

FIRE RISK ASSESSMENT

PROPERTY ASSESSED:

Oak Close Block 5 - 7A
Hoyland
South Yorkshire

S74 0EN



UPRN: AY3202BB

Inspection Date: 14/12/2022

Validation Date: 23/12/2022

Valid to: 23/12/2024

FRA completed by: Pennington Choices

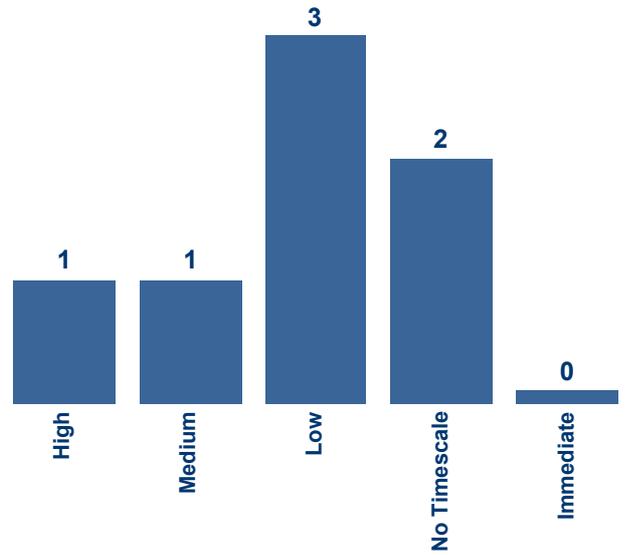
FRA Completed For: Berneslai Homes



FRA Risk Rating: Moderate



FRA Action Count by Priority



FRA Action by Type

Recommendations: 2

Actions: 5

Premises Risk Rating: Moderate

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 |
| Property Designation | General needs |
| Management Extent | Non Managed – eg GN |
| No of Floors | 2 |
| No of Flats (if applicable) | 3 |
| Ground floor Area (m2) | 50 |
| Total Area of all floors (m2) | 150 |

| | |
|------------------------|---|
| FRA Completed By: | Grant Barker |
| FRA Type: | Type 3 |
| QA Validation Date: | 23/12/2022 |
| QA Carried Out By: | Piotr Iwan |
| Validator's Signature: |  |

High

2

| Ref. | Category | Priority | Complete By |
|------|---------------------|----------|-------------|
| L1 | Flat Entrance Doors | High | 21/Feb/2023 |

| Finding/Observation | Action/Recommendation |
|---|---|
| <p>This Fire Risk Assessment should not be considered as fulfilling the requirements of a full fire door survey. Where defects were readily observable from the common area side of the flat entrance doors, or where residents allowed access, any deficiencies will be commented upon. The assessor has compared the flat entrance doors against the recommendations contained within the current revision of the Home Office Guide to assess suitability. The resident in flat 7 granted access. It is understood that through discussions with the Housing Management Officer, due to the frequent number of forced entries into the flat performed by the Police, that a decision has been made to no longer flat entrance door and a steel security door of the type that is used to secure void properties has been fitted. It is the assessors opinion that the steel security door is of unknown fire resistance, although obviously it is robust, but it cannot be considered to be an upgraded FD30S fire door, which the assessor would consider as a suitable benchmark for a low-rise block without any form of smoke control facilities in the common area. The lack of a means to provide smoke levels in the common area, the unknown likely fire performance of the security door including a lack of smoke seals and self-closer means that remedial action is required to protect the other residents in flat 7A. The other flat entrance door (flat 7A) appears to be visually identical to the other flat entrance doors in the blocks in the immediate neighbourhood. These are replacement self-closing FD30S flat entrance doors (albeit some with labels denoting their fire performance test certification and some not). No issues were identified with the other flat entrance door when viewed from the common area side.</p> | <p>In the short-term (60-days), the door numbers '96A' currently displayed on the steel security door should be replaced so that they read '7'. The other action made in response to this Question is specifically made to protect the other residents in this block (namely, within flat 7A) and should be completed within the medium-term (90 days). The steel security door fitted to flat 7 should be replaced with a generic low cost certificated timber self-closing FD30S fire door set as available from such trade suppliers such as Jewsons, Howdens etc.</p> |

Image: L11



Image: L12



Medium

1

| Ref. | Category | Priority | Complete By |
|---|---------------|--|-------------|
| G2 | House-Keeping | Medium | 23/Mar/2023 |
| Finding/Observation | | Action/Recommendation | |
| <p>It is understood that in low rise premises belonging to Berneslai Homes, cleaning of the common areas is the responsibility of the residents. Items in contravention of the Berneslai Homes policy were observed at the time of the premises survey.</p> | | <p>Remove the waste leaflets from under the stairway at ground floor level and return the smaller items that were on the stairway at first floor level to their owner.</p> | |
| <p>Image: G21</p>  | | | |

Low

3

| Ref. | Category | Priority | Complete By |
|---|----------|--|-------------|
| C1 | Arson | Low | 23/Dec/2023 |
| Finding/Observation | | Action/Recommendation | |
| <p>The assessor considers the area to be a normal risk in respect of arson. Fob entry from the outside at the block entrance.</p> | | <p>This block is different from the others on Oak Close as mail is posted directly into the common areas, whereas in the other blocks in the immediate neighbourhood, steel mail boxes have been provided to hold the mail, and hence contain potentially burning materials, fireworks etc within them. Provide steel mail boxes to the two letterboxes.</p> | |
| <p>Image: C11</p>  | | | |

| Ref. | Category | Priority | Complete By |
|---|-----------------|---|-------------|
| K4 | Means Of Escape | Low | 23/Dec/2023 |
| Finding/Observation | | Action/Recommendation | |
| <p>Electro-magnetic fob entry to the common areas from the outside at the block entrance door. A push-button is used to exit. A green manual emergency override has been provided in the event that the door does not open as intended.</p> | | <p>As the manual green emergency override is not fitted to the door, rather it is the immediate vicinity but to the right hand side and at head height, its location should be conspicuously signed so that it can be identified readily in an emergency. Provide a green pictographic sign next to the override which states 'Emergency Door Release'.</p> | |
| <p>Image: K41</p>  | | | |

Findings & Actions Summary

| Ref. | Category | Priority | Complete By |
|---|---|--|-------------|
| Q5 | Measures To Limit Fire Spread And Development | Low | 23/Dec/2023 |
| Finding/Observation | | Action/Recommendation | |
| <p>No embedded electrical meters are present in the common areas, they are all external within steel cabinets. The Berneslai Homes common area distribution boards/fuse boxes are within casings constructed of steel but they are not separated by fire resisting construction from the common areas. There is also some additional equipment also present (e.g. for emergency escape lighting testing).</p> | | <p>As there is no existing timber cabinet enclosing the electrics at this block, which are present at other blocks on Oak Close, enclose the Berneslai Homes common area distribution board/fuse boxes within a cabinet that has a minimum of 30-minutes fire resistance. If the cabinet and access door are made of timber, the access door should have combined intumescent cold smoke seals incorporated or if a purpose constructed lockable steel cabinet is used, it has rubber seals between the door access door and the cabinet which appears to be the case with other steel cabinets that the assessor has observed in use at other Berneslai Homes blocks.</p> | |
| <p>Image: Q51</p>  | | | |

No Timescale

2

| Ref. | Category | Priority | Complete By |
|---|-----------|--|-------------|
| F1 | Lightning | No Timescale | |
| Finding/Observation | | Action/Recommendation | |
| A lightning protection system was not observed. | | 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 | |
| There was a Grade D,1 LD3 system (hard-wired smoke alarm) in the hallway of flat 7 that was sampled. This is considered by the assessor to be a reasonable provision in the short to medium-term. | | Although the current revision of the Home Office Guide advises that an LD3 system is an appropriate benchmark for general needs flats, it is PCL policy that a Grade D1, LD2 system as per British Standards recommendations should be installed in this flat and any other in the block if they are not already present. It is recommended that this is performed in the longer term, e.g., during the next programmed EICR. | |
| | | | |

| | |
|-----------------------|----------------------------------|
| Reassessment Priority | Medium - 2 Years |
| Responsible Person | Amanda Garrard - Chief Executive |
| BAFE Cert | CHES077 |

General Information

| | |
|--------------------|--|
| UPRN | AY3202BB |
| Address | Oak Close Block 5 - 7A Hoyland South Yorkshire |
| Postcode | S74 0EN |
| Fire Risk Assessor | Grant Barker |
| Date of Inspection | 14/12/2022 |
| Checked by | Piotr Iwan |
| Reassessment Date | 14/12/2024 |

General Information

| | |
|---|---|
| Property Designation | General needs |
| Property Type | Purpose built block of flats |
| No of Floors | 2 |
| No of Flats (if applicable) | 3 |
| Ground floor area (m2) | 50 |
| Total area of all floors | 150 |
| Building Description | The premises was purpose built as flats. It is thought that the premises was originally constructed in the 1970s. There is one entry/exit door which leads to the two first floor flats. There is a ground floor flat which has an independent entrance door not in the internal common areas. There are no passenger lifts present. There is no ancillary usage. |
| Building Construction | The ground floor is ground bearing concrete. The floor construction between levels is a form of concrete construction. There is one internal stairway is of concrete construction. There is a pitched tiled roof. From visual observation only from the ground floor level, the exposed surface of external walls gives the appearance of masonry construction with uPVC weatherboards. Note - this is not the FRAEW as required by the Fire Safety Act 2021. |
| Extent of common areas | Small ground floor hallway, stairway and first floor landing. |
| Areas of the building to which access was not available | None. |

If applicable state which flats were
sample inspected

Flat 7.

1. The Occupants

| Ref. | Question | Policy Principles |
|---------------------|-------------------|----------------------------|
| 10 | Management Extent | |
| Answer | | Finding/Observation |
| Non Managed – eg GN | | |

| Ref. | Question | Policy Principles |
|--|--|----------------------------|
| 11 | Details of any onsite management (hours onsite etc.) | |
| Answer | | Finding/Observation |
| Employees of the Responsible Person are not normally present at this premises, although they may visit from time to time in the course of their day to day duties. | | |

| 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 |
| Mark Botham - Housing Management Officer. | | |

| 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 12. 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 2 at any one time. | | |

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

| Ref. | Question | Policy Principles |
|--|---|---------------------|
| 17 | Identify any people who are especially at risk: <ul style="list-style-type: none"> - sleeping occupants - disabled occupants - occupants in remote areas and lone workers - young persons - others | |
| Answer | | Finding/Observation |
| Residents. As this is a general needs premises the residents may have (in line with the general population) sensory, mobility or other impairments to some degree. Elderly persons might be present. It is expected that young persons and children might be present as part of the families residing within the flats. Lone working would take place as might remote working e.g. roof voids. 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 |
| Home Office (September 2021) Fire Safety in Purpose Built Blocks | | |

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

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

A. Electrical Ignition Sources

| Ref. | Question | Policy Principles |
|---------------|---|--|
| A1 | Is the fixed electrical installation periodically inspected and tested, (include dates if known)? | 5 year fixed wire testing in communal areas are on a 5 year schedule. These works are carried out by our partners. All certificates are stored on PIMSS and can be requested at any time from the electrical compliance officer. As and when rewires take place, emergency lighting is being fitted in the stairwells if required. |
| Answer | | Finding/Observation |
| Yes | | See policy principle. |
| 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 |
| N/A | | No portable electrical appliances are provided by Berneslai Homes and none were observed in use in the common areas at the time of the premises survey. |
| 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 | | No extension leads were present in the common areas at the time of the premises survey. |
| Ref. | Question | Policy Principles |
| A5 | Are there any PV cells installed and do they have the appropriate isolation systems and signage to assist the fire and rescue service? | |
| Answer | | Finding/Observation |
| N/A | | There were no PV installations present at the time of the premises survey. |

B. Smoking Policies

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

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



C. Arson

| Ref. | Question | Policy Principles |
|---|---|--|
| C1 | Are premises secure against arson by outsiders? (Please state how) | |
| Answer | | Finding/Observation |
| No | | The assessor considers the area to be a normal risk in respect of arson. Fob entry from the outside at the block entrance. |
| Action/Recommendation | | Priority |
| This block is different from the others on Oak Close as mail is posted directly into the common areas, whereas in the other blocks in the immediate neighbourhood, steel mail boxes have been provided to hold the mail, and hence contain potentially burning materials, fireworks etc within them. Provide steel mail boxes to the two letterboxes. | | Low |
| | | Due Date |
| | | 23/Dec/2023 |
| Images | | |
| <p>Image: C11</p>  | | |

| 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 | | Residents are provided with domestic sized wheelie bins. These were a reasonable distance away based upon the constraints posed by the size of the front garden. |

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 |
| 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? | |
| Answer | | Finding/Observation |
| N/A | | There are no fixed heating systems present within the common areas. It is understood that the heating systems within the flats are inspected and maintained by NPS under a service contract. All certificates are stored on PIMSS and can be requested at any time from the Fire Safety Officer. Any faults are dealt with on a 24 hour priority order. |

E. Cooking

| Ref. | Question | Policy Principles |
|--------|--|-------------------|
| E1 | Are reasonable measures in place to prevent fires as a result of cooking, including replacing filter(where necessary)? | |
| Answer | Finding/Observation | |
| N/A | There are no communal kitchens provided in the common areas. | |

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. |

G. House-Keeping

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

| Ref. | Question | Policy Principles |
|---------------|--|--|
| G2 | Are the escape routes kept clear of items combustible materials or waste and free of any trip hazards? | |
| Answer | | Finding/Observation |
| No | | It is understood that in low rise premises belonging to Berneslai Homes, cleaning of the common areas is the responsibility of the residents. Items in contravention of the Berneslai Homes policy were observed at the time of the premises survey. |

| Action/Recommendation | Priority | Due Date |
|---|----------|-------------|
| Remove the waste leaflets from under the stairway at ground floor level and return the smaller items that were on the stairway at first floor level to their owner. | Medium | 23/Mar/2023 |

Images

Image: G21



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

I. Dangerous Substances

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

J. Other Significant Hazards

| Ref. | Question | Policy Principles |
|---------------|---|----------------------------|
| J1 | Are all issues deemed satisfactory? [1] | |
| Answer | | Finding/Observation |
| N/A | | |

| Ref. | Question | Policy Principles |
|---------------|-------------------------------------|----------------------------|
| J2 | Are all issues deemed satisfactory? | |
| Answer | | Finding/Observation |
| N/A | | |

K. Means Of Escape

| Ref. | Question | Policy Principles |
|---------------|--|---|
| K1 | Is the escape route design deemed satisfactory? (Consider current design codes) | |
| Answer | | Finding/Observation |
| Yes | | Travel distances are within those recommended within the Home Office Guide. |

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

| 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 | | There is a single stairway present. Travel distances are within those recommended within the Home Office Guide. |

| Ref. | Question | Policy Principles |
|---------------|--|--|
| K4 | Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?) | |
| Answer | | Finding/Observation |
| Yes | | Electro-magnetic fob entry to the common areas from the outside at the block entrance door. A push-button is used to exit. A green manual emergency override has been provided in the event that the door does not open as intended. |

| Action/Recommendation | Priority | Due Date |
|--|----------|-------------|
| As the manual green emergency override is not fitted to the door, rather it is the immediate vicinity but to the right hand side and at head height, its location should be conspicuously signed so that it can be identified readily in an emergency. Provide a green pictographic sign next to the override which states 'Emergency Door Release'. | Low | 23/Dec/2023 |

| Images |
|--|
| <p>Image: K41</p>  |

| Ref. | Question | Policy Principles |
|---------------|---|---|
| K5 | Do final exits open in the direction of escape where necessary? | |
| Answer | | Finding/Observation |
| N/A | | Not considered necessary where less than 60 occupants will be present at any one time. |
| Ref. | Question | Policy Principles |
| K6 | Are travels distances satisfactory? (consider single direction and more than one direction, property risk profile and occupancy characteristics) | |
| Answer | | Finding/Observation |
| Yes | | Travel distances are within those recommended within the Home Office Guide. |
| Ref. | Question | Policy Principles |
| K7 | Are there suitable precautions for all inner rooms? | |
| Answer | | Finding/Observation |
| N/A | | None present in the common areas. |
| Ref. | Question | Policy Principles |
| K8 | Are escape routes separated where appropriate? | |
| Answer | | Finding/Observation |
| N/A | | Single stairway, hallway and associated first floor landing only. |
| Ref. | Question | Policy Principles |
| K9 | Are corridors sub-divided where appropriate? | |
| Answer | | Finding/Observation |
| N/A | | Single stairway, hallway and associated first floor landing only. |
| Ref. | Question | Policy Principles |
| K10 | Do escape routes lead to a place of safety? | |
| Answer | | Finding/Observation |
| Yes | | Unrestricted escape available at ground floor level. |
| 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 no manually openable windows at first floor level in the common areas that can be used to control smoke levels, and no reasonable prospect of providing any. It is known through sampling of the small number of flats of the same archetype in the immediate vicinity where residents granted access, that the first floor flats have protected hallways, therefore the assessor considers that the current arrangements should be accepted 'as is'. |

Detailed Risk Assessment

| 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 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 |
|--------|--|
| No | This Fire Risk Assessment should not be considered as fulfilling the requirements of a full fire door survey. Where defects were readily observable from the common area side of the flat entrance doors, or where residents allowed access, any deficiencies will be commented upon. The assessor has compared the flat entrance doors against the recommendations contained within the current revision of the Home Office Guide to assess suitability. The resident in flat 7 granted access. It is understood that through discussions with the Housing Management Officer, due to the frequent number of forced entries into the flat performed by the Police, that a decision has been made to no longer flat entrance door and a steel security door of the type that is used to secure void properties has been fitted. It is the assessors opinion that the steel security door is of unknown fire resistance, although obviously it is robust, but it cannot be considered to be an upgraded FD30S fire door, which the assessor would consider as a suitable benchmark for a low-rise block without any form of smoke control facilities in the common area. The lack of a means to provide smoke levels in the common area, the unknown likely fire performance of the security door including a lack of smoke seals and self-closer means that remedial action is required to protect the other residents in flat 7A. The other flat entrance door (flat 7A) appears to be visually identical to the other flat entrance doors in the blocks in the immediate neighbourhood. These are replacement self-closing FD30S flat entrance doors (albeit some with labels denoting their fire performance test certification and some not). No issues were identified with the other flat entrance door when viewed from the common area side. |

| Action/Recommendation | Priority | Due Date |
|--|----------|-------------|
| In the short-term (60-days), the door numbers '96A' currently displayed on the steel security door should be replaced so that they read '7'. The other action made in response to this Question is specifically made to protect the other residents in this block (namely, within flat 7A) and should be completed within the medium-term (90 days). The steel security door fitted to flat 7 should be replaced with a generic low cost certificated timber self-closing FD30S fire door set as available from such trade suppliers such as Jewsons, Howdens etc. | High | 21/Feb/2023 |

Images

Image: L11



Image: L12



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 |
| N/A | | There are no other doors within the internal common areas. |

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 | | The provision of emergency escape lighting was considered adequate and no significant observations were made during the premises survey. |

| Ref. | Question | Policy Principles |
|---------------|--|----------------------------|
| N2 | If EL not provided, is borrowed/artificial lighting sufficient for escape? (Internal and external) | |
| Answer | | Finding/Observation |
| 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) | |
| Answer | | Finding/Observation |
| Yes | | The Home Office Guide advises that fire exit signage is not considered necessary within a block provided with only a single stairway, and it has not been provided. |
| 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 |
| N/A | | A fire alarm system has not been provided by Berneslai Homes within the common areas. Due to the purpose-built nature of the premises with non-combustible materials forming fire compartments, the Home Office Guide advises that a fire alarm system in the common area is not considered necessary for this type of low-rise purpose-built block. |

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

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

| 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 |
| N/A | | |

| Ref. | Question | Policy Principles |
|---------------|--|----------------------------|
| P5 | Where appropriate, has a fire alarm zone plan been provided? | |
| Answer | | Finding/Observation |
| N/A | | |

| Ref. | Question | Policy Principles |
|---------------|--|----------------------------|
| P6 | Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition? | |
| Answer | | Finding/Observation |
| N/A | | |

| 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 |
| Yes | | There was a Grade D,1 LD3 system (hard-wired smoke alarm) in the hallway of flat 7 that was sampled. This is considered by the assessor to be a reasonable provision in the short to 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 |
| N/A | | |

Q. Measures To Limit Fire Spread And Development

| Ref. | Question | Policy Principles |
|---------------|--|---|
| Q1 | Is there adequate levels of compartmentation between floors and between flats and the common escape routes? | |
| Answer | | Finding/Observation |
| Yes | | This Fire Risk Assessment should not be considered as fulfilling the requirements of a full fire compartmentation survey. Where defects were readily observable, any deficiencies will be commented upon. The general provision of fire compartmentation in the areas where access was possible was considered reasonable and with the minor exception of that described in Question Q5, no other issues or significant observations were made at the time of the premises survey. |
| 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 in the areas where access was possible was considered reasonable and with the minor exception of that described in Question Q5, no other issues or significant observations were made at the time of the premises survey. |
| 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 |
| N/A | | None present at the time of the premises survey. |
| Ref. | Question | Policy Principles |
| Q4 | Is compartmentation maintained in the roof space? | |
| Answer | | Finding/Observation |
| Unknown | | Roof voids are checked annually by Berneslai Homes and records are maintained centrally. The assessor was unable to survey the roof void as there was no access hatch in the common areas and there was no roof void access hatch in flat 7 which was sampled. As roof voids are inspected annually by Berneslai Homes own in-house team who are considered competent to do so by the Responsible Person, it is not considered that any recommendations are required as a consequence of not being able to survey the roof voids. |

| Ref. | Question | Policy Principles |
|---------------|--|--|
| Q5 | Are electrics, including embedded meters, enclosed in fire rated construction? | |
| Answer | | Finding/Observation |
| No | | No embedded electrical meters are present in the common areas, they are all external within steel cabinets. The Berneslai Homes common area distribution boards/fuse boxes are within casings constructed of steel but they are not separated by fire resisting construction from the common areas. There is also some additional equipment also present (e.g. for emergency escape lighting testing). |

| Action/Recommendation | Priority | Due Date |
|---|----------|-------------|
| As there is no existing timber cabinet enclosing the electrics at this block, which are present at other blocks on Oak Close, enclose the Berneslai Homes common area distribution board/fuse boxes within a cabinet that has a minimum of 30-minutes fire resistance. If the cabinet and access door are made of timber, the access door should have combined intumescent cold smoke seals incorporated or if a purpose constructed lockable steel cabinet is used, it has rubber seals between the door access door and the cabinet which appears to be the case with other steel cabinets that the assessor has observed in use at other Berneslai Homes blocks. | Low | 23/Dec/2023 |

| Images |
|--|
| <p>Image: Q51</p>  |

| Ref. | Question | Policy Principles |
|---------------|--|---|
| Q6 | As far as can reasonably be ascertained, are fire dampers provided as necessary to protect critical means of escape against passage of fire, smoke and products of combustion in the early stages of a fire? | |
| Answer | | Finding/Observation |
| No | | A full investigation of the design of heating, ventilation and air conditioning (HVAC) systems is outside the scope of this fire risk assessment. No fire dampers were observed during the premises survey and none are considered necessary. |

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

| Ref. | Question | Policy Principles |
|---------------|---|---|
| Q8 | Are soft furnishings in common areas appropriate to limit fire spread/growth? | |
| Answer | | Finding/Observation |
| N/A | | No soft furnishings have been provided by Berneslai Homes and none were present in the common areas at the time of the premises survey. |

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

Images

Image: Q91



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

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

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

| Ref. | Question | Policy Principles |
|---------------|---|---|
| Q13 | Are all other fire spread/compartmentation issues satisfactory? | |
| Answer | | Finding/Observation |
| Yes | | No other significant issues were identified or observations were 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 | |
| N/A | <p>There are no fire extinguishers installed within the common area and none are recommended.</p> <p>The provision of fire extinguishers and other forms of fire-fighting equipment in common parts for use by residents is problematic. Such equipment should only be used by those trained in its use. It is not considered appropriate or practicable for residents in a block of flats to receive such training. Neither is it expected that residents should need to tackle a fire in their flats to make their escape. Indeed, to obtain a fire extinguisher located in the common parts for this purpose would involve the person leaving their flat in the first place, from which they should leave the premises and call the Local Fire and Rescue Service.</p> | |

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, which is considered by most housing providers to be more appropriate and the assessor supports this policy. |
| Images | | |
| <p>Image: T11</p>  | | |

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

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

| Ref. | Question | Policy Principles |
|---------------|---|--|
| T4 | Are there suitable arrangements for liaison and calling the Fire Service? | |
| Answer | | Finding/Observation |
| Yes | | It is considered that this would happen if the residents are guided by the fire action notices and common knowledge. |

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

| Ref. | Question | Policy Principles |
|---------------|---|---|
| T6 | Are there adequate procedures in place for the evacuation of disabled people who are likely to be present? | |
| Answer | | Finding/Observation |
| Yes | | Person Centred Fire Risk Assessments have been carried out on all tenants in Independent Living Schemes and are reviewed on an annual basis for changes. Any issues identified during the assessment are referred to the Fire Safety Officer. In General needs blocks of flats only tenants that have been identified as having a vulnerability are offered an assessment. All assessments are stored on Share Point. |
| Ref. | Question | Policy Principles |
| T7 | Are staff nominated and trained on the use of fire extinguishing appliances? | |
| Answer | | Finding/Observation |
| Yes | | Answer refers to times when employees of the Responsible Person might be present during their day to day duties. All employees receive fire safety awareness training at induction commensurate with their role and this is periodically refreshed as part of their ongoing general health and safety training. The training includes fire extinguisher identification however there is no expectation that employees would use these unless they felt that it was safe to do so. Records are maintained centrally. |
| Ref. | Question | Policy Principles |
| T8 | Are staff nominated and trained to assist in evacuation (Where applicable e.g. Offices, supported schemes)? | |
| Answer | | Finding/Observation |
| N/A | | There is not normally a Berneslai Homes employee presence at this premises. |

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 | |
| N/A | Fire drills are not appropriate for this type of residential occupancy. | |

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 | |
| No | A premises information box has not been provided and one would not be considered necessary under Berneslai Homes policy unless any specific circumstance were present that necessitated one being provided. | |

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 |
| 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 due regard should be made to the Limitations Statements contained within this report. |
| Ref. | Question | Policy Principles |
| Z2 | Are all issues deemed satisfactory? | |
| Answer | | Finding/Observation |
| 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> | |
| Answer | | Finding/Observation |
| Medium | | |

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

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

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

Flat 7.

1. Inspection Details

| | | |
|----|--|---------|
| 11 | Has a Type 3 dwelling survey been performed? | Yes |
| 12 | Which flat number was accessed? | Flat 7. |
| 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 | N/A |
| 27 | Other | N/A |

3. General

| | | |
|----|---|---|
| 31 | If on the ground or 1st floors, is there secondary means of escape from each habitable room? Door or window of at least 0.33m ² with no single dimension smaller than 450mm. | Yes |
| 32 | Does the layout of the flat meet the relevant Building Regulations (Travel distance, protected entrance hall, alternative escape etc.?) | Yes |
| 33 | Are there any extraction fans that are not vented directly to an external wall? | 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? | This flat was untidy however it was not considered by the assessor that the resident is hoarding. |

Limitations Statement

The purpose of the fire risk assessment is solely to provide an assessment of the risk to life from fire, and, where appropriate, to make recommendations to reduce the risk to life from fire. This assessment does not address fire risks to property or business continuity.

Under Article 5(4) of the Regulatory Reform (Fire Safety) Order 2005 or other devolved equivalent regional legislation and relevant United Kingdom law, we have been appointed to provide advice to the Responsible Person only. We have no control over any part of the premises covered within this fire risk assessment, and we have no responsibility for undertaking any of the recommendations made. The assessment is intended to assist the Responsible Person to comply with their responsibilities under the Regulatory Reform (Fire Safety) Order 2005.

Any policy principles included within this Fire Risk Assessment have been provided by the responsible person or their representative and been added in good faith. We cannot take responsibility for the accuracy of the policy principles with regard to the client's internal policies, British Standards or codes of practice.

Any test certificates supplied as part of the Fire Risk Assessment process will be considered but we take no responsibility or liability whatsoever is accepted for the accuracy of such information supplied by others.

The findings of the fire risk assessment will be based upon the conditions found at the Premises at the time the assessment is to be carried out and on relevant information provided by the Responsible Person or others either prior to, during or after the Fire Risk Assessment of the premises.

We consider the External Wall System as part of the Fire Risk Assessment process; however, we take no responsibility for a fire risk appraisal of external wall construction on existing buildings and work to the guidance and limitations detailed in PAS 9980:2022 0.2 Fire risk assessments. Any information supplied to the Fire Risk Assessor is taken in good faith and we accept no responsibility for the accuracy of the information supplied.

No responsibility is accepted for any change in the conditions or circumstances prior after the Fire Risk Assessment has been undertaken.

It is stressed that the assessment should not be regarded as a structural survey for fire safety purposes as such a survey should only be entrusted to a qualified building surveyor.

The Fire Risk Assessment did not involve destructive exposure (Unless specifically requested as part of a contractual arrangement), and therefore it is not always possible to survey less readily accessible areas. It is, therefore, necessary to rely on a degree of sampling and reasonable assumptions and judgements.

All services or penetrations traversing fire resisting compartments are not confirmed as being sufficiently fire stopped with fire resisting material to the appropriate standard. If fire compartments\fire dampers\voids (ceilings, floors or other voids) are considered inaccessible for safety reasons or any other reason and cannot be physically accessed or are outside the visual range of the assessor, technical comment on these areas cannot be provided.

This fire risk assessment will not necessarily identify all minor fire-stopping issues that might exist within the building and should be considered to be a sample of fire compartmentation. Unless a full fire compartmentation survey is contractually included within the scope of the assessment.

If there are reasons to suspect the fire resistance within the Premises has not been sufficiently maintained the responsibility to provide this technical information rests with the Responsible Person\duty holder.

This fire risk assessment will not necessarily identify all minor fire door issues that might exist within the building and should be considered a sample of fire doors. Unless a full fire door survey is contractually included within the scope of the assessment.

A full investigation of the design of heating, ventilation, and air conditioning (HVAC) systems is outside the scope of this fire risk assessment.

Although reference in the report may be made to relevant British Standards, Codes of Practice and Guides the assessment will not, nor is it intended to, ensure compliance with any of the documents referred to in the assessment. However, deviations from generally accepted codes, standards and universally recognised good fire safety practice will be identified in the assessment.

Where an emergency escape lighting system is present, comments are based upon a visual assessment of the system coverage and condition, but no illuminance tests or verification of the installation to the relevant British Standards were carried out.

Where a fire alarm system is present, comments are based upon a visual assessment, but no audibility tests or verification of full compliance with the relevant British Standards were carried out.

Where manual firefighting equipment is present, comments are based upon a visual assessment, but no verification of full compliance with the relevant British Standards or codes of practice were carried out.

It is the expectation that any reference to the testing and maintenance of passive or active fire protection systems within the premises are undertaken to the relevant current British Standards, Codes of Practice and Guides it is the responsible person's duty to ensure this is undertaken.

There will be a brief review of procedures at the time of this fire risk assessment. An in-depth review of documentation is outside the scope of this fire risk assessment, unless otherwise stated in the contract.

The report will highlight the Significant Findings (Split into Recommendations and Action(s)) that the Fire Risk Assessor found at the time of the assessment.

It is the responsibility of the Responsible Person to ensure that any deficiencies found during the assessment and subsequently reported to the Responsible Person, by the report or other means, are their responsibility to rectify to a satisfactory standard to meet the requirements of the Regulatory Reform (Fire Safety) Order 2005.

It is wholly the responsibility of the Responsible Person and/or their agent to implement and maintain the Fire Precautions at the Premises to a satisfactory standard and condition to comply with the requirements of the Regulatory Reform (Fire Safety) Order 2005.

Failure to address and/or rectify any deficiencies mentioned in the report may result in serious harm, injury and or death to any relative person, employee, visitor, you or any other person in, on, within or without the perimeter of the Premises.

Failure to address any of the deficiencies highlighted in the report may be considered to be a breach of the Regulatory Reform (Fire Safety) Order 2005 and may result in prosecution by the enforcing authority.

Responsibility for the ongoing management of the Premises and even, if necessary, the decision to allow the Premises to be used for their present purpose, and in the current condition remains with the Responsible Person.

Responsibility for management procedures regarding, evacuation management, and maintenance of firefighting equipment, Fire alarms systems, emergency escape lighting, and any other emergency-related provisions remains a duty of the responsible person, not the fire risk assessor as this is not within their control.

Any faults or deficiencies in any emergency emergency-related staffing levels and/or staff training are the responsibility of the Responsible Person and/or the duty holder.

Portable or moveable items and items brought into the Premises are the responsibility of the Responsible Person and/or the duty holder.

It is recommended that the Assessment is reviewed annually or when there is a significant change, material alteration, change in the use of the Premises, a change in working practices, or following any incident, including fire, which may affect the Fire Precautions of the Premises.

The circumstances of the Premises may change over time and with use and/or occupancy, therefore, failure to review the fire risk assessment by the date indicated may mean that the fire risk assessment is no longer valid.

This Fire Risk Assessment is not a Health and Safety Report. A Health and Safety review should be conducted to ensure compliance with the Health and Safety at Work Act 1974.

Compliance with all other legislation is the responsibility of the Responsible Person. We accept no responsibility for loss, damage or other liability arising from a fire, loss and/or injury due to the failure to observe the safety, observance and practises identified in the Assessment

The Responsible Person will always remain responsible for the outcome of the Fire Risk Assessment and/or its review. This includes the accuracy of details contained within this report.

By signing for, by payment for services or acknowledgement of receipt of the report you accept full responsibility and accountability for implementing the findings of the report.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Life Safety Fire Risk Assessment Certificate of Conformity

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

Schedule:

| | |
|---------|--|
| Part 1a | Name & Address of Certified Organisation: |
| | Pennington Choices, Broofield House, Grimsditch Lane, WA4 4EA |
| Part 1b | BAFE registration number of issuing Certified Organization: |
| | 102119 |
| Part 1c | SSAIB 3rd Party Certificate Number: |
| | CHES077 |
| Part 2 | Name of Client: |
| | Amanda Garrard - Chief Executive |
| Part 3a | Address of premises for which the fire risk assessment was carried out: |
| | Oak Close Block 5 - 7A, Hoyland, South Yorkshire, S74 0EN |
| Part 3b | Part or parts of the premises to which the fire risk assessment applies: |
| | Small ground floor hallway, stairway and first floor landing. |
| 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: |
| | 14/12/2022 |
| Part 6 | Recommended date for reassessment of the premises: |
| | 14/12/2024 |
| Part 7 | Unique reference number of this certificate: |
| | 110168 |

Signed for and on behalf of the issuing Certificated Organization:

James Hutton

Dated: 12/23/2022

Appendix 1. Action Details

| Ref. | Category | Priority | Comments | Recommendation | Quantity | To Be Completed By | Photo Ref. |
|------|-----------------|--------------|--|---|----------|--------------------|------------|
| C1 | ARSON | Low | The assessor considers the area to be a normal risk in respect of arson. Fob entry from the outside at the block entrance. | This block is different from the others on Oak Close as mail is posted directly into the common areas, whereas in the other blocks in the immediate neighbourhood, steel mail boxes have been provided to hold the mail, and hence contain potentially burning materials, fireworks etc within them. Provide steel mail boxes to the two letterboxes. | | 23/12/2023 | C11 |
| F1 | LIGHTNING | No Timescale | A lightning protection system was not observed. | Recommend management undertake a risk assessment of the building to determine if lightning protection is required. | | | |
| G2 | HOUSE-KEEPING | Medium | It is understood that in low rise premises belonging to Berneslai Homes, cleaning of the common areas is the responsibility of the residents. Items in contravention of the Berneslai Homes policy were observed at the time of the premises survey. | Remove the waste leaflets from under the stairway at ground floor level and return the smaller items that were on the stairway at first floor level to their owner. | | 23/03/2023 | G21 |
| K4 | MEANS OF ESCAPE | Low | Electro-magnetic fob entry to the common areas from the outside at the block entrance door. A push-button is used to exit. A green manual emergency override has been provided in the event that the door does not open as intended. | As the manual green emergency override is not fitted to the door, rather it is the immediate vicinity but to the right hand side and at head height, its location should be conspicuously signed so that it can be identified readily in an emergency. Provide a green pictographic sign next to the override which states 'Emergency Door Release'. | | 23/12/2023 | K41 |

| Ref. | Category | Priority | Comments | Recommendation | Quantity | To Be Completed By | Photo Ref. |
|------|---------------------|----------|---|---|----------|--------------------|------------|
| L1 | FLAT ENTRANCE DOORS | High | <p>This Fire Risk Assessment should not be considered as fulfilling the requirements of a full fire door survey. Where defects were readily observable from the common area side of the flat entrance doors, or where residents allowed access, any deficiencies will be commented upon. The assessor has compared the flat entrance doors against the recommendations contained within the current revision of the Home Office Guide to assess suitability. The resident in flat 7 granted access. It is understood that through discussions with the Housing Management Officer, due to the frequent number of forced entries into the flat performed by the Police, that a decision has been made to no longer flat entrance door and a steel security door of the type that is used to secure void properties has been fitted. It is the assessors opinion that the steel security door is of unknown fire resistance, although obviously it is robust, but it cannot be considered to be an upgraded FD30S fire door, which the assessor would consider as a suitable benchmark for a low-rise block without any form of smoke control facilities in the common area. The lack of a means to provide smoke levels in the common area, the unknown likely fire performance of the security door including a lack of smoke seals and self-closer means that remedial action is required to protect the other residents in flat 7A. The other flat entrance door (flat 7A) appears to be visually identical to the other flat entrance doors in the blocks in the immediate neighbourhood. These are replacement self-closing FD30S flat entrance doors (albeit some with labels denoting their fire performance test certification and</p> | <p>In the short-term (60-days), the door numbers '96A' currently displayed on the steel security door should be replaced so that they read '7'. The other action made in response to this Question is specifically made to protect the other residents in this block (namely, within flat 7A) and should be completed within the medium-term (90 days). The steel security door fitted to flat 7 should be replaced with a generic low cost certificated timber self-closing FD30S fire door set as available from such trade suppliers such as Jewsons, Howdens etc.</p> | | 21/02/2023 | L11, L12 |

| Ref. | Category | Priority | Comments | Recommendation | Quantity | To Be Completed By | Photo Ref. |
|------|---|--------------|---|--|----------|--------------------|------------|
| P7 | MEANS OF GIVING WARNING IN CASE OF FIRE | No Timescale | <p>some not). No issues were identified with the other flat entrance door when viewed from the common area side.</p> <p>There was a Grade D,1 LD3 system (hard-wired smoke alarm) in the hallway of flat 7 that was sampled. This is considered by the assessor to be a reasonable provision in the short to medium-term.</p> | <p>Although the current revision of the Home Office Guide advises that an LD3 system is an appropriate benchmark for general needs flats, it is PCL policy that a Grade D1, LD2 system as per British Standards recommendations should be installed in this flat and any other in the block if they are not already present. It is recommended that this is performed in the longer term, e.g., during the next programmed EICR.</p> | | | |
| Q5 | MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT | Low | <p>No embedded electrical meters are present in the common areas, they are all external within steel cabinets. The Berneslai Homes common area distribution boards/fuse boxes are within casings constructed of steel but they are not separated by fire resisting construction from the common areas. There is also some additional equipment also present (e.g. for emergency escape lighting testing).</p> | <p>As there is no existing timber cabinet enclosing the electrics at this block, which are present at other blocks on Oak Close, enclose the Berneslai Homes common area distribution board/fuse boxes within a cabinet that has a minimum of 30-minutes fire resistance. If the cabinet and access door are made of timber, the access door should have combined intumescent cold smoke seals incorporated or if a purpose constructed lockable steel cabinet is used, it has rubber seals between the door access door and the cabinet which appears to be the case with other steel cabinets that the assessor has observed in use at other Berneslai Homes blocks.</p> | | 23/12/2023 | Q51 |