

FIRE RISK ASSESSMENT

PROPERTY ASSESSED:

Willowcroft Block 01 - 35
Bolton On Dearne
South Yorkshire

S63 8LF



UPRN: AJ71001B

Inspection Date: 08/12/2022

Validation Date: 22/12/2022

Valid to: 22/12/2024

FRA completed by: Pennington Choices

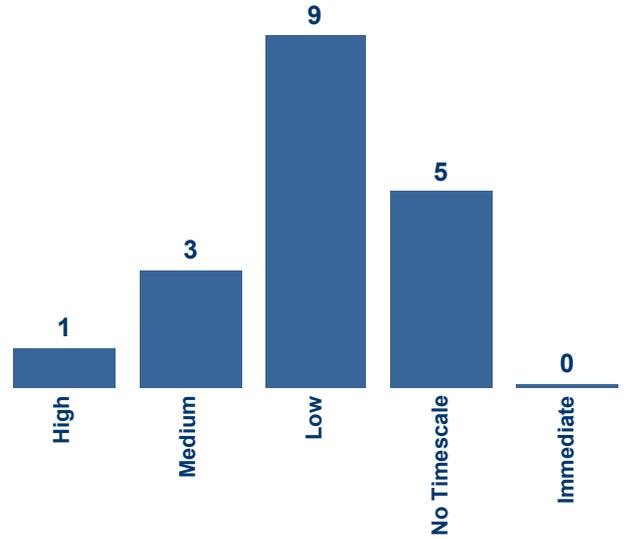
FRA Completed For: Berneslai Homes



FRA Risk Rating: Moderate



FRA Action Count by Priority



FRA Action by Type

Recommendations:	5
Actions:	13

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	Housing for older people
Management Extent	Partially Managed Building - Manager or Senior Staff not onsite regularly
No of Floors	2
No of Flats (if applicable)	35
Ground floor Area (m2)	1,200
Total Area of all floors (m2)	2,400

FRA Completed By:	Grant Barker
FRA Type:	Type 3
QA Validation Date:	22/12/2022
QA Carried Out By:	Piotr Iwan

Validator's Signature:

P. Iwan

High

3

Ref.	Category	Priority	Complete By
K3	Means Of Escape	High	20/Feb/2023

Finding/Observation	Action/Recommendation
<p>Two of the fire exits have been identified by Berneslai Homes as not being sufficient width for wheelchair users. These are located at the base of the stairways at either end of the premises (one close to flat 4 and one close to flat 30). Both of these fire exits have a 660mm available escape width.</p> <p>The situation with the fire exit close to flat 30 was discussed between the Berneslai Homes Fire Safety Officer and the Fire and Rescue Inspecting Officer during the recent audit. It was concluded that in the case of this fire exit, as there is an alternative door in the stairway of suitable width that is not currently designated as a fire exit and this should be brought into use. Although this potential substitute fire exit was considered less than ideal (it opens inwards and there is a small step and a ramp cannot realistically be provided as it would encroach on the vehicle access road to the premises car park), it is understood that a less than ideal fire exit was in the opinion of the Fire and Rescue Inspecting Officer, better than no provision at all. In the case of the fire exit close to flat 4, this is not readily remediated; however, a number of considerations have been taken into account in assigning timescale for each action/recommendation made as part of this question. These are:-</p> <p>There are alternative directions of escape available along the corridors that lead to alternative fire exits that are of a suitable width. It cannot be absolutely guaranteed that these alternatives would be available for escape but due to the automatic fire detection within the common area which has also been extended into the hallway of the flats, the fire testing certification of the flat entrance doors and common area fire doors there is a high probability in the assessors opinion that they are likely to be available.</p> <p>it was verbally confirmed by the Berneslai Homes Fire Safety Officer that there are currently no PEEP holders residing in the premises, and if at such time that this situation changed, if necessary their PEEP would identify that they should 'stay-put' in their flat and their location would be communicated to the Fire and Rescue Service via the red fire box in reception.</p>	<p>In the short term:- Replace the signage that is missing from the fire exit in the stairway close to flat 4. The sign should be identical to that displayed at the fire exit close to flat 30.</p> <p>In the medium term:- Change the lock on the proposed alternative fire exit in the stairway close to flat 30 to a thumb-turn with green pictographic operating instructions conspicuously displayed close to the mechanism that reads 'Turn To Open'. The arrow should indicate the correct direction for opening. Display a green pictographic fire exit sign at high level on the new fire exit door. The arrow should point down.</p> <p>In the longer term:- In the case of the fire exit close to flat 4, this is not readily remediated as alterations will be required to the wall in which it is situated, however, a fire exit of suitable width (at least 1100mm if possible) should be provided at this location as soon as reasonably practicable.</p>

Image: K31

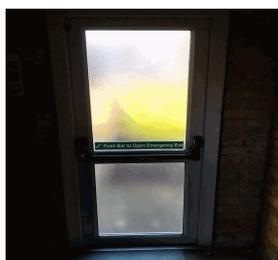
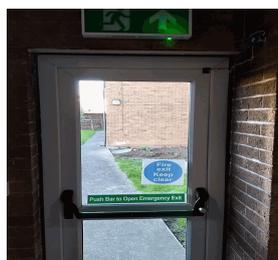


Image: K32



Image: K33



Ref.	Category	Priority	Complete By
M1	Common Area Fire Doors	Medium	22/Mar/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 where access was possible. All of the corridor sub-division, stairway and ancillary areas fire doors were replacement timber fire doors with certification present. There were minor issues identified with some of the common area fire doors that require remedial action.</p>		<p>To reduce the threshold gap on the communal lounge fire door it is suggested that a fire door drop seal is retro fitted to the fire door. The laundry fire door is not currently fitted with smoke seals, only intumescent strips are provided. The easiest way of providing smoke seals is for batwing smoke seals to be incorporated into the fire door frame and it is suggested that this is performed. If it is decided that a contractor will be appointed to make the necessary repairs, it is recommended that any such contractor should be a passive fire protection specialist accredited by a UKAS third party scheme such as FIRAS, Q-MARK etc. They may be able to recommend an alternative economically viable solution to remediate the communal lounge fire door threshold gap.</p>	
<p>Image: M11</p> 		<p>Image: M12</p> 	
		<p>Image: M13</p> 	

Ref.	Category	Priority	Complete By
Q13	Measures To Limit Fire Spread And Development	Medium	22/Mar/2023
Finding/Observation		Action/Recommendation	
<p>Standard PU builder foam has been used to fill gaps around pipework in the boiler room (one instance). This type of foam has very little fire resistance.</p>		<p>The foam in this area should be raked out and replaced with suitable fire stopping product that has been tested for such applications (this will not include 'pink' fire rated foam). It is recommended that if a contractor is appointed to make the necessary repairs, they should be a passive fire protection specialist accredited by a UKAS third party scheme such as FIRAS, Q-MARK etc. As this area is considered to be higher fire risk area, the priority assigned to this action reflects this.</p>	
<p>Image: Q131</p> 			

Findings & Actions Summary

Ref.	Category	Priority	Complete By
Z1	Any Other Information	Medium	22/Mar/2023
Finding/Observation		Action/Recommendation	
<p>It was not possible to survey the internal areas of the three integrated garages (one of which may be the mobility scooter store), the Managers Office, the Guest Bedroom, the two unknown rooms within the first floor of the stairways close to flats 12 and 28 and the unknown first floor room next to the cleaners storeroom. No keys were in the grey key box.</p>		<p>Berneslai Homes are respectfully requested to make alternative arrangements to survey the internal areas of these locations and add any recommendations (if any) to this fire risk assessment.</p>	
<div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;"> <p>Image: Z11</p>  </div> <div style="text-align: center;"> <p>Image: Z12</p>  </div> <div style="text-align: center;"> <p>Image: Z13</p>  </div> <div style="text-align: center;"> <p>Image: Z14</p>  </div> </div> <div style="margin-top: 20px;"> <p>Image: Z15</p>  </div>			

Low

13

Ref.	Category	Priority	Complete By
A2	Electrical Ignition Sources	Low	22/Dec/2023
Finding/Observation		Action/Recommendation	
<p>Some portable electrical appliances are provided by Berneslai Homes in the communal lounges. Those sampled had in date PAT labels. A small number of portable electrical items were observed either to have not been PAT tested (see Question D1) or in one instance, the PAT test was out of date.</p>		<p>The orange Vax carpet cleaner in the first floor cleaners store should be PAT tested during the next scheduled Technicians visit.</p>	
<p>Image: A21</p> 		<p>Image: A22</p> 	

Ref.	Category	Priority	Complete By
D1	Portable Heaters And Heating Installations	Low	22/Dec/2023
Finding/Observation		Action/Recommendation	
<p>There are 4 convection heaters and 2 fan heaters present in the ground floor electrical distribution room, presumably provided for emergency use should a heating system with a flat becomes faulty. The assessor is aware that this is common practice for some housing providers. None of these items had been PAT tested.</p>		<p>Consideration should be given to replacing all of these portable heaters with a safer type such as oil-filled electrical radiator type portable heaters. If it is decided that the existing heaters are to be retained, arrange for PAT testing during the next scheduled Technicians visit.</p>	
<p>Image: D11</p> 			

Findings & Actions Summary

Ref.	Category	Priority	Complete By
K12	Means Of Escape	Low	22/Dec/2023
Finding/Observation		Action/Recommendation	
<p>It was noted that there is extensive use of plastic conduit throughout common area circulation/escape routes.</p>		<p>The 18th edition of BS 7671 includes a new regulation to ensure that escape routes were as safe as possible for residents and the Fire and Rescue Service in the event of a fire. Following the fatalities of two firefighters in 2010 and a recommendation in the subsequent coroner's report, BS 7671 now requires that wiring systems should not be liable to premature collapse. This includes all cables inside plastic conduit in a building escape routes. Further investigation of the method of supporting the cabling within the plastic conduit is required to confirm that the supports used to hold the cable in place are not easily deformable (e.g. plastic).</p>	
<p>Image: K121</p> 			

Ref.	Category	Priority	Complete By
O1	Fire Safety Signs & Notices	Low	22/Dec/2023
Finding/Observation		Action/Recommendation	
<p>The NFCC Guide advises that emergency escape signage is considered beneficial where a low-rise block is provided with multiple escape routes, and it has been provided at a reasonable level. Some additional signage will be required as per Question K3.</p>		<p>A 'Fire Door Keep Locked Shut' sign should be displayed on the fire door to the unknown first floor level room next to the cleaners storeroom.</p>	
<p>Image: O11</p> 			

Findings & Actions Summary

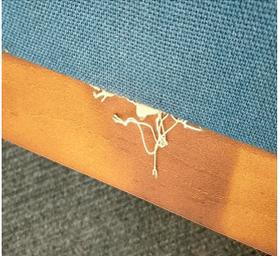
Ref.	Category	Priority	Complete By
Q2	Measures To Limit Fire Spread And Development	Low	22/Dec/2023
Finding/Observation		Action/Recommendation	
<p>There are suspended ceilings present, however due to the large format of the tiles and the fact that most could not be easily demounted for sampling purposes, only a small number of areas above could be sampled. Due to the non-destructive nature of a Type-3 fire risk assessment survey, the assessor cannot comment with any reasonable degree of accuracy on 'hidden voids' etc. Where defects were readily observable, any deficiencies will be commented upon.</p>		<p>There are numerous service risers throughout the common area circulation spaces and the outer coverings consisted of low density timber. As this low density timber cannot be relied upon to provide any particular level of fire compartmentation, it should be confirmed that the areas where the services within the risers penetrate walls and ceilings of the flats/common areas they are sufficiently fire stopped to a minimum of 60-minutes fire resistance (as per the walls/floors potentially penetrated).</p>	
<p>Image: Q21</p> 		<p>Image: Q22</p> 	
		<p>Image: Q23</p> 	

Ref.	Category	Priority	Complete By
Q3	Measures To Limit Fire Spread And Development	Low	22/Dec/2023
Finding/Observation		Action/Recommendation	
<p>There was no ventilation ductwork present in the kitchens of the flats that were surveyed (4, 5, 27 and 35), but ventilation systems were present in the bathrooms. The assessor could not determine with any reasonable accuracy whether the ductwork serving the ventilation systems in these flats (and potentially all of other flats) discharges directly to open-air (no external wall vents could be observed) or is part of an interconnected system.</p>		<p>The flats should be surveyed to determine which ones have a similar bathroom ventilation system in place. The extraction systems within the flats, where present, should be surveyed to determine whether there is the possibility of fire and smoke travel between flats e.g. a centralised system is present. If the system crosses fire compartment lines, fire dampers should be incorporated into the ductwork where it crosses. Where powered fans are present, the system should also shut down as a 'cause and effect' of a fire alarm activation to mitigate potential smoke travel.</p>	
<p>Image: Q31</p> 			

Ref.	Category	Priority	Complete By
Q4	Measures To Limit Fire Spread And Development	Low	22/Dec/2023
Finding/Observation		Action/Recommendation	
<p>Roof voids are checked annually by Berneslai Homes and records are maintained centrally. The assessor was able to survey the roof void from the only roof void hatch present, which is in the main stairway (none of the first floor flats surveyed had access hatches present). From the second step of a portable step ladder, it was observed that in this roof void, there was a masonry wall between the flats and the water tank room. The roof void access hatch in the main stairway was the original timber hatch from when the premises was originally constructed and was considered to be of low fire resistance. The fire resistance of the hatch should be upgraded.</p>		<p>As this is considered to be a relatively straight forward operation and could be carried out easily where competent in-house staff are employed. Upgrade the roof void hatch cover by affixing an EUROCLASS A2 limited combustibility board (such as 'pink' fire rated plasterboard) to the roof void facing side. If wholesale replacement is favoured over the suggested upgrade, replace with a purpose designed fire rated loft hatch (a minimum of 30-minutes fire rating, the same as the ceiling the hatch is installed in).</p>	
<p>Image: Q41</p> 			

Ref.	Category	Priority	Complete By
Q5	Measures To Limit Fire Spread And Development	Low	22/Dec/2023
Finding/Observation		Action/Recommendation	
<p>Embedded meters are present in the corridors, and they are incorporated into the timber decorative panelling. It has been confirmed by the Berneslai Homes Fire Safety Officer that this panelling and the internal areas of the cabinets has been treated/painted with a fire retardant treatment/paint. All internal areas of the cabinets sampled had holes present where cables had been passed through into the flats.</p>		<p>Survey the internal areas of all embedded electrical meter cabinets and make repairs were required e.g. where cables have been passed through and any other holes present. The assessor considers that the repairs are a relatively straight forward operation and could be easily carried where competent in-house staff are employed and suitable materials are used, i.e. fire rated mineral wool batt and fire rated mastic. This would allow access in the future providing it was reinstated by a competent person with the correct fire rated materials. Records of what materials were used should be retained for future reference and auditing purposes.</p>	
<p>Image: Q51</p> 			

Findings & Actions Summary

Ref.	Category	Priority	Complete By
Q8	Measures To Limit Fire Spread And Development	Low	22/Dec/2023
Finding/Observation		Action/Recommendation	
<p>Some soft furnishings appear to have been provided by Berneslai Homes in the communal lounge and the reception area. It is common practice to provide limited seating near the entrance door in such premises so that the residents can sit whilst waiting for relatives/taxis/NHS Patient Transport Service to pick them up.</p>		<p>Within the communal lounge, new upholstered furniture has been provided. The older blue chair in reception was clearly manufactured in 2001, well after the introduction of the 1988 regulations (it had an ink stamp present stated this), however it appears that someone has removed the fire resistance label as a well meaning gesture. The strings were still present where the label had been snipped off. All other furniture had labels denoting their respective fire resistance properties making them suitable for domestic settings and also including BS5852 testing, which is for non-domestic settings. As the blue chair in reception has had the label removed, swap it for one of the newer red chairs from the communal lounge which have the labelling still intact and are labelled as suitable for non-domestic settings.</p>	
<p>Image: Q81</p> 		<p>Image: Q83</p> 	

No Timescale

5

Ref.	Category	Priority	Complete By
A1	Electrical Ignition Sources	No Timescale	
Finding/Observation		Action/Recommendation	
<p>Plugs are fitted to what appears to be TV aerial equipment in the sole roof void area that is accessible (containing the water tank). The plugs are inserted into power sockets that have been provided. This is not considered to be a portable item of electrical equipment as such and no PAT testing labels were visible. It is not known whether the equipment is subject to any form of periodic inspection and testing e.g. during the periodic testing of fixed electrical installations.</p>		<p>The Institution of Engineering and Technology's 5th Edition of the IET Code of Practice for In-Service Inspection and Testing of Electrical Equipment makes recommendations with regards to the periodic testing of such equipment, which historically was neither considered to be part of the electrical fixed wiring circuit or a portable appliance.</p> <p>If not already doing so, this equipment should be periodically inspected and tested and records maintained. This is a long term recommendation (e.g. during the next programmed EICR of the common areas for example) as for the most part, it appears that the equipment itself is low voltage other than the power supply as described.</p>	
<p>Image: A11</p> 			

Ref.	Category	Priority	Complete By
F1	Lightning	No Timescale	
Finding/Observation		Action/Recommendation	
<p>A lightning protection system was not observed.</p>		<p>Recommend management undertake a risk assessment of the building to determine if lightning protection is required.</p>	
Empty space for additional findings or actions			

Ref.	Category	Priority	Complete By
P7	Means Of Giving Warning In Case Of Fire	No Timescale	
Finding/Observation		Action/Recommendation	
<p>The current NFCC Specialised Housing Guide recommends that it should be a long-term aspiration that all flats should be provided with a Grade D1, LD1 fire alarm system, preferably linked to an alarm receiving centre (ARC). The current arrangement within the flats is a smoke detector (with integrated sounder/strobe) within the hallways linked to the common area fire alarm system. In some cases, such as in flat 4, a battery operated stand-alone smoke alarm was also present. The assessor considers that, as activation of the common area fire alarm system sends an alarm signal to the fire panel and then onwards to an ARC, this arrangement can be considered to be a reasonable provision in the short to medium term.</p>		<p>It is understood that there is a longer term intention to provide an interlinked Grade D1, LD1 fire alarm system in all flats at such time as a significant works programme is under way in this premises and this should be performed as intended.</p>	
<p>Image: P71</p> 			

Ref.	Category	Priority	Complete By
R1	Fire Extinguishing Appliances	No Timescale	
Finding/Observation		Action/Recommendation	
<p>Fire extinguishers are provided in certain higher fire risk rooms such as the communal kitchen, boiler room etc as per the Responsible Persons policy however it is not expected that although trained, staff would perform firefighting operations that might endanger themselves. There are labels present that clearly indicate that they should only be used by trained persons.</p>		<p>There is a dry powder extinguisher present in the boiler room. The boiler room is a medium sized area and the furthest point from the single doorway is around 5.00 metres. As dry powder extinguishers are no longer considered to be appropriate for in-door use due to the potential for respiratory irritation and breathing problems after discharge, it is recommended that at such point as the dry powder extinguisher becomes due for its 5-yearly extended service check it should be replaced with a carbon dioxide extinguisher. If it is decided that the dry powder extinguisher is to be retained, if not already done so, a risk assessment should be performed and suitable control measures implemented.</p>	
<p>Image: R11</p> 			

Findings & Actions Summary

Ref.	Category	Priority	Complete By
S1	Relevant Automatic Fire Extinguishing Systems	No Timescale	
Finding/Observation		Action/Recommendation	
It is understood that there are plans in place to provide fire sprinkler protection within the premises and that arrangements to commence work are currently underway.		Provide the fire sprinkler protection as currently intended.	

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

General Information

UPRN	AJ71001B
Address	Willowcroft Block 01 - 35 Bolton On Dearne South Yorkshire
Postcode	S63 8LF
Fire Risk Assessor	Grant Barker
Date of Inspection	08/12/2022
Checked by	Piotr Iwan
Reassessment Date	08/12/2024

General Information

Property Designation	Housing for older people
Property Type	Purpose built block of flats
No of Floors	2
No of Flats (if applicable)	35
Ground floor area (m2)	1,200
Total area of all floors	2,400
Building Description	The premises was purpose built as a sheltered accommodation scheme but is now repurposed as an independent living premises. It is known that the premises was originally constructed in 1969. There is a dwelling house attached at the front elevation (flat 1) that is used by the Scheme Manager. The residential areas of the premises are laid out in such a manner that two directions of escape are available from all flat entrance doors in the common area; however two fire exit doors at the base of two of the stairways are not wide enough to allow for wheelchair users to escape. There are three internal stairways. There is one passenger lift 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 and the construction between floor levels is a form of concrete construction. From visual observation only from the ground-floor level, the exposed surface of external walls gives the appearance of masonry construction with uPVC spandrel panels and timber weatherboards. 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	It was not possible to survey the internal areas of the three integrated garages (one of which may be the mobility scooter store), the Managers Office, the Guest Bedroom, the two unknown rooms within the first floor of the stairways close to flats 12 and 28 and the unknown first floor room next to the cleaners storeroom.
If applicable state which flats were sample inspected	Flats 4, 5, 27 and 35.

1. The Occupants

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

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

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

Ref.	Question	Policy Principles
13	Person consulted during the fire risk assessment	
Answer		Finding/Observation
Ryan Beardshall - Fire Safety Officer, Berneslai Homes by telephone.		

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 140. This is made up of 2 residents and 2 visitors per flat.		

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

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

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

2. Fire Safety Legislation

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

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

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

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

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

Ref.	Question	Policy Principles
26	Is there an alteration or enforcement notice in force?	
Answer		Finding/Observation
No		<p>None known or apparent. The premises has recently been audited by South Yorkshire Fire and Rescue Service and only informal advice was received in respect to housekeeping standards in the common areas and keeping electric meter cabinet doors closed.</p> <p>It is understood that these issues were communicated to the residents by the Scheme Manager and based upon the observations made at the time of the premises survey, they have been successfully dealt with.</p>

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
Unknown	Plugs are fitted to what appears to be TV aerial equipment in the sole roof void area that is accessible (containing the water tank). The plugs are inserted into power sockets that have been provided. This is not considered to be a portable item of electrical equipment as such and no PAT testing labels were visible. It is not known whether the equipment is subject to any form of periodic inspection and testing e.g. during the periodic testing of fixed electrical installations.

Images

Image: A11


Ref.	Question	Policy Principles
A2	Is PAT testing in common areas carried out?	Carried out annually by partners on a rolling schedule.

Answer	Finding/Observation
No	Some portable electrical appliances are provided by Berneslai Homes in the communal lounges. Those sampled had in date PAT labels. A small number of portable electrical items were observed either to have not been PAT tested (see Question D1) or in one instance, the PAT test was out of date.

Action/Recommendation	Priority	Due Date
The orange Vax carpet cleaner in the first floor cleaners store should be PAT tested during the next scheduled Technicians visit.	Low	22/Dec/2023

Images

Image: A21	Image: A22
	

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 any of the accessible 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.

Images

Image: B21



C. Arson

Ref.	Question	Policy Principles
C1	Are premises secure against arson by outsiders? (Please state how)	
Answer		Finding/Observation
Yes		The assessor considers the area to be a normal risk in respect of arson. Fob entry from the outside at main entrance and the rear car park entrance.

Ref.	Question	Policy Principles
C2	Are bins secured or fire loading stored in a suitable location? (Please state bin type, location, if and how it is secured)	Blocks of flats that have issues with the storage of bins are waiting bin storage areas. A three year plan is in place to build bin storage areas for all flats with issues.
Answer		Finding/Observation
Yes		There is a dedicated external bin storage area near to the detached garages and is considered to be an appropriate distance away from the premises. It contains commercial sized bins and domestic sized wheelie bins.

Images

Image: C21



D. Portable Heaters And Heating Installations

Ref.	Question	Policy Principles
D1	If used, is the use of portable heaters regarded as safe?	
Answer		Finding/Observation
Yes		There are 4 convection heaters and 2 fan heaters present in the ground floor electrical distribution room, presumably provided for emergency use should a heating system with a flat becomes faulty. The assessor is aware that this is common practice for some housing providers. None of these items had been PAT tested.
Action/Recommendation		Priority
Consideration should be given to replacing all of these portable heaters with a safer type such as oil-filled electrical radiator type portable heaters. If it is decided that the existing heaters are to be retained, arrange for PAT testing during the next scheduled Technicians visit.		Low
		Due Date
		22/Dec/2023
Images		
<p>Image: D11</p> 		

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

E. Cooking

Ref.	Question	Policy Principles
E1	Are reasonable measures in place to prevent fires as a result of cooking, including replacing filter(where necessary)?	
Answer		Finding/Observation
Yes		There is a communal kitchen provided. There is no dedicated kitchen extract hood present, just a small ventilation system that appears to discharge through the wall to the open air. The kitchen areas were clean and tidy, and no issues were observed at the time of the premises survey. It was noted that there was no self-closing device fitted to the door between the kitchen and the communal lounge, however most communal kitchen/lounges within the Berneslai Independent Living portfolio have open plan kitchens/lounges and there is no legal requirement to have fire resisting construction between such areas therefore this no recommendations have been raised in respect of this.

Images

Image: E13



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.

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 other significant issues were identified or other observations were made at the time of the premises survey.

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

Ref.	Question	Policy Principles
G3	Are mobility scooters or electric vehicles stored in the means of escape? If yes has an assessment been undertaken in line with the NFCC "Mobility Scooter Guidance for Residential Buildings"?	
Answer		Finding/Observation
No		None observed in the common areas or circulation spaces at the time of the premises survey, according to signage present there may be a dedicated storage area provided but if there is it was inaccessible at the time of the premises survey. See Question Z1.

H. Hazards Introduced By Contractors

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

I. Dangerous Substances

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

J. Other Significant Hazards

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

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

K. Means Of Escape

Ref.	Question	Policy Principles
K1	Is the escape route design deemed satisfactory? (Consider current design codes)	
Answer	Finding/Observation	
Yes	<p>The residential areas of the premises are laid out in such a manner that two directions of escape are available from all flat entrance doors in the common area; however two fire exit doors at the base of the stairways are not wide enough to allow for wheelchair users to escape (see Question Q3). This Independent Living scheme was constructed prior to the 1992 introduction of Building Regulations guidance. The 1992 revision of Approved Document B brought uniform standards into the national fire safety code, as prior to this, purpose built-flats (including sheltered schemes which this premises was originally) were subject to only minor regulation through local Building Acts. Although the British Standards Institute produced 'Codes of Practice' for the design of blocks of flats prior to 1992, these were not mandatory. It is clear that the design of this premises is such that it was designed using local Building Acts for fire safety guidance, as the flat entrance door to flat 4 is within a stairway. This arrangement would not be permissible today or in 1969 if the designer was following the British Institutes Codes of Practice. However, the flat entrance door is situated around 1.00 metre from the ground floor stairway fire door and around 2.00 metres from a final exit (the flat was surveyed and the resident confirmed that they are independently mobile). In considering those at first floor level who may initially attempt to use the stairway for escape, upon it becoming evident that the stairway is unsuitable, there are two other stairways available that are remote from this one. Therefore the assessor has accepted the situation 'as is' and considers that no further action is warranted.</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?	
Answer		Finding/Observation
Yes		<p>The area enclosing the Managers Office and some common area fire doors had glazed panels that 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 (normally expected to be around 30-minutes) and this is still considered to be a reasonable assumption by the assessor. There is substantial use of decorative timber cladding in the common areas that was installed at the time of the premises original construction. It is located in areas such as as around flat entrance doors, around the lift landings and at first floor in the main stairway. The assessor discussed this with the Berneslai Homes Fire Safety Officer and It is understood that recognising that this was not in-line with the recommendations within the NFCC Guide, it has been recently been treated and painted with a fire retardant product during the recent refurbishment of the premises.</p>

Images

Image: K21



Image: K22



Image: K23



Image: K24



Ref.	Question	Policy Principles	
K3	Is there adequate provision of exits (including exit Widths) for the numbers who may be present?		
Answer		Finding/Observation	
No		<p>Two of the fire exits have been identified by Berneslai Homes as not being sufficient width for wheelchair users. These are located at the base of the stairways at either end of the premises (one close to flat 4 and one close to flat 30). Both of these fire exits have a 660mm available escape width.</p> <p>The situation with the fire exit close to flat 30 was discussed between the Berneslai Homes Fire Safety Officer and the Fire and Rescue Inspecting Officer during the recent audit. It was concluded that in the case of this fire exit, as there is an alternative door in the stairway of suitable width that is not currently designated as a fire exit and this should be brought into use. Although this potential substitute fire exit was considered less than ideal (it opens inwards and there is a small step and a ramp cannot realistically be provided as it would encroach on the vehicle access road to the premises car park), it is understood that a less than ideal fire exit was in the opinion of the Fire and Rescue Inspecting Officer, better than no provision at all. In the case of the fire exit close to flat 4, this is not readily remediated; however, a number of considerations have been taken into account in assigning timescale for each action/recommendation made as part of this question. These are:-</p> <p>There are alternative directions of escape available along the corridors that lead to alternative fire exits that are of a suitable width. It cannot be absolutely guaranteed that these alternatives would be available for escape but due to the automatic fire detection within the common area which has also been extended into the hallway of the flats, the fire testing certification of the flat entrance doors and common area fire doors there is a high probability in the assessors opinion that they are likely to be available.</p> <p>It was verbally confirmed by the Berneslai Homes Fire Safety Officer that there are currently no PEEP holders residing in the premises, and if at such time that this situation changed, if necessary their PEEP would identify that they should 'stay-put' in their flat and their location would be communicated to the Fire and Rescue Service via the red fire box in reception.</p>	
Action/Recommendation		Priority	Due Date
<p>In the short term:- Replace the signage that is missing from the fire exit in the stairway close to flat 4. The sign should be identical to that displayed at the fire exit close to flat 30.</p> <p>In the medium term:- Change the lock on the proposed alternative fire exit in the stairway close to flat 30 to a thumb-turn with green pictographic operating instructions conspicuously displayed close to the mechanism that reads 'Turn To Open'. The arrow should indicate the correct direction for opening. Display a green pictographic fire exit sign at high level on the new fire exit door. The arrow should point down.</p> <p>In the longer term:- In the case of the fire exit close to flat 4, this is not readily remediated as alterations will be required to the wall in which it is situated, however, a fire exit of suitable width (at least 1100mm if possible) should be provided at this location as soon as reasonably practicable.</p>		High	20/Feb/2023
Images			

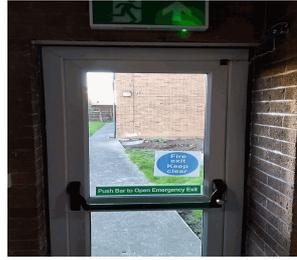
Image: K31



Image: K32



Image: K33



Ref.	Question	Policy Principles
K4	Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?)	
Answer		Finding/Observation
Yes		Push-button locks are provided internally on the front and rear exit doors. Residents will be very familiar with the door opening arrangements as they use them regularly, and therefore no particular signage was considered necessary to indicate the push-buttons locations or operating method in an emergency. It is understood that where electro-magnetic door securing devices are in use across the Berneslai Homes portfolio, they are designed to fail to safe and can be opened in the event of a power cut. Fire exits have push-bars or push pads fitted. There are electro-magnetic devices fitted that disengage as a 'cause and effect' of a fire alarm activation. Green manual overrides are fitted in the event that this does not occur.

Images

Image: K41



Ref.	Question	Policy Principles
K5	Do final exits open in the direction of escape where necessary?	
Answer		Finding/Observation
Yes		Currently, however refer to Question K3.

Ref.	Question	Policy Principles
K6	Are travels distances satisfactory? (consider single direction and more than one direction, property risk profile and occupancy characteristics)	
Answer		Finding/Observation
Yes		Travel distances from the flat entrance doors to the corridor sub-division fire doors, nearest stairway or emergency exit are in-line with those recommended within the NFCC Specialised Housing Guide. The residential areas of the premises are laid out in such a manner that two directions of escape are available from all flat entrance doors in the common area, however refer to Questions K1 and K3.
Ref.	Question	Policy Principles
K7	Are there suitable precautions for all inner rooms?	
Answer		Finding/Observation
Yes		Inner rooms generally consist of the kitchen and various small cupboards. The fire alarm coverage mitigates the risk.
Ref.	Question	Policy Principles
K8	Are escape routes separated where appropriate?	
Answer		Finding/Observation
Yes		Corridor sub-division is provided. Self-closing FD30S fire doors are fitted. All had door co-ordinators which operated as intended.
Ref.	Question	Policy Principles
K9	Are corridors sub-divided where appropriate?	
Answer		Finding/Observation
Yes		Corridor sub-division is provided. Self-closing FD30S fire doors are fitted. All had door co-ordinators which operated as intended.
Ref.	Question	Policy Principles
K10	Do escape routes lead to a place of safety?	
Answer		Finding/Observation
Yes		Externally from all entry/exit doors, there are unrestricted directions of escape available.

Ref.	Question	Policy Principles
K11	Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision)	Annual service or AOV's carried out by partner on a rolling schedule. All certificates are stored on PIMSS and can be requested at any time from the Fire Officer.
Answer		Finding/Observation
Yes		There are openable windows present in the internal stairways and this is considered a reasonable arrangement by the assessor.
Images		
<p>Image: K111</p> 		

Ref.	Question	Policy Principles
K12	Is there any other issues that could affect the means of escape, for example plastic conduit/loose cables not secured by fire rated fastening?	
Answer		Finding/Observation
Yes		It was noted that there is extensive use of plastic conduit throughout common area circulation/escape routes.
Action/Recommendation		Priority
The 18th edition of BS 7671 includes a new regulation to ensure that escape routes were as safe as possible for residents and the Fire and Rescue Service in the event of a fire. Following the fatalities of two firefighters in 2010 and a recommendation in the subsequent coroner's report, BS 7671 now requires that wiring systems should not be liable to premature collapse. This includes all cables inside plastic conduit in a building escape routes. Further investigation of the method of supporting the cabling within the plastic conduit is required to confirm that the supports used to hold the cable in place are not easily deformable (e.g. plastic).		Low
		Due Date
		22/Dec/2023
Images		
<p>Image: K121</p> 		

L. Flat Entrance Doors

Ref.	Question	Policy Principles
L1	Are the sample inspection flat entrance door or doors in good condition and appropriately fire rated?	Flat fire doors are inspected every six months to check function of the door and highlight any maintenance requirements. All reports are available upon request from the Fire Safety Officer. Cross corridor doors are inspected every 3 months in High Rise Blocks and every six months in low rise blocks months to check function of the door and highlight any maintenance requirements. All reports are available upon request from the Fire Safety Officer.

Answer	Finding/Observation
Yes	This Fire Risk Assessment should not be considered as fulfilling the requirements of a full fire door survey, and due regard should be made to the Limitations Statements contained within this report. 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, 5, 27 and 35 allowed access. There were certification labels present on the flat entrance doors sampled and it is likely they have recently been fitted. The doors were considered to be self-closing 'certificated FD30S' fire doors. No issue were observed with the flat entrance doors sampled. No other issues were observed with any other flat entrance door when viewed from the common area side.

Images

Image: L12

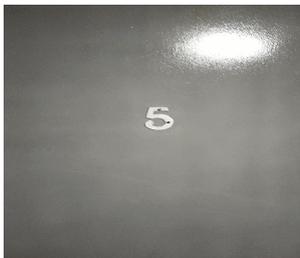


Image: L13



Image: L14



Image: L15



Image: L11



M. Common Area Fire Doors

Ref.	Question	Policy Principles	
M1	Are all common area fire door and frames in good condition and appropriately fire rated?	Flat fire doors are inspected every six months to check function of the door and highlight any maintenance requirements. All reports are available upon request from the Fire Safety Officer. Cross corridor doors are inspected every 3 months in High Rise Blocks and every six months in low rise blocks months to check function of the door and highlight any maintenance requirements. All reports are available upon request from the Fire Safety Officer.	
Answer		Finding/Observation	
No		The assessor has compared the common area doors against the recommendations contained within the current revision of the NFCC Guide to assess suitability. All common area fire doors were surveyed where access was possible. All of the corridor sub-division, stairway and ancillary areas fire doors were replacement timber fire doors with certification present. There were minor issues identified with some of the common area fire doors that require remedial action.	
Action/Recommendation		Priority	Due Date
To reduce the threshold gap on the communal lounge fire door it is suggested that a fire door drop seal is retro fitted to the fire door. The laundry fire door is not currently fitted with smoke seals, only intumescent strips are provided. The easiest way of providing smoke seals is for batwing smoke seals to be incorporated into the fire door frame and it is suggested that this is performed. If it is decided that a contractor will be appointed to make the necessary repairs, it is recommended that any such contractor should be a passive fire protection specialist accredited by a UKAS third party scheme such as FIRAS, Q-MARK etc. They may be able to recommend an alternative economically viable solution to remediate the communal lounge fire door threshold gap.		Medium	22/Mar/2023
Images			
<p>Image: M11</p> 		<p>Image: M12</p> 	
<p>Image: M13</p> 			

N. Emergency Lighting

Ref.	Question	Policy Principles
N1	If emergency lighting is provided, is the coverage sufficient and in good repair? (Internal and external)	
Answer		Finding/Observation
Yes		Where an emergency escape lighting system 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. Due regard should be made to the Limitations Statements contained within this report. The provision of emergency escape lighting within the internal common areas was considered adequate, and it was also observed that units were present in common area disabled toilet facilities, the boiler room, externally in close proximity to emergency exit doors and external stairways.

Images

Image: N12



Image: N11



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

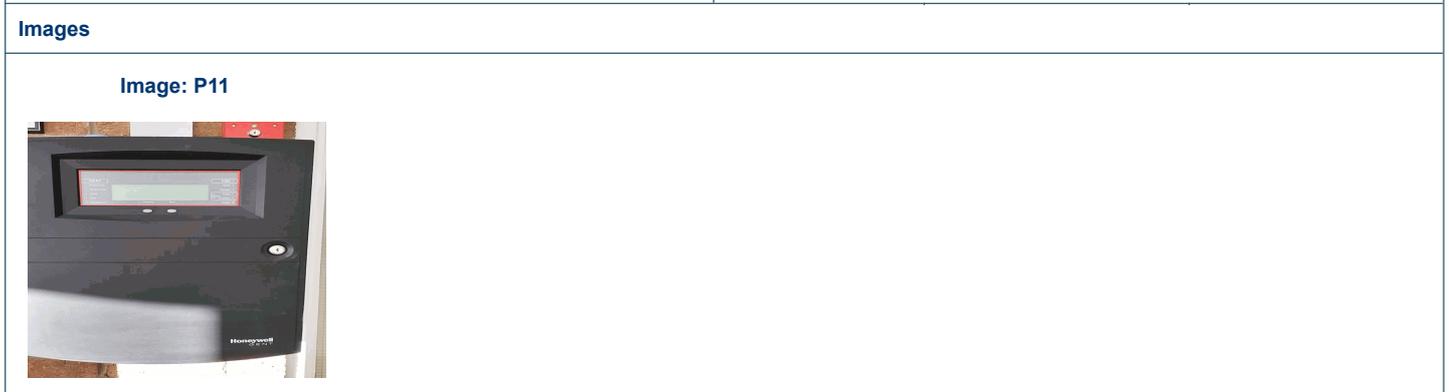
O. Fire Safety Signs & Notices

Ref.	Question	Policy Principles
O1	Is there adequate provision of visible fire safety signs and notices? (Consider directional, exits, stairs, fire action notices, Fire door keep shut, fire equipment and 'do not use lift' signage)	
Answer		Finding/Observation
No		The NFCC Guide advises that emergency escape signage is considered beneficial where a low-rise block is provided with multiple escape routes, and it has been provided at a reasonable level. Some additional signage will be required as per Question K3.
Action/Recommendation		Priority
A 'Fire Door Keep Locked Shut' sign should be displayed on the fire door to the unknown first floor level room next to the cleaners storeroom.		Low
		Due Date
		22/Dec/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?	
Answer		Finding/Observation
N/A		

P. Means Of Giving Warning In Case Of Fire

Ref.	Question	Policy Principles
P1	Is a reasonable fire detection and fire alarm system provided in the common areas, where necessary?	
Answer		Finding/Observation
Yes		Where a fire alarm system is present, comments are based upon a visual inspection of the system coverage and condition, but no audibility tests or verification of full compliance with the relevant British Standards was carried out during the premises survey. Due regard should be made to the Limitations Statements contained within this report. 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.



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

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

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

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

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

Ref.	Question	Policy Principles
P7	If applicable, is a separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?	
Answer		Finding/Observation
No		The current NFCC Specialised Housing Guide recommends that it should be a long-term aspiration that all flats should be provided with a Grade D1, LD1 fire alarm system, preferably linked to an alarm receiving centre (ARC). The current arrangement within the flats is a smoke detector (with integrated sounder/strobe) within the hallways linked to the common area fire alarm system. In some cases, such as in flat 4, a battery operated stand-alone smoke alarm was also present. The assessor considers that, as activation of the common area fire alarm system sends an alarm signal to the fire panel and then onwards to an ARC, this arrangement can be considered to be a reasonable provision in the short to medium term.
Images		
<p>Image: P71</p> 		

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

Q. Measures To Limit Fire Spread And Development

Ref.	Question	Policy Principles
Q1	Is there adequate levels of compartmentation between floors and between flats and the common escape routes?	
Answer		Finding/Observation
Unknown		This Fire Risk Assessment should not be considered as fulfilling the requirements of a full fire compartmentation survey, and due regard should be made to the Limitations Statements contained within this report. 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
Q2	Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings)	
Answer		Finding/Observation
Unknown		There are suspended ceilings present, however due to the large format of the tiles and the fact that most could not be easily demounted for sampling purposes, only a small number of areas above could be sampled. Due to the non-destructive nature of a Type-3 fire risk assessment survey, the assessor cannot comment with any reasonable degree of accuracy on 'hidden voids' etc. Where defects were readily observable, any deficiencies will be commented upon.

Action/Recommendation	Priority	Due Date
There are numerous service risers throughout the common area circulation spaces and the outer coverings consisted of low density timber. As this low density timber cannot be relied upon to provide any particular level of fire compartmentation, it should be confirmed that the areas where the services within the risers penetrate walls and ceilings of the flats/common areas they are sufficiently fire stopped to a minimum of 60-minutes fire resistance (as per the walls/floors potentially penetrated).	Low	22/Dec/2023

Images

Image: Q21



Image: Q22



Image: Q23



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	There was no ventilation ductwork present in the kitchens of the flats that were surveyed (4, 5, 27 and 35), but ventilation system were present in the bathrooms. The assessor could not determine with any reasonable accuracy whether the ductwork serving the ventilation systems in these flats (and potentially all of other flats) discharges directly to open-air (no external wall vents could be observed) or is part of an interconnected system.	
Action/Recommendation	Priority	Due Date
The flats should be surveyed to determine which ones have a similar bathroom ventilation system in place. The extraction systems within the flats, where present, should be surveyed to determine whether there is the possibility of fire and smoke travel between flats e.g. a centralised system is present. If the system crosses fire compartment lines, fire dampers should be incorporated into the ductwork where it crosses. Where powered fans are present, the system should also shut down as a 'cause and effect' of a fire alarm activation to mitigate potential smoke travel.	Low	22/Dec/2023
Images		
<p>Image: Q31</p> 		

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 the only roof void hatch present, which is in the main stairway (none of the first floor flats surveyed had access hatches present). From the second step of a portable step ladder, it was observed that in this roof void, there was a masonry wall between the flats and the water tank room. The roof void access hatch in the main stairway was the original timber hatch from when the premises was originally constructed and was considered to be of low fire resistance. The fire resistance of the hatch should be upgraded.	
Action/Recommendation		Priority	Due Date
As this is considered to be a relatively straight forward operation and could be carried out easily where competent in-house staff are employed. Upgrade the roof void hatch cover by affixing an EUROCLASS A2 limited combustibility board (such as 'pink' fire rated plasterboard) to the roof void facing side. If wholesale replacement is favoured over the suggested upgrade, replace with a purpose designed fire rated loft hatch (a minimum of 30-minutes fire rating, the same as the ceiling the hatch is installed in).		Low	22/Dec/2023
Images			
<p>Image: Q41</p> 			

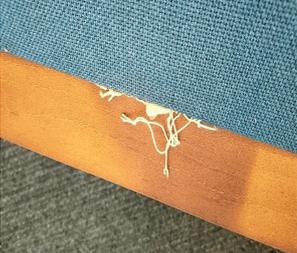
Ref.	Question	Policy Principles
Q5	Are electrics, including embedded meters, enclosed in fire rated construction?	
Answer		Finding/Observation
No		Embedded meters are present in the corridors, and they are incorporated into the timber decorative panelling. It has been confirmed by the Berneslai Homes Fire Safety Officer that this panelling and the internal areas of the cabinets has been treated/painted with a fire retardant treatment/paint. All internal areas of the cabinets sampled had holes present where cables had been passed through into the flats.

Action/Recommendation	Priority	Due Date
Survey the internal areas of all embedded electrical meter cabinets and make repairs were required e.g. where cables have been passed through and any other holes present. The assessor considers that the repairs are a relatively straight forward operation and could be easily carried where competent in-house staff are employed and suitable materials are used, i.e. fire rated mineral wool batt and fire rated mastic. This would allow access in the future providing it was reinstated by a competent person with the correct fire rated materials. Records of what materials were used should be retained for future reference and auditing purposes.	Low	22/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.

Ref.	Question	Policy Principles
Q7	Is there reasonable limitation of linings to escape routes that might promote fire spread?	
Answer		Finding/Observation
Yes		Refer to Question K2.

Ref.	Question	Policy Principles	
Q8	Are soft furnishings in common areas appropriate to limit fire spread/growth?		
Answer		Finding/Observation	
Yes		Some soft furnishings appear to have been provided by Berneslai Homes in the communal lounge and the reception area. It is common practice to provide limited seating near the entrance door in such premises so that the residents can sit whilst waiting for relatives/taxis/NHS Patient Transport Service to pick them up.	
Action/Recommendation		Priority	Due Date
<p>Within the communal lounge, new upholstered furniture has been provided. The older blue chair in reception was clearly manufactured in 2001, well after the introduction of the 1988 regulations (it had an ink stamp present stated this), however it appears that someone has removed the fire resistance label as a well meaning gesture. The strings were still present where the label had been snipped off. All other furniture had labels denoting their respective fire resistance properties making them suitable for domestic settings and also including BS5852 testing, which is for non-domestic settings. As the blue chair in reception has had the label removed, swap it for one of the newer red chairs from the communal lounge which have the labelling still intact and are labelled as suitable for non-domestic settings.</p>		Low	22/Dec/2023
Images			
<p>Image: Q81</p> 		<p>Image: Q83</p> 	

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	
No		Standard PU builder foam has been used to fill gaps around pipework in the boiler room (one instance). This type of foam has very little fire resistance.	
Action/Recommendation		Priority	Due Date
The foam in this area should be raked out and replaced with suitable fire stopping product that has been tested for such applications (this will not include 'pink' fire rated foam). It is recommended that if a contractor is appointed to make the necessary repairs, they should be a passive fire protection specialist accredited by a UKAS third party scheme such as FIRAS, Q-MARK etc. As this area is considered to be higher fire risk area, the priority assigned to this action reflects this.		Medium	22/Mar/2023
Images			
<p>Image: Q131</p> 			

R. Fire Extinguishing Appliances

Ref.	Question	Policy Principles
R1	if required, is there reasonable provision of accessible portable fire extinguishers?	
Answer		Finding/Observation
Yes		Fire extinguishers are provided in certain higher fire risk rooms such as the communal kitchen, boiler room etc as per the Responsible Persons policy however it is not expected that although trained, staff would perform firefighting operations that might endanger themselves. There are labels present that clearly indicate that they should only be used by trained persons.

Images

Image: R11



S. Relevant Automatic Fire Extinguishing Systems

Ref.	Question	Policy Principles
S1	Are there any automatic fire suppressant systems on site?	
Answer		Finding/Observation
No		It is understood that there are plans in place to provide fire sprinkler protection within the premises and that arrangements to commence work are currently underway.
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		

Ref.	Question	Policy Principles
T5	Are there suitable fire assembly points away from any risk?	
Answer		Finding/Observation
Yes		The fire assembly point is at the detached garages which is a reasonable distance away.
Images		
<p>Image: T51</p> 		

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. Also refer to Question K3.

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

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

U. Training

Ref.	Question	Policy Principles
U1	Do staff receive adequate induction and annual refresher fire safety training? (To include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm, location and use of fire extinguishers, calling the fire service)	
Answer		Finding/Observation
Yes		All employees receive fire safety awareness training at induction commensurate with their role and this is periodically refreshed as part of their ongoing general health and safety training. The training includes fire extinguisher identification however there is no expectation that employees would use these unless they felt that it was safe to do so. Records are maintained centrally.
Ref.	Question	Policy Principles
U2	Are employees nominated to assist in the event of fire given additional training?	
Answer		Finding/Observation
Yes		Answer refers to times when employees of the Responsible Person might be present during their day to day duties. All employees receive fire safety awareness training at induction commensurate with their role and this is periodically refreshed as part of their ongoing general health and safety training. The training includes fire extinguisher identification however there is no expectation that employees would use these unless they felt that it was safe to do so. Records are maintained centrally.

V. Testing And Maintenance

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

W. Records

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

X. Premises Information Box

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

Y. Engagement With Residents

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

Z. Any Other Information

Ref.	Question	Policy Principles
Z1	Are all issues deemed satisfactory? [1]	
Answer		Finding/Observation
No		It was not possible to survey the internal areas of the three integrated garages (one of which may be the mobility scooter store), the Managers Office, the Guest Bedroom, the two unknown rooms within the first floor of the stairways close to flats 12 and 28 and the unknown first floor room next to the cleaners storeroom. No keys were in the grey key box.
Action/Recommendation		Priority
Berneslai Homes are respectfully requested to make alternative arrangements to survey the internal areas of these locations and add any recommendations (if any) to this fire risk assessment.		Medium
		Due Date
		22/Mar/2023

Images

Image: Z11



Image: Z12



Image: Z13



Image: Z14



Image: Z15



Ref.	Question	Policy Principles
Z2	Are all issues deemed satisfactory?	
Answer		Finding/Observation
Yes		This fire risk assessment has been performed by an IFE Registered assessor who is third-party licensed by the Engineering Council and is third-party accredited by UKAS. The submission of to the Responsible Person constitutes neither a warranty of future results by the assessor, nor an assurance against risk. This fire risk assessment represents the assessors best judgement, and due regard should be made to the Limitations Statements contained within this report.

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 27.

1. Inspection Details

11	Has a Type 3 dwelling survey been performed?	Yes
12	Which flat number was accessed?	Flat 27.
13	Is there appropriate detection in place?	Unknown

2. What Detection Is In Place?

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

3. General

31	If on the ground or 1st floors, is there secondary means of escape from each habitable room? Door or window of at least 0.33m ² with no single dimension smaller than 450mm.	Yes
32	Does the layout of the flat meet the relevant Building Regulations (Travel distance, protected entrance hall, alternative escape etc.?)	Yes
33	Are there any extraction fans that are not vented directly to an external wall?	Unknown
34	Are there any missing internal doors?	No
35	Is the fixed electrical test in date?	Yes
36	Are there any signs of hoarding?	No
37	Is the cooker in a safe position?	Yes
38	Assessor's Miscellaneous Comments or observations - please consider compartmentation within the flat or any tenant alterations?	Refer to main body of the report regarding providing Grade D1 LD1 systems within the flats.

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?	Unknown

2. What Detection Is In Place?

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

3. General

31	If on the ground or 1st floors, is there secondary means of escape from each habitable room? Door or window of at least 0.33m ² with no single dimension smaller than 450mm.	Yes
32	Does the layout of the flat meet the relevant Building Regulations (Travel distance, protected entrance hall, alternative escape etc.?)	Yes
33	Are there any extraction fans that are not vented directly to an external wall?	Unknown
34	Are there any missing internal doors?	No
35	Is the fixed electrical test in date?	Yes
36	Are there any signs of hoarding?	No
37	Is the cooker in a safe position?	Yes
38	Assessor's Miscellaneous Comments or observations - please consider compartmentation within the flat or any tenant alterations?	Refer to main body of the report regarding providing Grade D1 LD1 systems within the flats.

Flat 5.

1. Inspection Details

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

2. What Detection Is In Place?

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

3. General

31	If on the ground or 1st floors, is there secondary means of escape from each habitable room? Door or window of at least 0.33m ² with no single dimension smaller than 450mm.	Yes
32	Does the layout of the flat meet the relevant Building Regulations (Travel distance, protected entrance hall, alternative escape etc.?)	Yes
33	Are there any extraction fans that are not vented directly to an external wall?	Unknown
34	Are there any missing internal doors?	No
35	Is the fixed electrical test in date?	Yes
36	Are there any signs of hoarding?	No
37	Is the cooker in a safe position?	Yes
38	Assessor's Miscellaneous Comments or observations - please consider compartmentation within the flat or any tenant alterations?	Refer to main body of the report regarding providing Grade D1 LD1 systems within the flats.

Flats 35.

1. Inspection Details

11	Has a Type 3 dwelling survey been performed?	Yes
12	Which flat number was accessed?	Flat 35.
13	Is there appropriate detection in place?	Unknown

2. What Detection Is In Place?

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

3. General

31	If on the ground or 1st floors, is there secondary means of escape from each habitable room? Door or window of at least 0.33m ² with no single dimension smaller than 450mm.	Yes
32	Does the layout of the flat meet the relevant Building Regulations (Travel distance, protected entrance hall, alternative escape etc.?)	Yes
33	Are there any extraction fans that are not vented directly to an external wall?	Unknown
34	Are there any missing internal doors?	No
35	Is the fixed electrical test in date?	Yes
36	Are there any signs of hoarding?	No
37	Is the cooker in a safe position?	Yes
38	Assessor's Miscellaneous Comments or observations - please consider compartmentation within the flat or any tenant alterations?	Refer to main body of the report regarding providing Grade D1 LD1 systems within the flats.

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
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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
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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
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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
Part 3a	Address of premises for which the fire risk assessment was carried out:
	Willowcroft Block 01 - 35, Bolton On Dearne, South Yorkshire, S63 8LF
Part 3b	Part or parts of the premises to which the fire risk assessment applies:
	Communal kitchen, communal laundry, communal lounge and circulation corridors/escape routes.
Part 4	Brief description of the scope and purpose of the fire risk assessment:
	Life Safety (as per agreed Specification)
Part 4b	Limitations of FRA:
	See Limitation Statement
Part 5	Effective date of the fire risk assessment:
	08/12/2022
Part 6	Recommended date for reassessment of the premises:
	08/12/2024
Part 7	Unique reference number of this certificate:
	110160

Signed for and on behalf of the issuing Certificated Organization:

James Hutton

Dated: 12/22/2022

Appendix 1. Action Details

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
A1	ELECTRICAL IGNITION SOURCES	No Timescale	Plugs are fitted to what appears to be TV aerial equipment in the sole roof void area that is accessible (containing the water tank). The plugs are inserted into power sockets that have been provided. This is not considered to be a portable item of electrical equipment as such and no PAT testing labels were visible. It is not known whether the equipment is subject to any form of periodic inspection and testing e.g. during the periodic testing of fixed electrical installations.	The Institution of Engineering and Technology's 5th Edition of the IET Code of Practice for In-Service Inspection and Testing of Electrical Equipment makes recommendations with regards to the periodic testing of such equipment, which historically was neither considered to be part of the electrical fixed wiring circuit or a portable appliance. If not already doing so, this equipment should be periodically inspected and tested and records maintained. This is a long term recommendation (e.g. during the next programmed EICR of the common areas for example) as for the most part, it appears that the equipment itself is low voltage other than the power supply as described.			A11
A2	ELECTRICAL IGNITION SOURCES	Low	Some portable electrical appliances are provided by Berneslai Homes in the communal lounges. Those sampled had in date PAT labels. A small number of portable electrical items were observed either to have not been PAT tested (see Question D1) or in one instance, the PAT test was out of date.	The orange Vax carpet cleaner in the first floor cleaners store should be PAT tested during the next scheduled Technicians visit.		22/12/2023	A21, A22
D1	PORTABLE HEATERS AND HEATING INSTALLATIONS	Low	There are 4 convection heaters and 2 fan heaters present in the ground floor electrical distribution room, presumably provided for emergency use should a heating system with a flat becomes faulty. The assessor is aware that this is common practice for some housing providers. None of these items had been PAT tested.	Consideration should be given to replacing all of these portable heaters with a safer type such as oil-filled electrical radiator type portable heaters. If it is decided that the existing heaters are to be retained, arrange for PAT testing during the next scheduled Technicians visit.		22/12/2023	D11
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.			

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
K3	MEANS OF ESCAPE	High	<p>Two of the fire exits have been identified by Berneslai Homes as not being sufficient width for wheelchair users. These are located at the base of the stairways at either end of the premises (one close to flat 4 and one close to flat 30). Both of these fire exits have a 660mm available escape width.</p> <p>The situation with the fire exit close to flat 30 was discussed between the Berneslai Homes Fire Safety Officer and the Fire and Rescue Inspecting Officer during the recent audit. It was concluded that in the case of this fire exit, as there is an alternative door in the stairway of suitable width that is not currently designated as a fire exit and this should be brought into use. Although this potential substitute fire exit was considered less than ideal (it opens inwards and there is a small step and a ramp cannot realistically be provided as it would encroach on the vehicle access road to the premises car park), it is understood that a less than ideal fire exit was in the opinion of the Fire and Rescue Inspecting Officer, better than no provision at all. In the case of the fire exit close to flat 4, this is not readily remediated; however, a number of considerations have been taken into account in assigning timescale for each action/recommendation made as part of this question. These are:-</p> <p>There are alternative directions of escape available along the corridors that lead to alternative fire exits that are of a suitable width. It cannot be absolutely guaranteed that these alternatives would be available for escape but due to the automatic fire detection within the common area which has also been extended into the hallway of the flats, the fire testing</p>	<p>In the short term:- Replace the signage that is missing from the fire exit in the stairway close to flat 4. The sign should be identical to that displayed at the fire exit close to flat 30.</p> <p>In the medium term:- Change the lock on the proposed alternative fire exit in the stairway close to flat 30 to a thumb-turn with green pictographic operating instructions conspicuously displayed close to the mechanism that reads 'Turn To Open'. The arrow should indicate the correct direction for opening. Display a green pictographic fire exit sign at high level on the new fire exit door. The arrow should point down.</p> <p>In the longer term:- In the case of the fire exit close to flat 4, this is not readily remediated as alterations will be required to the wall in which it is situated, however, a fire exit of suitable width (at least 1100mm if possible) should be provided at this location as soon as reasonably practicable.</p>		20/02/2023	K31, K32, K33

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
			<p>certification of the flat entrance doors and common area fire doors there is a high probability in the assessors opinion that they are likely to be available.</p> <p>it was verbally confirmed by the Berneslai Homes Fire Safety Officer that there are currently no PEEP holders residing in the premises, and if at such time that this situation changed, if necessary their PEEP would identify that they should 'stay-put' in their flat and their location would be communicated to the Fire and Rescue Service via the red fire box in reception.</p>				
K12	MEANS OF ESCAPE	Low	<p>It was noted that there is extensive use of plastic conduit throughout common area circulation/escape routes.</p>	<p>The 18th edition of BS 7671 includes a new regulation to ensure that escape routes were as safe as possible for residents and the Fire and Rescue Service in the event of a fire. Following the fatalities of two firefighters in 2010 and a recommendation in the subsequent coroner's report, BS 7671 now requires that wiring systems should not be liable to premature collapse. This includes all cables inside plastic conduit in a building escape routes. Further investigation of the method of supporting the cabling within the plastic conduit is required to confirm that the supports used to hold the cable in place are not easily deformable (e.g. plastic).</p>		22/12/2023	K121

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M1	COMMON AREA FIRE DOORS	Medium	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 where access was possible. All of the corridor sub-division, stairway and ancillary areas fire doors were replacement timber fire doors with certification present. There were minor issues identified with some of the common area fire doors that require remedial action.	To reduce the threshold gap on the communal lounge fire door it is suggested that a fire door drop seal is retro fitted to the fire door. The laundry fire door is not currently fitted with smoke seals, only intumescent strips are provided. The easiest way of providing smoke seals is for batwing smoke seals to be incorporated into the fire door frame and it is suggested that this is performed. If it is decided that a contractor will be appointed to make the necessary repairs, it is recommended that any such contractor should be a passive fire protection specialist accredited by a UKAS third party scheme such as FIRAS, Q-MARK etc. They may be able to recommend an alternative economically viable solution to remediate the communal lounge fire door threshold gap.		22/03/2023	M11, M12, M13
O1	FIRE SAFETY SIGNS & NOTICES	Low	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. Some additional signage will be required as per Question K3.	A 'Fire Door Keep Locked Shut' sign should be displayed on the fire door to the unknown first floor level room next to the cleaners storeroom.		22/12/2023	O11

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
P7	MEANS OF GIVING WARNING IN CASE OF FIRE	No Timescale	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 (with integrated sounder/strobe) within the hallways linked to the common area fire alarm system. In some cases, such as in flat 4, a battery operated stand-alone smoke alarm was also present. The assessor considers that, as activation of the common area fire alarm system sends an alarm signal to the fire panel and then onwards to an ARC, this arrangement can be considered to be a reasonable provision in the short to medium term.	It is understood that there is a longer term intention to provide an interlinked Grade D1, LD1 fire alarm system in all flats at such time as a significant works programme is under way in this premises and this should be performed as intended.			P71
Q2	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Low	There are suspended ceilings present, however due to the large format of the tiles and the fact that most could not be easily demounted for sampling purposes, only a small number of areas above could be sampled. Due to the non-destructive nature of a Type-3 fire risk assessment survey, the assessor cannot comment with any reasonable degree of accuracy on 'hidden voids' etc. Where defects were readily observable, any deficiencies will be commented upon.	There are numerous service risers throughout the common area circulation spaces and the outer coverings consisted of low density timber. As this low density timber cannot be relied upon to provide any particular level of fire compartmentation, it should be confirmed that the areas where the services within the risers penetrate walls and ceilings of the flats/common areas they are sufficiently fire stopped to a minimum of 60-minutes fire resistance (as per the walls/floors potentially penetrated).		22/12/2023	Q21, Q22, Q23

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
Q3	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Low	There was no ventilation ductwork present in the kitchens of the flats that were surveyed (4, 5, 27 and 35), but ventilation system were present in the bathrooms. The assessor could not determine with any reasonable accuracy whether the ductwork serving the ventilation systems in these flats (and potentially all of other flats) discharges directly to open-air (no external wall vents could be observed) or is part of an interconnected system.	The flats should be surveyed to determine which ones have a similar bathroom ventilation system in place. The extraction systems within the flats, where present, should be surveyed to determine whether there is the possibility of fire and smoke travel between flats e.g. a centralised system is present. If the system crosses fire compartment lines, fire dampers should be incorporated into the ductwork where it crosses. Where powered fans are present, the system should also shut down as a 'cause and effect' of a fire alarm activation to mitigate potential smoke travel.		22/12/2023	Q31
Q4	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Low	Roof voids are checked annually by Berneslai Homes and records are maintained centrally. The assessor was able to survey the roof void from the only roof void hatch present, which is in the main stairway (none of the first floor flats surveyed had access hatches present). From the second step of a portable step ladder, it was observed that in this roof void, there was a masonry wall between the flats and the water tank room. The roof void access hatch in the main stairway was the original timber hatch from when the premises was originally constructed and was considered to be of low fire resistance. The fire resistance of the hatch should be upgraded.	As this is considered to be a relatively straight forward operation and could be carried out easily where competent in-house staff are employed. Upgrade the roof void hatch cover by affixing an EUROCLASS A2 limited combustibility board (such as 'pink' fire rated plasterboard) to the roof void facing side. If wholesale replacement is favoured over the suggested upgrade, replace with a purpose designed fire rated loft hatch (a minimum of 30-minutes fire rating, the same as the ceiling the hatch is installed in).		22/12/2023	Q41

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Q5	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Low	Embedded meters are present in the corridors, and they are incorporated into the timber decorative panelling. It has been confirmed by the Berneslai Homes Fire Safety Officer that this panelling and the internal areas of the cabinets has been treated/painted with a fire retardant treatment/paint. All internal areas of the cabinets sampled had holes present where cables had been passed through into the flats.	Survey the internal areas of all embedded electrical meter cabinets and make repairs were required e.g. where cables have been passed through and any other holes present. The assessor considers that the repairs are a relatively straight forward operation and could be easily carried where competent in-house staff are employed and suitable materials are used, i.e. fire rated mineral wool batt and fire rated mastic. This would allow access in the future providing it was reinstated by a competent person with the correct fire rated materials. Records of what materials were used should be retained for future reference and auditing purposes.		22/12/2023	Q51
Q8	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Low	Some soft furnishings appear to have been provided by Berneslai Homes in the communal lounge and the reception area. It is common practice to provide limited seating near the entrance door in such premises so that the residents can sit whilst waiting for relatives/taxis/NHS Patient Transport Service to pick them up.	Within the communal lounge, new upholstered furniture has been provided. The older blue chair in reception was clearly manufactured in 2001, well after the introduction of the 1988 regulations (it had an ink stamp present stated this), however it appears that someone has removed the fire resistance label as a well meaning gesture. The strings were still present where the label had been snipped off. All other furniture had labels denoting their respective fire resistance properties making them suitable for domestic settings and also including BS5852 testing, which is for non-domestic settings. As the blue chair in reception has had the label removed, swap it for one of the newer red chairs from the communal lounge which have the labelling still intact and are labelled as suitable for non-domestic settings.		22/12/2023	Q81, Q83

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
Q13	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Medium	Standard PU builder foam has been used to fill gaps around pipework in the boiler room (one instance). This type of foam has very little fire resistance.	The foam in this area should be raked out and replaced with suitable fire stopping product that has been tested for such applications (this will not include 'pink' fire rated foam). It is recommended that if a contractor is appointed to make the necessary repairs, they should be a passive fire protection specialist accredited by a UKAS third party scheme such as FIRAS, Q-MARK etc. As this area is considered to be higher fire risk area, the priority assigned to this action reflects this.		22/03/2023	Q131
R1	FIRE EXTINGUISHING APPLIANCES	No Timescale	Fire extinguishers are provided in certain higher fire risk rooms such as the communal kitchen, boiler room etc as per the Responsible Persons policy however it is not expected that although trained, staff would perform firefighting operations that might endanger themselves. There are labels present that clearly indicate that they should only be used by trained persons.	There is a dry powder extinguisher present in the boiler room. The boiler room is a medium sized area and the furthest point from the single doorway is around 5.00 metres. As dry powder extinguishers are no longer considered to be appropriate for in-door use due to the potential for respiratory irritation and breathing problems after discharge, it is recommended that at such point as the dry powder extinguisher becomes due for its 5-yearly extended service check it should be replaced with a carbon dioxide extinguisher. If it is decided that the dry powder extinguisher is to be retained, if not already done so, a risk assessment should be performed and suitable control measures implemented.			R11
S1	RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS	No Timescale	It is understood that there are plans in place to provide fire sprinkler protection within the premises and that arrangements to commence work are currently underway.	Provide the fire sprinkler protection as currently intended.			
Z1	ANY OTHER INFORMATION	Medium	It was not possible to survey the internal areas of the three integrated garages (one of which may be the mobility scooter store), the Managers Office, the Guest Bedroom, the two unknown rooms within the first floor of the stairways close to flats 12 and 28 and the unknown first floor room next to the cleaners storeroom. No keys were in the grey key box.	Berneslai Homes are respectfully requested to make alternative arrangements to survey the internal areas of these locations and add any recommendations (if any) to this fire risk assessment.		22/03/2023	Z11, Z12, Z13, Z14, Z15