FIRE RISK ASSESSMENT

PROPERTY ASSESSED:
Woodhall Flats Block 01 - 33
Darfield
South Yorkshire

S73 9EN

UPRN: BM68001B
Inspection Date: 16/11/2022
Validation Date: 05/12/2022
Valid to: 05/12/2024
FRA completed by: Pennington Choices
FRA Completed For: Berneslai Homes

Fire Risk Assessment Provider (SP205)

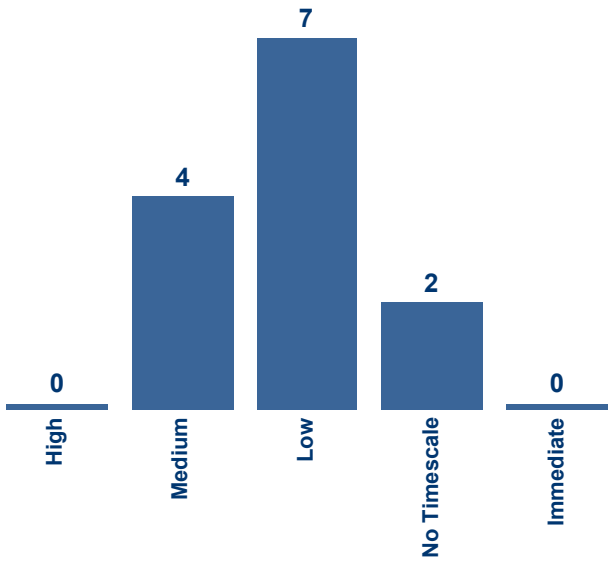
Executive Summary

PENNINGTON CHOICES
SURVEYING AND CONSULTANCY

FRA Risk Rating: **Tolerable**

FRA Action by Type	
Recommendations:	2
Actions:	11

FRA Action Count by Priority



Premises Risk Rating: **Tolerable**

Reassessment Priority: **Medium - 2 Years**

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

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:	05/12/2022
QA Carried Out By:	Paul Doodson
Validator's Signature:	

Findings & Actions Summary

Medium 7

Ref.	Category	Priority	Complete By
E1	Cooking	Medium	05/Mar/2023

Finding/Observation	Action/Recommendation
There is a communal kitchen provided. It was not possible to access the communal kitchen at the time of the premises survey as the key within the key safe (and therefore it is very likely that the key within the red fire box provided for the Fire and Rescue Service also) no longer fit. A resident explained this was due to the lock being recently replaced.	If the key within the Fire and Rescue Service red fire box is not the correct key for the communal kitchen, a replacement key should be provided. Additionally, if the same applies to the key within the contractors key safe, this should also be replaced.

Image: E11

Ref.	Category	Priority	Complete By
Q1	Measures To Limit Fire Spread And Development	Medium	05/Mar/2023

Finding/Observation	Action/Recommendation
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 should be improved although it was evident through observations made during sampling of such areas as risers etc that some recent fire stopping works have been performed.	The plastic waste water pipe in the laundry ceiling should be fitted with an intumescent collar or fire stopped on both sides using an intumescent graphite mastic or other suitable firestopping product that has been tested for such applications. 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. As laundries are considered to be higher fire risk areas, the priority assigned to this action reflects this.

Image: Q11

Findings & Actions Summary

Ref.	Category	Priority	Complete By
Q2	Measures To Limit Fire Spread And Development	Medium	05/Mar/2023

Finding/Observation	Action/Recommendation
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 should be improved although it was evident through observations made during sampling of such areas as risers etc that some recent fire stopping works have been performed.	Standard PU builders foam (which has very little fire resistance) has been used to fill wall to ceiling gaps in the boiler room, which is joined to the residential areas. 'Pink' PU fire foam has been used to fill gaps between the ceiling and the walls in the integrated garage of flat 33 (there are residential areas above). The size of the gaps is well beyond the typical size of gaps that is normally quoted in the manufacturers test data for 'pink' fire foam (which is normally no more than 15mm). The foam in these areas should be raked out and replaced with suitable fire stopping product that has been tested for such applications. 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. As both of these areas are considered to be higher fire risk areas, the priority assigned to this action reflects this.

Image: Q22

Image: Q23

Image: Q21

Ref.	Category	Priority	Complete By
Z1	Any Other Information	Medium	05/Mar/2023

Finding/Observation	Action/Recommendation
It was not possible to survey the internal areas of the communal kitchen and the unknown ground floor room in the stairway with a white door that is close to the toilet facility (possibly a mobility scooter store). No keys were available for either of these rooms.	Berneslai Homes are respectfully requested to make alternative arrangements to survey these areas and add any recommendations (if any) to this fire risk assessment.

Image: Z11

Image: Z12

Findings & Actions Summary

PENNINGTON CHOICES
SURVEYING AND CONSULTANCY

Low 16

Ref.	Category	Priority	Complete By
M1	Common Area Fire Doors	Low	05/Dec/2023

Finding/Observation	Action/Recommendation
The assessor has compared the common area doors against the recommendations contained within the current revision of the NFCC Guide to assess suitability. The majority of the fire doors are replacement timber fire doors with certification present and these had certification present. All riser fire doors that were sampled were considered to be 'upgraded FD30S' fire doors as were the small number of original corridor sub-division fire doors that remained from the time of the premises construction. There were a small number of 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 fire door fitted to the ground floor cleaners storeroom close to the Managers Office. It is considered that the simplest way of achieving this would be to retrofit batwing rubber smoke seals to the fire door frame. A third fire rated hinge should be fitted to the ground floor storeroom in the stairway near flat 7. 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. Both of these actions are considered to be a low priority due to the presence of numerous alternative escape routes available from these areas and the comprehensive automatic fire detection in place in the common areas where these fire doors are located.

Image: M11

Image: M12

Image: M13

Image: M14

Ref.	Category	Priority	Complete By
N1	Emergency Lighting	Low	05/Dec/2023

Finding/Observation	Action/Recommendation
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.	The general lighting scheme which would normally be relied upon for escape prior to any electrical failure is not operating in the corridor containing flat 28, but in discussions with a resident it is understood that a repair has been scheduled. Repair the general lighting scheme in this corridor as intended.

Image: N11

Image: N12

Image: N13

Image: N14

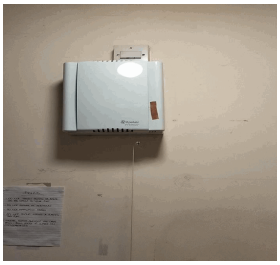
Findings & Actions Summary

Ref.	Category	Priority	Complete By
Q3	Measures To Limit Fire Spread And Development	Low	05/Dec/2023

Finding/Observation	Action/Recommendation
The assessor has determined by observations made during the premises survey that all of the extraction fans fitted in the bathrooms of the flats discharge directly to the open air. This determination has been made based upon the number of external wall vents present (none) and it was observed in the roof void that there is a building wide system covering multiple flats and possibly other ancillary rooms/areas such as the laundry.	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 mineral wool 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.

Image: Q31

Image: Q32



Ref.	Category	Priority	Complete By
Q4	Measures To Limit Fire Spread And Development	Low	05/Dec/2023

Finding/Observation	Action/Recommendation
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/stairways/ancillary rooms. From the second step of a portable step ladder, it was observed that the mineral wool cavity barriers were damaged and in some instances had holes present where ductwork penetrated them. Additionally, some repairs had been made using standard builders PU foam which has very little fire resistance.	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.

Image: Q41

Image: Q42

Findings & Actions Summary

Ref.	Category	Priority	Complete By
Q7	Measures To Limit Fire Spread And Development	Low	05/Dec/2023

Finding/Observation	Action/Recommendation
Plasterboard has been removed from the timber stud wall enclosing plumbing that is routed through the roof void and hence provides a lack of fire compartmentation between the two areas.	Reinstate the plasterboard or provide a removable access hatch with a minimum of 30-minutes fire resistance if regular access is required. As the Water Tank Room is considered by the assessor to be a very low risk area, the priority assigned reflects this.

Image: Q71

Ref.	Category	Priority	Complete By
Q13	Measures To Limit Fire Spread And Development	Low	05/Dec/2023

Finding/Observation	Action/Recommendation
Roof void access hatches were original timber hatches but some had not been suitably upgraded on the roof void facing side. These are located in the first floor water tank room, one of the two hatches in the stairway containing bathroom 4, in the stairway near flat 24, in the stairway near flat 25, in the stairway near flat 27 and in the corridor near flat 24.	These roof void access hatches should be upgraded as they are currently of low fire resistance. As this is considered to be a relatively straightforward 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).

Image: Q131

Findings & Actions Summary

Ref.	Category	Priority	Complete By
R1	Fire Extinguishing Appliances	Low	05/Dec/2023

Finding/Observation	Action/Recommendation
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.	There are redundant fire extinguishers stored in the first floor Water Tank Room. These extinguishers should be removed from the premises during the next programmed Technicians visit.

Image: R11

Image: R12

Findings & Actions Summary

PENNINGTON CHOICES
SURVEYING AND CONSULTANCY

No Timescale 2

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
P7	Means Of Giving Warning In Case Of Fire	No Timescale	

Finding/Observation	Action/Recommendation
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 or within lounge/bedroom where the flat is a bedsit. The smoke detectors have integrated strobe lights/sounders and are linked to the common area fire alarm system. Flats 2, 27 and 32. were sampled. In flat 2 (a bedsit), a stand-alone battery-operated smoke alarm was also present close to the flat entrance door. In flat 27, a linked heat detector was also present in the open plan kitchen. In flat 32, only an interlinked smoke detector was present in the hallway. The assessor considers that, as activation of the common area fire alarm system or linked detectors in the flats sends an alarm signal to the fire panel and then onwards to an ARC, this arrangement can be considered to be reasonable in the medium term.	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.

Detailed Risk Assessment

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

General Information

UPRN	BM68001B
Address	Woodhall Flats Block 01 - 33 Darfield South Yorkshire
Postcode	S73 9EN
Fire Risk Assessor	Grant Barker
Date of Inspection	16/11/2022
Checked by	Paul Doodson
Reassessment Date	16/11/2024

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 known that the premises was originally constructed in 1974. 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, with the exception of six that are in single direction of escape corridors of acceptable travel distance (two flats per corridor). There are five internal stairways. There are two stairlifts. There is a pitched tiled roof. 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, communal laundry, communal lounges and circulation corridors/escape routes.

Areas of the building to which access was not available	The communal kitchen and the unknown ground floor room in the stairway with a white door that is close to the toilet facility (possibly a mobility scooter store). No keys were available for either of these rooms.
If applicable state which flats were sample inspected	Flats 2, 27 and 32.

Detailed Risk Assessment

PENNINGTON CHOICES
SURVEYING AND CONSULTANCY

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**
None - the Peripatetic Manager was not present at the time of the premises survey.		

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: - sleeping occupants - disabled occupants - occupants in remote areas and lone workers - young persons - others	
Answer		**Finding/Observation**
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		

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.

Detailed Risk Assessment

PENNINGTON CHOICES
SURVEYING AND CONSULTANCY

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**
Yes		Some portable electrical appliances are provided by Berneslai Homes. Those sampled had in date PAT labels.
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 they 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

Detailed Risk Assessment

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 an appropriate distance away from the premises. 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**
Yes		None observed at the time of the premises survey.

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.

Images

Image: D21

Detailed Risk Assessment

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. It was not possible to access the communal kitchen at the time of the premises survey as the key within the key safe (and therefore it is very likely that the key within the red fire box provided for the Fire and Rescue Service also) no longer fit. A resident explained this was due to the lock being recently replaced.

Action/Recommendation	Priority	Due Date
If the key within the Fire and Rescue Service red fire box is not the correct key for the communal kitchen, a replacement key should be provided. Additionally, if the same applies to the key within the contractors key safe, this should also be replaced.	Medium	05/Mar/2023

Images

Image: E11

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**
Yes		It is understood that contract cleaners are employed to clean the common areas of this premises. Housekeeping standards within the common areas were in-line with Berneslai Homes policy and no significant issues or observations were made at the time of the premises survey.

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.

Detailed Risk Assessment

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.

Detailed Risk Assessment

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 is a communal laundry 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		

Image: J11

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	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, with the exception of six that are in single direction of escape corridors (two flats per corridor). In all cases, travel distances were considered to be in line with the relevant guide. 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 doors to flats 7 and 25 (and possibly emergency exits from the bedrooms where these are provided in certain other flats) are within stairways. This arrangement would not be permissible today or in 1974 if the designer was following the British Institutes Codes of Practice, however based upon the fact that there is an emergency exit very close to flat 7 and alternative stairways are available from flat 25 by passing through the stairway fire door which is in very close proximity (this is also true of any other flats where alternative emergency exits are provided from the bedrooms e.g. they are similarly positioned so that these alternative exits open into a stairway, no issue has been raised in respect of this. No fire door defects were observed with any of the fire doors in these locations. Therefore, the assessor has considered that the situation should be accepted 'as is' and no further consideration is required.

Images

Image: K11

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**
Yes		Some common area 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. It was also noted that there was fire rated glazing between the communal lounge and the corridor running to the front of it, although due to the locations of the two sets of fire doors at either end of the lounge, fire resistant glazing was not considered to be necessary i.e. No one need use this corridor for escape. It is for this reason that the two high level vents in the corridor/communal lounge wall are not considered to be an issue by the assessor.
Images		

Image: K21

Image: K22

Image: K23

Ref.	Question	Policy Principles
K3	Is there adequate provision of exits (including exit Widths) for the numbers who may be present?	
Answer		**Finding/Observation**
Yes		No significant issues were identified, or other observations were made at the time of the premises survey.

Ref.	Question	Policy Principles
K4	Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?)	
Answer		**Finding/Observation**
Yes		Thumb-turn mechanisms are fitted to the main entrance door and rear entrance door to the car park. 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 thumb-turns or operating method in an emergency. Push-bars are fitted to all emergency exit doors.
Images		

Image: K41

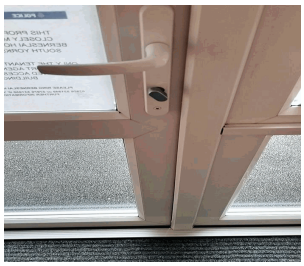


Image: K42

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		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, with the exception of six that are in single direction of escape corridors (two flats per corridor). In all cases, travel distances were considered to be in line with the relevant guide.

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 coverage mitigates the risk adequately.

Ref.	Question	Policy Principles
K8	Are escape routes separated where appropriate?	
Answer		**Finding/Observation**
Yes		Corridor sub-division is provided. Self-closing FD30S fire doors are fitted.

Ref.	Question	Policy Principles
K9	Are corridors sub-divided where appropriate?	
Answer		**Finding/Observation**
Yes		Corridor sub-division is provided. Self-closing FD30S fire doors are fitted.

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**
Yes		There are openable windows present, which is considered to be a reasonable provision based on the age and use of the premises.
Images		

Image: K111

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**
No		No significant issues were identified or other observations were made at the time of the premises survey.

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**
Yes		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 2, 27 and 32 allowed access. There was no plugs/labels or other certification present on the flat 2 and 32 entrance doors, but it is very likely that they are replacement timber fire doors. The doors were considered to be self-closing 'notional FD30S' fire doors. Flat 27 entrance door was a modern certificated FD30S fire door. All of the doors sampled were considered to be in-line with the recommendations contained within the current revision of the NFCC Guide. No issues were observed with any other flat entrance door when viewed from the common area side.

Images

Image: L11

Image: L12

Image: L13

Image: L14

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. The majority of the fire doors are replacement timber fire doors with certification present and these had certification present. All riser fire doors that were sampled were considered to be 'upgraded FD30S' fire doors as were the small number of original corridor sub-division fire doors that remained from the time of the premises construction. There were a small number of 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 fire door fitted to the ground floor cleaners storeroom close to the Managers Office. It is considered that the simplest way of achieving this would be to retrofit batwing rubber smoke seals to the fire door frame. A third fire rated hinge should be fitted to the ground floor storeroom in the stairway near flat 7. 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. Both of these actions are considered to be a low priority due to the presence of numerous alternative escape routes available from these areas and the comprehensive automatic fire detection in place in the common areas where these fire doors are located.	Low	05/Dec/2023

Images

Image: M11

Image: M12

Image: M13

Image: M14

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.

Action/Recommendation	Priority	Due Date
The general lighting scheme which would normally be relied upon for escape prior to any electrical failure is not operating in the corridor containing flat 28, but in discussions with a resident it is understood that a repair has been scheduled. Repair the general lighting scheme in this corridor as intended.	Low	05/Dec/2023

Images

Image: N11

Image: N12

Image: N13

Image: N14

Ref.	Question	Policy Principles
N2	If EL not provided, is borrowed/artificial lighting sufficient for escape? (Internal and external)	

Answer	Finding/Observation
No	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**
Yes		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.

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 smoke 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		

Image: P51

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 or within lounge/bedroom where the flat is a bedsit. The smoke detectors have integrated strobe lights/sounders and are linked to the common area fire alarm system. Flats 2, 27 and 32. were sampled. In flat 2 (a bedsit), a stand-alone battery-operated smoke alarm was also present close to the flat entrance door. In flat 27, a linked heat detector was also present in the open plan kitchen. In flat 32, only an interlinked smoke detector was present in the hallway. The assessor considers that, as activation of the common area fire alarm system or linked detectors in the flats sends an alarm signal to the fire panel and then onwards to an ARC, this arrangement can be considered to be reasonable in the medium term.

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		

Detailed Risk Assessment

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
No	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 should be improved although it was evident through observations made during sampling of such areas as risers etc that some recent fire stopping works have been performed.

Action/Recommendation	Priority	Due Date
The plastic waste water pipe in the laundry ceiling should be fitted with an intumescent collar or fire stopped on both sides using an intumescent graphite mastic or other suitable firestopping product that has been tested for such applications. 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. As laundries are considered to be higher fire risk areas, the priority assigned to this action reflects this.	Medium	05/Mar/2023

Images

Image: Q11

Detailed Risk Assessment

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 should be improved although it was evident through observations made during sampling of such areas as risers etc that some recent fire stopping works have been performed.

Action/Recommendation	Priority	Due Date
Standard PU builders foam (which has very little fire resistance) has been used to fill wall to ceiling gaps in the boiler room, which is joined to the residential areas. 'Pink' PU fire foam has been used to fill gaps between the ceiling and the walls in the integrated garage of flat 33 (there are residential areas above). The size of the gaps is well beyond the typical size of gaps that is normally quoted in the manufacturers test data for 'pink' fire foam (which is normally no more than 15mm). The foam in these areas should be raked out and replaced with suitable fire stopping product that has been tested for such applications. 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. As both of these areas are considered to be higher fire risk areas, the priority assigned to this action reflects this.	Medium	05/Mar/2023

Images

Image: Q22

Image: Q23

Image: Q21

Detailed Risk Assessment

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?	

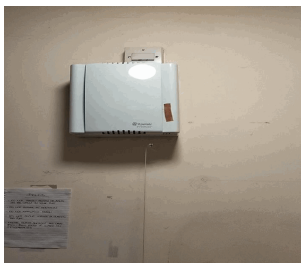
Answer	Finding/Observation
Unknown	The assessor has determined by observations made during the premises survey that all of the extraction fans fitted in the bathrooms of the flats discharge directly to the open air. This determination has been made based upon the number of external wall vents present (none) and it was observed in the roof void that there is a building wide system covering multiple flats and possibly other ancillary rooms/areas such as the laundry.

Action/Recommendation	Priority	Due Date
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 mineral wool 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	05/Dec/2023

Images

Image: Q31

Image: Q32



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/stairways/ancillary rooms. From the second step of a portable step ladder, it was observed that the mineral wool cavity barriers were damaged and in some instances had holes present where ductwork penetrated them. Additionally, some repairs had been made using standard builders PU foam which has very little fire resistance.

Action/Recommendation	Priority	Due Date
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.	Low	05/Dec/2023

Images

Image: Q41

Image: Q42

Ref.	Question	Policy Principles
Q5	Are electrics, including embedded meters, enclosed in fire rated construction?	

Answer	Finding/Observation
Yes	There are no embedded meters present in the common areas, all meters are external and enclosed with modern replacement steel cabinets. There are also some steel distribution boards present in certain corridors, which were considered to be suitably fire resisting. No significant issues were identified, or other observations were made at the time of the premises survey.

Images

Image: Q51

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
No	Plasterboard has been removed from the timber stud wall enclosing plumbing that is routed through the roof void and hence provides a lack of fire compartmentation between the two areas.

Action/Recommendation	Priority	Due Date
Reinstate the plasterboard or provide a removable access hatch with a minimum of 30-minutes fire resistance if regular access is required. As the Water Tank Room is considered by the assessor to be a very low risk area, the priority assigned reflects this.	Low	05/Dec/2023

Images

Image: Q71

Detailed Risk Assessment

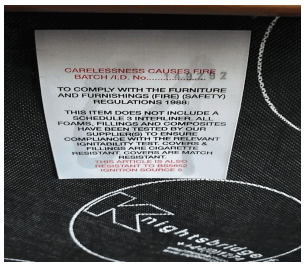
PENNINGTON CHOICES
SURVEYING AND CONSULTANCY

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

Image: Q82

Image: Q83



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.

Detailed Risk Assessment

Ref.	Question	Policy Principles
Q13	Are all other fire spread/compartmentation issues satisfactory?	

Answer	Finding/Observation
No	Roof void access hatches were original timber hatches but some had not been suitably upgraded on the roof void facing side. These are located in the first floor water tank room, one of the two hatches in the stairway containing bathroom 4, in the stairway near flat 24, in the stairway near flat 25, in the stairway near flat 27 and in the corridor near flat 24.

Action/Recommendation	Priority	Due Date
These roof void access hatches should be upgraded as they are currently of low fire resistance. As this is considered to be a relatively straightforward 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).	Low	05/Dec/2023

Images

Image: Q131

Detailed Risk Assessment

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
There are redundant fire extinguishers stored in the first floor Water Tank Room. These extinguishers should be removed from the premises during the next programmed Technicians visit.	Low	05/Dec/2023

Images

Image: R11

Image: R12

S. Relevant Automatic Fire Extinguishing Systems

Ref.	Question	Policy Principles
S1	Are there any automatic fire suppressant systems on site?	
Answer		**Finding/Observation**
No		

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**
Stay Put		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.

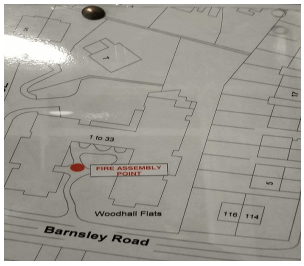
Ref.	Question	Policy Principles
T4	Are there suitable arrangements for liasion and calling the Fire Service?	
Answer		**Finding/Observation**
Yes		It is considered that this would happen as the fire alarm system in the common area that has been extended into the flats and is monitored and also that residents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

Detailed Risk Assessment

Ref.	Question	Policy Principles
T5	Are there suitable fire assembly points away from any risk?	
Answer		**Finding/Observation**
Yes		This is the grassy area between the two wings, although residents can gather a safe distance further away from the premises if it becomes necessary.
Images		

Image: T51

Image: T52



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. 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.
Images		

Image: X11

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 communal kitchen and the unknown ground floor room in the stairway with a white door that is close to the toilet facility (possibly a mobility scooter store). No keys were available for either of these rooms.

Action/Recommendation	Priority	Due Date
Berneslai Homes are respectfully requested to make alternative arrangements to survey these areas and add any recommendations (if any) to this fire risk assessment.	Medium	05/Mar/2023

Images

Image: Z11

Image: Z12

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	Likelihood of Fire 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	
Answer		**Finding/Observation**
Medium		

Ref.	Question	Policy Principles
ZAAR2	Potential Consequences of Fire 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	
Answer		**Finding/Observation**
Slight Harm		

Ref.	Question	Policy Principles
ZAAR3	Premises Risk Rating 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	
Answer		**Finding/Observation**
Tolerable		

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		

Risk Assessment - Type 3

PENNINGTON CHOICES
SURVEYING AND CONSULTANCY

Flat 2.

1.Inspection Details

11	Has a Type 3 dwelling survey been performed?	Yes
12	Which flat number was accessed?	Flat 2.
13	Is there appropriate detection in place?	Unknown

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	Yes

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 0.33m2 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?	This flat is a bedsit - see main body of the report.

Risk Assessment - Type 3

PENNINGTON CHOICES
SURVEYING AND CONSULTANCY

Flat 32.

1.Inspection Details

11	Has a Type 3 dwelling survey been performed?	Yes
12	Which flat number was accessed?	Flat 32.
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	No

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 0.33m2 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.

Risk Assessment - Type 3

PENNINGTON CHOICES
SURVEYING AND CONSULTANCY

Flats 27.

1.Inspection Details

11	Has a Type 3 dwelling survey been performed?	Yes
12	Which flat number was accessed?	Flat 27.
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	No

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 0.33m2 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?	This flat is fully open plan with the exception of a bedroom. The bedroom has its own separate escape door into the common areas.

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.

Risk Rating

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

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

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:	**Slight 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 fatali-ties.

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:	**Tolerable**

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

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

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

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:**
	Woodhall Flats Block 01 - 33, Darfield, South Yorkshire, S73 9EN
Part 3b	**Part or parts of the premises to which the fire risk assessment applies:**
	Communal kitchen, communal laundry, communal lounges 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:**
	16/11/2022
Part 6	**Recommended date for reassessment of the premises:**
	16/11/2024
Part 7	**Unique reference number of this certificate:**
	107263

Signed for and on behalf of the issuing Certificated Organization:

James Hutton

Dated: 12/5/2022

Appendix 1. Action Details

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
E1	COOKING	Medium	There is a communal kitchen provided. It was not possible to access the communal kitchen at the time of the premises survey as the key within the key safe (and therefore it is very likely that the key within the red fire box provided for the Fire and Rescue Service also) no longer fit. A resident explained this was due to the lock being recently replaced.	If the key within the Fire and Rescue Service red fire box is not the correct key for the communal kitchen, a replacement key should be provided. Additionally, if the same applies to the key within the contractors key safe, this should also be replaced.		05/03/2023	E11
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.			
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. The majority of the fire doors are replacement timber fire doors with certification present and these had certification present. All riser fire doors that were sampled were considered to be 'upgraded FD30S' fire doors as were the small number of original corridor sub-division fire doors that remained from the time of the premises construction. There were a small number of 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 fire door fitted to the ground floor cleaners storeroom close to the Managers Office. It is considered that the simplest way of achieving this would be to retrofit batwing rubber smoke seals to the fire door frame. A third fire rated hinge should be fitted to the ground floor storeroom in the stairway near flat 7. 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. Both of these actions are considered to be a low priority due to the presence of numerous alternative escape routes available from these areas and the comprehensive automatic fire detection in place in the common areas where these fire doors are located.		05/12/2023	M11, M12, M13, M14

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
N1	EMERGENCY LIGHTING	Low	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.	The general lighting scheme which would normally be relied upon for escape prior to any electrical failure is not operating in the corridor containing flat 28, but in discussions with a resident it is understood that a repair has been scheduled. Repair the general lighting scheme in this corridor as intended.		05/12/2023	N11, N12, N13, N14
P7	MEANS OF GIVING WARNING IN CASE OF FIRE	No Timescale	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 or within lounge/bedroom where the flat is a bedsit. The smoke detectors have integrated strobe lights/sounders and are linked to the common area fire alarm system. Flats 2, 27 and 32. were sampled. In flat 2 (a bedsit), a stand-alone battery-operated smoke alarm was also present close to the flat entrance door. In flat 27, a linked heat detector was also present in the open plan kitchen. In flat 32, only an interlinked smoke detector was present in the hallway. The assessor considers that, as activation of the common area fire alarm system or linked detectors in the flats sends an alarm signal to the fire panel and then onwards to an ARC, this arrangement can be considered to be reasonable in the medium term.	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.			

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
Q1	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Medium	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 should be improved although it was evident through observations made during sampling of such areas as risers etc that some recent fire stopping works have been performed.	The plastic waste water pipe in the laundry ceiling should be fitted with an intumescent collar or fire stopped on both sides using an intumescent graphite mastic or other suitable firestopping product that has been tested for such applications. 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. As laundries are considered to be higher fire risk areas, the priority assigned to this action reflects this.		05/03/2023	Q11
Q2	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Medium	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 should be improved although it was evident through observations made during sampling of such areas as risers etc that some recent fire stopping works have been performed.	Standard PU builders foam (which has very little fire resistance) has been used to fill wall to ceiling gaps in the boiler room, which is joined to the residential areas. 'Pink' PU fire foam has been used to fill gaps between the ceiling and the walls in the integrated garage of flat 33 (there are residential areas above). The size of the gaps is well beyond the typical size of gaps that is normally quoted in the manufacturers test data for 'pink' fire foam (which is normally no more than 15mm). The foam in these areas should be raked out and replaced with suitable fire stopping product that has been tested for such applications. 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. As both of these areas are considered to be higher fire risk areas, the priority assigned to this action reflects this.		05/03/2023	Q22, Q23, Q21

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
Q3	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Low	The assessor has determined by observations made during the premises survey that all of the extraction fans fitted in the bathrooms of the flats discharge directly to the open air. This determination has been made based upon the number of external wall vents present (none) and it was observed in the roof void that there is a building wide system covering multiple flats and possibly other ancillary rooms/areas such as the laundry.	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 mineral wool 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.		05/12/2023	Q31, Q32
Q4	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Low	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/stairways/ancillary rooms. From the second step of a portable step ladder, it was observed that the mineral wool cavity barriers were damaged and in some instances had holes present where ductwork penetrated them. Additionally, some repairs had been made using standard builders PU foam which has very little fire resistance.	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.		05/12/2023	Q41, Q42
Q7	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Low	Plasterboard has been removed from the timber stud wall enclosing plumbing that is routed through the roof void and hence provides a lack of fire compartmentation between the two areas.	Reinstate the plasterboard or provide a removable access hatch with a minimum of 30-minutes fire resistance if regular access is required. As the Water Tank Room is considered by the assessor to be a very low risk area, the priority assigned reflects this.		05/12/2023	Q71

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
Q13	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Low	Roof void access hatches were original timber hatches but some had not been suitably upgraded on the roof void facing side. These are located in the first floor water tank room, one of the two hatches in the stairway containing bathroom 4, in the stairway near flat 24, in the stairway near flat 25, in the stairway near flat 27 and in the corridor near flat 24.	These roof void access hatches should be upgraded as they are currently of low fire resistance. As this is considered to be a relatively straightforward 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).		05/12/2023	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.	There are redundant fire extinguishers stored in the first floor Water Tank Room. These extinguishers should be removed from the premises during the next programmed Technicians visit.		05/12/2023	R11, R12
Z1	ANY OTHER INFORMATION	Medium	It was not possible to survey the internal areas of the communal kitchen and the unknown ground floor room in the stairway with a white door that is close to the toilet facility (possibly a mobility scooter store). No keys were available for either of these rooms.	Berneslai Homes are respectfully requested to make alternative arrangements to survey these areas and add any recommendations (if any) to this fire risk assessment.		05/03/2023	Z11, Z12