

FIRE RISK ASSESSMENT

PROPERTY ASSESSED:

Coast House, Spectrum 4, Spectrum Business Park
PETERLEE
PETERLEE

SR7 7TT



UPRN: SPECTRUM4

Inspection Date: 09/12/2021

Validation Date: 16/12/2021

Valid to: 16/12/2023

FRA completed by: Pennington Choices

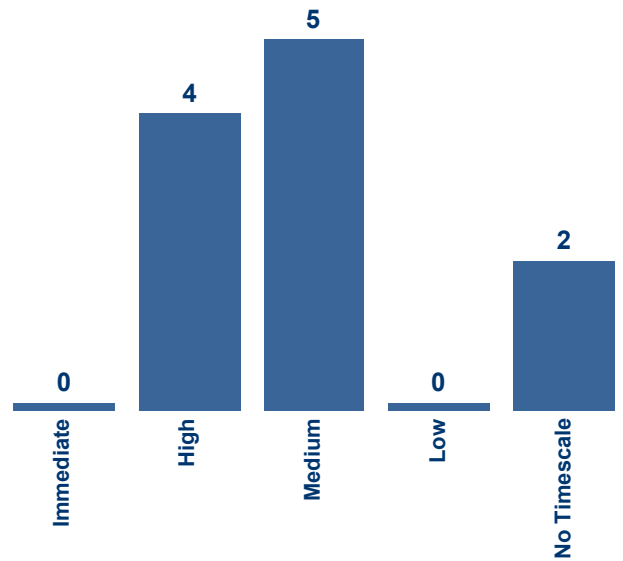
FRA Completed For: Believe Housing



FRA Risk Rating: Tolerable



FRA Action Count by Priority



FRA Action by Type

Recommendations: 2

Actions: 9

Premises Risk Rating

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

Reassessment Priority: **Medium - 2 Years**

FRA - Summary

Responsible Person	Believe Housing
Property Designation	Office
Management Extent	Managed Building - Manager or Senior Staff onsite regularly
No of Floors	3
No of Flats (if applicable)	0
Ground floor Area (m2)	2,000
Total Area of all floors (m2)	6,000

FRA Completed By:	Billy Khatib
FRA Type:	Type 1
QA Carried Out By:	Piotr Iwan
QA Validation Date:	16/12/2021

High

4

Question Number	Category	Priority	Finding/Observation	Action	Complete By
Q4	Measures To Limit Fire Spread And Development	High	It was not possible to access the roof space. Void detection is fitted, however it was not possible to ascertain if AFD is fitted to the roof space.	Management to check compartmentation within the roof space over the common area	15/01/2022
Q7	Measures To Limit Fire Spread And Development	High	It is not know if fire dampers provided (if required) to protect critical means of escape against passage of fire, smoke and products of combustion in the early stages of a fire.	Management to confirm.	15/01/2022
Q11	Measures To Limit Fire Spread And Development	High	Several ceiling tiles were either missing or dislodged.	Ensure the tiles are placed in their original positions to maintain compartmentation.	15/01/2022
T2	Procedures And Arrangements	High	Fire action notices are present. The verbal explanation was adequate, however the information should be available in a document.	Produce a document detailing the fire safety arrangements and procedures in place in the event of fire.	15/01/2022

Medium

5

Question Number	Category	Priority	Finding/Observation	Action	Complete By
A2	Electrical Ignition Sources	Medium	PAT is inconsistent. Some items show test dates as 14.10.20, next due 14.10.25, and some items show test dates as carried out October 2021.	It is recommended that PAT takes place annually for all portable electrical appliances.	16/03/2022

Medium

5

Question Number	Category	Priority	Finding/Observation	Action	Complete By
K5	Means Of Escape	Medium	Escape route doors are easily opened. The main entrance doors are sliding doors. RRO guidance states sliding doors are not normally suitable on escape routes unless they are for the sole use of members of staff. Where provided, a notice with the words 'slide to open' with an arrow pointing in the direction of opening, should be permanently displayed at about eye level on the face of the door, however the doors appear heavy it is thought staff may have difficulty in opening these doors in the event of fire, potentially compromising the escape of occupants. I was advised that panic bars are to replace the existing push pads on the North and South final exit doors along with the relevant signage.	Although the alternative exit doors at the North and South sections of the premises are adequate, management should ensure the main entrance doors fail safe to the open position without the assistance of the occupants.	16/03/2022
M5	Common Area Fire Doors	Medium	Vents are fitted to the server room doors, and it is not known if these vents are fire rated. Screws are missing from the hinges of several doors (GF cleaners & 2nd floor storage cupboard).	Management to confirm if the vents are fire rated and if they are not fire rated they should be replaced with fire rated vents. Carry out a regular checks of all doors to ensure the hinges are fitted with the required amount of screws per hinge.	16/03/2022
N1	Emergency Lighting	Medium	Coverage is sufficient however I was advised there is an issue with the emergency lighting on the North Side stairwell which has been reported, however borrowed lighting is considered adequate for this area.	Management to ensure the issues is rectified ASAP.	16/03/2022
Q10	Measures To Limit Fire Spread And Development	Medium	It is not known if the external cladding is fire resistant and this may promote fire spread.	Management should use the services of an accredited company to ascertain if the cladding is fire resistant.	16/03/2022

No Timescale

2

Question Number	Category	Priority	Finding/Observation	Recommendation	Complete By
F1	Lightning	No Timescale	It is not known if lightning protection is fitted.	Recommend management undertake a risk assessment of the building to determine if lightning protection is required	
P1	Means Of Giving Warning In Case Of Fire	No Timescale	The fire detection and fire alarm system is adequate, and appears to be an L2 system. I was advised that AFD is fitted to the voids but it is not known if AFD is fitted to the roof spaces. The panel is addressable and healthy.	Management should confirm the system type.	

Reassessment Priority	Medium - 2 Years
Responsible Person	Believe Housing
BAFE Cert	CHES077

General Information

UPRN	SPECTRUM4
Address	Coast House, Spectrum 4, Spectrum Business Park PETERLEE PETERLEE
Postcode	SR7 7TT
Fire Risk Assessor	Billy Khatib
Date of Inspection	09/12/2021
Checked by	Piotr Iwan
Reassessment Date	09/12/2023

General Information

Property Designation	Office
Property Type	Purpose built office block
No of Floors	3
No of Flats (if applicable)	0
Ground floor area (m2)	2,000
Total area of all floors	6,000
Building Description	This is a three-storey property used as offices over three floors. There are three protected staircases and three ground floor final exits situated on the North, South and central exits. There is a lift fitted. Access is via a keyfob or intercom. CCTV is fitted to the premises.
Building Construction	Management to confirm year of construction. Exact materials are unknown, however the building appears to be constructed of steel frame with block infill and partial brick skin with what appears to be a pitched insulated aluminium panelled roof. Internal walls have a plaster finish. The floors and staircase are of concrete construction. Cladded panels are fitted to the exterior of the building.
Extent of common areas	Open office spaces, kitchen, breakout rest areas, toilets.
Areas of the building to which access was not available	All areas accessed.
If applicable state which flats were sample inspected	N/A.

2. The Occupants

	Question	Answer	
20	Management Extent	Managed Building - Manager or Senior Staff onsite regularly	
21	Details of any onsite management (hours onsite etc.)	Monday-Friday 0700-1930hrs. No weekends working.	
22	Person managing fire safety in premises	Mr Bill Fuller, Chief Executive	
23	Person consulted during the fire risk assessment	Pamela Wilson, Facilities Co-ordinator	
24	Number of occupants (maximum estimated)	390	
25	Approximate maximum number of employees at any one time	Presently 50	
26	Number of members of the public (maximum estimated)	None	
27	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 	The premises are used as offices and call centre purposes. There are no persons sleeping in the premises. I did not see evidence of any disabled employees. Lone workers may be present within the premises	

4. Fire Safety Legislation

	Question	Answer	
41	The following fire safety legislation applies to these premises	Regulatory Reform (Fire Safety) Order 2005	
42	The above legislation is enforced by	Durham	
43	Other key fire safety legislation (other than Building Regs 2000)	None	
44	The other legislation referred to above is enforced by	N/A	
45	Guidance used as applicable to premises and occupation	Offices & Shops	
46	Is there an alteration or enforcement notice in force?	N/A	I was not advised of any such notice
47	Fire loss experience (since last FRA)	N/A	I was not advised of any

A. Electrical Ignition Sources

	Question	Answer	
A1	Is the fixed electrical installation periodically inspected and tested, (include dates if known)?	Yes	The electrical installation is periodically inspected and tested, last test was 10.10.19.
A2	Is PAT testing in common areas carried out?	Yes	PAT is inconsistent. Some items show test dates as 14.10.20, next due 14.10.25, and some items show test dates as carried out October 2021.
A3	Is there a policy for personal electrical appliances (consider restrictions of communal supply points such as outlets and T pin outlets)?	N/A	No personal electrical appliances observed within common areas.
A4	Is the use of adapters and leads limited?	Yes	The use of adapters and leads was limited, all appeared in good condition.
A5	Are there any PV cells installed and do they have the appropriate isolation systems and signage to assist the fire and rescue service?	N/A	I was not advised of any PV cells fitted to the premises.

Actions / Recommendations

Medium 1

Question Number	Finding	Action	Complete By	Images
A2	PAT is inconsistent. Some items show test dates as 14.10.20, next due 14.10.25, and some items show test dates as carried out October 2021.	It is recommended that PAT takes place annually for all portable electrical appliances.	16/03/2022	A21



Image: A21

B. Smoking Policies

	Question	Answer	
B1	Are there suitable arrangements to prevent fire as a result from smoking?	Yes	There is a strict no smoking policy in place.
B2	Is the policy being adhered to and are "No smoking" signs provided in the common areas?	Yes	No evidence of illicit smoking observed and signage is provided.

C. Arson

	Question	Answer	
C1	Are premises secure against arson by outsiders? (Please state how)	Yes	Access is for keyholders only. CCTV is fitted and security patrols take place.
C2	Are bins secured or fire loading stored in a suitable location? (Please state bin type, location, if and how it is secured)	Yes	Bins are stored in a locked separate compound away from the premises.

D. Portable Heaters And Heating Installations

	Question	Answer	
D1	If used, is the use of portable heaters regarded as safe?	N/A	None observed.
D2	Are fixed heating systems maintained annually?	N/A	Gas is not present within the premises.

E. Cooking

	Question	Answer	
E1	Are reasonable measures in place to prevent fires as a result of cooking, including replacing filter(where necessary)?	Yes	There are no cookers, hoods or filters. Microwaves are provided, however CO2 extinguishers are present.

F. Lightning

	Question	Answer	
F1	Does the building have a lightning protection system?	Unknown	It is not known if lightning protection is fitted.

Actions / Recommendations

No Timescale

1

Question Number	Observation	Recommendation	Complete By	Images
F1	It is not known if lightning protection is fitted.	Recommend management undertake a risk assessment of the building to determine if lightning protection is required		

G. House-Keeping

	Question	Answer	
G1	Are combustible materials kept away from any sources of ignition, including gas and electrical intake cupboards?	Yes	Electrical cupboards were locked and sterile.
G2	Are the escape routes kept clear of items combustible materials or waste?	Yes	No issues observed.
G3	Are the escape routes kept clear of any trip hazards?	Yes	See G2.
G4	Are mobility scooters or electric vehicles stored in the means of escape?	N/A	

H. Hazards Introduced By Contractors

	Question	Answer	
H1	Is there satisfactory control over works carried out in the building by contractors (e.g. hot work permits)?	Yes	As part of the contractor approval process, contractors who are working in believe housing properties must provide evidence of the formal policy and procedures to mitigate the risk of fire during hot works. This information must include details of the appropriate control measures taken to ensure that all close down/torch off/fire watch procedures are followed and managed as appropriate for the risk.

I. Dangerous Substances

	Question	Answer	
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?	N/A	

J. Other Significant Hazards

	Question	Answer	
J1	Are all issues deemed satisfactory? [1]	N/A	

K. Means Of Escape

	Question	Answer	
K1	Is the escape route design deemed satisfactory? (Consider current design codes)	Yes	Escape route design is compliant to guidance.
K2	Is the fire-resisting construction (including any glazing) protecting escape routes and staircases of a suitable standard and maintained in sound condition?	Yes	Fire-resisting construction protecting escape routes and staircases is of a suitable standard and is maintained in sound condition.
K3	Is there adequate provision of exits, for the numbers who may be present?	Yes	Provision of exits are adequate.
K4	Is there adequate exit width, for the numbers who may be present?	Yes	Exit widths are adequate.
K5	Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?)	Yes	Escape route doors are easily opened. The main entrance doors are sliding doors. RRO guidance states sliding doors are not normally suitable on escape routes unless they are for the sole use of members of staff. Where provided, a notice with the words 'slide to open' with an arrow pointing in the direction of opening, should be permanently displayed at about eye level on the face of the door, however the doors appear heavy it is thought staff may have difficulty in opening these doors in the event of fire, potentially compromising the escape of occupants. I was advised that panic bars are to replace the existing push pads on the North and South final exit doors along with the relevant signage.
K6	Do final exits open in the direction of escape where necessary?	Yes	
K7	Are travels distances satisfactory? (consider single direction and more than one direction, property risk profile and occupancy characteristics)	Yes	Travel distances are satisfactory.
K8	Are there suitable precautions for all inner rooms?	Yes	Inner rooms are present. AFD is provided in the access rooms. Vision panels and AFD are fitted to the inner rooms.
K9	Are escape routes separated where appropriate?	Yes	There are three protected staircases and three separate final ground floor exits.
K10	Are corridors sub-divided where appropriate?	N/A	
K11	Do escape routes lead to a place of safety?	Yes	Escape routes lead to a place of ultimate safety.
K12	Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision)	No	The windows are sealed and it was advised that they cannot be altered to facilitate any ventilation. There are 3 protected staircases within the building. There are electric radiators fitted to the stairwells which are subject to regular electrical checks.

Actions / Recommendations

Medium

1

Question Number	Finding	Action	Complete By	Images
K5	Escape route doors are easily opened. The main entrance doors are sliding doors. RRO guidance states sliding doors are not normally suitable on escape routes unless they are for the sole use of members of staff. Where provided, a notice with the words 'slide to open' with an arrow pointing in the direction of opening, should be permanently displayed at about eye level on the face of the door, however the doors appear heavy it is thought staff may have difficulty in opening these doors in the event of fire, potentially compromising the escape of occupants. I was advised that panic bars are to replace the existing push pads on the North and South final exit doors along with the relevant signage.	Although the alternative exit doors at the North and South sections of the premises are adequate, management should ensure the main entrance doors fail safe to the open position without the assistance of the occupants.	16/03/2022	K51



Image: K51

L. Flat Entrance Doors

	Question	Answer	
L1	Are the sample inspection flat entrance door or doors in good condition and appropriately fire rated?	N/A	There are no flat entrance doors.
L2	Is all glazing to flat entrance doors and surround elements appropriately fire rated?	N/A	
L3	Are the flat entrance door(s) sampled fitted with an adequate self-closing device?	N/A	
L4	Are the flat entrance door(s) sampled fitted with intumescent strips and cold smoke seals?	N/A	
L5	Are letterboxes satisfactory? (State only if missing, damaged or uPVC)	N/A	
L6	Is there any issues with other flat entrance doors (please state if from external leaf inspection only or full sample)?	N/A	

M. Common Area Fire Doors

	Question	Answer	
M1	Are all common area fire door and frames in good condition and appropriately fire rated?	Yes	No issues observed, doors are damage free.
M2	Is all glazing to common area fire doors and surround elements appropriately fire rated?	Yes	Georgian wired glazing and Pyroglazing is fitted to some doors.
M3	Are self-closing devices on common area fire doors adequate? (Where appropriate)	Yes	No issues observed.
M4	Are intumescent strips and smoke seals provided to common area fire doors?	Yes	No issues observed.
M5	Are common area fire doors otherwise adequate? (Ironmongery, tolerances, seals etc.)	No	Vents are fitted to the server room doors, and it is not known if these vents are fire rated. Screws are missing from the hinges of several doors (GF cleaners & 2nd floor storage cupboard).

Actions / Recommendations

Medium

1

Question Number	Finding	Action	Complete By	Images
M5	Vents are fitted to the server room doors, and it is not known if these vents are fire rated. Screws are missing from the hinges of several doors (GF cleaners & 2nd floor storage cupboard).	Management to confirm if the vents are fire rated and if they are not fire rated they should be replaced with fire rated vents. Carry out a regular checks of all doors to ensure the hinges are fitted with the required amount of screws per hinge.	16/03/2022	M52, M51



Image: M52



Image: M51

N. Emergency Lighting

	Question	Answer	
N1	If emergency lighting is provided, is the coverage sufficient and in good repair? (Internal and external)	Yes	Coverage is sufficient however I was advised there is an issue with the emergency lighting on the North Side stairwell which has been reported, however borrowed lighting is considered adequate for this area.
N2	If EL not provided, is borrowed/artificial lighting sufficient for escape? (Internal and external)	N/A	

Actions / Recommendations

Medium

1

Question Number	Finding	Action	Complete By	Images
N1	Coverage is sufficient however I was advised there is an issue with the emergency lighting on the North Side stairwell which has been reported, however borrowed lighting is considered adequate for this area.	Management to ensure the issues is rectified ASAP.	16/03/2022	N12, N11



Image: N12



Image: N11

O. Fire Safety Signs & Notices

	Question	Answer	
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)	Yes	Signage is adequate.

P. Means Of Giving Warning In Case Of Fire

	Question	Answer	
P1	Is a reasonable fire detection and fire alarm system provided in the common areas, where necessary?	Yes	The fire detection and fire alarm system is adequate, and appears to be an L2 system. I was advised that AFD is fitted to the voids but it is not known if AFD is fitted to the roof spaces. The panel is addressable and healthy.
P2	If installed, is the common area AFD adequate for the occupancy and fire risk?	Yes	I was advised the fire alarm system is linked to an ARC with auto dialler facility which covers the weekends when the premises are unoccupied.
P3	If not installed, are the premises deemed safe without a common area AFD system?	N/A	
P4	If there is a communal fire detection and fire alarm system, does it extend into the dwellings?	N/A	
P5	Where appropriate, has a fire alarm zone plan been provided?	Yes	
P6	Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?	Yes	The panel can be silenced and reset at the panel.
P7	If applicable, is a separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?	N/A	
P9	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?	N/A	

Actions / Recommendations

No Timescale

1

Question Number	Observation	Recommendation	Complete By	Images
P1	The fire detection and fire alarm system is adequate, and appears to be an L2 system. I was advised that AFD is fitted to the voids but it is not known if AFD is fitted to the roof spaces. The panel is addressable and healthy.	Management should confirm the system type.		P11, P12, P13, P14, P15, P16



Image: P11



Image: P12



Image: P13



Image: P14



Image: P15



Image: P16

Q. Measures To Limit Fire Spread And Development

	Question	Answer	
Q1	Is there adequate levels of compartmentation between floors and between flats and the common escape routes?	Yes	There are no flats, however compartmentation appeared adequate.
Q2	Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings)	Yes	Voids appeared to be adequately fire stopped and I was advised that void detection is fitted.
Q3	Is there adequately fire protected service risers and/or ducts in common areas, that will restrict the spread of fire and smoke?	N/A	There are no fire service risers fitted, however service pipes that penetrated through floors appeared to be fitted with adequate collars.
Q4	Is compartmentation maintained in the roof space?	Unknown	It was not possible to access the roof space. Void detection is fitted, however it was not possible to ascertain if AFD is fitted to the roof space.
Q5	Are electrics, including embedded meters, enclosed in fire rated construction?	Yes	
Q7	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?	Unknown	It is not know if fire dampers provided (if required) to protect critical means of escape against passage of fire, smoke and products of combustion in the early stages of a fire.
Q8	Is there reasonable limitation of linings to escape routes that might promote fire spread?	Yes	
Q9	Are soft furnishings in common areas appropriate to limit fire spread/growth?	Yes	Soft furnishings are in good condition.
Q10	Does the premises have any external balconies, cladding or materials which may promote external fire spread?	Yes	It is not known if the external cladding is fire resistant and this may promote fire spread.
Q11	Are all other fire spread/compartmentation issues satisfactory?	No	Several ceiling tiles were either missing or dislodged.

Actions / Recommendations

High 3

Question Number	Finding	Action	Complete By	Images
Q4	It was not possible to access the roof space. Void detection is fitted, however it was not possible to ascertain if AFD is fitted to the roof space.	Management to check compartmentation within the roof space over the common area	15/01/2022	
Q7	It is not know if fire dampers provided (if required) to protect critical means of escape against passage of fire, smoke and products of combustion in the early stages of a fire.	Management to confirm.	15/01/2022	
Q11	Several ceiling tiles were either missing or dislodged.	Ensure the tiles are placed in their original positions to maintain compartmentation.	15/01/2022	Q111

Medium 1

Question Number	Finding	Action	Complete By	Images
Q10	It is not known if the external cladding is fire resistant and this may promote fire spread.	Management should use the services of an accredited company to ascertain if the cladding is fire resistant.	16/03/2022	Q101



Image: Q111



Image: Q101

R. Fire Extinguishing Appliances

	Question	Answer	
R1	if required, is there reasonable provision of accessible portable fire extinguishers?	Yes	FFE is adequate.

S. Relevant Automatic Fire Extinguishing Systems

	Question	Answer	
S1	Are there any automatic fire suppressant systems on site?	N/A	
S2	Are there any fixed fire fighting mains within the premises?	N/A	
S3	If any other relevant systems / equipment is installed, state type of system and comment as necessary	N/A	

T. Procedures And Arrangements

	Question	Answer	
T0	Recommended evacuation strategy for this building is	Simultaneous Evacuation	
T1	Has a competent person(s) been appointed to assist in undertaking the preventative and protective measures including in house checks?	Yes	A facilities management team are on-site.
T2	Are there appropriate documented fire safety arrangements and procedures in place in the event of fire?	No	Fire action notices are present. The verbal explanation was adequate, however the information should be available in a document.
T3	Are there suitable arrangements for liaison and calling the Fire Service?	No	See T2.
T4	Are there suitable fire assembly points away from any risk?	Yes	The assembly point is detailed on the fire action notices.
T5	Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?	Yes	Evacuation aids are available on each stairwell if required. Staff are trained in their use.
T7	Are staff nominated and trained on the use of fire extinguishing appliances?	Yes	
T8	Are staff nominated and trained to assist in evacuation (Where applicable e.g. Offices, supported schemes)?	Yes	See T5.

Actions / Recommendations

High

1

Question Number	Finding	Action	Complete By	Images
T2	Fire action notices are present. The verbal explanation was adequate, however the information should be available in a document.	Produce a document detailing the fire safety arrangements and procedures in place in the event of fire.	15/01/2022	

U. Training & Drills

	Question	Answer	
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)	Yes	A fire evacuation drill was held in October 2021.
U2	Are employees nominated to assist in the event of fire given additional training?	Yes	I was advised that due to the nature of the business it was not possible to train and appoint fire marshals, however the intention is to circulate a document which ensures all staff members will be able assist with evacuation in the event of fire.

V. Testing And Maintenance

	Question	Answer	
V1	Are all fire safety provisions for the building (AFD, Emergency Lighting, sprinklers etc.) routinely tested and maintained?	Yes	The fire alarm is tested weekly and emergency lighting is tested monthly.

W. Records

	Question	Answer	
W1	Is all routine testing and staff training including fire drills suitably recorded and available for inspection?	Yes	A fire evacuation drill was held in October 2021.

X. Premises Information Box

	Question	Answer	
X1	Is a Premises Information Box located at the premises, and kept up to date?	N/A	Not required.

Y. Engagement With Residents

	Question	Answer	
Y1	Has all Fire Safety information & procedures been disseminated to the residents?	N/A	

Z. Any Other Information

	Question	Answer	
Z1	Are all issues deemed satisfactory? [1]	Yes	

ZAAR. Assessment Risk Ratings

	Question	Answer	
ZAAR1	<p>Likelihood of Fire Low: Unusually low likelihood of fire as a result of negligible potential sources of ignition. Medium: Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings). High: Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire</p>	Medium	
ZAAR2	<p>Potential Consequences of Fire Slight harm: Outbreak of fire unlikely to result in serious injury or death of any occupant. Moderate harmful: Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities. Extreme harm: Significant potential for serious injury or death of one or more occupants likely to involve multiple fatalities</p>	Moderate Harm	
ZAAR3	<p>Premises Risk Rating Trivial: No action is required and no detailed records need be kept Tolerable: No major additional controls required. However, there might be a need for improvements that involve minor or limited cost. Moderate: It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures. Substantial: Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken. Intolerable: Building (or relevant area) should not be occupied until the risk is reduced</p>	Tolerable	

ZAAR. Assessment Risk Ratings

	Question	Answer	
ZAAR4	On satisfactory completion of all remedial works the risk rating of this building may be reduced to:	Trivial	

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:	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:
	CHES077
Part 2	Name of Client:
	Believe Housing
Part 3a	Address of premises for which the fire risk assessment was carried out:
	Coast House, Spectrum 4, Spectrum Business Park PETERLEE PETERLEE SR7 7TT
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:
	09/12/2021
Part 6	Recommended date for reassessment of the premises:
	09/12/2023
Part 7	Unique reference number of this certificate:
	106500

Signed for and on behalf of the issuing Certificated Organization:

Will Ward