

# FIRE RISK ASSESSMENT

PROPERTY ASSESSED:

Saville Court Block 1 - 15  
Barnsley  
South Yorkshire

S74 0NY



**UPRN:** BD82001B

**Inspection Date:** 23/09/2022

**Validation Date:** 07/10/2022

**Valid to:** 07/10/2024

**FRA completed by:** Pennington Choices

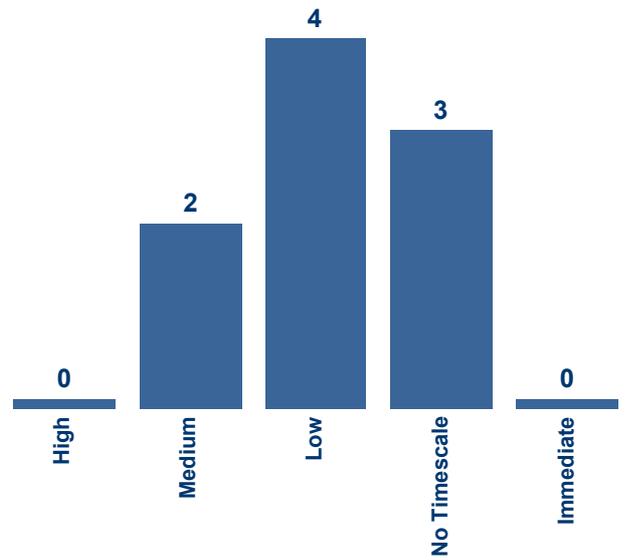
**FRA Completed For:** Berneslai Homes



**FRA Risk Rating: Tolerable**



**FRA Action Count by Priority**



### FRA Action by Type

**Recommendations: 3**

**Actions: 6**

**Premises Risk Rating: Tolerable**

**Reassessment Priority: Medium - 2 Years**

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

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

## FRA - Summary

Responsible Person	Amanda Garrard (Chief Executive Berneslai Homes).
Property Designation	Housing for older people
Management Extent	Partially Managed Building - Manager or Senior Staff not onsite regularly
No of Floors	1
No of Flats (if applicable)	15
Ground floor Area (m2)	800
Total Area of all floors (m2)	800

FRA Completed By:	Grant Barker
FRA Type:	Type 3
QA Validation Date:	07/10/2022
QA Carried Out By:	Jack McLinden
Validator's Signature:	

Medium

4

Ref.	Category	Priority	Complete By
M1	Common Area Fire Doors	Medium	05/Jan/2023

Finding/Observation	Action/Recommendation
<p>The assessor has compared the common area doors against the recommendations contained within the current revision of the NFCC Guide to assess suitability. All common area fire doors were surveyed. The majority of the fire doors have no plugs/certification present, and it is likely that they are original fixtures from the time that the premises was built. The doors were considered to be 'upgraded FD30S' fire doors as it apparent that some historic works have been performed to incorporate combined intumescent cold smoke seals. It is understood that some doors were also upgraded as per the recommendation in the 2020 fire risk assessment carried out by this assessor, as at that time there were feature timber panels present that did not appear to provide 30-minutes minimum fire resistance. Some doors were noted to be more modern replacement fire doors including some self-closing FD60S fire doors at certain points in the corridors and on the boiler room for example. There is a hole in the boiler room fire door where once a handle was present. The current handle is smaller than the original, and hence the hole is now visible and the door requires repairing.</p>	<p>This recommendation was originally made in the 2020 fire risk assessment but appears to have been overlooked during the recent fire door works. The hole in the boiler room fire door should be repaired to a minimum of a 60-minute fire resisting standard (this is a FD60S fire door fitted to a higher fire risk area). It is recommended that if a contractor is appointed to make the necessary repairs, they should be a passive fire protection specialist accredited by a UKAS third party scheme such as FIRAS, Q-MARK etc.</p>

Image: M11



Image: M12



Image: M13



# Findings & Actions Summary

Ref.	Category	Priority	Complete By
Q1	Measures To Limit Fire Spread And Development	Medium	05/Jan/2023
Finding/Observation		Action/Recommendation	
<p>This Fire Risk Assessment should not be considered as fulfilling the requirements of a full fire compartmentation survey. Where defects were readily observable, any deficiencies will be commented upon. The general provision of fire compartmentation was considered reasonable with the exception of a number of issues identified in this section. In the 2020 fire risk assessment, the assessor considered that replacing the current timber sliding hatch doors in the wall between the kitchen and the common area with a fire rated manually operated steel shutter would be beneficial, however this view was not shared by the then Berneslai Homes Fire Safety Manager. As the former Berneslai Homes Fire Safety Manager has previous experience within the Local Fire and Rescue Authority as a Fire Safety Inspector, the assessor was happy to be led by their knowledge and experience in the matter. Unfortunately, in the intervening years, the pairs of timber sliding hatch doors in both walls have become very stiff and difficult to close.</p>		<p>The pairs of timber sliding hatch doors in both walls were shut by the assessor at the time of the premises survey but considerable force was required in order to complete this. The hatch doors should be eased/repared so that they can be closed using a reasonable amount of force and a rudimentary internal locking mechanism provided so they stay closed when not in use.</p>	
<p><b>Image: Q11</b></p> 			

Low

7

Ref.	Category	Priority	Complete By
O1	Fire Safety Signs & Notices	Low	07/Oct/2023
<b>Finding/Observation</b>		<b>Action/Recommendation</b>	
<p>The NFCC Guide advises that emergency escape signage is considered beneficial where a low-rise block is provided with multiple escape routes, and it has been provided at a reasonable level. 'Fire Door Keep Locked Shut' signage is displayed as required with the exception of the on the two pairs of timber sliding doors on both sides of the kitchen walls.</p>		<p>Display 'Fire Door Keep Shut' signage on all of these sliding hatch doors. Also refer to Question Q1.</p>	
<p><b>Image: O11</b></p> 			

Ref.	Category	Priority	Complete By
Q3	Measures To Limit Fire Spread And Development	Low	07/Oct/2023
<b>Finding/Observation</b>		<b>Action/Recommendation</b>	
<p>The assessor could not determine with any reasonable accuracy whether the extraction fans fitted in the kitchens and bathrooms of flats 4 and 14 that were sampled (and therefore possibly all flats) discharges directly to open-air via the ridge tile vent above each flat or is part of a building wide system covering multiple flats and areas. There were no access hatches in the ceilings of the flats sampled so no definitive conclusion should be reached as these ridge tile vents at roof level may be unrelated and provided to ventilate the roof voids only.</p>		<p>The extraction systems within the flats should be surveyed to determine whether there is the possibility of fire and smoke travel between flats e.g. a centralised system is present and whether the systems are connected to the ventilation systems observed elsewhere. If there is a centralised system present serving one or more of these areas, fire dampers should be incorporated into the ductwork where it crosses fire compartmentation lines. The ventilation system should also shut down as a 'cause and effect' of a fire alarm activation to mitigate potential smoke travel.</p>	
<p><b>Image: Q31</b>                      <b>Image: Q32</b>                      <b>Image: Q33</b></p> 			

# Findings & Actions Summary

Ref.	Category	Priority	Complete By
Q4	Measures To Limit Fire Spread And Development	Low	07/Oct/2023
<b>Finding/Observation</b>		<b>Action/Recommendation</b>	
<p>Roof voids are checked annually by Berneslai Homes and records are maintained centrally. The assessor was able to survey the roof void from various access hatches within the common area corridors and from the second step of a portable step ladder no significant issues were identified. Masonry walls extended upwards beyond visual observation range within the roof voids between the flats and the common areas.</p>		<p>In the 2020 fire risk assessment performed by this assessor, it was recommended that all roof void access hatches in the corridors and other rooms were upgraded or replaced to a minimum of a 30-minute fire resisting standard, which is the same as the ceilings that they are installed in. It was agreed later that this would be carried out by affixing a EUROCLASS A2 fire rated board to the roof void facing sides of the hatches (this was a 'pink' fire rated plasterboard). This was duly carried out, but three areas were omitted during the works. These hatches are in the cleaners storeroom near flat 3, the general storeroom near flat 10 and the scooter storeroom near reception. Upgrade these hatches in the same manner. It is recommended that if a contractor is appointed to make the necessary repairs they should be a passive fire protection specialist accredited by a UKAS third party scheme such as FIRAS, Q-MARK etc.</p>	
<p><b>Image: Q41</b></p> 		<p><b>Image: Q42</b></p> 	

Ref.	Category	Priority	Complete By
Q5	Measures To Limit Fire Spread And Development	Low	07/Oct/2023
<b>Finding/Observation</b>		<b>Action/Recommendation</b>	
<p>Embedded meters are present in the corridors and they appeared to be constructed of reasonably fire resisting materials. In the 2020 fire risk assessment performed by this assessor, it was recommended that all cable penetrations in the cabinets into the flats should be suitably fire stopped. The repairs were carried out but not as comprehensively as they could have been as there were many instances of incomplete installation of fire rated mastic present, but these could only be observed when the repairs were viewed from the underside.</p>		<p>Survey the internal areas of all embedded electrical meter cabinets and complete the repairs were required where cables have been passed through. It is suggested that the repair can possibly be made using a fire-resistant mineral wool batt, which is suitably sealed with a fire-resistant mastic which would allow access in the future providing it was reinstated by a competent person.</p>	
<p><b>Image: Q51</b></p> 			

## No Timescale

3

Ref.	Category	Priority	Complete By
F1	Lightning	No Timescale	
<b>Finding/Observation</b>		<b>Action/Recommendation</b>	
<p>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.</p>		<p>Recommend management undertake a risk assessment of the building to determine if lightning protection is required.</p>	
<p><b>Image: F11</b></p> 			

Ref.	Category	Priority	Complete By
P7	Means Of Giving Warning In Case Of Fire	No Timescale	
<b>Finding/Observation</b>		<b>Action/Recommendation</b>	
<p>The current NFCC Specialised Housing Guide recommends that it should be a long-term aspiration that all flats should be provided with a Grade D1 LD1 fire alarm system, preferably linked to an alarm receiving centre (ARC). The current arrangement within the flats is a smoke detector within the hallway of the flats linked to the common area fire alarm system and comprehensive fire sprinkler coverage in all rooms. The assessor considers that, as activation of either the common area fire alarm system or fire sprinkler system sends an alarm signal to the fire panel and then onwards to an ARC, this arrangement can be considered to be of an equivalent standard in the medium to long term. Flats 4 and 14 were sampled. Flat 14 had the arrangement described above but there was a slightly different arrangement in flat 4. This flat had a wireless smoke alarm in the lounge and a wireless smoke alarm in the hallway (both linked and therefore appearing to be Grade F1). It is possible that the family of this resident provided this additional detection.</p>		<p>It is understood that there is a longer term intention to provide an interlinked Grade D1 LD1 fire alarm system in all flats at such time as a significant works programme is under way in this premises and this should be performed as intended.</p>	
Empty space for additional findings or actions			

# Findings & Actions Summary

Ref.	Category	Priority	Complete By
Q7	Measures To Limit Fire Spread And Development	No Timescale	
Finding/Observation		Action/Recommendation	
<p>There is timber cladding present above flat entrance doors. It is thought that this was provided to enhance the aesthetics and make each flat entrance door have a homely appearance.</p>		<p>It is recommended that in the very long term, such as during a significant refurbishment of the premises, that the decorative timber cladding is either removed, painted over with an intumescent paint or covered over with fire resistant plasterboard. This is considered by the assessor to be a very low priority on the basis of the comprehensive fire sprinkler and common area fire alarm coverage.</p>	
<p><b>Image: Q71</b></p> 			

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

## General Information

UPRN	BD82001B
Address	Saville Court Block 1 - 15 Barnsley South Yorkshire
Postcode	S74 0NY
Fire Risk Assessor	Grant Barker
Date of Inspection	23/09/2022
Checked by	Jack McLinden
Reassessment Date	23/09/2024

## General Information

Property Designation	Housing for older people
Property Type	Purpose built block of flats
No of Floors	1
No of Flats (if applicable)	15
Ground floor area (m2)	800
Total area of all floors	800
Building Description	The premises was purpose built as a single storey sheltered accommodation scheme but is now repurposed as an independent living premises. It is known that the block was originally constructed in 1986. The premises is fully fire sprinklered. All flats have a rear exit door directly into the front garden area that can be used if as a secondary means of escape. The premises is laid out in such a manner that two directions of escape are available from all flat entrance doors in the common area circulation spaces. There are no internal stairways or passenger lifts present. 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. The ceilings are mostly underdrawn with plasterboards with a plaster skim, with the exception of some timber clad areas around flat entrance doors. From visual observation only from the ground floor level, the exposed surface of external walls gives the appearance of masonry construction. Note - this is not the FRAEW as required by the Fire Safety Act 2021.
Extent of common areas	Communal kitchen, communal laundry, communal lounge and circulation corridors/escape routes.

Areas of the building to which access was not available	None.
If applicable state which flats were sample inspected	Flats 4 and 14.

## 1. The Occupants

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

Ref.	Question	Policy Principles
11	Details of any onsite management (hours onsite etc.)	
<b>Answer</b>		<b>Finding/Observation</b>
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	
<b>Answer</b>		<b>Finding/Observation</b>
Ryan Beardshall - Fire Safety Officer, Berneslai Homes.		

Ref.	Question	Policy Principles
13	Person consulted during the fire risk assessment	
<b>Answer</b>		<b>Finding/Observation</b>
Steve Guest - Temporary Peripatetic Manager, who was consulted via telephone.		

Ref.	Question	Policy Principles
14	Number of occupants (maximum estimated)	
<b>Answer</b>		<b>Finding/Observation</b>
Exact numbers of occupants cannot be realistically calculated without an intrusive poll, however it is assumed that the estimated number of occupants might be 60. 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	
<b>Answer</b>		<b>Finding/Observation</b>
Estimated to be 3 at any one time.		

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

Ref.	Question	Policy Principles
17	Identify any people who are especially at risk: <ul style="list-style-type: none"> <li>- sleeping occupants</li> <li>- disabled occupants</li> <li>- occupants in remote areas and lone workers</li> <li>- young persons</li> <li>- others</li> </ul>	
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	
<b>Answer</b>		<b>Finding/Observation</b>
Regulatory Reform (Fire Safety) Order 2005		

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

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

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

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

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

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

## A. Electrical Ignition Sources

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

<b>Images</b>		
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)?	
<b>Answer</b>		<b>Finding/Observation</b>
	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?	
<b>Answer</b>		<b>Finding/Observation</b>
	Yes	Extension leads were present in the common areas at the time of the premises survey, e.g. in the communal lounge. The use of which was considered reasonable and no issues were observed at the time of the premises survey.

Ref.	Question	Policy Principles
A5	Are there any PV cells installed and do they have the appropriate isolation systems and signage to assist the fire and rescue service?	
<b>Answer</b>		<b>Finding/Observation</b>
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?	
<b>Answer</b>		<b>Finding/Observation</b>
Yes		Barneslai 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?	
<b>Answer</b>		<b>Finding/Observation</b>
Yes		No evidence of smoking observed within the common areas at the time of the premises survey.

**Images**

Image: B21



## C. Arson

Ref.	Question	Policy Principles
C1	Are premises secure against arson by outsiders? (Please state how)	
<b>Answer</b>		<b>Finding/Observation</b>
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.
<b>Answer</b>		<b>Finding/Observation</b>
Yes		There are bin storerooms present. These are accessed internally from the common areas and have fire sprinkler protection. There are also individual bin fire suppressions systems present.

## D. Portable Heaters And Heating Installations

Ref.	Question	Policy Principles
D1	If used, is the use of portable heaters regarded as safe?	
<b>Answer</b>		<b>Finding/Observation</b>
N/A		There were no portable heaters observed in use within the common areas at the time of the premises survey.

Ref.	Question	Policy Principles
D2	Are fixed heating systems maintained annually?	
<b>Answer</b>		<b>Finding/Observation</b>
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. There is a fusible link automatic gas valve shut off present and also a manual gas shut off.

### Images

Image: D21



Image: D22



Image: D23



Image: D24



## E. Cooking

Ref.	Question	Policy Principles
E1	Are reasonable measures in place to prevent fires as a result of cooking, including replacing filter(where necessary)?	
Answer		Finding/Observation
Yes		There is a communal kitchen provided, which is accessed via the common area corridor. The kitchen extract is a small ceiling mounted fan that is a considerable distance above the hob. It is not known whether the ductwork is solely present within the roof void area above the kitchen and discharges at roof level via a ridge tile vent, or if it is linked to the systems within the flats (refer to Question Q3). The kitchen areas and extract were clean and tidy, and no issues were observed at the time of the premises survey. The assessor does not expect that due to the modest size of the kitchen extract unit and considerable distance it is located from the hob that any formal periodic duct work deep cleaning regime is required.

### Images

Image: E13



Image: E11



Image: E12



## 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.
Images		
<p><b>Image: F11</b></p> 		

## G. House-Keeping

Ref.	Question	Policy Principles
G1	Are combustible materials kept away from any sources of ignition, including gas and electrical intake cupboards?	
<b>Answer</b>		<b>Finding/Observation</b>
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?	
<b>Answer</b>		<b>Finding/Observation</b>
Yes		It is understood that contract cleaners are employed to clean the common areas of this premises. General housekeeping standards within the common areas was considered reasonable and no items in contravention of the Berneslai Homes policy were observed at the time of the premises survey . No other observations were made.

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"?	
<b>Answer</b>		<b>Finding/Observation</b>
N/A		None observed at the time of the premises survey.

## 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)?	
<b>Answer</b>		<b>Finding/Observation</b>
Yes		Berneslai Homes have a 'No Hot Works' policy, a safer alternative must be used. This also applies to external contractors.

## I. Dangerous Substances

Ref.	Question	Policy Principles
I1	If dangerous substances are used, has a risk assessment been carried out as required by the Dangerous Substances and Explosives Atmospheres Regulations 2002 and are they stored correctly?	
<b>Answer</b>		<b>Finding/Observation</b>
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]	
<b>Answer</b>		<b>Finding/Observation</b>
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.
<b>Images</b>		
<p><b>Image: J11</b></p> 		

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

## K. Means Of Escape

Ref.	Question	Policy Principles
K1	Is the escape route design deemed satisfactory? (Consider current design codes)	
<b>Answer</b>		<b>Finding/Observation</b>
Yes		Travel distances from the flat entrance doors to the sub-division fire doors or nearest exit are in-line with those recommended within the NFCC Specialised Housing Guide. All flats have a rear exit door directly into the front garden area that can be used if as a secondary means of escape. The premises is laid out in such a manner that two directions of escape are available from all flat entrance doors in the common area circulation spaces.

Images
<p><b>Image: K11</b></p> 

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?	
<b>Answer</b>		<b>Finding/Observation</b>
Yes		Some fire doors and glazed panels (notably in the walls between the flats and the common area corridors) featured Georgian wired glazing 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 and it is considered to be a reasonable assumption by the assessor. The window frames to these glazed panels are screwed shut. No other significant observations were made at the time of the premises survey.

Images
<p><b>Image: K21</b></p> 

Ref.	Question	Policy Principles
K3	Is there adequate provision of exits (including exit Widths) for the numbers who may be present?	
<b>Answer</b>		<b>Finding/Observation</b>
Yes		No significant issues or observations 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?)	
<b>Answer</b>		<b>Finding/Observation</b>
Yes		Push-button exit at the main entrance door and generally push-bars are fitted to all emergency exit doors except one side exit in day-to-day use. Residents will be very familiar with the entrance/exit doors opening arrangements as they use it regularly, and therefore no particular signage was considered necessary to indicate the push-buttons locations or operating method in an emergency. It is understood that where electro-magnetic door securing devices are in use across the Berneslai Homes portfolio, they are designed to fail to safe. and can be opened in the event of a power cut. One side door is in day-to-day use and an emergency override (green box type) has been provided.

## Images

Image: K41



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

Ref.	Question	Policy Principles
K6	Are travel distances satisfactory? (consider single direction and more than one direction, property risk profile and occupancy characteristics)	
<b>Answer</b>		<b>Finding/Observation</b>
Yes		Travel distances from the flat entrance doors to the sub-division fire doors or nearest exit are in-line with those recommended within the NFCC Specialised Housing Guide. All flats have a rear exit door directly into the front garden area that can be used if as a secondary means of escape. The premises is laid out in such a manner that two directions of escape are available from all flat entrance doors in the common area circulation spaces.

Ref.	Question	Policy Principles
K7	Are there suitable precautions for all inner rooms?	
<b>Answer</b>		<b>Finding/Observation</b>
Yes		None observed at the time of the premises survey.

Ref.	Question	Policy Principles
K8	Are escape routes separated where appropriate?	
<b>Answer</b>		<b>Finding/Observation</b>
Yes		Corridor sub-division is provided. Self-closing FD30S fire doors are fitted. Some corridor sub-division fire doors were noted to be FD60S.

Ref.	Question	Policy Principles
K9	Are corridors sub-divided where appropriate?	
<b>Answer</b>		<b>Finding/Observation</b>
Yes		Corridor sub-division is provided. Self-closing FD30S fire doors are fitted. Some corridor sub-division fire doors were noted to be FD60S.

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

**Images**

**Image: K101**



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.
<b>Answer</b>		<b>Finding/Observation</b>
Yes		There are no stairways. There are openable windows present in the common area corridors. Bin storerooms have ventilation arrangements in the form of louvre doors.
<b>Images</b>		
<p><b>Image: K111</b></p> 		<p><b>Image: K112</b></p> 

Ref.	Question	Policy Principles
K12	Is there any other issues that could affect the means of escape, for example plastic conduit/loose cables not secured by fire rated fastening?	
<b>Answer</b>		<b>Finding/Observation</b>
No		No significant issues or observations 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 4 and 14 allowed access and no issues were identified. There were no plugs/certification present on the flat entrance doors sampled and it is likely that they are original fixtures from the time that the premises was built. The doors were considered to be self-closing 'upgraded FD30S' fire doors as it apparent that some historic works have been performed to incorporate combined intumescent cold smoke seals and intumescent letterbox liners. The doors sampled were considered to be in-line with the recommendations contained within the current revision of the NFCC Guide. It is understood that some doors were also upgraded as per the recommendation in the 2020 fire risk assessment carried out by this assessor, as at that time there were feature timber panels present that did not appear to provide 30-minutes minimum fire resistance.

### Images

Image: L11



Image: L12



Image: L13



## 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.	
<b>Answer</b>		<b>Finding/Observation</b>	
No		The assessor has compared the common area doors against the recommendations contained within the current revision of the NFCC Guide to assess suitability. All common area fire doors were surveyed. The majority of the fire doors have no plugs/certification present, and it is likely that they are original fixtures from the time that the premises was built. The doors were considered to be 'upgraded FD30S' fire doors as it apparent that some historic works have been performed to incorporate combined intumescent cold smoke seals. It is understood that some doors were also upgraded as per the recommendation in the 2020 fire risk assessment carried out by this assessor, as at that time there were feature timber panels present that did not appear to provide 30-minutes minimum fire resistance. Some doors were noted to be more modern replacement fire doors including some self-closing FD60S fire doors at certain points in the corridors and on the boiler room for example. There is a hole in the boiler room fire door where once a handle was present. The current handle is smaller than the original, and hence the hole is now visible and the door requires repairing.	
<b>Action/Recommendation</b>		<b>Priority</b>	<b>Due Date</b>
This recommendation was originally made in the 2020 fire risk assessment but appears to have been overlooked during the recent fire door works. The hole in the boiler room fire door should be repaired to a minimum of a 60-minute fire resisting standard (this is a FD60S fire door fitted to a higher fire risk area). It is recommended that if a contractor is appointed to make the necessary repairs, they should be a passive fire protection specialist accredited by a UKAS third party scheme such as FIRAS, Q-MARK etc.		Medium	05/Jan/2023
<b>Images</b>			
Image: M11		Image: M12	
			
Image: M13			
			

## N. Emergency Lighting

Ref.	Question	Policy Principles
N1	If emergency lighting is provided, is the coverage sufficient and in good repair? (Internal and external)	
<b>Answer</b>		<b>Finding/Observation</b>
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 was considered adequate, and no significant observations were made during the premises survey.

Images	
<p><b>Image: N11</b></p> 	<p><b>Image: N12</b></p> 

Ref.	Question	Policy Principles
N2	If EL not provided, is borrowed/artificial lighting sufficient for escape? (Internal and external)	
<b>Answer</b>		<b>Finding/Observation</b>
N/A		

## 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)	
<b>Answer</b>		<b>Finding/Observation</b>
No		The NFCC Guide advises that emergency escape signage is considered beneficial where a low-rise block is provided with multiple escape routes, and it has been provided at a reasonable level. 'Fire Door Keep Locked Shut' signage is displayed as required with the exception of the on the two pairs of timber sliding doors on both sides of the kitchen walls.
<b>Action/Recommendation</b>		<b>Priority</b>
Display 'Fire Door Keep Shut' signage on all of these sliding hatch doors. Also refer to Question Q1.		Low
		<b>Due Date</b>
		07/Oct/2023

**Images**

Image: O11



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

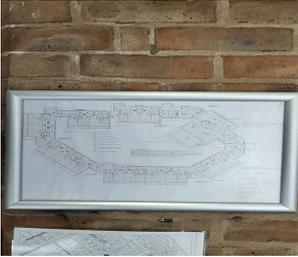
## P. Means Of Giving Warning In Case Of Fire

Ref.	Question	Policy Principles
P1	Is a reasonable fire detection and fire alarm system provided in the common areas, where necessary?	
<b>Answer</b>		<b>Finding/Observation</b>
Yes		Where a fire alarm system is present, comments are based upon a visual inspection of the system coverage and condition, but no audibility tests or verification of full compliance with the relevant British Standards was carried out during the premises survey. There is automatic detection in the common areas and this has been extended into the flats. The detectors in the flats have integrated sounders and strobe lights.
<b>Images</b>		
<div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;"> <p><b>Image: P11</b></p>  </div> <div style="text-align: center;"> <p><b>Image: P12</b></p>  </div> </div>		

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

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

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

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

Ref.	Question	Policy Principles
P6	Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?	
<b>Answer</b>		<b>Finding/Observation</b>
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.

Ref.	Question	Policy Principles
P7	If applicable, is a separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?	
<b>Answer</b>		<b>Finding/Observation</b>
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 hallway of the flats linked to the common area fire alarm system and comprehensive fire sprinkler coverage in all rooms. The assessor considers that, as activation of either the common area fire alarm system or fire sprinkler system sends an alarm signal to the fire panel and then onwards to an ARC, this arrangement can be considered to be of an equivalent standard in the medium to long term. Flats 4 and 14 were sampled. Flat 14 had the arrangement described above but there was a slightly different arrangement in flat 4. This flat had a wireless smoke alarm in the lounge and a wireless smoke alarm in the hallway (both linked and therefore appearing to be Grade F1). It is possible that the family of this resident provided this additional detection.

# Detailed Risk Assessment

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

## Q. Measures To Limit Fire Spread And Development

Ref.	Question	Policy Principles	
Q1	Is there adequate levels of compartmentation between floors and between flats and the common escape routes?		
Answer		Finding/Observation	
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 was considered reasonable with the exception of a number of issues identified in this section. In the 2020 fire risk assessment, the assessor considered that replacing the current timber sliding hatch doors in the wall between the kitchen and the common area with a fire rated manually operated steel shutter would be beneficial, however this view was not shared by the then Berneslai Homes Fire Safety Manager. As the former Berneslai Homes Fire Safety Manager has previous experience within the Local Fire and Rescue Authority as a Fire Safety Inspector, the assessor was happy to be led by their knowledge and experience in the matter. Unfortunately, in the intervening years, the pairs of timber sliding hatch doors in both walls have become very stiff and difficult to close.	
Action/Recommendation		Priority	Due Date
The pairs of timber sliding hatch doors in both walls were shut by the assessor at the time of the premises survey but considerable force was required in order to complete this. The hatch doors should be eased/repared so that they can be closed using a reasonable amount of force and a rudimentary internal locking mechanism provided so they stay closed when not in use.		Medium	05/Jan/2023
Images			
<p>Image: Q11</p> 			

Ref.	Question	Policy Principles
Q2	Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings)	
Answer		Finding/Observation
Unknown		There are no suspended ceilings are present. Due to the non-destructive nature of a Type-3 fire risk assessment survey, the assessor cannot comment on 'hidden voids' etc. Where defects were readily observable, any deficiencies will be commented upon. The general provision of fire compartmentation was considered reasonable with the exception of a number of issues identified in this section.

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 could not determine with any reasonable accuracy whether the extraction fans fitted in the kitchens and bathrooms of flats 4 and 14 that were sampled (and therefore possibly all flats) discharges directly to open-air via the ridge tile vent above each flat or is part of a building wide system covering multiple flats and areas. There were no access hatches in the ceilings of the flats sampled so no definitive conclusion should be reached as these ridge tile vents at roof level may be unrelated and provided to ventilate the roof voids only.	
Action/Recommendation	Priority	Due Date
The extraction systems within the flats should be surveyed to determine whether there is the possibility of fire and smoke travel between flats e.g. a centralised system is present and whether the systems are connected to the ventilation systems observed elsewhere. If there is a centralised system present serving one or more of these areas, fire dampers should be 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	07/Oct/2023
Images		
<b>Image: Q31</b>	<b>Image: Q32</b>	<b>Image: Q33</b>
		

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 and from the second step of a portable step ladder no significant issues were identified. Masonry walls extended upwards beyond visual observation range within the roof voids between the flats and the common areas.	
Action/Recommendation		Priority	Due Date
In the 2020 fire risk assessment performed by this assessor, it was recommended that all roof void access hatches in the corridors and other rooms were upgraded or replaced to a minimum of a 30-minute fire resisting standard, which is the same as the ceilings that they are installed in. It was agreed later that this would be carried out by affixing a EUROCLASS A2 fire rated board to the roof void facing sides of the hatches (this was a 'pink' fire rated plasterboard). This was duly carried out, but three areas were omitted during the works. These hatches are in the cleaners storeroom near flat 3, the general storeroom near flat 10 and the scooter storeroom near reception. Upgrade these hatches in the same manner. 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	07/Oct/2023
Images			
<p><b>Image: Q41</b></p> 		<p><b>Image: Q42</b></p> 	

Ref.	Question	Policy Principles
Q5	Are electrics, including embedded meters, enclosed in fire rated construction?	
<b>Answer</b>		<b>Finding/Observation</b>
No		Embedded meters are present in the corridors and they appeared to be constructed of reasonably fire resisting materials. In the 2020 fire risk assessment performed by this assessor, it was recommended that all cable penetrations in the cabinets into the flats should be suitably fire stopped. The repairs were carried out but not as comprehensively as they could have been as there were many instances of incomplete installation of fire rated mastic present, but these could only be observed when the repairs were viewed from the underside.
<b>Action/Recommendation</b>		<b>Priority</b>
Survey the internal areas of all embedded electrical meter cabinets and complete the repairs where cables have been passed through. It is suggested that the repair can possibly be made using a fire-resistant mineral wool batt, which is suitably sealed with a fire-resistant mastic which would allow access in the future providing it was reinstated by a competent person.		Low
		<b>Due Date</b>
		07/Oct/2023
<b>Images</b>		
<p><b>Image: Q51</b></p> 		

Ref.	Question	Policy Principles
Q6	As far as can reasonably be ascertained, are fire dampers provided as necessary to protect critical means of escape against passage of fire, smoke and products of combustion in the early stages of a fire?	
<b>Answer</b>		<b>Finding/Observation</b>
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.

Ref.	Question	Policy Principles
Q7	Is there reasonable limitation of linings to escape routes that might promote fire spread?	
<b>Answer</b>		<b>Finding/Observation</b>
No		There is timber cladding present above flat entrance doors. It is thought that this was provided to enhance the aesthetics and make each flat entrance door have a homely appearance.
<b>Images</b>		
<p style="text-align: center;"><b>Image: Q71</b></p> 		

Ref.	Question	Policy Principles
Q8	Are soft furnishings in common areas appropriate to limit fire spread/growth?	
<b>Answer</b>		<b>Finding/Observation</b>
Yes		Some soft furnishings appear to have been provided by Berneslai Homes in the communal lounge and the reception area near the kitchen. 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.
<b>Images</b>		
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p><b>Image: Q81</b></p>  </div> <div style="text-align: center;"> <p><b>Image: Q82</b></p>  </div> </div>		

Ref.	Question	Policy Principles
Q9	Does the premises have any external balconies, cladding or materials which may promote external fire spread?	
<b>Answer</b>		<b>Finding/Observation</b>
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.

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?	
<b>Answer</b>		<b>Finding/Observation</b>
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?	
<b>Answer</b>		<b>Finding/Observation</b>
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.	
<b>Answer</b>		<b>Finding/Observation</b>
Unknown		Refer to Question Q9.

Ref.	Question	Policy Principles
Q13	Are all other fire spread/compartmentation issues satisfactory?	
<b>Answer</b>		<b>Finding/Observation</b>
Yes		No other significant observations made at the time of the premises survey.

## 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.

### Images

Image: R11



## S. Relevant Automatic Fire Extinguishing Systems

Ref.	Question	Policy Principles
S1	Are there any automatic fire suppressant systems on site?	
<b>Answer</b>		<b>Finding/Observation</b>
Yes		There is a fire sprinkler system present with very comprehensive coverage. Additionally, there are bin fire suppression systems within the bin storerooms.
<b>Images</b>		
<b>Image: S11</b>	<b>Image: S12</b>	<b>Image: S13</b>
		

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

Ref.	Question	Policy Principles
S3	If any other relevant systems / equipment is installed, state type of system and comment as necessary	
<b>Answer</b>		<b>Finding/Observation</b>
Yes		Fusible link automatic gas shut off.
<b>Images</b>		
<b>Image: S31</b>		
		

## T. Procedures And Arrangements

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

Images		
Image: T11		
		

Ref.	Question	Policy Principles
T2	Has a competent person(s) been appointed to assist in undertaking the preventative and protective measures including in house checks?	
<b>Answer</b>		<b>Finding/Observation</b>
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?	
<b>Answer</b>		<b>Finding/Observation</b>
Yes		Fire action notices will suffice to inform residents locally.

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

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

Ref.	Question	Policy Principles
T6	Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?	
<b>Answer</b>		<b>Finding/Observation</b>
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?	
<b>Answer</b>		<b>Finding/Observation</b>
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)?	
<b>Answer</b>		<b>Finding/Observation</b>
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)	
<b>Answer</b>		<b>Finding/Observation</b>
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?	
<b>Answer</b>		<b>Finding/Observation</b>
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
<b>Answer</b>		<b>Finding/Observation</b>
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?	
<b>Answer</b>		<b>Finding/Observation</b>
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?	
<b>Answer</b>		<b>Finding/Observation</b>
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.
<b>Images</b>		
<p><b>Image: X11</b></p> 		

## Y. Engagement With Residents

Ref.	Question	Policy Principles
Y1	Has all Fire Safety information & procedures been disseminated to the residents?	
<b>Answer</b>		<b>Finding/Observation</b>
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]	
<b>Answer</b>		<b>Finding/Observation</b>
Yes		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.
Ref.	Question	Policy Principles
Z2	Are all issues deemed satisfactory?	
<b>Answer</b>		<b>Finding/Observation</b>
Yes		

## ZAAR. Assessment Risk Ratings

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

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

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

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

## Flat 14.

### 1. Inspection Details

11	Has a Type 3 dwelling survey been performed?	Yes
12	Which flat number was accessed?	Flat 14.
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)	
25	Battery Smoke in hall	No
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 0.33m <sup>2</sup> 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?	No
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?	Full fire sprinkler coverage linked to ARC. Refer to main body of the report.

## Flat 4.

### 1. Inspection Details

11	Has a Type 3 dwelling survey been performed?	Yes
12	Which flat number was accessed?	Flat 4.
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	
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	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 0.33m <sup>2</sup> 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?	No
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?	Full fire sprinkler coverage linked to ARC. Partial wireless interlinked smoke alarm system in place, refer to main body of the report.

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

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

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:	<b>Medium</b>
<p>In this context, a definition of the above terms is as follows:</p> <p><b>Low:</b> Unusually low likelihood of fire as a result of negligible potential sources of ignition.</p> <p><b>Medium:</b> Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).</p> <p><b>High:</b> Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.</p>	

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:	<b>Slight Harm</b>
<p>In this context, a definition of the above terms is as follows:</p> <p><b>Slight harm:</b> Outbreak of fire unlikely to result in serious injury or death of any occupant.</p> <p><b>Moderate harmful:</b> Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.</p> <p><b>Extreme harm:</b> Significant potential for serious injury or death of one or more occupants likely to involve multiple fatalities.</p>	

Accordingly, it is considered that the risk to life from fire at these premises is:	<b>Tolerable</b>
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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:
	Saville Court Block 1 - 15 Barnsley South Yorkshire S74 0NY
Part 3b	Part or parts of the premises to which the fire risk assessment applies:
	Common Parts only (not dwellings, where applicable)
Part 4	Brief description of the scope and purpose of the fire risk assessment:
	Life Safety (as per agreed Specification)
Part 5	Effective date of the fire risk assessment:
	23/09/2022
Part 6	Recommended date for reassessment of the premises:
	23/09/2024
Part 7	Unique reference number of this certificate:
	107238

Signed for and on behalf of the issuing Certificated Organization:

James Hutton

Dated: 10/7/2022

## Appendix 1. Action Details

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
F1	LIGHTNING	No Timescale	<p>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.</p>	<p>Recommend management undertake a risk assessment of the building to determine if lightning protection is required.</p>			F11

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
M1	COMMON AREA FIRE DOORS	Medium	<p>The assessor has compared the common area doors against the recommendations contained within the current revision of the NFCC Guide to assess suitability. All common area fire doors were surveyed. The majority of the fire doors have no plugs/certification present, and it is likely that they are original fixtures from the time that the premises was built. The doors were considered to be 'upgraded FD30S' fire doors as it apparent that some historic works have been performed to incorporate combined intumescent cold smoke seals. It is understood that some doors were also upgraded as per the recommendation in the 2020 fire risk assessment carried out by this assessor, as at that time there were feature timber panels present that did not appear to provide 30-minutes minimum fire resistance. Some doors were noted to be more modern replacement fire doors including some self-closing FD60S fire doors at certain points in the corridors and on the boiler room for example. There is a hole in the boiler room fire door where once a handle was present. The current handle is smaller than the original, and hence the hole is now visible and the door requires repairing.</p>	<p>This recommendation was originally made in the 2020 fire risk assessment but appears to have been overlooked during the recent fire door works. The hole in the boiler room fire door should be repaired to a minimum of a 60-minute fire resisting standard (this is a FD60S fire door fitted to a higher fire risk area). It is recommended that if a contractor is appointed to make the necessary repairs, they should be a passive fire protection specialist accredited by a UKAS third party scheme such as FIRAS, Q-MARK etc.</p>		05/01/2023	M11, M12, M13
O1	FIRE SAFETY SIGNS & NOTICES	Low	<p>The NFCC Guide advises that emergency escape signage is considered beneficial where a low-rise block is provided with multiple escape routes, and it has been provided at a reasonable level. 'Fire Door Keep Locked Shut' signage is displayed as required with the exception of the on the two pairs of timber sliding doors on both sides of the kitchen walls.</p>	<p>Display 'Fire Door Keep Shut' signage on all of these sliding hatch doors. Also refer to Question Q1.</p>		07/10/2023	O11

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
P7	MEANS OF GIVING WARNING IN CASE OF FIRE	No Timescale	<p>The current NFCC Specialised Housing Guide recommends that it should be a long-term aspiration that all flats should be provided with a Grade D1 LD1 fire alarm system, preferably linked to an alarm receiving centre (ARC). The current arrangement within the flats is a smoke detector within the hallway of the flats linked to the common area fire alarm system and comprehensive fire sprinkler coverage in all rooms. The assessor considers that, as activation of either the common area fire alarm system or fire sprinkler system sends an alarm signal to the fire panel and then onwards to an ARC, this arrangement can be considered to be of an equivalent standard in the medium to long term. Flats 4 and 14 were sampled. Flat 14 had the arrangement described above but there was a slightly different arrangement in flat 4. This flat had a wireless smoke alarm in the lounge and a wireless smoke alarm in the hallway (both linked and therefore appearing to be Grade F1). It is possible that the family of this resident provided this additional detection.</p>	<p>It is understood that there is a longer term intention to provide an interlinked Grade D1 LD1 fire alarm system in all flats at such time as a significant works programme is under way in this premises and this should be performed as intended.</p>			

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
Q1	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Medium	<p>This Fire Risk Assessment should not be considered as fulfilling the requirements of a full fire compartmentation survey. Where defects were readily observable, any deficiencies will be commented upon. The general provision of fire compartmentation was considered reasonable with the exception of a number of issues identified in this section. In the 2020 fire risk assessment, the assessor considered that replacing the current timber sliding hatch doors in the wall between the kitchen and the common area with a fire rated manually operated steel shutter would be beneficial, however this view was not shared by the then Berneslai Homes Fire Safety Manager. As the former Berneslai Homes Fire Safety Manager has previous experience within the Local Fire and Rescue Authority as a Fire Safety Inspector, the assessor was happy to be led by their knowledge and experience in the matter. Unfortunately, in the intervening years, the pairs of timber sliding hatch doors in both walls have become very stiff and difficult to close.</p>	<p>The pairs of timber sliding hatch doors in both walls were shut by the assessor at the time of the premises survey but considerable force was required in order to complete this. The hatch doors should be eased/repared so that they can be closed using a reasonable amount of force and a rudimentary internal locking mechanism provided so they stay closed when not in use.</p>		05/01/2023	Q11
Q3	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Low	<p>The assessor could not determine with any reasonable accuracy whether the extraction fans fitted in the kitchens and bathrooms of flats 4 and 14 that were sampled (and therefore possibly all flats) discharges directly to open-air via the ridge tile vent above each flat or is part of a building wide system covering multiple flats and areas. There were no access hatches in the ceilings of the flats sampled so no definitive conclusion should be reached as these ridge tile vents at roof level may be unrelated and provided to ventilate the roof voids only.</p>	<p>The extraction systems within the flats should be surveyed to determine whether there is the possibility of fire and smoke travel between flats e.g. a centralised system is present and whether the systems are connected to the ventilation systems observed elsewhere. If there is a centralised system present serving one or more of these areas, fire dampers should be incorporated into the ductwork where it crosses fire compartmentation lines. The ventilation system should also shut down as a 'cause and effect' of a fire alarm activation to mitigate potential smoke travel.</p>		07/10/2023	Q31, Q32, Q33

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
Q4	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Low	<p>Roof voids are checked annually by Berneslai Homes and records are maintained centrally. The assessor was able to survey the roof void from various access hatches within the common area corridors and from the second step of a portable step ladder no significant issues were identified. Masonry walls extended upwards beyond visual observation range within the roof voids between the flats and the common areas.</p>	<p>In the 2020 fire risk assessment performed by this assessor, it was recommended that all roof void access hatches in the corridors and other rooms were upgraded or replaced to a minimum of a 30-minute fire resisting standard, which is the same as the ceilings that they are installed in. It was agreed later that this would be carried out by affixing a EUROCLASS A2 fire rated board to the roof void facing sides of the hatches (this was a 'pink' fire rated plasterboard). This was duly carried out, but three areas were omitted during the works. These hatches are in the cleaners storeroom near flat 3, the general storeroom near flat 10 and the scooter storeroom near reception. Upgrade these hatches in the same manner. It is recommended that if a contractor is appointed to make the necessary repairs they should be a passive fire protection specialist accredited by a UKAS third party scheme such as FIRAS, Q-MARK etc.</p>		07/10/2023	Q41, Q42
Q5	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Low	<p>Embedded meters are present in the corridors and they appeared to be constructed of reasonably fire resisting materials. In the 2020 fire risk assessment performed by this assessor, it was recommended that all cable penetrations in the cabinets into the flats should be suitably fire stopped. The repairs were carried out but not as comprehensively as they could have been as there were many instances of incomplete installation of fire rated mastic present, but these could only be observed when the repairs were viewed from the underside.</p>	<p>Survey the internal areas of all embedded electrical meter cabinets and complete the repairs were required where cables have been passed through. It is suggested that the repair can possibly be made using a fire-resistant mineral wool batt, which is suitably sealed with a fire-resistant mastic which would allow access in the future providing it was reinstated by a competent person.</p>		07/10/2023	Q51

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
Q7	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	No Timescale	There is timber cladding present above flat entrance doors. It is thought that this was provided to enhance the aesthetics and make each flat entrance door have a homely appearance.	It is recommended that in the very long term, such as during a significant refurbishment of the premises, that the decorative timber cladding is either removed, painted over with an intumescent paint or covered over with fire resistant plasterboard. This is considered by the assessor to be a very low priority on the basis of the comprehensive fire sprinkler and common area fire alarm coverage.			Q71