

FIRE RISK ASSESSMENT

PROPERTY ASSESSED:
20 Wheatbottom Community Centre
Co Durham
Co Durham

DL15 9HB



UPRN: 2CH00632

Inspection Date: 21/09/2022

Validation Date: 10/10/2022

Valid to: 10/10/2024

FRA completed by: Pennington Choices

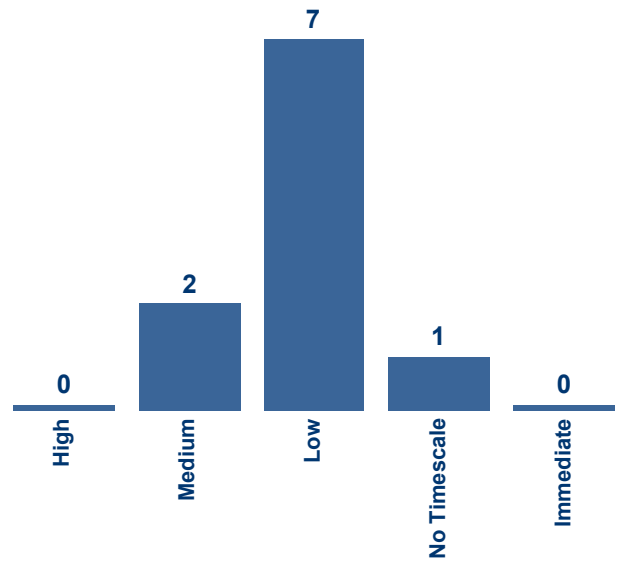
FRA Completed For: Believe Housing



FRA Risk Rating: Tolerable



FRA Action Count by Priority



FRA Action by Type

Recommendations: 1

Actions: 9

Premises Risk Rating: Tolerable

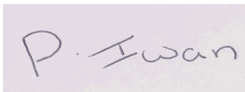
Reassessment Priority: Medium - 2 Years

Recommended evacuation strategy for this building is: Simultaneous Evacuation

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


FRA - Summary

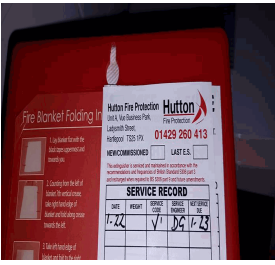
Responsible Person	Emma Jorgenson (Compliance Manager)
Property Designation	Community Centre
Management Extent	Partially Managed Building - Manager or Senior Staff not onsite regularly
No of Floors	1
No of Flats (if applicable)	0
Ground floor Area (m2)	80
Total Area of all floors (m2)	80

FRA Completed By:	Will Ward
FRA Type:	Type 1
QA Validation Date:	10/10/2022
QA Carried Out By:	Piotr Iwan
Validator's Signature:	

Medium

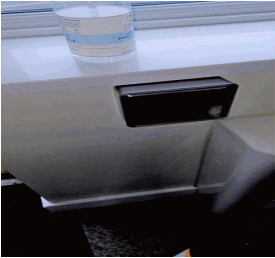



2

Ref.	Category	Priority	Complete By
C2	Arson	Medium	08/Jan/2023
Finding/Observation		Action/Recommendation	
Bins are located in close proximity to the centre.		If during regular estate inspections and ad hoc visits to the property there is evidence of significant fire load or anti social behaviour Believe Housing should look at solutions to address the issue.	
<p>Image: C21</p> 			

Ref.	Category	Priority	Complete By
R1	Fire Extinguishing Appliances	Medium	08/Jan/2023
Finding/Observation		Action/Recommendation	
Single fire blanket present within kitchen area. Centre has no permanent members of staff.		Review the policy of having FFE on site due to no permanent members of staff present.	
<p>Image: R11</p> 			

Low

11


Ref.	Category	Priority	Complete By
K4	Means Of Escape	Low	08/Apr/2023
Finding/Observation		Action/Recommendation	
<p>Main entrance has electronic door release mechanism fitted. Green override box present tested at time of assessment. Push pad fitted to secondary exit. However it was noted on the day that the locking mechanism with key to could not be overridden by green box or electric door opening system. Secondary exit has push pad fitted.</p>		<p>Believe Housing to ensure a robust management of opening & closing of security gate during hours of occupation and final exit.</p>	
<p>Image: K43</p> 		<p>Image: K44</p> 	
<p>Image: K41</p> 		<p>Image: K42</p> 	

Ref.	Category	Priority	Complete By
N1	Emergency Lighting	Low	08/Apr/2023
Finding/Observation		Action/Recommendation	
<p>Unable to confirm emergency lighting within disabled toilet.</p>		<p>Confirm emergency lighting is present within disabled toilet, install if found to not to be present.</p>	


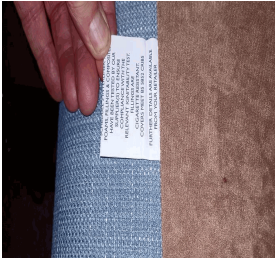
Findings & Actions Summary

Ref.	Category	Priority	Complete By
P5	Means Of Giving Warning In Case Of Fire	Low	08/Apr/2023
Finding/Observation		Action/Recommendation	
No zone plan present.		Provide a appropriate zone plan adjacent to alarm panel.	

Ref.	Category	Priority	Complete By
P6	Means Of Giving Warning In Case Of Fire	Low	08/Apr/2023
Finding/Observation		Action/Recommendation	
Unknown if policy in place for resetting alarm panel.		Believe Housing to confirm the policy for silencing and have a recording of all false alarms.	

Ref.	Category	Priority	Complete By
Q4	Measures To Limit Fire Spread And Development	Low	08/Apr/2023
Finding/Observation		Action/Recommendation	
Unable to confirm if cable breaches are into number 19 (neighbouring property) or into centre.		Ensure Wheatbottom Community Centre is inspected as part of Believe Housing compartmentation surveys.	
<p>Image: Q41</p> 			

Findings & Actions Summary

Ref.	Category	Priority	Complete By
Q8	Measures To Limit Fire Spread And Development	Low	08/Apr/2023
Finding/Observation		Action/Recommendation	
<p>Furniture present has markings showing compliant to BS 5852 and The Furniture and Furnishings (Fire) (Safety) Regulations However, due to it being in a non-domestic setting it should comply with BS 7176:1995.</p>		<p>Management to ensure that the furniture meets the requirements of BS 7176:1995.</p>	
<p>Image: Q81</p> 		<p>Image: Q82</p> 	

Ref.	Category	Priority	Complete By
T6	Procedures And Arrangements	Low	08/Apr/2023
Finding/Observation		Action/Recommendation	
<p>Unknown what policy in place regarding disabled persons evacuating in case of fire.</p>		<p>Believe Housing to confirm policy in place that any center user with a disability has a procedure in place regarding evacuation in case of fire.</p>	

No Timescale

1

Ref.	Category	Priority	Complete By
F1	Lightning	No Timescale	
Finding/Observation		Action/Recommendation	
No lightning protection present.		Recommend management undertake a risk assessment of the building to determine if lightning protection is required	

Reassessment Priority	Medium - 2 Years
Responsible Person	Emma Jorgenson (Compliance Manager)
BAFE Cert	CHES077

General Information

UPRN	2CH00632
Address	20 Wheatbottom Community Centre Co Durham Co Durham
Postcode	DL15 9HB
Fire Risk Assessor	Will Ward
Date of Inspection	21/09/2022
Checked by	Piotr Iwan
Reassessment Date	21/09/2024

General Information

Property Designation	Community Centre
Property Type	Purpose built community centre
No of Floors	1
No of Flats (if applicable)	0
Ground floor area (m2)	80
Total area of all floors	80
Building Description	Purpose built single storey community centre, consisting of lounge kitchen. boiler cupboard, electric cupboard, two final exits, ramped access to front door, centre is attached to bungalow, current opening times of the centre is unknown.
Building Construction	Built 1975, brick block cavity wall construction, solid floor, solid internal partition walls, pitched tile roof.
Extent of common areas	Lounge, kitchen, boiler cupboard electric intake room.
Areas of the building to which access was not available	N/A
If applicable state which flats were sample inspected	N/A

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
Unknown what times management keep on site.		
Ref.	Question	Policy Principles
12	Person managing fire safety in premises	
Answer		Finding/Observation
Believe Housing Compliance Department.		
Ref.	Question	Policy Principles
13	Person consulted during the fire risk assessment	
Answer		Finding/Observation
Unaccompanied visit.		
Ref.	Question	Policy Principles
14	Number of occupants (maximum estimated)	
Answer		Finding/Observation
Unknown what usage centre currently has.		
Ref.	Question	Policy Principles
15	Approximate maximum number of employees at any one time	
Answer		Finding/Observation
N/A		
Ref.	Question	Policy Principles
16	Number of members of the public (maximum estimated)	
Answer		Finding/Observation
Unknown		

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
Young persons, children, disabled persons and lone person working.		

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
County Durham and Darlington Fire and Rescue Authority		

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
Local authority.		


Ref.	Question	Policy Principles
25	Guidance used as applicable to premises and occupation	
Answer		Finding/Observation
Small & Medium Places of Assembly		

Ref.	Question	Policy Principles
26	Is there an alteration or enforcement notice in force?	
Answer		Finding/Observation
Unknown		

Ref.	Question	Policy Principles
27	Fire loss experience (since last FRA)	
Answer		Finding/Observation
Unknown		

A. Electrical Ignition Sources

Ref.	Question	Policy Principles
A1	Is the fixed electrical installation periodically inspected and tested, (include dates if known)?	It is the Policy of believe housing to carry out an inspection and test of the fixed electrical systems within all properties that it owns and/or manages every 5 years.
Answer		Finding/Observation
Yes		Last test date 29/01/2021.
Images		
<p>Image: A11</p> 		

Ref.	Question	Policy Principles
A2	Is PAT testing in common areas carried out?	It is the Policy of believe housing to carry out the PAT testing of all portable electrical appliances within the common areas on a 12 monthly basis.
Answer		Finding/Observation
Yes		Last test 21/07/2022.
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)?	It is the Policy of believe housing to advice occupapants that personal electrical equipment is not to be used in common areas.
Answer		Finding/Observation
N/A		None present.

Ref.	Question	Policy Principles
A4	Is the use of adapters and leads limited?	
Answer		Finding/Observation
Yes		None seen at time of assessment

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
No		None present.

B. Smoking Policies

Ref.	Question	Policy Principles
B1	Are there suitable arrangements to prevent fire as a result from smoking?	
Answer		Finding/Observation
Yes		No smoking on site.

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 seen at time of assessment, signage present.

C. Arson

Ref.	Question	Policy Principles
C1	Are premises secure against arson by outsiders? (Please state how)	
Answer		Finding/Observation
Yes		Centre was secure at time of assessment

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)	
Answer		Finding/Observation
No		Bins are located in close proximity to the centre.

Action/Recommendation	Priority	Due Date
If during regular estate inspections and ad hoc visits to the property there is evidence of significant fire load or anti social behaviour Believe Housing should look at solutions to address the issue.	Medium	08/Jan/2023

Images

Image: C21



D. Portable Heaters And Heating Installations

Ref.	Question	Policy Principles
D1	If used, is the use of portable heaters regarded as safe?	
Answer		Finding/Observation
N/A		None present.

Ref.	Question	Policy Principles
D2	Are fixed heating systems maintained annually?	It is the Policy of believe housing to carry out annual gas servicing programme (LGSRs) to all properties that it owns and/or manages.
Answer		Finding/Observation
Yes		Gas central heating present. See policy principle.

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		Small domestic kitchen present, by appearances currently not in use.

F. Lightning

Ref.	Question	Policy Principles
F1	Does the building have a lightning protection system?	It is the Policy of believe housing to carry out annual testing to all properties protected by a lightning system.
Answer		Finding/Observation
No		No lightning protection present.

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 combustibles near source of ignition.
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		Common parts free of combustibles and trip hazards.
Ref.	Question	Policy Principles
G3	Are mobility scooters or electric vehicles stored in the means of escape? If yes has an assessment been undertaken in line with the NFCC "Mobility Scooter Guidance for Residential Buildings"?	
Answer		Finding/Observation
N/A		None present.

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)?	It is the Policy of believe housing to ensure all contractors provide risk assessments and method statements when carrying out hot works.
Answer		Finding/Observation
Yes		

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		None present.

J. Other Significant Hazards

Ref.	Question	Policy Principles
J1	Are all issues deemed satisfactory? [1]	
Answer		Finding/Observation
Yes		No further issue.

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		Uncomplicated escape route with acceptable travel distances.


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		Fire resisting construction to escape route.

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		Adequate for numbers present with two final exits provided.

Ref.	Question	Policy Principles
K4	Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?)	
Answer		Finding/Observation
Yes		Main entrance has electronic door release mechanism fitted. Green override box present tested at time of assessment. Push pad fitted to secondary exit. However it was noted on the day that the locking mechanism with key to could not be overridden by green box or electric door opening system. Secondary exit has push pad fitted.

Action/Recommendation	Priority	Due Date
Believe Housing to ensure a robust management of opening & closing of security gate during hours of occupation and final exit.	Low	08/Apr/2023

Images

Image: K43	Image: K44	Image: K41	Image: K42
			


Ref.	Question	Policy Principles
K5	Do final exits open in the direction of escape where necessary?	
Answer		Finding/Observation
Yes		In direction of travel.
Ref.	Question	Policy Principles
K6	Are travels distances satisfactory? (consider single direction and more than one direction, property risk profile and occupancy characteristics)	
Answer		Finding/Observation
Yes		Short travel distance present.
Ref.	Question	Policy Principles
K7	Are there suitable precautions for all inner rooms?	
Answer		Finding/Observation
N/A		No inner room scenario present.
Ref.	Question	Policy Principles
K8	Are escape routes separated where appropriate?	
Answer		Finding/Observation
N/A		No separation required.
Ref.	Question	Policy Principles
K9	Are corridors sub-divided where appropriate?	
Answer		Finding/Observation
N/A		No-subdivision required.
Ref.	Question	Policy Principles
K10	Do escape routes lead to a place of safety?	
Answer		Finding/Observation
Yes		Both final exit leads to external environment.
Ref.	Question	Policy Principles
K11	Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision)	
Answer		Finding/Observation
N/A		Not required.

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 further issue.

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?	Believe housing carry out fire door inspections through competent contractor annually, with six-month inspection in housing plus units (sheltered schemes).
Answer		Finding/Observation
N/A		No flats present.

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?	Believe housing carry out fire door inspections through competent contractor annually, with six-month inspection in housing plus units (sheltered schemes).
Answer		Finding/Observation
Yes		Common area doors were found to be BWF FD30 door with intumescent strips and cold smoke seals fitted to frame along with BS EN 1935 grade 13 hinges.
Images		
<p>Image: M11</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)	It is the Policy of believe housing to carry out monthly testing, 12 monthly servicing and ongoing maintenance of the emergency lighting within all properties that it owns and/or manages.
Answer		Finding/Observation
Yes		Unable to confirm emergency lighting within disabled toilet.
Action/Recommendation		Priority
Confirm emergency lighting is present within disabled toilet, install if found to not to be present.		Low
		Due Date
		08/Apr/2023


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

O. Fire Safety Signs & Notices

Ref.	Question	Policy Principles
O1	Is there adequate provision of visible fire safety signs and notices? (Consider directional, exits, stairs, fire action notices, Fire door keep shut, fire equipment and 'do not use lift' signage)	
Answer		Finding/Observation
Unknown		Fire action notice detailing full evacuation present, no issue with other signage.
Images		
<p>Image: O11</p> 		

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		Not required.

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?	It is the Policy of Believe Housing to carry out weekly or monthly testing, 6 or 12 monthly servicing and ongoing maintenance of the alarm systems within all properties that it owns and/or manages.	
Answer		Finding/Observation	
Yes		Grade A detection to LD2 standard present.	
Images			
<p>Image: P11</p> 			
Ref.	Question	Policy Principles	
P2	If installed, is the common area AFD adequate for the occupancy and fire risk?		
Answer		Finding/Observation	
Yes		Adequate detection for this type of property.	
Ref.	Question	Policy Principles	
P3	If not installed, are the premises deemed safe without a common area AFD system?		
Answer		Finding/Observation	
N/A		See T1	
Ref.	Question	Policy Principles	
P4	If there is a communal fire detection and fire alarm system, does it extend into the dwellings?		
Answer		Finding/Observation	
N/A		None present.	
Ref.	Question	Policy Principles	
P5	Where appropriate, has a fire alarm zone plan been provided?		
Answer		Finding/Observation	
No		No zone plan present.	
Action/Recommendation		Priority	Due Date
Provide a appropriate zone plan adjacent to alarm panel.		Low	08/Apr/2023

Ref.	Question	Policy Principles
P6	Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?	
Answer		Finding/Observation
No		Unknown if policy in place for resetting alarm panel.
Action/Recommendation		Priority
Believe Housing to confirm the policy for silencing and have a recording of all false alarms.		Low
		Due Date
		08/Apr/2023

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
N/A		No dwelling present.

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

Q. Measures To Limit Fire Spread And Development


Ref.	Question	Policy Principles
Q1	Is there adequate levels of compartmentation between floors and between flats and the common escape routes?	Believe housing have recently procured the services of compartmentation surveys to all blocks that require a fire risk assessment. This is to commence January 2022-January 2024. All findings of the compartmentation survey will be remedied by a BM Trada and FIRAS certified contractor.
Answer		Finding/Observation
Yes		Compartmentation appeared adequate however see Q4 regarding roof void.

Ref.	Question	Policy Principles
Q2	Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings)	Believe housing have recently procured the services of compartmentation surveys to all blocks that require a fire risk assessment. This is to commence January 2022-January 2024. All findings of the compartmentation survey will be remedied by a BM Trada and FIRAS certified contractor.
Answer		Finding/Observation
N/A		None present

Ref.	Question	Policy Principles
Q3	Is there adequately fire protected service risers and/or ducts in common areas, that will restrict the spread of fire and smoke?	
Answer		Finding/Observation
N/A		No present

Ref.	Question	Policy Principles
Q4	Is compartmentation maintained in the roof space?	Believe housing have recently procured the services of compartmentation surveys to all blocks that require a fire risk assessment. This is to commence January 2022-January 2024. All findings of the compartmentation survey will be remedied by a BM Trada and FIRAS certified contractor.
Answer		Finding/Observation
Unknown		Unable to confirm if cable breaches are into number 19 (neighbouring property) or into centre.

Action/Recommendation	Priority	Due Date
Ensure Wheatbottom Community Centre is inspected as part of Believe Housing compartmentation surveys.	Low	08/Apr/2023

Images
<p>Image: Q41</p> 

Ref.	Question	Policy Principles
Q5	Are electrics, including embedded meters, enclosed in fire rated construction?	
Answer		Finding/Observation
Yes		Satisfactory

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
Yes		None present.

Ref.	Question	Policy Principles
Q7	Is there reasonable limitation of linings to escape routes that might promote fire spread?	
Answer		Finding/Observation
Yes		Linings are of classification A1 and A2 materials.

Ref.	Question	Policy Principles
Q8	Are soft furnishings in common areas appropriate to limit fire spread/growth?	
Answer		Finding/Observation
Unknown		Furniture present has markings showing compliant to BS 5852 and The Furniture and Furnishings (Fire) (Safety) Regulations However, due to it being in a non-domestic setting it should comply with BS 7176:1995.

Action/Recommendation	Priority	Due Date
Management to ensure that the furniture meets the requirements of BS 7176:1995.	Low	08/Apr/2023

Images

Image: Q81



Image: Q82



Ref.	Question	Policy Principles
Q9	Does the premises have any external balconies, cladding or materials which may promote external fire spread?	
Answer		Finding/Observation
N/A		None present.

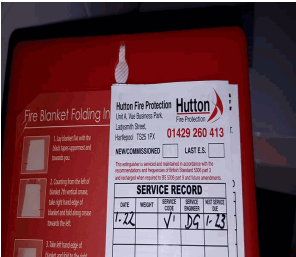
Ref.	Question	Policy Principles
Q10	Has a note been prepared of the external walls of the building and details of construction materials used? Does the note include and identify the level of risk that the design and materials used?	
Answer		Finding/Observation
N/A		None present.

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
N/A		

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
N/A		

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

R. Fire Extinguishing Appliances

Ref.	Question	Policy Principles	
R1	if required, is there reasonable provision of accessible portable fire extinguishers?		
Answer		Finding/Observation	
Yes		Single fire blanket present within kitchen area. Centre has no permanent members of staff.	
Action/Recommendation		Priority	Due Date
Review the policy of having FFE on site due to no permanent members of staff present.		Medium	08/Jan/2023
Images			
<p>Image: R11</p> 			

S. Relevant Automatic Fire Extinguishing Systems

Ref.	Question	Policy Principles
S1	Are there any automatic fire suppressant systems on site?	
Answer		Finding/Observation
N/A		
Ref.	Question	Policy Principles
S2	Are there any fixed fire fighting mains within the premises?	
Answer		Finding/Observation
N/A		
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	
Simultaneous Evacuation		Simultaneous evacuation is the correct policy for this type of property.	
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?	Believe housing carry out monthly inspections to all general needs flat blocks. Believe housing have a flat block inspection procedure that Neighbourhoods team must follow. Sheltered housing schemes are audited on a monthly basis. Community centres are audited on a quarterly basis.	
Answer		Finding/Observation	
Yes			
Ref.	Question	Policy Principles	
T3	Are there appropriate documented fire safety arrangements and procedures in place in the event of fire?	It is the Policy of believe housing to carry out periodic fire safety checks via flat block inspections and building audits to properties that fall under the scope of RRF50 2005. These are periodic checks based on the building type and risk.	
Answer		Finding/Observation	
Yes			
Ref.	Question	Policy Principles	
T4	Are there suitable arrangements for liaison and calling the Fire Service?		
Answer		Finding/Observation	
N/A		Small uncomplicated block.	
Ref.	Question	Policy Principles	
T5	Are there suitable fire assembly points away from any risk?		
Answer		Finding/Observation	
Yes		Front of property.	
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	
Unknown		Unknown what policy in place regarding disabled persons evacuating in case of fire.	
Action/Recommendation		Priority	Due Date
Believe Housing to confirm policy in place that any center user with a disability has a procedure in place regarding evacuation in case of fire.		Low	08/Apr/2023

Ref.	Question	Policy Principles
T7	Are staff nominated and trained on the use of fire extinguishing appliances?	
Answer		Finding/Observation
N/A		None present, see R1.

Ref.	Question	Policy Principles
T8	Are staff nominated and trained to assist in evacuation (Where applicable e.g. Offices, supported schemes)?	
Answer		Finding/Observation
Unknown		See T6.

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
N/A		No staff on site.

Ref.	Question	Policy Principles
U2	Are employees nominated to assist in the event of fire given additional training?	
Answer		Finding/Observation
N/A		No staff on site.

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?	Believe Housing undertake testing and maintenance of fire safety provision within their premises in line with their policies and procedures.
Answer		Finding/Observation
Yes		Also see P1 and N1 policy principle for testing.

W. Records

Ref.	Question	Policy Principles
W1	Is all routine testing and staff training including fire drills suitably recorded and available for inspection?	
Answer		Finding/Observation
N/A		No staff on site.

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?	It is the Policy of believe housing to update the premises information box monthly where these are in place.
Answer		Finding/Observation
N/A		Not required.

Y. Engagement With Residents

Ref.	Question	Policy Principles
Y1	Has all Fire Safety information & procedures been disseminated to the residents?	It is the Policy of believe housing to share information on fire procedures with residents on sign-up of the property, with regular updates on their website, property notice boards, specific mailings etc. believe housing have recently sent fire safety communications to residents, including fire door safety advice, evacuation strategies.
Answer		Finding/Observation
Yes		

Z. Any Other Information

Ref.	Question	Policy Principles
Z1	Are all issues deemed satisfactory? [1]	
Answer		Finding/Observation
Yes		No further issue.

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		

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:	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:
	Emma Jorgenson (Compliance Manager)
Part 3a	Address of premises for which the fire risk assessment was carried out:
	20 Wheatbottom Community Centre Co Durham Co Durham DL15 9HB
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:
	21/09/2022
Part 6	Recommended date for reassessment of the premises:
	21/09/2024
Part 7	Unique reference number of this certificate:
	106784

Signed for and on behalf of the issuing Certificated Organization:

James Hutton

Dated: 10/10/2022

Appendix 1. Action Details

Ref.	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By	Photo Ref.
C2	ARSON	Medium	Bins are located in close proximity to the centre.	If during regular estate inspections and ad hoc visits to the property there is evidence of significant fire load or anti social behaviour Believe Housing should look at solutions to address the issue.		08/01/2023	C21
F1	LIGHTNING	No Timescale	No lighting protection present.	Recommend management undertake a risk assessment of the building to determine if lightning protection is required			
K4	MEANS OF ESCAPE	Low	Main entrance has electronic door release mechanism fitted. Green override box present tested at time of assessment. Push pad fitted to secondary exit. However it was noted on the day that the locking mechanism with key to could not be overridden by green box or electric door opening system. Secondary exit has push pad fitted.	Believe Housing to ensure a robust management of opening & closing of security gate during hours of occupation and final exit.		08/04/2023	K43, K44, K41, K42
N1	EMERGENCY LIGHTING	Low	Unable to confirm emergency lighting within disabled toilet.	Confirm emergency lighting is present within disabled toilet, install if found to not to be present.		08/04/2023	
P5	MEANS OF GIVING WARNING IN CASE OF FIRE	Low	No zone plan present.	Provide a appropriate zone plan adjacent to alarm panel.		08/04/2023	
P6	MEANS OF GIVING WARNING IN CASE OF FIRE	Low	Unknown if policy in place for resetting alarm panel.	Believe Housing to confirm the policy for silencing and have a recording of all false alarms.		08/04/2023	
Q4	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Low	Unable to confirm if cable breaches are into number 19 (neighbouring property) or into centre.	Ensure Wheatbottom Community Centre is inspected as part of Believe Housing compartmentation surveys.		08/04/2023	Q41
Q8	MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	Low	Furniture present has markings showing compliant to BS 5852 and The Furniture and Furnishings (Fire) (Safety) Regulations However, due to it being in a non-domestic setting it should comply with BS 7176:1995.	Management to ensure that the furniture meets the requirements of BS 7176:1995.		08/04/2023	Q81, Q82
R1	FIRE EXTINGUISHING APPLIANCES	Medium	Single fire blanket present within kitchen area. Centre has no permanent members of staff.	Review the policy of having FFE on site due to no permanent members of staff present.		08/01/2023	R11
T6	PROCEDURES AND ARRANGEMENTS	Low	Unknown what policy in place regrading disabled persons evacuating in case of fire.	Believe Housing to confirm policy in place that any center user with a disability has a procedure in place regarding evacuation in case of fire.		08/04/2023	