

FIRE RISK ASSESSMENT

PROPERTY ASSESSED:
Hudson Haven Block 01 - 30
Wombwell
South Yorkshire

S73 8EZ



UPRN: BJ27001B

Inspection Date: 12/09/2022

Validation Date: 07/10/2022

Valid to: 07/10/2024

FRA completed by: Pennington Choices

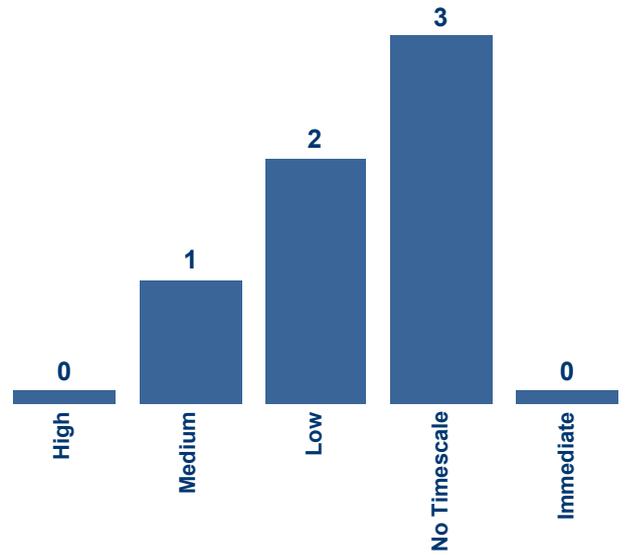
FRA Completed For: Berneslai Homes



FRA Risk Rating: Tolerable



FRA Action Count by Priority



FRA Action by Type

Recommendations: 3

Actions: 3

Premises Risk Rating: Tolerable

Reassessment Priority: Medium - 2 Years

Recommended evacuation strategy for this building is: Dual policy recommended

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

FRA - Summary

Responsible Person	Amanda Garrard (Chief Executive Berneslai Homes).
Property Designation	Housing for older people
Management Extent	Partially Managed Building - Manager or Senior Staff not onsite regularly
No of Floors	2
No of Flats (if applicable)	30
Ground floor Area (m2)	1,000
Total Area of all floors (m2)	2,000

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

Medium

3

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

Finding/Observation	Action/Recommendation
<p>The assessor has compared the common area doors against the recommendations contained within the current revision of the NFCC Guide to assess suitability. All common area fire doors were surveyed. The majority of the fire doors have no plugs/certification present and it is likely that they are original fixtures from the time that the premises was built. The doors were considered to be 'upgraded FD30S' fire doors as it appears that some historic works have been performed to incorporate combined intumescent cold smoke seals. There are some replacement doors present, which were modern FD30S fire doors with certification labels present.</p>	<p>The rubber smoke seal that has been retrospectively fitted to the ground floor cleaners storeroom fire door near the lift has become detached at the top and should be repaired. The laundry fire door is not fully self-closing, it appears that the lock needs adjustment or lubrication. The ground floor corridor sub-division fire door near flat 1 is not fully self-closing as it appears that the self-closer is ineffective and should be adjusted.</p>

Image: M11



Image: M12



Image: M13



Low

2

Ref.	Category	Priority	Complete By
Q3	Measures To Limit Fire Spread And Development	Low	07/Oct/2023
Finding/Observation		Action/Recommendation	
<p>The assessor could not determine with any reasonable accuracy whether the extraction fans fitted in the flats sampled (and therefore possibly all flats) discharges directly to open-air or is part of a building wide system covering multiple flats,</p>		<p>The extraction systems within the flats should be surveyed to determine whether there is the possibility of fire and smoke travel between flats e.g. a centralised system is present. If the systems cross fire compartment lines, fire dampers should be incorporated into the ductwork where it crosses. If the central ventilation systems has fans incorporated into the ductwork, these should also shut down as a 'cause and effect' of a fire alarm activation to mitigate potential smoke travel.</p>	

Ref.	Category	Priority	Complete By
V1	Testing And Maintenance	Low	07/Oct/2023
Finding/Observation		Action/Recommendation	
<p>Refer to policy principle with the exception of two fire extinguishers present in the smaller boiler room at the far side of the right-hand front elevation.</p>		<p>The two fire extinguishers present in this boiler room have not been inspected and maintained since 2020. Make arrangements for this to be carried out during the Technicians next programmed visit.</p>	
<p>Image: V11</p> 			

No Timescale

4

Ref.	Category	Priority	Complete By
F1	Lightning	No Timescale	
Finding/Observation		Action/Recommendation	
<p>A lightning protection system was not observed, however the premises are at a similar height to the other structures within the surrounding area and is not at a higher elevation or in a particularly exposed position, therefore the Assessor considers that the fire risk without a lightning protection system fitted is tolerable and one is not considered essential.</p>		<p>Recommend management undertake a risk assessment of the building to determine if lightning protection is required.</p>	

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 based upon the type of flat, whether it be a traditional flat or a bedsit. The Guest flat and flat 13 are bedsits. There was no detection provided in the short hallways of these flats, a linked smoke detector was present in the lounge and a linked heat detector in the kitchen was also provided. Flats 6 and 19 were traditional flats and had linked smoke detection in the hallway and linked heat detection within the kitchen. All of the flats are fully fire sprinklered and activation of a sprinkler head sends a signal to the fire alarm panel. The assessor considers that the current arrangements are currently reasonable.</p>		<p>It is recommended that an interlinked Grade D1 LD1 fire alarm system should be provided in all flats at such time as a significant works programme is under way in this premises. The new systems should be linked to an alarm receiving centre (e.g. by Telecare monitoring).</p>	

Findings & Actions Summary

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 are dry powder extinguishers in the larger and smaller boiler rooms.</p>		<p>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 extinguishers become due for its 5-yearly extended service check they should be removed from site and reliance should be placed on the carbon dioxide extinguisher present instead. If it is decided that the dry powder extinguishers are to be retained, if not already done so, a risk assessment should be performed and suitable control measures implemented.</p>	
<p>Image: R11</p> 		<p>Image: R12</p> 	

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

General Information

UPRN	BJ27001B
Address	Hudson Haven Block 01 - 30 Wombwell South Yorkshire
Postcode	S73 8EZ
Fire Risk Assessor	Grant Barker
Date of Inspection	12/09/2022
Checked by	Jack McLinden
Reassessment Date	12/09/2024

General Information

Property Designation	Housing for older people
Property Type	Purpose built block of flats
No of Floors	2
No of Flats (if applicable)	30
Ground floor area (m2)	1,000
Total area of all floors	2,000
Building Description	The premises was purpose built as sheltered accommodation but now repurposed as an independent living premises. It is thought that the block was originally constructed in the mid-1970s. There are attached but remote ancillary rooms to the front right-hand side of the premises, such as the fire sprinkler room, boiler house and a house (possibly the former wardens flat when one lived on-site, but now believed to be used infrequently by the area Berneslai Homes staff as an office). There are three internal stairways of concrete construction, and one small flight of external steps with a ramp. There is a pitched tiled roof. There is a passenger lift present. There is ancillary usage (the former house that is attached but is normally covered in a separate fire risk assessment is understood to be used as offices periodically). The house and main building have no shared internal common areas.
Building Construction	The ground floor is ground bearing concrete. The floor construction between 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. Note - this is not the FRAEW as required by the Fire Safety Act 2021.

Extent of common areas	Stairways, corridors, lounge with open-plan kitchen, laundry, mobility scooter storage and office.
Areas of the building to which access was not available	None other than the attached house (possibly the former wardens flat when one lived on-site, but now believed to be used periodically by the local area Berneslai Homes staff as an office). No key was available and this was covered by a separate fire risk assessment in 2020 when the assessor last surveyed this premises.
If applicable state which flats were sample inspected	Flats 6, 13, 19 and the Guest flat.

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
Diane - the Peripatetic Manager.		

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 120. 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 areas seldom visited such as the roof void. No dangerous or hazardous substances are normally kept on the premises.		

2. Fire Safety Legislation

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

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

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

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

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

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

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

A. Electrical Ignition Sources

Ref.	Question	Policy Principles
A1	Is the fixed electrical installation periodically inspected and tested, (include dates if known)?	5 year fixed wire testing in communal areas are on a 5 year schedule. These works are carried out by our partners. All certificates are stored on PIMSS and can be requested at any time from the electrical compliance officer. As and when rewires take place, emergency lighting is being fitted in the stairwells if required.

Answer	Finding/Observation
Yes	5 year fixed wire testing in communal areas are tested/inspected on a 5 year schedule. These works are carried out by Berneslai Homes service partners. All certificates are stored on PIMSS and can be requested at any time from the Electrical Compliance Officer. As and when rewires take place, emergency lighting is being fitted in the stairwells if required.

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

Answer	Finding/Observation
Yes	Some portable electrical appliances are provided by Berneslai Homes. Those sampled had in date PAT labels attached.

Images
<p>Image: A21</p> 

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	Key operated power sockets present. No significant issues or observations made at the time of the premises survey.

Ref.	Question	Policy Principles
A4	Is the use of adapters and leads limited?	

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

Ref.	Question	Policy Principles
A5	Are there any PV cells installed and do they have the appropriate isolation systems and signage to assist the fire and rescue service?	
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.

Ref.	Question	Policy Principles
C2	Are bins secured or fire loading stored in a suitable location? (Please state bin type, location, if and how it is secured)	Blocks of flats that have issues with the storage of bins are waiting bin storage areas. A three year plan is in place to build bin storage areas for all flats with issues.
Answer		Finding/Observation
Yes		There is an external wheelie bin storage compound present that is remote from the premises. Additionally, there was a skip in use with a lockable lid. No other significant issues or observations were made at the time of the premises survey.

Images

Image: C22



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
N/A		There were no portable heaters observed in use within the common areas at the time of the premises survey.

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

Images

Image: D21



E. Cooking

Ref.	Question	Policy Principles
E1	Are reasonable measures in place to prevent fires as a result of cooking, including replacing filter(where necessary)?	
Answer		Finding/Observation
Yes		There is a communal kitchen provided, which is open-plan to the lounge. The kitchen extract is a small fan type extract with a very limited size duct which then discharges to the open-air. The kitchen areas and extract fan were clean and tidy and no issues were observed at the time of the premises survey. The assessor does not expect that due to the modest size of the kitchen extract unit any formal periodic deep cleaning regime is required.
Images		
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Image: E11</p>  </div> <div style="text-align: center;"> <p>Image: E12</p>  </div> </div>		

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, however the premises are at a similar height to the other structures within the surrounding area and is not at a higher elevation or in a particularly exposed position, therefore the Assessor considers that the fire risk without a lightning protection system fitted is tolerable and one is not considered essential.

G. House-Keeping

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

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

Ref.	Question	Policy Principles
G3	Are mobility scooters or electric vehicles stored in the means of escape? If yes has an assessment been undertaken in line with the NFCC "Mobility Scooter Guidance for Residential Buildings"?	
Answer		Finding/Observation
No		A dedicated mobility scooter storage area is provided. This has automatic fire detection, fire sprinkler coverage and a relatively new FD30S fire door. This was considered to be a comprehensive package of fire risk mitigation.

Images

Image: G31



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		Travel distances from flat entrance doors to the nearest fire exit door, stairway or corridor sub-division fire door are in-line with those recommended within the NFCC Specialised Housing Guide.

Ref.	Question	Policy Principles
K2	Is the fire-resisting construction (including any glazing) protecting escape routes and staircases of a suitable standard and maintained in sound condition?	
Answer		Finding/Observation
Yes		Some fire doors and glazed panels (notably around protected stairways) featured Georgian wired glazing and none featured any etched fire resistance markings etc. It was not custom and practice to provide these markings historically as it was considered that the fact that it was Georgian wired glass indicated that it had suitable fire resistance properties and it is considered to be a reasonable assumption by the assessor. No other significant observations were made at the time of the premises survey.

Images

Image: K21



Image: K22



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

Ref.	Question	Policy Principles
K4	Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?)	
Answer		Finding/Observation
Yes		Push-button at main entrance door and push-bars fitted to all other emergency exit doors. Residents will be very familiar with the main entrance door opening arrangements as they use them regularly, and therefore no particular signage was considered necessary to indicate its location or operating method in an emergency. An emergency override has been provided (green box type) close by.

Images

Image: K41



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

Ref.	Question	Policy Principles
K6	Are travel distances satisfactory? (consider single direction and more than one direction, property risk profile and occupancy characteristics)	
Answer		Finding/Observation
Yes		Travel distances from flat entrance doors to the nearest fire exit door, stairway or corridor sub-division fire door are in-line with those recommended within the NFCC Specialised Housing Guide.

Ref.	Question	Policy Principles
K7	Are there suitable precautions for all inner rooms?	
Answer		Finding/Observation
Yes		An inner room exists (the storeroom in the communal lounge), however the comprehensive fire detection provision and fire sprinkler protection 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.

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

Ref.	Question	Policy Principles
K10	Do escape routes lead to a place of safety?	
Answer		Finding/Observation
Yes		There are unrestricted directions of escape available from all fire exits.

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. Some are at a high level and manual winding handles are provided. The assessor considers that the current arrangements are reasonable.

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Image: K111



Ref.	Question	Policy Principles
K12	Is there any other issues that could affect the means of escape, for example plastic conduit/loose cables not secured by fire rated fastening?	
Answer		Finding/Observation
No		No significant issues or observations made at the time of the premises survey.

L. Flat Entrance Doors

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

Answer	Finding/Observation
Yes	This Fire Risk Assessment should not be considered as fulfilling the requirements of a full fire door survey. Where defects were readily observable from the common area side of the flat entrance doors, or where residents allowed access, any deficiencies will be commented upon. The assessor has compared the flat entrance doors against the recommendations contained within the current revision of the NFCC Guide to assess suitability. The residents in flats 6, 13 and 19 allowed access. The Guest flat was also surveyed. No issues were identified. There were no plugs/certification present on the flat entrance doors sampled (with the exception of flat 19) and it is likely that they are original fixtures from the time that the premises was built. The doors were considered to be self-closing 'upgraded FD30S' fire doors as it apparent that some historic works have been performed to incorporate combined intumescent cold smoke seals and intumescent letterbox liners. The doors sampled were considered to be in-line with the recommendations contained within the current revision of the NFCC Guide. Flat 19 entrance door is a recent installation and had a label denoting its fire resisting performance.

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<p>Image: L12</p> 	<p>Image: L13</p> 	<p>Image: L14</p> 	<p>Image: L11</p> 
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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. The majority of the fire doors have no plugs/certification present and it is likely that they are original fixtures from the time that the premises was built. The doors were considered to be 'upgraded FD30S' fire doors as it apparent that some historic works have been performed to incorporate combined intumescent cold smoke seals. There are some replacement doors present, which were modern FD30S fire doors with certification labels present.	
Action/Recommendation		Priority	Due Date
The rubber smoke seal that has been retrospectively fitted to the ground floor cleaners storeroom fire door near the lift has become detached at the top and should be repaired. The laundry fire door is not fully self-closing, it appears that the lock needs adjustment or lubrication. The ground floor corridor sub-division fire door near flat 1 is not fully self-closing as it appears that the self-closer is ineffective and should be adjusted.		Medium	05/Jan/2023
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<p data-bbox="197 1290 309 1312">Image: M11</p> 		<p data-bbox="536 1290 647 1312">Image: M12</p>  <p data-bbox="874 1290 986 1312">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 common area emergency escape lighting is present, comments are based upon a visual inspection of the system coverage and condition, but no illuminance tests or verification of full compliance with the relevant British Standards was carried out during the premises survey. The provision of emergency escape lighting was considered adequate. It was noted that there was no provision in the smaller boiler room, however the distance to the entry/exit doors was considered short enough that no issue has been raised in respect of this. Additionally, there is no provision externally above the emergency exit door close to the lounge. In the 2020 fire risk assessment, this assessor asked Berneslai Homes to carry out a survey as to determine whether the amount of borrowed light provided by the adjacent street lighting was sufficient. As no emergency escape lighting unit has been provided, the assessor considers that it was determined that no additional provision was required.

Images

Image: N11



Ref.	Question	Policy Principles
N2	If EL not provided, is borrowed/artificial lighting sufficient for escape? (Internal and external)	
Answer		Finding/Observation
Yes		Based upon a visual survey of the municipal street lighting present in the vicinity.

O. Fire Safety Signs & Notices

Ref.	Question	Policy Principles
O1	Is there adequate provision of visible fire safety signs and notices? (Consider directional, exits, stairs, fire action notices, Fire door keep shut, fire equipment and 'do not use lift' signage)	
Answer		Finding/Observation
Yes		The NFCC Guide advises that emergency escape signage is considered beneficial where a low-rise block is provided with multiple stairways and escape routes and it has been provided at a reasonable level. 'Fire Door Keep Locked Shut' signage is displayed as required.
Ref.	Question	Policy Principles
O2	Wayfinding Signage (buildings over 11 metres in height). Are there clear markings for flat and floor recognition provided?	
Answer		Finding/Observation
N/A		

P. Means Of Giving Warning In Case Of Fire

Ref.	Question	Policy Principles
P1	Is a reasonable fire detection and fire alarm system provided in the common areas, where necessary?	
Answer		Finding/Observation
Yes		Where a fire alarm system is present, comments are based upon a visual inspection of the system coverage and condition, but no audibility tests or verification of full compliance with the relevant British Standards was carried out during the premises survey. There is automatic detection in the common areas and this has been extended into the flats. The 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

Image: P51



Ref.	Question	Policy Principles
P6	Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?	
Answer		Finding/Observation
Yes		It is understood that the common area fire alarm is monitored remotely and a sign is also present that gives a telephone number in case the common area fire alarm requires attention outside working hours.

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 based upon the type of flat, whether it be a traditional flat or a bedsit. The Guest flat and flat 13 are bedsits. There was no detection provided in the short hallways of these flats, a linked smoke detector was present in the lounge and a linked heat detector in the kitchen was also provided. Flats 6 and 19 were traditional flats and had linked smoke detection in the hallway and linked heat detection within the kitchen. All of the flats are fully fire sprinklered and activation of a sprinkler head sends a signal to the fire alarm panel. The assessor considers that the current arrangements are currently reasonable.

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
Yes		This Fire Risk Assessment should not be considered as fulfilling the requirements of a full fire compartmentation survey. Where defects were readily observable, any deficiencies will be commented upon. The general provision of fire compartmentation in the areas where access was possible was considered reasonable and no significant issues or observations were made at the time of the premises survey. It is clear that a programme of fire stopping works has recently been completed.

Ref.	Question	Policy Principles
Q2	Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings)	
Answer		Finding/Observation
Yes		There are suspended ceilings are present. Due to the non-destructive nature of a Type-3 fire risk assessment survey, the assessor cannot comment on 'hidden voids' etc. Where defects were readily observable, any deficiencies will be commented upon. The general provision of fire compartmentation in the areas where access was possible was considered reasonable and no significant issues or observations were made at the time of the premises survey. It is clear that a programme of fire stopping works has recently been completed.

Ref.	Question	Policy Principles
Q3	Is there adequately fire protected service risers and/or ducts in common areas, that will restrict the spread of fire and smoke?	
Answer		Finding/Observation
Unknown		The assessor could not determine with any reasonable accuracy whether the extraction fans fitted in the flats sampled (and therefore possibly all flats) discharges directly to open-air or is part of a building wide system covering multiple flats,

Action/Recommendation	Priority	Due Date
The extraction systems within the flats should be surveyed to determine whether there is the possibility of fire and smoke travel between flats e.g. a centralised system is present. If the systems cross fire compartment lines, fire dampers should be incorporated into the ductwork where it crosses. If the central ventilation systems has fans incorporated into the ductwork, these should also shut down as a 'cause and effect' of a fire alarm activation to mitigate potential smoke travel.	Low	07/Oct/2023

Ref.	Question	Policy Principles
Q4	Is compartmentation maintained in the roof space?	
Answer		Finding/Observation
Yes		Roof voids are checked annually by Berneslai Homes and records are maintained centrally. The assessor was able to survey the roof void from various access hatches within the corridors and stairways present from the second step of a portable ladder and the provision of fire compartmentation in the areas where access was possible was considered reasonable and no significant issues or observations were made at the time of the premises survey.
Images		
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Image: Q41</p>  </div> <div style="text-align: center;"> <p>Image: Q42</p>  </div> </div>		

Ref.	Question	Policy Principles
Q5	Are electrics, including embedded meters, enclosed in fire rated construction?	
Answer		Finding/Observation
Yes		Embedded meters are present in the corridors and they appeared to be constructed of reasonably fire resisting materials. Repairs have been made where cables have been passed through with fire rated mastic. There are also some common area steel electrical cabinets present.
Images		
<div style="text-align: center;"> <p>Image: Q51</p>  </div>		

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		No significant issues or observations made at the time of the premises survey.

Ref.	Question	Policy Principles
Q8	Are soft furnishings in common areas appropriate to limit fire spread/growth?	
Answer		Finding/Observation
Yes		Some soft furnishings appear to have been provided by Berneslai Homes in the communal lounge. No significant issues were identified or observations were made at the time of the premises survey.

Images

Image: Q81



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.

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

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

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

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

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. There are dry powder extinguishers in the larger and smaller boiler rooms.

Images

Image: R11



Image: R12



S. Relevant Automatic Fire Extinguishing Systems

Ref.	Question	Policy Principles
S1	Are there any automatic fire suppressant systems on site?	
Answer		Finding/Observation
Yes		There is a fire sprinkler system present with comprehensive coverage.

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

Ref.	Question	Policy Principles
S3	If any other relevant systems / equipment is installed, state type of system and comment as necessary	
Answer		Finding/Observation
N/A		

T. Procedures And Arrangements

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

Images
<p>Image: T11</p> 

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

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

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

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

Ref.	Question	Policy Principles
T6	Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?	
Answer		Finding/Observation
Yes		Person Centred Fire Risk Assessments have been carried out on all tenants in Independent Living Schemes and are reviewed on an annual basis for changes. Any issues identified during the assessment are referred to the Fire Safety Officer. In General needs blocks of flats only tenants that have been identified as having a vulnerability are offered an assessment. All assessments are stored on Share Point.

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

Ref.	Question	Policy Principles
T8	Are staff nominated and trained to assist in evacuation (Where applicable e.g. Offices, supported schemes)?	
Answer		Finding/Observation
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
No		Refer to policy principle with the exception of two fire extinguishers present in the smaller boiler room at the far side of the right-hand front elevation.
Action/Recommendation		Priority
The two fire extinguishers present in this boiler room have not been inspected and maintained since 2020. Make arrangements for this to be carried out during the Technicians next programmed visit.		Low
		Due Date
		07/Oct/2023
Images		
<p>Image: V11</p> 		

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.

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.
Images		
<p>Image: Y11</p> 		

Z. Any Other Information

Ref.	Question	Policy Principles
Z1	Are all issues deemed satisfactory? [1]	
Answer		Finding/Observation
Yes		The submission of to the Responsible Person constitutes neither a warranty of future results by the assessor, nor an assurance against risk. This fire risk assessment represents the assessors best judgement, and may be based, in part, on information provided by others (either verbally, in writing or electronically). Although the assessor had no reason to doubt the validity of such information at the time of the production of this fire risk assessment, no liability whatsoever is accepted for the accuracy of such information supplied by others, which was taken in good faith.
Ref.	Question	Policy Principles
Z2	Are all issues deemed satisfactory?	
Answer		Finding/Observation
Yes		

ZAAR. Assessment Risk Ratings

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

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

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

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

Flat 13.

1. Inspection Details

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

2. What Detection Is In Place?

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

3. General

31	If on the ground or 1st floors, is there secondary means of escape from each habitable room? Door or window of at least 0.33m 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?	See main body of the report.

Flat 19

1. Inspection Details

11	Has a Type 3 dwelling survey been performed?	Yes
12	Which flat number was accessed?	Flat 19.
13	Is there appropriate detection in place?	Yes

2. What Detection Is In Place?

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

3. General

31	If on the ground or 1st floors, is there secondary means of escape from each habitable room? Door or window of at least 0.33m 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?	This flat was untidy but not considered to be a hoarder. See main body of the report regarding fire detection.

Flat 6.

1. Inspection Details

11	Has a Type 3 dwelling survey been performed?	Yes
12	Which flat number was accessed?	Flat 6.
13	Is there appropriate detection in place?	Yes

2. What Detection Is In Place?

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

3. General

31	If on the ground or 1st floors, is there secondary means of escape from each habitable room? Door or window of at least 0.33m 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?	See main body of the report.

Guest flat.

1. Inspection Details

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

2. What Detection Is In Place?

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

3. General

31	If on the ground or 1st floors, is there secondary means of escape from each habitable room? Door or window of at least 0.33m 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?	See main body of the report regarding automatic fire detection.

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

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

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

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

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

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

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

Taking into account the nature of the building and occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:	Slight Harm
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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:	Tolerable
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A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one advocated by BS 8800 for general health and safety risks:

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

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



Life Safety Fire Risk Assessment Certificate of Conformity

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

Schedule:

Part 1a	Name & Address of Certified Organisation:
	Pennington Choices, Broofield House, Grimsditch Lane, WA4 4EA
Part 1b	BAFE registration number of issuing Certified Organization:
	102119
Part 1c	SSAIB 3rd Party Certificate Number:
	CHES077
Part 2	Name of Client:
	Amanda Garrard (Chief Executive Berneslai Homes).
Part 3a	Address of premises for which the fire risk assessment was carried out:
	Hudson Haven Block 01 - 30 Wombwell South Yorkshire S73 8EZ
Part 3b	Part or parts of the premises to which the fire risk assessment applies:
	Common Parts only (not dwellings, where applicable)
Part 4	Brief description of the scope and purpose of the fire risk assessment:
	Life Safety (as per agreed Specification)
Part 5	Effective date of the fire risk assessment:
	12/09/2022
Part 6	Recommended date for reassessment of the premises:
	12/09/2024
Part 7	Unique reference number of this certificate:
	107221

Signed for and on behalf of the issuing Certificated Organization:

James Hutton

Dated: 10/7/2022

Appendix 1. Action Details

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
F1	LIGHTNING	No Timescale	A lightning protection system was not observed, however the premises are at a similar height to the other structures within the surrounding area and is not at a higher elevation or in a particularly exposed position, therefore the Assessor considers that the fire risk without a lightning protection system fitted is tolerable and one is not considered essential.	Recommend management undertake a risk assessment of the building to determine if lightning protection is required.			
M1	COMMON AREA FIRE DOORS	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. The majority of the fire doors have no plugs/certification present and it is likely that they are original fixtures from the time that the premises was built. The doors were considered to be 'upgraded FD30S' fire doors as it apparent that some historic works have been performed to incorporate combined intumescent cold smoke seals. There are some replacement doors present, which were modern FD30S fire doors with certification labels present.	The rubber smoke seal that has been retrospectively fitted to the ground floor cleaners storeroom fire door near the lift has become detached at the top and should be repaired. The laundry fire door is not fully self-closing, it appears that the lock needs adjustment or lubrication. The ground floor corridor sub-division fire door near flat 1 is not fully self-closing as it appears that the self-closer is ineffective and should be adjusted.		05/01/2023	M11, M12, M13

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 based upon the type of flat, whether it be a traditional flat or a bedsit. The Guest flat and flat 13 are bedsits. There was no detection provided in the short hallways of these flats, a linked smoke detector was present in the lounge and a linked heat detector in the kitchen was also provided. Flats 6 and 19 were traditional flats and had linked smoke detection in the hallway and linked heat detection within the kitchen. All of the flats are fully fire sprinklered and activation of a sprinkler head sends a signal to the fire alarm panel. The assessor considers that the current arrangements are currently reasonable.	It is recommended that an interlinked Grade D1 LD1 fire alarm system should be provided in all flats at such time as a significant works programme is under way in this premises. The new systems should be linked to an alarm receiving centre (e.g.by Telecare monitoring).			
Q3	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Low	The assessor could not determine with any reasonable accuracy whether the extraction fans fitted in the flats sampled (and therefore possibly all flats) discharges directly to open-air or is part of a building wide system covering multiple flats,	The extraction systems within the flats should be surveyed to determine whether there is the possibility of fire and smoke travel between flats e.g. a centralised system is present. If the systems cross fire compartment lines, fire dampers should be incorporated into the ductwork where it crosses. If the central ventilation systems has fans incorporated into the ductwork, these should also shut down as a 'cause and effect' of a fire alarm activation to mitigate potential smoke travel.		07/10/2023	

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
R1	FIRE EXTINGUISHING APPLIANCES	No Timescale	<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 are dry powder extinguishers in the larger and smaller boiler rooms.</p>	<p>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 extinguishers become due for its 5-yearly extended service check they should be removed from site and reliance should be placed on the carbon dioxide extinguisher present instead. If it is decided that the dry powder extinguishers are to be retained, if not already done so, a risk assessment should be performed and suitable control measures implemented.</p>			R11, R12
V1	TESTING AND MAINTENANCE	Low	<p>Refer to policy principle with the exception of two fire extinguishers present in the smaller boiler room at the far side of the right-hand front elevation.</p>	<p>The two fire extinguishers present in this boiler room have not been inspected and maintained since 2020. Make arrangements for this to be carried out during the Technicians next programmed visit.</p>		07/10/2023	V11