

Believe Housing FRA Assessment

Believe Housing, Woodland Road
Community Hub: DH7 9JJ, - UPRN:
1CH00006 / 260330 / QA Approved / Andy
Clope / Andrew Railton

Complete

Flagged items	2	Actions	10
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SITE NAME:

Believe Housing, Woodland Road
Community Hub: DH7 9JJ, - UPRN:
1CH00006, Fire Risk Assessments,
Believe Housing

PROPERTY IMAGE



Photo 1

UPRN:

1CH00006

JOB NUMBER:

260330

FRA COMPLETED BY:

Pennington Choices Limited

FIRE RISK ASSESSOR NAME:

Andrew Railton

INSPECTION DATE:

22 Jan 2024

REPORT STATUS:

QA Approved

REASSESSMENT PRIORITY

Low - 3 Years

VALID TO: (QA Use Only)

4 Feb 2027

VALIDATION DATE: (QA Use Only)

4 Feb 2024

VALIDATED BY: (QA Use Only)

Andy Clope

VALIDATOR'S SIGNATURE: (QA Use Only)

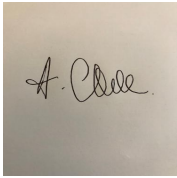


Photo 2

Flagged items & Actions

2 flagged, 10 actions

Flagged items

2 flagged, 0 actions

Assessment Risk Ratings / Premises Risk Rating

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

MODERATE

Assessment Risk Ratings

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

TOLERABLE

Other actions

10 actions

Detailed Risk Assessment Part 2 / C - Arson / C2

Are bins secured or fire loading stored in a suitable location? (Please state bin type, location, if and how it is secured)

No

There was no designated storage area for the waste bins resulting in them being stored in inappropriate locations.



Photo 10



Photo 11



Photo 12

Open | Priority: Medium | Due: 4 May 2024 11:07 AM BST | Created by: Andy Railton

C2

A suitable bin storage area should be provided at a safe distance from the building including any necessary hard standing, fencing and security arrangements.

Detailed Risk Assessment Part 2 / F - Lightning / F1

Action/Recommendation Required?

Yes

Open | Created by: Andy Railton

F1

It is PCL recommendation that advice is sought from a competent person to determine whether lightning protection is required or not for the building in accordance with BS EN 62305-2:2012.

Detailed Risk Assessment Part 2 / K - Means of Escape / K4

Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?)

No

The door at the front of the building is a powered bi-folding door and is not considered suitable as a final exit unless it fails-safe to open on operation of the fire warning system, or loss of power, or has a back up power supply.



Photo 20



Photo 21



Photo 22

Open | Priority: Medium | Due: 4 May 2024 3:14 PM BST | Created by: Andy Railton

K4

Management should confirm that the door meets the appropriate standards for a means of escape as noted. If this is not the case the door should be replaced with a suitable exit door that is easily opened from the inside without the need of a key.

Detailed Risk Assessment Part 2 / O - Fire Safety Signs and Notices / 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

Exit signage is provided as well as suitable Fire Action notices indicating the recommended simultaneous evacuation strategy. However, the 'Emergency Exit' signage above the window near the main entrance should be removed or covered as it does not lead to an exit.



Photo 27

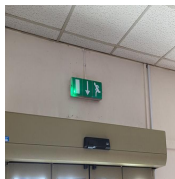


Photo 28

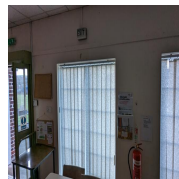


Photo 29

Open | Priority: Low | Due: 4 Aug 2024 2:19 PM BST | Created by: Andy Railton

O1

The incorrect signage as noted should be removed or covered over.

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q8

Are soft furnishings in common areas appropriate to limit fire spread/growth?

Unknown

From sample inspection, soft furnishings noted in the common area did not appear to have any labels and may not be suitable for these premises.

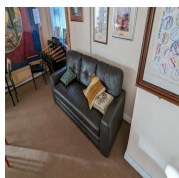


Photo 38

Open | Created by: Andy Railton

Q8

If not confirmed as suitable the soft furnishings noted in the common areas should be replaced

by furniture conforming to BS 7176 for medium hazard premises when due for replacement.

Detailed Risk Assessment Part 2 / R - Fire Extinguishing Appliances / R1

If required, is there reasonable provision of accessible portable fire extinguishers?

No

Extinguishers were provided as follows:- 6 litre foam at the front entrance and 2kg dry powder in the kitchen. Dry powder fire extinguishers should generally not be specified for use indoors.

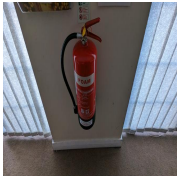


Photo 39



Photo 40

Open | Priority: Low | Due: 4 Aug 2024 2:45 PM BST | Created by: Andy Railton

R1

The dry powder extinguisher in the kitchen is not designed for use indoors and should be removed.

Detailed Risk Assessment Part 2 / T - Procedures and Arrangements / T7

Are staff nominated and trained on the use of fire extinguishing appliances?

Unknown

It is not known if staff have been nominated to use fire extinguishing appliances in the event of a fire.

Open | Priority: Low | Due: 4 Aug 2024 3:01 PM BST | Created by: Andy Railton

T7

Management should confirm if staff that attend the site occasionally are required to use fire extinguishing appliances and if so they should be appropriately trained. Also display signage next to the fire extinguishers that only trained personnel are to use them.

Detailed Risk Assessment Part 2 / T - Procedures and Arrangements / T8

Are staff nominated and trained to assist in evacuation (Where applicable e.g. Offices, supported schemes)?

Unknown

It is not known if staff have been nominated to assist with evacuation in the event of a fire.

Open | Priority: Low | Due: 4 Aug 2024 3:03 PM BST | Created by: Andy Railton

T8

Management should confirm if staff that attend the site occasionally are nominated to assist with evacuation in the event of a fire. Also confirm that adequate procedures in place for the evacuation of persons with a disability who are likely to be present.

Detailed Risk Assessment Part 2 / U - Training / 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

Unknown

extinguishers, calling the fire service)



It is not known if staff receive appropriate and adequate fire safety training.

Open | Priority: Low | Due: 4 Aug 2024 3:03 PM BST | Created by: Andy Railton

U1

Management should confirm/ensure that if required staff receive adequate and appropriate induction and refresher training on aspects of fire safety relevant to their role, including assisting in the event of fire.

Detailed Risk Assessment Part 2 / W - Records / W1

Is all routine testing and staff training including fire drills suitably recorded and available for inspection?



No records of staff training or fire drills were available on site.

Open | Priority: Low | Due: 4 Aug 2024 3:06 PM BST | Created by: Andy Railton

W1

Management should confirm/ensure that records of all staff training and fire drills including date, time, numbers, outcome, any issues identified etc. and are recorded.

Detailed Risk Assessment Part 1

1. General Information

1.1 FRA Type: Type 1 (Non-Destructive)

1.2 Property Type: Purpose Built Community Centre

1.3 Property Designation: Community Centre

1.4 Responsible Person: Alan Smith CEO Believe Housing

1.5 No of Floors: 1

1.6 No of Flats (if applicable): N/A

1.7 Ground Floor Area (m2): N/A

1.8 Total Area of all Floors (m2) N/A

1.9 Building Description:

A single storey, purpose built, linked, community centre with a pitched tiled roof containing storeroom, kitchen, toilets and community space. The main entrance leads into the community space which gives access to all other areas. There is an alternate exit from the kitchen at the rear of the building.

1.10 Building Construction:

Traditional masonry construction.

1.11 Extent of common areas:

All areas of the building.

1.12 Areas of the building to which access was not available:

All areas accessed.

1.13 If applicable, state which flats were sample inspected:

N/A

2. The Occupants

2.1 Management Extent Partially Managed Building - Manager or Senior Staff Not Onsite Regularly

2.2 Details of any onsite Management

None on site however occasional staff attendance assumed.

2.3 Person managing fire safety in the premises

2.4 Person consulted during the fire risk assessment

No person on site.

2.5 Number of occupants (maximum estimated)

Assumed to be less than 60.

2.6 Approximate maximum number of employees at any one time

Occasional staff/public attendance expected - low numbers anticipated.

2.7 Number of members of the public (maximum estimated)

Maximum capacity assumed to be less than 60 based on the number of exits, floor space and furniture in place.

2.8 Identify any people who are especially at risk (Sleeping Occupants, Disabled Occupants, Occupants in remote areas and Lone Workers, Young Persons, Others)

Occupants may be unfamiliar with the building layout but should be capable of responding appropriately and quickly in the event of fire or the sounding of the fire alarm system.

3. Fire Safety Legislation

3.1 The following fire safety legislation applies to these premises

Regulatory Reform (Fire Safety) Order 2005

3.2 The above legislation is enforced by

County Durham and Darlington Fire and Rescue Authority

3.3 Other key fire safety legislation (other than Building Regs 2000)

The Smoke Free (Premises & Enforcement) Regulations 2006

3.4 The other legislation referred to above is enforced by

N/A

3.5 Guidance used as applicable to premises and occupation

Small & Medium Places of Assembly

3.6 Is there an alteration or enforcement notice in force?

Unknown

No alteration or enforcement notice in force noted.

3.7 Fire loss experience (since last FRA)

Unknown

No fire loss evident at the time of inspection.

Detailed Risk Assessment Part 2

10 actions

A - Electrical Ignition Sources

A1

Is the fixed electrical installation periodically inspected and tested, (include dates if known)?

Yes

The electrical intake/meter cupboard for the premises is located within a room. Refer to policy principle.



Photo 3



Photo 4



Photo 5

Policy Principle: 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.

A2

Is PAT testing in common areas carried out?

Yes

Information available on site confirms that all portable electrical appliances in use in the common areas are inspected and tested.



Photo 6



Photo 7

Policy Principle: 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.

A3

Is there a policy for personal electrical appliances (consider restrictions of communal supply points such as outlets and T pin outlets)?

Yes

Refer to policy principle.

Policy Principle: It is the Policy of Believe Housing to advice occupants that personal electrical equipment is not to be used in common areas.

A4

Is the use of adapters and leads limited?

N/A

No multi-way adaptors or extension leads were noted in use in the common areas during this inspection.

A5

Are they any PV cells installed and do they have the appropriate isolation systems and signage to assist the fire and rescue service?

N/A

B - Smoking Policies

B1

Are there suitable arrangements to prevent fire as a result from smoking?

Yes

Smoking is not permitted in the communal area(s) in accordance with the Smoke-free (Premises and Enforcement) Regulations 2006.

B2

Is the policy being adhered to and are "No smoking" signs provided in the common areas?

Yes

Adequate 'No Smoking' signage is provided in the common area as required by the Smoke-free (Premises and Enforcement) Regulations 2006.



Photo 8

C - Arson

1 action

C1

Are premises secure against arson by outsiders? (Please state how)

Yes

The entrance door was locked at the time of inspection.

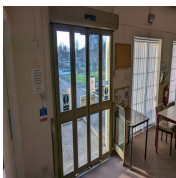


Photo 9

C2

1 action

Are bins secured or fire loading stored in a suitable location? (Please state bin type, location, if and how it is secured)

No

There was no designated storage area for the waste bins resulting in them being stored in inappropriate locations.



Photo 10



Photo 11



Photo 12

Open | Priority: Medium | Due: 4 May 2024 11:07 AM BST | Created by: Andy Railton

C2

A suitable bin storage area should be provided at a safe distance from the building including any necessary hard standing, fencing and security arrangements.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

D - Portable Heaters and Installations

D1

If used, is the use of portable heaters regarded as safe?

N/A

No portable heaters were in use.

D2

Are fixed heating systems maintained annually?

Yes

Refer to policy principle.

Policy Principle: It is the Policy of Believe Housing to carry out annual gas servicing programme (LGSRs) to all properties that it owns and/or manages.

E - Cooking

E1

Are reasonable measures in place to prevent fires as a result of cooking, including replacing filter(where necessary)?

Yes

There are common cooking facilities provided in the premises with domestic-standard appliances only.

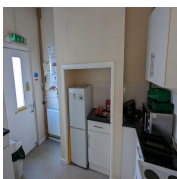


Photo 13

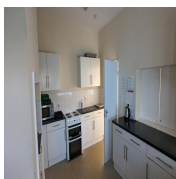


Photo 14

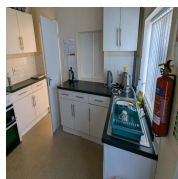


Photo 15

F - Lightning

1 action

F1

1 action

Does the building have a lightning protection system?

N/A

No lightning protection system was identified but given the height and design of the building, it is considered unlikely that one is required.

The provision of a lightning protection system would need to be assessed through the risk assessment process detailed in BS EN 62305:2006. If the client considers the premises to be at undue risk from lightning strike, then an assessment will need to be carried out by a competent person in accordance with the standard given above.

Policy Principle: It is the Policy of Believe Housing to carry out annual testing to all properties protected by a lightning system.

Action/Recommendation Required?

Yes

Open | Created by: Andy Railton

F1

It is PCL recommendation that advice is sought from a competent person to determine whether lightning protection is required or not for the building in accordance with BS EN 62305-2:2012.

Action Priority:

Recommendation - No Timescale

G - Housekeeping

G1

Are combustible materials kept away from any sources of ignition, including gas and electrical intake cupboards?

Yes

The electrical intake/meter was clear of combustible storage at the time of inspection.



Photo 16

G2

Are the escape routes kept clear of items combustible materials or waste and free of any trip hazards?

Yes

The common escape route was clear of combustible materials and waste at the time of inspection.



Photo 17

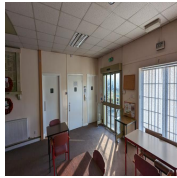


Photo 18

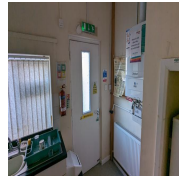


Photo 19

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"?

N/A

H - Hazards Introduced by Contractors

H1

Is there satisfactory control over works carried out in the building by contractors (e.g. hot work permits)?

Yes

Refer to policy principle.

Policy Principle: It is the Policy of Believe Housing to ensure all contractors provide risk assessments and method statements when carrying out hot works.

I - Dangerous Substances

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

No dangerous substances were noted being stored or in use at the time of inspection.

J - Other Significant Hazards

J1

Are all issues deemed satisfactory? [1]

Yes

There were no other fire hazard issues noted at the time of inspection.

J2

Are all issues deemed satisfactory? [2]

N/A

K - Means of Escape

1 action

K1

Is the escape route design deemed satisfactory? (Consider current design codes)

Yes

The means of escape design is broadly in accordance with current design codes and is deemed satisfactory.

K2

Is the fire-resisting construction (including any glazing) protecting escape routes and staircases of a suitable standard and maintained in sound condition?

N/A

The escape routes do not need fire protecting.

K3

Is there adequate provision of exits (including exit Widths) for the numbers who may be present?

Yes

The provision of exits is considered adequate for the number of people expected to be present.

K4

1 action

Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?)

No

The door at the front of the building is a powered bi-folding door and is not considered suitable as a final exit unless it fails-safe to open on operation of the fire warning system, or loss of power, or has a back up power supply.

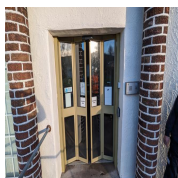


Photo 20



Photo 21

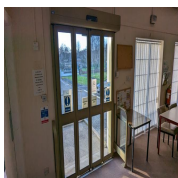


Photo 22

Open | Priority: Medium | Due: 4 May 2024 3:14 PM BST | Created by: Andy Railton

K4

Management should confirm that the door meets the appropriate standards for a means of escape as noted. If this is not the case the door should be replaced with a suitable exit door that is easily opened from the inside without the need of a key.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 3 Months

K5

Do final exits open in the direction of escape where necessary?

N/A

The final exit door opens inwards, however, this is considered satisfactory as it will be used by less than 60 people. See also K4.

K6

Are travel distances satisfactory? (consider single direction and more than one direction, property risk profile and occupancy characteristics)

Yes

Travel distances appear to be in line with that allowed in current guidance.

K7

Are there suitable precautions for all inner rooms?

N/A

No inner rooms were identified at the time of inspection.

K8

Are escape routes separated where appropriate?

N/A

Escape route separation is not required.

K9

Are corridors sub-divided where appropriate?

N/A

No corridors requiring cross-corridor fire doors were noted in the property.

K10

Do escape routes lead to a place of safety?

Yes

Escape routes lead to a place of safety.

K11

Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision)

N/A

K12

Are there any other issues that could affect the means of escape, for example plastic conduit/loose cables not secured by fire rated fastening?

N/A

There are no other issues that will effect the means of escape.

L - Flat Entrance Doors

L1

Are the sample inspection flat entrance door or doors in good condition and appropriately fire rated?

N/A

There are no flats within this premises.

Policy Principle: Believe Housing carry out fire door inspections through competent contractor annually, with six-month inspection in housing plus units (sheltered schemes).

M - Common Area Fire Doors

M1

Are all common area fire door and frames in good condition and appropriately fire rated?

N/A

There is no requirement for fire doors in this premises. The kitchen is not considered a high risk area where extensive catering facilities are provided. This area appears to be used for simple heating up and hot drinks provision. If this is not the case it should be separated from the rest of the premises by 30-minute fire-resisting construction.

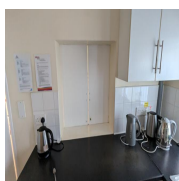


Photo 23

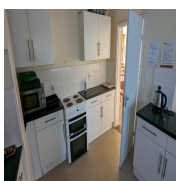


Photo 24

Policy Principle: Believe Housing carry out fire door inspections through competent contractor annually, with six-month inspection in housing plus units (sheltered schemes).

N - Emergency Lighting

N1

If emergency lighting is provided, is the coverage sufficient and in good repair? (Internal and external)

Yes

Emergency lighting units and/or test switches were noted confirming that emergency lighting is provided to the common areas of the premises.



Photo 25

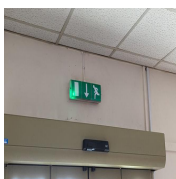


Photo 26

Policy Principle: 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.

N2

If EL not provided, is borrowed/artificial lighting sufficient for escape? (Internal and external)

N/A

O - Fire Safety Signs and Notices

1 action

O1

1 action

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

Exit signage is provided as well as suitable Fire Action notices indicating the recommended simultaneous evacuation strategy. However, the 'Emergency Exit' signage above the window near the main entrance should be removed or covered as it does not lead to an exit.



Photo 27

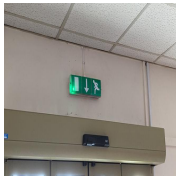


Photo 28

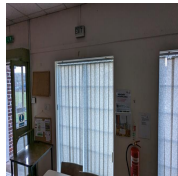


Photo 29

Open | Priority: Low | Due: 4 Aug 2024 2:19 PM BST | Created by: Andy Railton

O1

The incorrect signage as noted should be removed or covered over.

Action/Recommendation Required?

Yes

Action Priority:

Low - 6 Months

O2

Wayfinding Signage (buildings over 11 metres in height). Are there clear markings for flat and floor recognition provided?

N/A

P - Means of Giving Warning in Case of Fire

P1

Is a reasonable fire detection and fire alarm system provided in the common areas, where necessary?

Yes

The premises is commercial and is used by persons that may be unfamiliar with the layout and as such should be fitted with a BS 5839 Part 1, category M system. However, the current Grade D system is considered acceptable due to the simple design and layout of the premises.

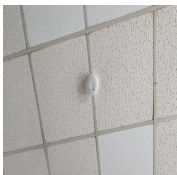


Photo 30



Photo 31

Policy Principle: 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.

P2	
If installed, is the common area AFD adequate for the occupancy and fire risk?	Yes
Although not the correct grade of detection this will be considered acceptable for this premises. See P1.	
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?	N/A
A fire alarm zone plan is not required due to the size and simple layout of the premises.	
P6	
Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?	N/A
The fire alarm does not appear to have a silence and reset feature (Grade D system).	
P7	
If applicable, is a separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?	N/A
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?	N/A
Q - Measures to Limit Fire Spread and Development	1 action
Q1	
Is there adequate levels of compartmentation between floors and between flats and the common escape routes?	Yes
Compartmentation appears to be adequate (subject to recommendations which may be noted elsewhere in this report). Refer to Policy Principle.	

Policy Principle: 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.

Q2

Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings)

Yes

Compartmentation appears to be adequate (subject to recommendations which may be noted elsewhere in this report). (A Type 1 Fire Risk Assessment (non-intrusive/non-destructive) is unable to provide full information in this regard).



Photo 32



Photo 33

Policy Principle: 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.

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

No service risers fitted.

Q4

Is compartmentation maintained in the roof space?

Yes

Compartmentation would appear to be adequate. Refer to policy principle.



Photo 34



Photo 35

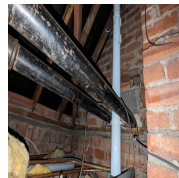


Photo 36

Policy Principle: 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.

Q5

Are electrics, including embedded meters, enclosed in fire rated construction?

Yes

The main electrical intake is contained within a store room and not near any combustible materials.



Photo 37

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?

N/A

There were no common ventilation systems noted within this property.

Q7

Is there reasonable limitation of linings to escape routes that might promote fire spread?

Yes

The wall and ceiling linings would appear to be appropriate to limit fire spread.

Q8

1 action

Are soft furnishings in common areas appropriate to limit fire spread/growth?

Unknown

From sample inspection, soft furnishings noted in the common area did not appear to have any labels and may not be suitable for these premises.

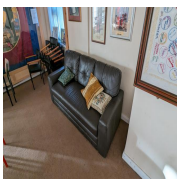


Photo 38

Open | Created by: Andy Railton

Q8

If not confirmed as suitable the soft furnishings noted in the common areas should be replaced by furniture conforming to BS 7176 for medium hazard premises when due for replacement.

Action/Recommendation Required?

Yes

Action Priority:

Recommendation - No Timescale

Q9

Does the premises have any external balconies, cladding or materials which may promote external fire spread?

N/A

There are no external balconies, cladding or materials which may promote external fire spread on this premises.

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?

Unknown

Management has not provided details of the external wall construction of the building for the purposes of this fire risk assessment. This should include, as appropriate, details of design, materials, specified attachments, window and door frames and spandrel/infill panels etc.

Q11

Does the External wall note include any mitigating circumstances that may have been taken to reduce the risk?

Unknown

No external wall note has been provided.

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.

Unknown

Not known.

Q13

Are all other fire spread/compartmentation issues satisfactory?

Yes

There were no other fire spread/compartmentation issues noted at the time of inspection.

R - Fire Extinguishing Appliances

1 action

R1

1 action

If required, is there reasonable provision of accessible portable fire extinguishers?

No

Extinguishers were provided as follows:- 6 litre foam at the front entrance and 2kg dry powder in the kitchen. Dry powder fire extinguishers should generally not be specified for use indoors.

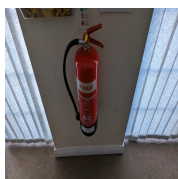


Photo 39



Photo 40

Open | Priority: Low | Due: 4 Aug 2024 2:45 PM BST | Created by: Andy Railton

R1

The dry powder extinguisher in the kitchen is not designed for use indoors and should be removed.

Action/Recommendation Required?

Yes

Action Priority:

Low - 6 Months

S - Relevant Automatic Fire Extinguishing Systems

S1

Are there any automatic fire suppressant systems on site?

N/A

The building is not provided with a fire suppressant system.

S2

Are there any fixed fire fighting mains within the premises?

N/A

The building is not provided with a fire mains.

S3

If any other relevant systems / equipment is installed, state type of system and comment as necessary

N/A

There are no other relevant fire safety systems or equipment installed.

T - Procedures and Arrangements

2 actions

T1

Recommended evacuation strategy for this building is:

Simultaneous Evacuation



Photo 41

T2

Has a competent person(s) been appointed to assist in undertaking the preventative and protective measures including in house checks?

Yes

Refer to policy principle.

Policy Principle: 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.

T3

Are there appropriate documented fire safety arrangements and procedures in place in the event of fire?

Yes

A suitable Fire Action Notice indicating the recommended simultaneous evacuation strategy was displayed within the common area.



Photo 42

Policy Principle: 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 RRFSO 2005. These are periodic checks based on the building type and risk.

T4

Are there suitable arrangements for liaison and calling the Fire Service?

Yes

People on site will call 999 in the event of a fire.

T5

Are there suitable fire assembly points away from any risk?

Yes

Front of the building.

T6

Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?

Unknown

It is not known if adequate procedures are in place for the evacuation of persons with disabilities, see T8.

T7

1 action

Are staff nominated and trained on the use of fire extinguishing appliances?

Unknown

It is not known if staff have been nominated to use fire extinguishing appliances in the event of a fire.

Open | Priority: Low | Due: 4 Aug 2024 3:01 PM BST | Created by: Andy Railton

T7

Management should confirm if staff that attend the site occasionally are required to use fire extinguishing appliances and if so they should be appropriately trained. Also display signage next to the fire extinguishers that only trained personnel are to use them.

Action/Recommendation Required?

Yes

Action Priority:

Low - 6 Months

T8

1 action

Are staff nominated and trained to assist in evacuation (Where applicable e.g. Offices, supported schemes)?

Unknown

It is not known if staff have been nominated to assist with evacuation in the event of a fire.

Open | Priority: Low | Due: 4 Aug 2024 3:03 PM BST | Created by: Andy Railton

T8

Management should confirm if staff that attend the site occasionally are nominated to assist with evacuation in the event of a fire. Also confirm that adequate procedures in place for the evacuation of persons with a disability who are likely to be present.

Action/Recommendation Required?

Yes

Action Priority:

Low - 6 Months

U - Training

1 action

U1

1 action

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)

Unknown

It is not known if staff receive appropriate and adequate fire safety training.

Open | Priority: Low | Due: 4 Aug 2024 3:03 PM BST | Created by: Andy Railton

U1

Management should confirm/ensure that if required staff receive adequate and appropriate induction and refresher training on aspects of fire safety relevant to their role, including assisting in the event of fire.

Action/Recommendation Required?

Yes

Action Priority:

Low - 6 Months

U2

Are employees nominated to assist in the event of fire given additional training?

Unknown

It is not known if staff who assist in the event of fire receive additional training, see U1.

V - Testing and Maintenance

V1

Are all fire safety provisions for the building (AFD, Emergency Lighting, sprinklers etc.) routinely tested and maintained?

Yes

Refer to policy principle.

Policy Principle: Believe Housing undertake testing and maintenance of fire safety provision within their premises in line with their policies and procedures.

W - Records

1 action

W1

1 action

Is all routine testing and staff training including fire drills suitably recorded and available for inspection?

Unknown

No records of staff training or fire drills were available on site.

Open | Priority: Low | Due: 4 Aug 2024 3:06 PM BST | Created by: Andy Railton

W1

Management should confirm/ensure that records of all staff training and fire drills including date, time, numbers, outcome, any issues identified etc. and are recorded.

Action/Recommendation Required?

Yes

Action Priority:

Low - 6 Months

X - Premises Information Box

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?

N/A

Not required for this premises.

Policy Principle: It is the Policy of Believe Housing to update the premises information box monthly where these are in place.

Y - Engagement with Residents

Y1

Has all Fire Safety information & procedures been disseminated to the residents?

N/A

No flats within the premises.

Policy Principle: 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.

Z - Any Other Information

Z1

Are all issues deemed satisfactory? [1]

Yes

There were no other relevant issues noted at the time of inspection.

Z2

Are all issues deemed satisfactory? [2]

Yes

Assessment Risk Ratings

2 flagged

Risk Rating

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

Likelihood of Fire

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.

Potential Consequences 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

Potential Consequences of Fire

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.

Premises Risk Rating

1 flagged

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

MODERATE

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

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

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

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

TOLERABLE

Limitations Statement

Fire Risk Assessment – Limitations

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

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

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

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

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

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

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

It is stressed that the assessment should not be regarded as a structural survey for fire safety purposes as such a survey should only be entrusted to a qualified building surveyor. The Fire Risk Assessment did not involve destructive exposure (Unless specifically requested as part of a contractual arrangement), and therefore it is not always possible to survey less readily accessible areas. It is, therefore, necessary to rely on a degree of sampling and also reasonable assumptions and judgements.

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

This fire risk assessment will not necessarily identify all minor fire-stopping issues that might exist within the building and should be considered to be a sample of fire compartmentation. Unless a full fire compartmentation survey is contractually included within the scope of the assessment. If there are reasons to suspect the fire resistance within the Premises has not been sufficiently maintained the responsibility to provide this technical information rests with the Responsible Person\duty holder.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

assessor as this is not within their control.

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

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

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

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

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

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

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

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



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 the 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 and Address of Certified Organisation

Pennington Choices Limited

Part 1b - BAFE Registration Number of Issuing Certified Organisation

102119

Part 1c - SSAIB 3rd Party Certificate Number

CHES077

Part 2 - Name of Client

Believe Housing

Part 3a - Address of premises for which the Fire Risk Assessment was carried outWoodland Road Community Hub,
Woodland Road, DH7 9JJ.**Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies**

All areas of the building.

Part 4 - Brief description of the scope and purpose of the Fire Risk Assessment

Life Safety (as agreed spec)

Part 4b - Limitations of FRA

See Limitations Statement

Part 5 - Effective Date of the Fire Risk Assessment

4 Feb 2024

Part 6 - Recommended Date for Reassessment of the premises

4 Feb 2027

Part 7 - Unique Reference Number of this Certificate (Job Number)

260330

Signed for on behalf of the Issuing Certified Organisation

James Hutton



Dated:

4 Feb 2024

SSAIB, 7-9 Earsdon Road, West Monkseaton, Whitley Bay, Tyne & Wear. NE25 9SX

BAFE, The Fire Service College, London Road, Moreton-in-Marsh, Gloucestershire, GL56 0RH
01608 653 350 | info@bafes.org.uk | www.bafes.org.uk

Media summary



Photo 1

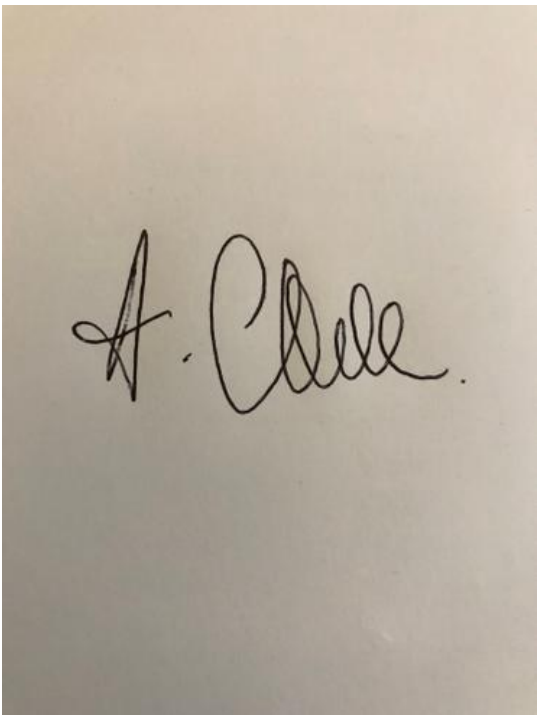


Photo 2



Photo 3



Photo 4

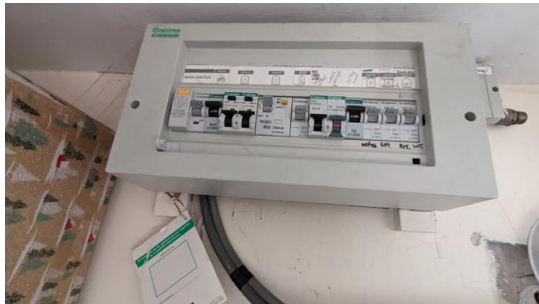


Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16

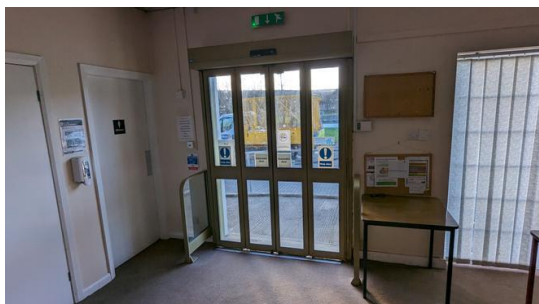


Photo 17



Photo 18



Photo 19

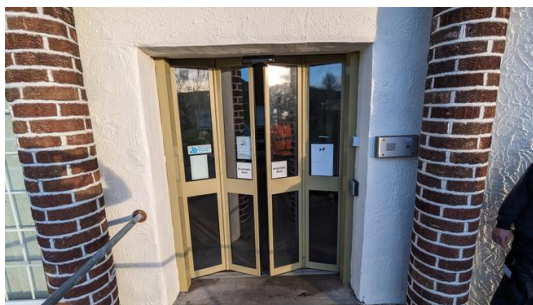


Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25

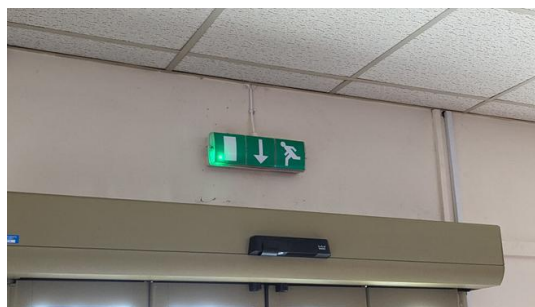


Photo 26



Photo 27

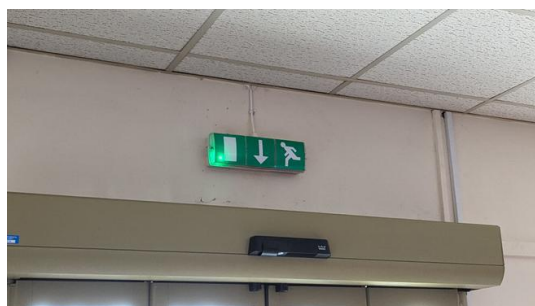


Photo 28

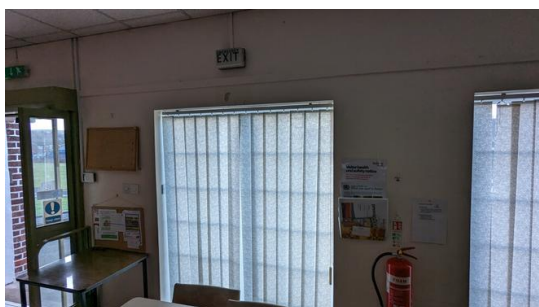


Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42