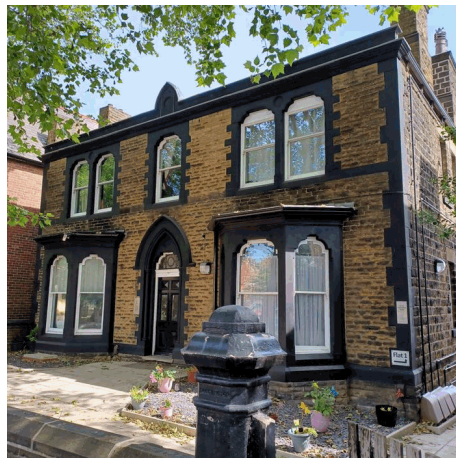


FIRE RISK ASSESSMENT

PROPERTY ASSESSED:
39 Huddersfield Road Block 01 - 05
Barnsley
South Yorkshire

S75 1DN



UPRN: AQ97001B

Inspection Date: 21/06/2022

Validation Date: 01/07/2022

Valid to: 01/07/2023

FRA completed by: Pennington Choices

FRA Completed For: Berneslai Homes

Executive Summary

FRA Risk Rating:

Moderate



FRA Action by Type

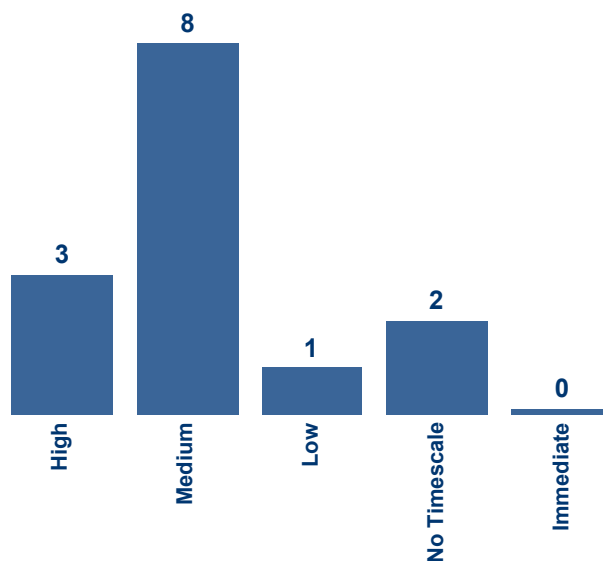
Recommendations:

2

Actions:

12

FRA Action Count by Priority



:

Premises Risk Rating

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

Reassessment Priority: **High - 1 Year**

FRA - Summary

Responsible Person	Amanda Garrard (Chief Executive)
Property Designation	General needs
Management Extent	
No of Floors	3
No of Flats (if applicable)	5
Ground floor Area (m2)	100
Total Area of all floors (m2)	300

FRA Completed By:	John Feeney
FRA Type:	Type 1
QA Carried Out By:	Piotr Iwan
QA Validation Date:	01/07/2022

Findings & Actions Summary

High

3

Question Number	Category	Priority	Finding/Observation	Action	Complete By
G2	House-Keeping	High	Items stored on the ground and first floor of the common areas.	Management to ensure combustible items noted are removed from the common area/means of escape and the area kept clear	30/08/2022
L1	Flat Entrance Doors	High	Flat door 4 sampled which appeared to be FD30S. Self closer hanging off with excessive gaps at the top, side and bottom of this door.	A third party certified competent person should be contracted to carry out remedial works on the fire door identified.	30/08/2022
Q4	Measures To Limit Fire Spread And Development	High	Unable to identify if compartmentation is satisfactory within the roof space.	Management to check compartmentation within the roof space over the common area	30/08/2022

Medium

8

Question Number	Category	Priority	Finding/Observation	Action	Complete By
A3	Electrical Ignition Sources	Medium	Wall sockets present, not in use and no policy.	Management should introduce a policy on the use of personal portable electrical appliances within the common areas.	29/09/2022
B2	Smoking Policies	Medium	No illicit smoking identified within the premises. No smoking signage was not displayed.	No smoking signage should be prominently displayed within the premises.	29/09/2022
C2	Arson	Medium	Bins are remote from the building and appear to be well managed. Combustible items on the lower ground floor, external, against the side of the building at what appears to be Flat 1.	Combustible waste materials located in the rear yard should be removed.	29/09/2022
H1	Hazards Introduced By Contractors	Medium	No policy available to determine if satisfactory control over works are carried out in the building for in-house contractors and outside contractors (e.g. hot work permits).	Berneslai Homes should confirm what policy is in place.	29/09/2022
M1	Common Area Fire Doors	Medium	Unable to confirm if the common area fire door and door set is certified FD30s.	Management to confirm all common area fire doors and door sets are certified FD30s standard.	29/09/2022

Medium

8

Question Number	Category	Priority	Finding/Observation	Action	Complete By
P1	Means Of Giving Warning In Case Of Fire	Medium	The building appears to have been converted to general needs self contained flats, with conversion date unknown. LACORS guidance states a three- to six-storey house converted to self contained flats (prior to Building Regulations 1991, approved document B standard) must have a Grade A: LD2 coverage in the common areas and a heat detector in each flat in the room/lobby opening onto the escape route (interlinked). Please refer to P7 for the level of detection required within the individual flats.	Management should ensure the current alarm system meets this standard.	29/09/2022
P6	Means Of Giving Warning In Case Of Fire	Medium	Unknown how the alarm is silenced and reset.	Management should confirm what arrangements are in place to silence and reset the fire alarm.	29/09/2022
P7	Means Of Giving Warning In Case Of Fire	Medium	Unknown as occupier of flat sampled would not provide any information.	Detection should be installed within the common parts as per LACORS guidance: Grade D1: LD2 coverage in the common areas and a heat detector in each flat in the room/lobby opening onto the escape route (interlinked).	29/09/2022

Low

1

Question Number	Category	Priority	Finding/Observation	Action	Complete By
P5	Means Of Giving Warning In Case Of Fire	Low	None present.	A fire alarm zone plan should be provided.	01/07/2023

No Timescale

2

Question Number	Category	Priority	Finding/Observation	Recommendation	Complete By
F1	Lightning	No Timescale	No lightning protection system was identified during the assessment.	Recommend management undertake a risk assessment of the building to determine if a lightning protection system is required.	
T3	Procedures And Arrangements	No Timescale	Unable to confirm at the time of inspection.	Management to confirm that appropriate fire safety records are kept on site or at a central location	

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

General Information

UPRN	AQ97001B
Address	39 Huddersfield Road Block 01 - 05 Barnsley South Yorkshire
Postcode	S75 1DN
Fire Risk Assessor	John Feeney
Date of Inspection	21/06/2022
Checked by	Piotr Iwan
Reassessment Date	21/06/2023

General Information

Property Designation	General needs
Property Type	Converted detached house
No of Floors	3
No of Flats (if applicable)	5
Ground floor area (m2)	100
Total area of all floors	300
Building Description	This is a three-storey converted building served by a single staircase with two flats on the ground floor and two flats on the first floor. One flat is located on the lower ground floor with external access at the side of the building. Access to the premises is by key. There are two ground floor exits at the front and rear of the property. There is no lift fitted. Access is at street level.
Building Construction	Year of construction circa 1900's. The building appears to be constructed of traditional brick and stone with a tiled pitch roof. Internal walls are plaster finish with concrete floors.
Extent of common areas	Means of escape.
Areas of the building to which access was not available	Under stairs cupboard located on the ground floor.
If applicable state which flats were sample inspected	Flat door 4 sampled.

1. The Occupants

	Question	Answer	
10	Management Extent	Partially Managed Building - Manager or Senior Staff not onsite regularly	
11	Details of any onsite management (hours onsite etc.)	Not known.	
12	Person managing fire safety in premises	Kerry Storrar - Building Safety Manager	
13	Person consulted during the fire risk assessment	No-one consulted during the visit.	
14	Number of occupants (maximum estimated)	Two per flat estimated.	
15	Approximate maximum number of employees at any one time	One.	
16	Number of members of the public (maximum estimated)	Four.	
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 	This is a "general needs" block of flats that will have sleeping occupants. It is conceivable that there may be young persons, the elderly and children within the flats as part of families who reside there. There may also be occupants with varying degrees of physical/mental impairment. In addition, lone workers may be present within common parts of the premises.	

2. Fire Safety Legislation

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

A. Electrical Ignition Sources

	Question	Answer	
A1	Is the fixed electrical installation periodically inspected and tested, (include dates if known)?	Yes	See principle. Risk Assessor Comment: 5 year fixed wire testing in communal areas are on a 5 year schedule. These works are carried out by our partners. All certificates are stored on PIMSS and can be requested at any time from the electrical compliance officer. As and when rewires take place, emergency lighting is being fitted in the stairwells if required.
A2	Is PAT testing in common areas carried out?	N/A	No portable electrical appliances present. Risk Assessor Comment: Carried out annually by partners on a rolling schedule.
A3	Is there a policy for personal electrical appliances (consider restrictions of communal supply points such as outlets and T pin outlets)?	Unknown	Wall sockets present, not in use and no policy.
A4	Is the use of adapters and leads limited?	N/A	None present.
A5	Are there any PV cells installed and do they have the appropriate isolation systems and signage to assist the fire and rescue service?	N/A	No photovoltaics were installed within the premises.

Actions / Recommendations

Medium

1

Question Number	Finding	Action	Complete By	Images
A3	Wall sockets present, not in use and no policy.	Management should introduce a policy on the use of personal portable electrical appliances within the common areas.	29/09/2022	A31

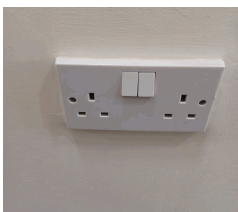


Image: A31

B. Smoking Policies

	Question	Answer	
B1	Are there suitable arrangements to prevent fire as a result from smoking?	Yes	
B2	Is the policy being adhered to and are "No smoking" signs provided in the common areas?	No	No illicit smoking identified within the premises. No smoking signage was not displayed.

Actions / Recommendations

Medium

1

Question Number	Finding	Action	Complete By	Images
B2	No illicit smoking identified within the premises. No smoking signage was not displayed.	No smoking signage should be prominently displayed within the premises.	29/09/2022	

C. Arson

	Question	Answer	
C1	Are premises secure against arson by outsiders? (Please state how)	Yes	Secure entry system in place.
C2	Are bins secured or fire loading stored in a suitable location? (Please state bin type, location, if and how it is secured)	No	Bins are remote from the building and appear to be well managed. Combustible items on the lower ground floor, external, against the side of the building at what appears to be Flat 1. Risk Assessor Comment: Blocks of flats that have issues with the storage of bins are waiting bin storage areas. A three year plan is in place to build bin storage areas for all flats with issues.

Actions / Recommendations

Medium

1

Question Number	Finding	Action	Complete By	Images
C2	Bins are remote from the building and appear to be well managed. Combustible items on the lower ground floor, external, against the side of the building at what appears to be Flat 1.	Combustible waste materials located in the rear yard should be removed.	29/09/2022	C21, C22

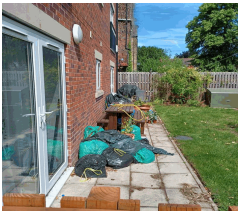


Image: C21



Image: C22

D. Portable Heaters And Heating Installations

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

E. Cooking

	Question	Answer	
E1	Are reasonable measures in place to prevent fires as a result of cooking, including replacing filter(where necessary)?	N/A	No cooking facilities present in the common areas.

F. Lightning

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

Actions / Recommendations

No Timescale1

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

G. House-Keeping

	Question	Answer	
G1	Are combustible materials kept away from any sources of ignition, including gas and electrical intake cupboards?	Yes	
G2	Are the escape routes kept clear of items combustible materials or waste and free of any trip hazards?	No	Items stored on the ground and first floor of the common areas.
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"?	N/A	None present.

Actions / Recommendations

High

1

Question Number	Finding	Action	Complete By	Images
G2	Items stored on the ground and first floor of the common areas.	Management to ensure combustible items noted are removed from the common area/means of escape and the area kept clear	30/08/2022	G21, G22, G23



Image: G21



Image: G22



Image: G23

H. Hazards Introduced By Contractors

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

Actions / Recommendations

Medium

1

Question Number	Finding	Action	Complete By	Images
H1	No policy available to determine if satisfactory control over works are carried out in the building for in-house contractors and outside contractors (e.g. hot work permits).	Berneslai Homes should confirm what policy is in place.	29/09/2022	

I. Dangerous Substances

	Question	Answer	
I1	If dangerous substances are used, has a risk assessment been carried out as required by the Dangerous Substances and Explosives Atmospheres Regulations 2002 and are they stored correctly?	N/A	No evidence of any dangerous substances onsite at time of inspection.

J. Other Significant Hazards

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

K. Means Of Escape

	Question	Answer	
K1	Is the escape route design deemed satisfactory? (Consider current design codes)	Yes	The escape route was satisfactory with an uncomplicated layout and a single stair case leading to one final exit.
K2	Is the fire-resisting construction (including any glazing) protecting escape routes and staircases of a suitable standard and maintained in sound condition?	Yes	
K3	Is there adequate provision of exits (including exit Widths) for the numbers who may be present?	Yes	
K4	Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?)	Yes	Turn handle on final exit door.
K5	Do final exits open in the direction of escape where necessary?	N/A	Due to the low number of occupants likely to be using the premises, it is not necessary for doors to open in the direction of travel.
K6	Are travels distances satisfactory? (consider single direction and more than one direction, property risk profile and occupancy characteristics)	Yes	
K8	Are there suitable precautions for all inner rooms?	N/A	
K9	Are escape routes separated where appropriate?	N/A	
K10	Are corridors sub-divided where appropriate?	N/A	
K11	Do escape routes lead to a place of safety?	Yes	
K12	Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision)	Yes	Automatic opening vent installed with controls located on the ground floor at the main entrance. Risk Assessor Comment: Annual service or AOV's carried out by partner on a rolling schedule. All certificates are stored on PIMSS and can be requested at any time from the Fire Officer.
K13	Is there any other issues that could affect the means of escape, for example plastic conduit/loose cables not secured by fire rated fastening?	No	

L. Flat Entrance Doors

	Question	Answer	
L1	Are the sample inspection flat entrance door or doors in good condition and appropriately fire rated?	No	<p>Flat door 4 sampled which appeared to be FD30S. Self closer hanging off with excessive gaps at the top, side and bottom of this door. Risk Assessor Comment: Flat fire doors are inspected every six months to check function of the door and highlight any maintenance requirements. All reports are available upon request from the Fire Safety Officer. Cross corridor doors are inspected every 3 months in High Rise Blocks and every six months in low rise blocks months to check function of the door and highlight any maintenance requirements. All reports are available upon request from the Fire Safety Officer.</p>

Actions / Recommendations

High

1

Question Number	Finding	Action	Complete By	Images
L1	Flat door 4 sampled which appeared to be FD30S. Self closer hanging off with excessive gaps at the top, side and bottom of this door.	A third party certified competent person should be contracted to carry out remedial works on the fire door identified.	30/08/2022	L11, L12, L13, L14, L15, L16, L17, L18



Image: L11



Image: L12



Image: L13



Image: L14



Image: L15



Image: L16



Image: L17



Image: L18

M. Common Area Fire Doors

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

Actions / Recommendations

Medium

1

Question Number	Finding	Action	Complete By	Images
M1	Unable to confirm if the common area fire door and door set is certified FD30s.	Management to confirm all common area fire doors and door sets are certified FD30s standard.	29/09/2022	M11



Image: M11

N. Emergency Lighting

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

O. Fire Safety Signs & Notices

	Question	Answer	
O1	Is there adequate provision of visible fire safety signs and notices? (Consider directional, exits, stairs, fire action notices, Fire door keep shut, fire equipment and 'do not use lift' signage)	Yes	Fire signage was suitable, sufficient and located appropriately throughout the premises.
O2	Wayfinding Signage (buildings over 11 metres in height). Are there clear markings for flat and floor recognition provided?	N/A	

P. Means Of Giving Warning In Case Of Fire

	Question	Answer	
P1	Is a reasonable fire detection and fire alarm system provided in the common areas, where necessary?	Yes	The building appears to have been converted to general needs self contained flats, with conversion date unknown. LACORS guidance states a three- to six-storey house converted to self contained flats (prior to Building Regulations 1991, approved document B standard) must have a Grade A: LD2 coverage in the common areas and a heat detector in each flat in the room/lobby opening onto the escape route (interlinked). Please refer to P7 for the level of detection required within the individual flats.
P2	If installed, is the common area AFD adequate for the occupancy and fire risk?	Unknown	As per P1.
P3	If not installed, are the premises deemed safe without a common area AFD system?	No	
P4	If there is a communal fire detection and fire alarm system, does it extend into the dwellings?	Unknown	As per P7.
P5	Where appropriate, has a fire alarm zone plan been provided?	No	None present.
P6	Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?	Unknown	Unknown how the alarm is silenced and reset.
P7	If applicable, is a separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?	Unknown	Unknown as occupier of flat sampled would not provide any information.
P8	If applicable (Sheltered scheme) is the smoke detection within the flats monitored by an alarm receiving centre/on site scheme manager via a telecare system?	N/A	

Actions / Recommendations

Medium

3

Question Number	Finding	Action	Complete By	Images
P1	The building appears to have been converted to general needs self contained flats, with conversion date unknown. LACORS guidance states a three- to six-storey house converted to self contained flats (prior to Building Regulations 1991, approved document B standard) must have a Grade A: LD2 coverage in the common areas and a heat detector in each flat in the room/lobby opening onto the escape route (interlinked). Please refer to P7 for the level of detection required within the individual flats.	Management should ensure the current alarm system meets this standard.	29/09/2022	P11, P12, P13, P14
P6	Unknown how the alarm is silenced and reset.	Management should confirm what arrangements are in place to silence and reset the fire alarm.	29/09/2022	
P7	Unknown as occupier of flat sampled would not provide any information.	Detection should be installed within the common parts as per LACORS guidance: Grade D1: LD2 coverage in the common areas and a heat detector in each flat in the room/lobby opening onto the escape route (interlinked).	29/09/2022	

Low

1

Question Number	Finding	Action	Complete By	Images
P5	None present.	A fire alarm zone plan should be provided.	01/07/2023	

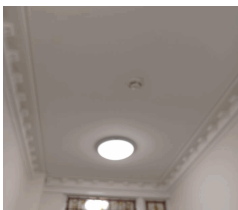


Image: P11



Image: P12



Image: P13



Image: P14

Q. Measures To Limit Fire Spread And Development

	Question	Answer	
Q1	Is there adequate levels of compartmentation between floors and between flats and the common escape routes?	Yes	From a visual inspection, it appeared that compartmentation was adequate.
Q2	Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings)	N/A	
Q3	Is there adequately fire protected service risers and/or ducts in common areas, that will restrict the spread of fire and smoke?	N/A	
Q4	Is compartmentation maintained in the roof space?	Unknown	Unable to identify if compartmentation is satisfactory within the roof space.
Q5	Are electrics, including embedded meters, enclosed in fire rated construction?	N/A	
Q6	As far as can reasonably be ascertained, are fire dampers provided as necessary to protect critical means of escape against passage of fire, smoke and products of combustion in the early stages of a fire?	N/A	
Q7	Is there reasonable limitation of linings to escape routes that might promote fire spread?	Yes	Linings appeared adequate at time of inspection.
Q8	Are soft furnishings in common areas appropriate to limit fire spread/growth?	N/A	
Q9	Does the premises have any external balconies, cladding or materials which may promote external fire spread?	No	
Q10	Has a note been prepared of the external walls of the building and details of construction materials used? Does the note include and identify the level of risk that the design and materials used?	N/A	
Q11	Does the External wall note include any mitigating circumstances that may have been taken to reduce the risk?	N/A	
Q12	Has the responsible person reviewed the external wall note on a regular basis and revised it if there have been any significant changes in the external walls.	N/A	
Q13	Are all other fire spread/compartmentation issues satisfactory?	Yes	

Actions / Recommendations

High

1

Question Number	Finding	Action	Complete By	Images
Q4	Unable to identify if compartmentation is satisfactory within the roof space.	Management to check compartmentation within the roof space over the common area	30/08/2022	Q41, Q42, Q43, Q44



Image: Q41



Image: Q42



Image: Q43



Image: Q44

R. Fire Extinguishing Appliances

	Question	Answer	
R1	if required, is there reasonable provision of accessible portable fire extinguishers?	N/A	

S. Relevant Automatic Fire Extinguishing Systems

	Question	Answer	
S1	Are there any automatic fire suppressant systems on site?	No	
S2	Are there any fixed fire fighting mains within the premises?	N/A	
S3	If any other relevant systems / equipment is installed, state type of system and comment as necessary	N/A	

T. Procedures And Arrangements

	Question	Answer	
T1	Recommended evacuation strategy for this building is	Simultaneous Evacuation	
T2	Has a competent person(s) been appointed to assist in undertaking the preventative and protective measures including in house checks?	Yes	Berneslai Homes - Kerry Storrar - Building Safety Manager.
T3	Are there appropriate documented fire safety arrangements and procedures in place in the event of fire?	Unknown	Unable to confirm at the time of inspection.
T4	Are there suitable arrangements for liaison and calling the Fire Service?	Yes	Residents call the fire service when required.
T5	Are there suitable fire assembly points away from any risk?	Yes	Car park as detailed on all fire action notices.
T6	Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?	Yes	Person Centered Fire Risk Assessments have been carried out on all tenants in Independent Living Schemes and should have been reviewed on an annual basis for changes however lock down has prevented us from visiting elderly residents so reviews have not taken place yet. Any issues identified during the assessment are referred to the fire Safety Officer. In General needs blocks of flats only tenants that have been identified as having a vulnerability are offered an assessment. All assessments are stored on Share Point.
T7	Are staff nominated and trained on the use of fire extinguishing appliances?	N/A	
T8	Are staff nominated and trained to assist in evacuation (Where applicable e.g. Offices, supported schemes)?	N/A	

Actions / Recommendations

No Timescale

1

Question Number	Observation	Recommendation	Complete By	Images
T3	Unable to confirm at the time of inspection.	Management to confirm that appropriate fire safety records are kept on site or at a central location		

U. Training

	Question	Answer	
U1	Do staff receive adequate induction and annual refresher fire safety training? (To include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm, location and use of fire extinguishers, calling the fire service)	N/A	
U2	Are employees nominated to assist in the event of fire given additional training?	N/A	

V. Testing And Maintenance

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

W. Records

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

X. Premises Information Box

	Question	Answer	
X1	Is a Premises Information Box located at the premises accessible to the Fire and Rescue Service, secure from unauthorised access and kept up to date?	N/A	

Y. Engagement With Residents

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

Z. Any Other Information

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

ZAAR. Assessment Risk Ratings

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

ZAAR. Assessment Risk Ratings

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

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

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

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

Medium

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

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

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

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

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

Moderate Harm

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

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

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

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

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

Moderate

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

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

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



Life Safety Fire Risk Assessment Certificate of Conformity

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

Schedule:

Part 1a	Name & Address of Certified Organisation:
	Pennington Choices, Broofield House, Grimsditch Lane, WA4 4EA
Part 1b	BAFE registration number of issuing Certified Organization:
	CHES077
Part 2	Name of Client:
	Amanda Garrard (Chief Executive)
Part 3a	Address of premises for which the fire risk assessment was carried out:
	39 Huddersfield Road Block 01 - 05 Barnsley South Yorkshire S75 1DN
Part 3b	Part or parts of the premises to which the fire risk assessment applies:
	Common Parts only (not dwellings, where applicable)
Part 4	Brief description of the scope and purpose of the fire risk assessment:
	Life Safety (as per agreed Specification)
Part 5	Effective date of the fire risk assessment:
	21/06/2022
Part 6	Recommended date for reassessment of the premises:
	21/06/2023
Part 7	Unique reference number of this certificate:
	107186

Signed for and on behalf of the issuing Certificated Organization:

Will Ward