

## Believe Housing FRA Assessment

Believe Housing, BYRON LODGE COMMUNITY  
CENTRE: SR7 0JY, - UPRN: 3CH00809 / 106792 / QA  
Approved / Piotr Iwan

**Complete**

Score	<b>0%</b>	Flagged items	<b>2</b>	Actions	<b>6</b>
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### SITE NAME:

Believe Housing, BYRON  
LODGE COMMUNITY CENTRE:  
SR7 0JY, - UPRN: 3CH00809, Fire  
Risk Assessments, Believe  
Housing

### PROPERTY IMAGE



Photo 1

**UPRN:** 3CH00809

**JOB NUMBER:** 106792

**FRA COMPLETED BY:** Pennington Choices Limited

**FIRE RISK ASSESSOR NAME:** Andrew Railton

**INSPECTION DATE:** 23 May 2023

**REPORT STATUS:** QA Approved

**REASSESSMENT PRIORITY:** Low - 3 Years

**VALID TO: (QA Use Only)** 8 Jun 2026

**VALIDATION DATE: (QA Use Only)** 8 Jun 2023

**VALIDATED BY: (QA Use Only)** Piotr Iwan

**VALIDATOR'S SIGNATURE: (QA Use Only)**

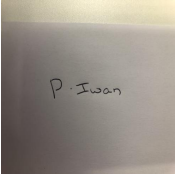


Photo 2

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## Flagged items & Actions

2 flagged, 6 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

6 actions

Detailed Risk Assessment Part 2 / G - Housekeeping / G1

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

Unknown

No access was possible to the service cupboard at the time of inspection to check for the storage of combustible items due to a non-standard lock being fitted.

**Open** | Priority Low | Due 8 Dec 2023 11:08 AM GMT | Created by Piotr Iwan

G1

The electrical intake/meter cupboard should be inspected to confirm that combustible items are not being kept near ignition sources.

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q5

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

Unknown

No access was possible to the electrical intake/meter cupboard due to a non-standard lock being fitted.

**Open** | Priority Low | Due 8 Dec 2023 10:28 AM GMT | Created by Andy Railton

Q5

Management should check compartmentation within the electrical intake cupboard to confirm/ensure that it is enclosed with fire rated construction and adequately firestopped.

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 8 Dec 2023 12:00 AM GMT | 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.

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 8 Dec 2023 12:00 AM GMT | 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 extinguishers, calling the fire service)**

Unknown

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

**Open** | Priority Low | Due 8 Dec 2023 11:41 AM GMT | 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

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

**Open** | Priority Low | Due 8 Dec 2023 11:52 AM GMT | 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

<b>1.1 FRA Type:</b>	Type 1
<b>1.2 Property Type:</b>	Purpose Built Community Centre
<b>1.3 Property Designation:</b>	Community Centre
<b>1.4 Responsible Person:</b>	Bill Fullen - CEO Believe Housing
Alan Smith	
<b>1.5 No of Floors:</b>	2
<b>1.6 No of Flats (if applicable):</b>	N/A
<b>1.7 Ground Floor Area (m2):</b>	N/A
<b>1.8 Total Area of all Floors (m2)</b>	N/A
<b>1.9 Building Description:</b>	
<p>A two storey, purpose built, detached building with the Community Centre occupying the ground floor and a separate independent flat on the 1st floor and ground floor car garage. The main entrance is at the front of the building with an exit at the rear.</p>	
<b>1.10 Building Construction:</b>	
<p>Traditional masonry construction.</p>	
<b>1.11 Extent of common areas:</b>	
<p>All areas of the building.</p>	
<b>1.12 Areas of the building to which access was not available:</b>	
<p>Staff office (visual inspection via vision panel) and main services intake room and (locked).</p>	
<b>1.13 If applicable, state which flats were sample inspected:</b>	
<p>N/A</p>	

### 2. The Occupants

<b>2.1 Management Extent</b>	Partially Managed Building - Manager or Senior Staff Not Onsite Regularly
<b>2.2 Details of any onsite Management</b>	
<p>None on site however occasional staff attendance assumed.</p>	

### 2.3 Person managing fire safety in the premises

Chris Turnbull - Compliance Officer for Believe Homes.

### 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 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 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

Not known.

### 3.7 Fire loss experience (since last FRA)

Unknown

## A - Electrical Ignition Sources

### A1

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

Yes

Refer to policy principle.

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.

**Action/Recommendation Required?:**

### A2

**Is PAT testing in common areas carried out?**

Yes

Records/information available on site confirms that all portable electrical appliances in use in the common areas are inspected and tested annually.



Photo 3



Photo 4



Photo 5

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.

**Action/Recommendation Required?:**

### 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 advise occupants that personal electrical equipment is not to be used in common areas.

**Action/Recommendation Required?:**

### A4

**Is the use of adapters and leads limited?**

Yes

The use of multi-way adaptors and/or extension leads observed during the inspection was

considered acceptable.

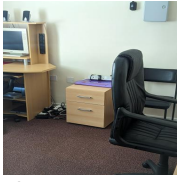


Photo 6

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**Action/Recommendation Required?**

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**A5**

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

N/A

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**Action/Recommendation Required?**

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**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.

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**Action/Recommendation Required?**

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**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 7

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**Action/Recommendation Required?**

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**C - Arson**

**C1**

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

Yes

The entrance door was locked at the time of inspection.

**Action/Recommendation Required?**

**C2**

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

Yes

There was no designated storage area for the waste bins but they were sufficiently remote from the premises to be considered acceptable.

**Action/Recommendation Required?**

## **D - Portable Heaters and Installations**

**D1**

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

N/A

No portable heaters were noted within the common area at the time of inspection.

**Action/Recommendation Required?**

**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.

**Action/Recommendation Required?**

## **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 8

**Action/Recommendation Required?**

**F - Lightning**

**F1**

**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?**

**G - Housekeeping**

1 action

**G1**

1 action

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

Unknown

No access was possible to the service cupboard at the time of inspection to check for the storage of combustible items due to a non-standard lock being fitted.

**Open** | Priority Low | Due 8 Dec 2023 11:08 AM GMT | Created by Piotr Iwan

**G1**

The electrical intake/meter cupboard should be inspected to confirm that combustible items are not being kept near ignition sources.

**Action/Recommendation Required?**

Yes

**Action Priority:**

Low - 6 Months

**G2**

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

Yes

The common escape routes were clear of combustible materials and waste at the time of inspection.

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**Action/Recommendation Required?**

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**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

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**Action/Recommendation Required?**

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## **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

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

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**Action/Recommendation Required?**

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## **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.

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**Action/Recommendation Required?**

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## **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.

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**Action/Recommendation Required?**

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## J2

Are all issues deemed satisfactory? [2]

N/A

Action/Recommendation Required?

## K - Means of Escape

### 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.

Action/Recommendation Required?

### 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.

Action/Recommendation Required?

### 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.

Action/Recommendation Required?

### K4

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

Yes

The main entrance will be unlocked when the premises is open/occupied, however, if this is not possible the lock should be replaced with a suitable device that can be opened from the inside without the use of a key. All other doors on escape routes are fitted with ironmongery which is easily opened without the use of a key, and there are no sliding or revolving doors.

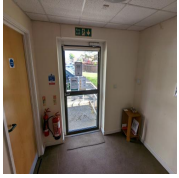


Photo 9



Photo 10

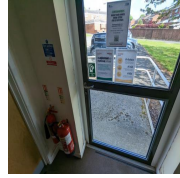


Photo 11

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**Action/Recommendation Required?**

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**K5**

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

Yes

The final exit doors open in the direction of escape.

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**Action/Recommendation Required?**

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**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.

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**Action/Recommendation Required?**

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**K7**

**Are there suitable precautions for all inner rooms?**

N/A

No inner rooms were identified at the time of inspection.

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**Action/Recommendation Required?**

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**K8**

**Are escape routes separated where appropriate?**

N/A

Escape route separation is not required.

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**Action/Recommendation Required?**

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**K9**

**Are corridors sub-divided where appropriate?**

N/A

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

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**Action/Recommendation Required?**

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## K10

**Do escape routes lead to a place of safety?**

Yes

Escape routes lead to a place of safety.

**Action/Recommendation Required?**

## K11

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

N/A

Smoke control ventilation is not a requirement in the guidance for this building type and use.

**Action/Recommendation Required?**

## 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.

**Action/Recommendation Required?**

## 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).

**Action/Recommendation Required?**

## 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. Detection is fitted in the lobby and access rooms to the lobby.

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

**Action/Recommendation Required?**

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## N - Emergency Lighting

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### N1

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**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 12

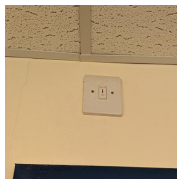


Photo 13

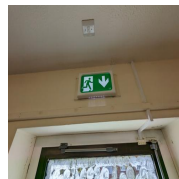


Photo 14

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.

**Action/Recommendation Required?**

### N2

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

N/A

**Action/Recommendation Required?**

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## O - Fire Safety Signs and Notices

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### O1

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**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

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



Photo 15

**Action/Recommendation Required?**

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**O2**

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

N/A

**Action/Recommendation Required?**

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**P - Means of Giving Warning in Case of Fire**

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**P1**

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

Yes

There is a Grade D automatic fire detection/alarm system within the common areas of the building.



Photo 16

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.

**Action/Recommendation Required?**

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**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.

**Action/Recommendation Required?**

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**P3**

**If not installed, are the premises deemed safe without a common area AFD system?**

N/A

**Action/Recommendation Required?**

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**P4**

**If there is a communal fire detection and fire alarm system,**

N/A

does it extend into the dwellings?

Action/Recommendation Required?

**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.

Action/Recommendation Required?

**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).

Action/Recommendation Required?

**P7**

If applicable, is a separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?

N/A

Action/Recommendation Required?

**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

Action/Recommendation Required?

## 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?

Unknown

The property is purpose built with what appears to be an adequate standard of compartmentation (Type 1 Fire Risk Assessment (non-intrusive/non-destructive) is unable to provide full information in this regard).

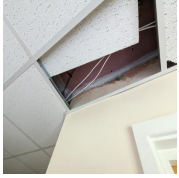


Photo 17



Photo 18

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.

**Action/Recommendation Required?**

**Q2**

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

Unknown

No hidden voids were identified during this inspection. (A Type 1 Fire Risk Assessment (non-intrusive/non-destructive) is unable to provide full information in this regard).

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.

**Action/Recommendation Required?**

**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.

**Action/Recommendation Required?**

**Q4**

**Is compartmentation maintained in the roof space?**

N/A

The premises occupies the ground floor so has no access to the roof space.

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.

**Action/Recommendation Required?**

**Q5**

1 action

**Are electrics, including embedded meters, enclosed in fire**

Unknown

**rated construction?**

No access was possible to the electrical intake/meter cupboard due to a non-standard lock being fitted.

**Open** | Priority Low | Due 8 Dec 2023 10:28 AM GMT | Created by Andy Railton

**Q5**

Management should check compartmentation within the electrical intake cupboard to confirm/ensure that it is enclosed with fire rated construction and adequately firestopped.

**Action/Recommendation Required?**

Yes

**Action Priority:**

Low - 6 Months

**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.

**Action/Recommendation Required?**

**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.

**Action/Recommendation Required?**

**Q8**

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

Unknown

The premises has soft furnishings which appear to comply with the domestic 'Furniture and Furnishings (Fire) (Safety) Regulations 1988 which is considered acceptable for this type of premises. However, when due for replacement it is recommended that they should be replaced with furniture conforming with BS 7176 for non domestic premises.



Photo 19



Photo 20



Photo 21

**Action/Recommendation Required?**

## 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.

**Action/Recommendation Required?**

## 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.

**Action/Recommendation Required?**

## 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.

**Action/Recommendation Required?**

## 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.

**Action/Recommendation Required?**

## Q13

**Are all other fire spread/compartimentation issues satisfactory?**

Yes

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

**Action/Recommendation Required?**

## R - Fire Extinguishing Appliances

### R1

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

Yes

Extinguishers were provided as follows:- Foam and Co2 at the main entrance and foam at the rear exit. A fire blanket is provided in the kitchen.

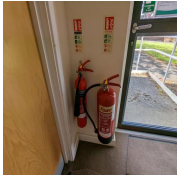


Photo 22



Photo 23

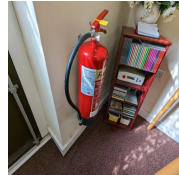


Photo 24

**Action/Recommendation Required?**

## 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.

**Action/Recommendation Required?**

### S2

**Are there any fixed fire fighting mains within the premises?**

N/A

The building is not provided with a fire mains.

**Action/Recommendation Required?**

### 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.

**Action/Recommendation Required?**

## T - Procedures and Arrangements

2 actions

## T1

**Recommended evacuation strategy for this building is:**

Simultaneous Evacuation

## T2

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

Yes

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.

**Action/Recommendation Required?**

## 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.

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.

**Action/Recommendation Required?**

## T4

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

Unknown

Staff will call 999 in the event of a fire.

**Action/Recommendation Required?**

## T5

**Are there suitable fire assembly points away from any risk?**

Yes

Front of the building.

**Action/Recommendation Required?**

## 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.

### Action/Recommendation Required?

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 8 Dec 2023 12:00 AM GMT | 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.

**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 8 Dec 2023 12:00 AM GMT | 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 8 Dec 2023 11:41 AM GMT | 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.

**Action/Recommendation Required?**

## 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.

**Action/Recommendation Required?**

## W - Records

1 action

### W1

1 action

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

No

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

**Open** | Priority Low | Due 8 Dec 2023 11:52 AM GMT | 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.

**Action/Recommendation Required?**

## 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.

**Action/Recommendation Required?**

## Z - Any Other Information

Z1

**Are all issues deemed satisfactory? [1]**

Yes

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

**Action/Recommendation Required?**

Z2

**Are all issues deemed satisfactory? [2]**

Yes

**Action/Recommendation Required?**

## 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

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

<b>Part 1a - Name and Address of Certified Organisation</b>	Pennington Choices Limited
<b>Part 1b - BAFE Registration Number of Issuing Certified Organisation</b>	102119
<b>Part 1c - SSAIB 3rd Party Certificate Number</b>	CHES077
<b>Part 2 - Name of Client</b>	Believe Housing
<b>Part 3a - Address of premises for which the Fire Risk Assessment was carried out</b>	BYRON LODGE COMMUNITY CENTRE: SR7 0JY
<b>Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies</b>	All areas of the building.
<b>Part 4 - Brief description of the scope and purpose of the Fire Risk Assessment</b>	Life Safety (as agreed spec)
<b>Part 4b - Limitations of FRA</b>	See Limitations Statement
<b>Part 5 - Effective Date of the Fire Risk Assessment</b>	8 Jun 2023
<b>Part 6 - Recommended Date for Reassessment of the premises</b>	8 Jun 2026
<b>Part 7 - Unique Reference Number of this Certificate (Job Number)</b>	106792

Signed for on behalf of the Issuing Certified Organisation

James Hutton



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**Dated:**

8 Jun 2023

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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](mailto:info@bafes.org.uk) | [www.bafes.org.uk](http://www.bafes.org.uk)

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## Media summary



Photo 1

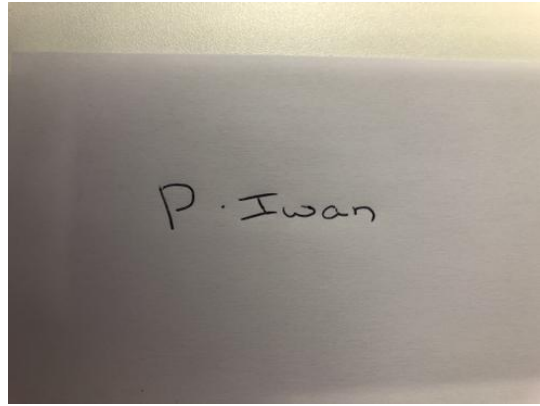


Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8

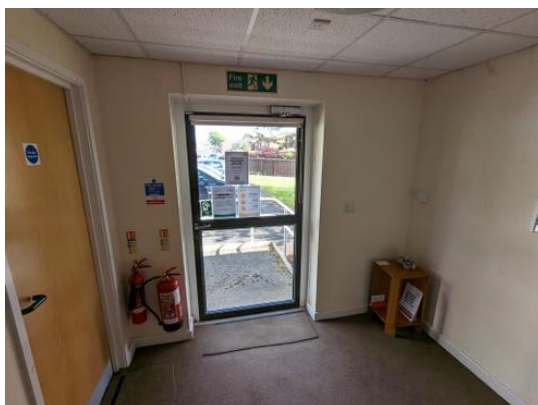


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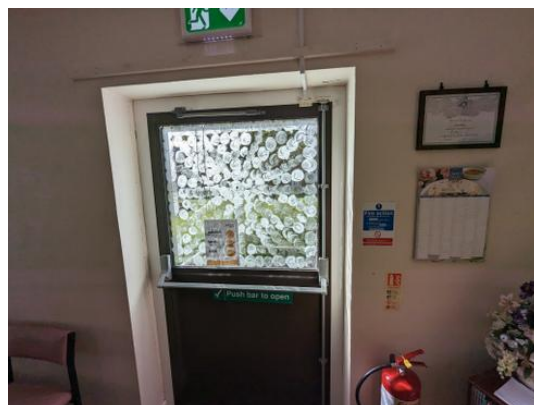


Photo 10

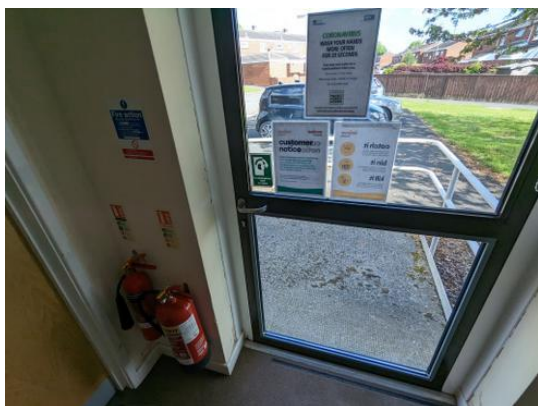


Photo 11



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