape lighting should also be provided externally. It is noted that an exit door (not emergency exit door) is located within the Managers Office which is within a lobby accessible from the communal lounge, but the Scheme Manager is peripatetic and present for only limited hours during the week, therefore this exit door in the Managers Office is unlikely to be available at all material times.</p>		21/11/2023	K31, K32

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
K9	MEANS OF ESCAPE	Medium	The stairway fire doors adjacent to flat 33 close in the wrong order and subsequently do not close fully.	Provide a fire door closing co-ordinator on the fire doors adjacent to flat 33. The left-hand door when viewed from the flat 33 side should close first.		19/02/2023	K91
K11	MEANS OF ESCAPE	No Timescale	Generally, with the exception of the stairway close to the first-floor laundry. There are openable windows present, which is considered to be a reasonable provision based on the age and use of the premises.	There is currently no smoke control facility in the stairway close to the first-floor laundry. The existing openable windows are at such a height that they cannot be reached. In the longer term, such as during a refurbishment of the premises, one or more manual winding handles should be provided at ground-floor in this stairway. This is considered to be a very low priority recommendation as there are many other available stairways for escape.			K111
K12	MEANS OF ESCAPE	No Timescale	It was noted that the emergency exit doors and their structures that along both external stairways do not appear to be adequately fire resisting, they are uPVC with what appears to be standard non-fire rated glazing. Fire resisting construction of a minimum of 30-minutes is required as they fall within 1.80 metres of the external stairways.	In the longer term, such as during a refurbishment of the premises, the emergency exit doors and their structures (x4) should be replaced with materials that provide a minimum of 30-minutes fire resistance. This is considered to be a very low priority recommendation as there are internal lobbies present with 30-minute fire doors at all of these emergency exits and there are many other available internal stairways for escape.			K121

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
L1	FLAT ENTRANCE DOORS	Medium	<p>This Fire Risk Assessment should not be considered as fulfilling the requirements of a full fire door survey. Where defects were readily observable from the common area side of the flat entrance doors, or where residents allowed access, any deficiencies will be commented upon. The assessor has compared the flat entrance doors against the recommendations contained within the current revision of the NFCC Guide to assess suitability. The residents in flats 5, 23 and 25 allowed access. There was no plugs/labels or other certification present on the flat entrance doors sampled but it is likely that they are replacement fire doors. The doors were considered to be self-closing 'notional FD30S' fire doors. The doors sampled were considered to be in-line with the recommendations contained within the current revision of the NFCC Guide. It was observed that flat 23's entrance door did not fully self-close. No other issues were observed with any other flat entrance door when viewed from the common area side.</p>	Lubricate the lock on flat 23's entrance door, as after assessment by the assessor, it has been determined to be the cause that is preventing the fire door from self-closing.		19/02/2023	L11, L12, L13, L14

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
M1	COMMON AREA FIRE DOORS	Low	The assessor has compared the common area doors against the recommendations contained within the current revision of the NFCC Guide to assess suitability. All common area fire doors were surveyed. The majority of the fire doors are replacement timber fire doors with certification present. There were four that had no plugs/certification present, and it is likely that they are original fixtures from the time that the premises was built. Two of these fire doors form a lobby within a short corridor close to the ground-floor laundry, and the other two are fitted to the lift motor room. There were issues identified with some of the common area fire doors that require remedial action.	In the long term, smoke seals should be provided on the new mobility scooter storeroom fire door (only intumescent strips are present), both legacy fire doors forming the lobby in the short corridor close to the ground-floor laundry and on the legacy ground-floor lift motor room. It is considered that the simplest way of achieving this would be to retrofit batwing rubber smoke seals to the fire door frames and in the case of the lift motor room fire doors, along the edge of one of the opposing doors where they meet. It is recommended that if a contractor is appointed to make the necessary repairs, they should be a passive fire protection specialist accredited by a UKAS third party scheme such as FIRAS, Q-MARK etc. This considered to be a low priority due to the presence of the fire sprinkler system and numerous alternative escape routes available from these areas.		21/11/2023	M11, M12, M13, M14
O1	FIRE SAFETY SIGNS & NOTICES	Medium	The NFCC Guide advises that emergency escape signage is considered beneficial where a low-rise block is provided with multiple escape routes, and it has been provided at a reasonable level. 'Fire Door Keep Locked Shut' signage is displayed as required.	Rehang the fire action notice that is on the floor in the lobby near ground-floor flat 25. Replace the older 'Stay-Put' fire action notice that is in the short corridor close to the ground-floor laundry with a newer 'Stay-Safe' fire action notice.		19/02/2023	O11, O12

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
P7	MEANS OF GIVING WARNING IN CASE OF FIRE	No Timescale	<p>The current NFCC Specialised Housing Guide recommends that it should be a long-term aspiration that all flats should be provided with a Grade D1, LD1 fire alarm system, preferably linked to an alarm receiving centre (ARC). The current arrangement within the flats is a smoke detector within the hallways linked to the common area fire alarm system and comprehensive fire sprinkler coverage. In flat 23, a hard-wired smoke alarm was also present in the hallway and in flat 5 a battery-operated stand-alone smoke alarm was also present in the hallway. Flat 25 had only the linked smoke detector in the hallway as described. The assessor considers that, as activation of either the common area fire alarm system or fire sprinkler system sends an alarm signal to the fire panel and then onwards to an ARC, this arrangement can be considered to be of an equivalent standard in the medium to long term.</p>	<p>It is understood that there is a longer term intention to provide an interlinked Grade D1, LD1 fire alarm system in all flats at such time as a significant works programme is under way in this premises and this should be performed as intended.</p>			P71
Q3	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Low	<p>The assessor has determined by observations made during the premises survey that not all extraction fans fitted in the kitchens and bathrooms of the flats discharge directly to the open air. This determination has been made based upon the number of external wall vents present (only approximately 30% of the flats have external wall vents fitted) and it was observed in the roof void that there is a building wide system covering multiple flats and possibly also the ancillary rooms/areas.</p>	<p>The extraction systems within the premises should be surveyed to determine whether there is currently sufficient protection in place to prevent fire and smoke travel between flats and/or ancillary areas. This would normally be provided by fire dampers within the ventilation systems ductwork. It was clear that on the sides of the 'fire curtain' cavity barriers within the roof voids where the ductwork penetrated it, that there were no fire dampers present and the ductwork did not appear to be fire rated, however observations could only be made from the common area side only. It should be confirmed that fire dampers are incorporated into the ductwork where it crosses fire compartmentation lines. The ventilation system should also shut down as a 'cause and effect' of a fire alarm activation to mitigate potential smoke travel.</p>		21/11/2023	Q31, Q32

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
Q4	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Medium	<p>Roof voids are checked annually by Berneslai Homes and records are maintained centrally. The assessor was able to survey the roof void from various access hatches within the common area corridors. Roof void access hatches were either original timber hatches suitably upgraded on the roof void facing side (with the exception of the first-floor laundry roof void access hatch) or galvanised steel original fitments. From the second step of a portable step ladder, it was observed that in the roof void, the 'fire curtain' cavity barriers were damaged where access had been made to the areas beyond them and where masonry walls existed these had voids and other penetrations present. In most cases, no attempt had been made to carry out repairs after access had been made, or in some instances, repairs had been made using standard builders PU foam which has very little fire resistance.</p>	<p>The Scheme Manager explained that there had been many instances of water leaks that had necessitated repairs to be made in the roof void areas and hence, this why the cavity barriers were in such poor condition. In the medium term, running repairs should be made to the fire curtains using suitable materials (such as fire rated adhesive tape) and where possible in the masonry walls, densely packed mineral wool batt should be installed. Any contractor or Berneslai Homes operative should be fully briefed to make good any damage caused by accessing areas beyond the cavity barriers and should be provided with suitable materials to do so. In the longer term, at such point as when it is considered all water leaks are repaired, the roof void areas should be subject to a fire compartmentation survey and all areas necessary should be reinstated to a 60-minute minimum fire resisting standard. It is recommended that if a contractor is appointed to make the necessary repairs, they should be a passive fire protection specialist accredited by a UKAS third party scheme such as FIRAS, Q-MARK etc.</p>		19/02/2023	Q41, Q42, Q43
Q5	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Low	<p>Embedded meters are present in the corridors, and they appeared to be constructed of reasonably fire resisting materials. There are also some newer steel cabinets. All internal areas of the cabinets sampled had holes present where cables had been passed through into the flats.</p>	<p>Survey the internal areas of all embedded electrical meter cabinets and make repairs were required where cables have been passed through. It is suggested that the repair can possibly be made using a fire-resistant mineral wool batt, which is suitably sealed with a fire-resistant mastic which would allow access in the future providing it was reinstated by a competent person.</p>		21/11/2023	Q51

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
Q13	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Medium	Roof void access hatches were either original timber hatches suitably upgraded on the roof void facing side (with the exception of the first-floor laundry roof void access hatch) or galvanised steel original fitments.	The first-floor roof void access hatch in the laundry should be upgraded as it is currently of low fire resistance and the laundry is considered to be a higher fire risk room. As this is considered to be a relatively straight forward operation and could be carried out easily where competent in-house staff are employed. Upgrade the roof void hatch cover by affixing an EUROCLASS A2 limited combustibility board (such as 'pink' fire rated plasterboard) to the roof void facing side. If wholesale replacement is favoured over the suggested upgrade, replace with a purpose designed fire rated loft hatch (a minimum of 30-minutes fire rating, the same as the ceiling the hatch is installed in). As laundries are considered to be higher fire risk areas, the priority assigned to this action reflects this.		19/02/2023	Q131
R1	FIRE EXTINGUISHING APPLIANCES	Low	Fire extinguishers are provided in certain higher fire risk rooms such as the communal kitchen, boiler room etc as per the Responsible Persons policy however it is not expected that although trained, staff would perform firefighting operations that might endanger themselves. There are labels present that clearly indicate that they should only be used by trained persons.	The carbon dioxide extinguisher in the externally accessed boiler room was missed during the last Technicians visit. Ensure this extinguisher is serviced/maintained during the next programmed visit.		21/11/2023	R12, R11
Z1	ANY OTHER INFORMATION	Medium	It was not possible to survey the internal areas of the two detached garages and the now permanently secured out of use former boiler room area on the Chapel Street elevation. Note, as this boiler room is now out of use and is permanently secured shut, it is not expected by the assessor that it should be opened up to be surveyed by Berneslai Homes.	Berneslai Homes are respectfully requested to make alternative arrangements to survey the internal areas of the two detached garages and add any recommendations (if any) to this fire risk assessment.		19/02/2023	Z11