

PA Housing - Fire Risk Assessment

PA Housing, 21-39 block 2 HOWDEN DRIVE:
KT15 1EA, - UPRN: 700313000 / 113138 / QA
Approved / Paul Doodson

Complete

Flagged items	2	Actions	3
---------------	---	---------	---

SITE NAME: PA Housing, 21-39 block 2
HOWDEN DRIVE: KT15 1EA, -
UPRN: 700313000, Fire Risk
Assessments, PA Housing

PROPERTY IMAGE



Photo 1

UPRN: 700313000

JOB NUMBER: 113138

FRA COMPLETED BY: Pennington Choices Limited

FIRE RISK ASSESSOR NAME: Andy Slater

INSPECTION DATE: 28 Feb 2023

REPORT STATUS: QA Approved

REASSESSMENT PRIORITY: Medium - 2 Years

VALID TO: (QA Use Only) 11 Apr 2025

VALIDATION DATE: (QA Use Only) 11 Apr 2023

VALIDATED BY: (QA Use Only) Paul Doodson

VALIDATOR'S SIGNATURE: (QA Use Only)

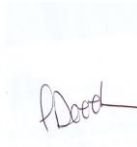


Photo 2

Flagged items & Actions

2 flagged, 3 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

3 actions

Detailed Risk Assessment Part 2 / A - Electrical Ignition Sources / A5

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

No

Solar panels observed on roof. No appropriate isolation switch or signage for fire-fighters observed.



Photo 3

Open | Priority Medium | Due 11 May 2023 3:58 PM BST | Created by Andy Slater

A5

Solar panels observed on roof. No appropriate isolation switch or signage for fire-fighters observed. Management to Install, and appropriately sign.

Detailed Risk Assessment Part 2 / P - Means of Giving Warning in Case of Fire / P7

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

No

Flat 26 inspected for provision and of fire detection and had a hard wired smoke detector in the hallway and a hard wired heat detector in the kitchen. This is not in line with PA Housing policy principle or BS5839-6 for this type of building.

Open | Priority Medium | Due 11 May 2023 3:50 PM BST | Created by Andy Slater

P7

Upgrade the detection inspection all flats in line with PA Housing policy principle. Work should be carried out by a third party accredited fire alarm company.

Detailed Risk Assessment Part 2 / Q - Measures to Limit Fire Spread and Development / Q11

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

Yes

Cladding observed on external wall system.



Photo 16



Photo 17

Open | Priority Medium | Due 11 May 2023 3:53 PM BST | Created by Andy Slater

Q11

Management should confirm that the external wall system meets Building Regulations requirements with regards to limited combustibility and surface fire spread properties.

Detailed Risk Assessment Part 1

1. General Information

1.1 FRA Type:	Type 3
1.2 Property Type:	Purpose Built Block of Flats
1.3 Property Designation:	General Needs
1.4 Responsible Person:	Michael McDonagh - CEO PA
1.5 No of Floors:	3
1.6 No of Flats (if applicable):	16
1.7 Ground Floor Area (m2):	200
1.8 Total Area of all Floors (m2)	600

1.9 Building Description:

Visual Observation

Three-storey, purpose-built, general needs residential block, containing 16 flats. Flats 21-39 - 3 floors, two separate entrances - 22-26 & 28-32, 4 flats each entrance. AOV, emergency lighting, detection throughout. The following properties have their own entrance - 27, 30, 35, 37, 36, 39, 38, & 24.

22-26 has a secondary means of escape but 28-32 does not.

Both have dry risers, with 28-32 having a damaged main entrance door.

The building is provided with a single staircase in each entrance linking the ground and first and second floor flats. The staircase also forms part of a shared means of escape for persons within the premises. Flats open onto the escape staircases and open balconies.

An electrical intake/installation cupboard is located on the ground and first floor.

Ventilation is provided AOVs in the escape staircase s.. There is no fire-fighting equipment on the premises.

Each block has a dry riser installed for fire-fighting operations.

Emergency lighting is installed in the means of escape.

Fob entry and intercom access into the premises.

1.10 Building Construction:

Visual Observation

Brick-construction with steels with timber floors and stair with internal plastered painted walls and the building is provided with a pitched timber roof with tiles. Cladding on external wall system.

1.11 Extent of common areas:

Brief Description

Common area, staircase, landings, electrical intake cupboards and riser cupboards. Escape routes internal and external.

1.12 Areas of the building to which access was not available: Brief Description
All flats except flat 26.

1.13 If applicable, state which flats were sample inspected: Brief Description
Flat 26.

2. The Occupants

2.1 Management Extent Non Managed – e.g. GN

2.2 Details of any onsite Management Brief Description
General needs property, no staff on site.

2.3 Person managing fire safety in the premises Brief Description
Michael McDonagh - Interim Chief Executive PA Housing.

2.4 Person consulted during the fire risk assessment Brief Description
Resident flat 26.

2.5 Number of occupants (maximum estimated) Brief Description
32.

2.6 Approximate maximum number of employees at any one time Brief Description
2.

2.7 Number of members of the public (maximum estimated) Brief Description
16.

2.8 Identify any people who are especially at risk (Sleeping Occupants, Disabled Occupants, Occupants in remote areas and Lone Workers, Young Persons, Others) Brief Description
This is a 'general needs' building. The premises will have sleeping occupants, and it is conceivable that young persons and the elderly may be present within flats forming part of families. In addition, there may also be lone workers, visitors on the premises, and occupants with varying degrees of physical/mental impairment.

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	Surrey Fire and Rescue Service
3.3 Other key fire safety legislation (other than Building Regs 2000)	Housing Act 2004
3.4 The other legislation referred to above is enforced by Local Authority.	Brief Description
3.5 Guidance used as applicable to premises and occupation	Home Office (September 2021) Fire Safety in Purpose Built Blocks
3.6 Is there an alteration or enforcement notice in force? None noted to the assessor at the time of assessment.	No
3.7 Fire loss experience (since last FRA) None observed and none noted to the assessor at the time of assessment.	No

Detailed Risk Assessment Part 2

3 actions

A - Electrical Ignition Sources

1 action

A1

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

Yes

Refer to PA Housing policy principle.

Policy Principle: It is the Policy of PA 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?

N/A

No portable appliances observed on the common area. Refer to PA Housing policy principle.

Policy Principle: It is the Policy of PA Housing to carry out the PAT testing of all portable electrical appliances within the common areas on a 12 monthly basis. Records of tests are held on a central database.

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 PA Housing policy principle.

Policy Principle: It is the Policy of PA Housing to advise occupants that personal electrical equipment is not to be used in common areas. This is also monitored during block inspections

A4

Is the use of adapters and leads limited?

Yes

None observed at the time of assessment.

A5

1 action

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

No

Solar panels observed on roof. No appropriate isolation switch or signage for fire-fighters observed.



Photo 3

Open | Priority Medium | Due 11 May 2023 3:58 PM BST | Created by Andy Slater

A5

Solar panels observed on roof. No appropriate isolation switch or signage for fire-fighters observed. Management to Install, and appropriately sign.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 1 Month

B - Smoking Policies

B1

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

Yes

Refer to PA Housing policy principle.

Policy Principle: PA Housing have a no smoking policy across all communal areas of properties, monitored by regular inspections, residents however are likely to smoke within their own homes.

B2

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

Yes

No illicit smoking observed. No smoking sign observed in the common area.



Photo 4

C - Arson

C1

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

Yes

Electronic security entrance system installed with fireman's override switch.



Photo 5

Photo 6

C2

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

Yes

Purpose built bin store.

D - Portable Heaters and Installations

D1

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

N/A

None observed at the time of assessment.

D2

Are fixed heating systems maintained annually?

Yes

Refer to PA Housing policy principle.

Policy Principle: It is the Policy of PA Housing to advise occupants that personal electrical equipment is not to be used in common areas. Records are held centrally.

E - Cooking

E1

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

N/A

Cooking only takes place in individual dwellings.

F - Lightning

F1

Does the building have a lightning protection system?

N/A

Refer to PA Housing policy principle.

Policy Principle: It is the Policy of PA Housing to carry out annual testing to all properties protected by a lightning system to BS EN 62305. Any property without lightning protection will be Risk Assessed where appropriate as part of 5 yearly fixed electrical testing of the communal area

G - Housekeeping

G1

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

Yes

None observed at the time of assessment.

G2

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

Yes

None observed at the time of assessment.

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

No mobility scooters or electric vehicles observed in the means of escape.

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 PA Housing policy principle.

Policy Principle: It is the Policy of PA Housing to ensure all internal employees and external contractors provide risk assessments and method statements when carrying out 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 used or observed at the time of assessment.

J - Other Significant Hazards

J1

Are all issues deemed satisfactory? [1]

Yes

J2

Are all issues deemed satisfactory? [2]

Yes

K - Means of Escape

K1

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

Yes

The escape route design is deemed satisfactory and in line with the design codes at the time of build.

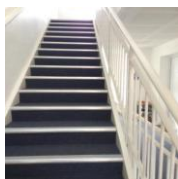


Photo 7

K2

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

Yes

The fire resisting construction including glazing protecting the escape route is of a suitable standard and maintained in sound condition.

K3

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

Yes

There is adequate provision of fire exits including exit widths for the number of persons expected in the building at any given time. Single escape staircase. Front and rear exits on ground floor.

K4

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

Yes

All doors on the escape route were easily openable at the time of assessment.

K5

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

Yes

Final exit door opens in the direction of escape.

K6

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

Yes

Travel distances are satisfactory and in-line with current guidance.

K7

Are there suitable precautions for all inner rooms?

N/A

No inner rooms observed at the time of assessment.

K8

Are escape routes separated where appropriate?

Yes

K9

Are corridors sub-divided where appropriate?

Yes

Not required for this building.

K10

Do escape routes lead to a place of safety?

Yes

Escape routes lead to an ultimate place on safety at ground floor level via the front door to the building.

K11

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

Yes

AOVs in the escape staircases for smoke ventilation provision.



Photo 8

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?

No

None noted at the time of assessment.

L - Flat Entrance Doors

L1

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

Yes

Appeared in line with PA Housing policy principle. Flat 26 inspected. Refer to PA Housing policy principle.



Photo 9

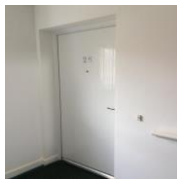


Photo 10

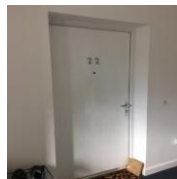


Photo 11



Photo 12

Policy Principle: Flat fire doors are inspected every 12 months to check function of the door and highlight any maintenance requirements. All reports are available upon request from the Fire Safety Officer. Cross corridor doors are inspected every 3 months in High Rise Blocks and every six months in low rise blocks months to check function of the door and highlight any maintenance requirements. All reports are available upon request from the Fire Safety Officer

M - Common Area Fire Doors

M1

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

Yes

Appeared satisfactory at the time of assessment. Refer to PA Housing policy principle.



Photo 13

Policy Principle: Flat fire doors are inspected every 12 months to check function of the door and highlight any maintenance requirements. All reports are available upon request from the Fire Safety Officer. Cross corridor doors and communal fire doors are inspected every 3 months in High Rise Blocks and every six months in low rise blocks to check function of the door and highlight any maintenance requirements. All reports are available upon request from the Fire Safety Officer

N - Emergency Lighting

N1

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

Yes

Emergency lighting observed in the means of escape in line with the recommendation of BS 5266.

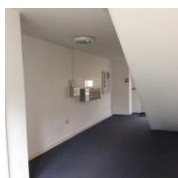


Photo 14

Policy Principle: It is the Policy of PA Housing to carry out annual testing to all properties protected by a lightning system to BS EN 62305. Any property without lightning protection will be Risk Assessed where appropriate as part of 5 yearly fixed electrical testing of the communal area.

N2

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

N/A

Refer to N1.

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

Fire action notices informing residents what action to take in the event of fire were observed in the common area.



Photo 15

Policy Principle: PA Housing utilise a standard evacuation notice with instructions of the actions expected in the event of a fire, this includes leaving the property where it is safe to do and contact the emergency services. Such instructs persons to activate the fire alarm system, where present.

O2

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

N/A

Not required as the building is under 11m in height.

P - Means of Giving Warning in Case of Fire

1 action

P1

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

N/A

General needs flats with a defend in place Stay Put Policy. Not a requirement for this building and none observed at the time of assessment. Refer to PA Housing policy principle.

Policy Principle: In Line with PA Housings Fire Safety Standards (Fire Alarm Specification Appendices), PA's minimum standard for Domestic fire alarm systems is Grade D1 LD2. As stated in BS 5839 Part 6, there is only a requirement to ensure that the sound pressure levels when measured at bedroom doorways, reach 85dB (Reference Clause 13.2 E – BS 5839 Part 6), (not the at the bedhead as stated in this recommendation) this can be achieved by meeting the requirements of a Category LD system which requires a smoke detector/sounders within 3m of each bedroom door. Where a system is installed in line with BS5839 Part 1, each bedroom is provided with detection/sounders. Through a fire improvement survey programme being delivered by external consultants, we will be reviewing the existing fire alarm systems within all PA flats, and where necessary upgrading system where they do not meet our minimum standards

P2

If installed, is the common area AFD adequate for the occupancy and fire risk?

N/A

Refer to P1.

P3

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

Yes

Refer to P1.

P4

If there is a communal fire detection and fire alarm system, does it extend into the dwellings?

N/A

Refer to P1.

P5

Where appropriate, has a fire alarm zone plan been provided?

N/A

Refer to P1.

P6

Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?

N/A

Refer to P1.

Policy Principle: PA Housing upon notification of a an activation of a fire alarm system have a dedicated contractor who attends site to re-set and make safe the fire warning system with a contracted 4 hour attendance time frame.

P7

1 action

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

No

Flat 26 inspected for provision and of fire detection and had a hard wired smoke detector in the hallway and a hard wired heat detector in the kitchen. This is not in line with PA Housing policy principle or BS5839-6 for this type of building.

Open | Priority Medium | Due 11 May 2023 3:50 PM BST | Created by Andy Slater

P7

Upgrade the detection inspection all flats in line with PA Housing policy principle. Work should be carried out by a third party accredited fire alarm company.

Policy Principle: In Line with PA Housings Fire Safety Standards (Fire Alarm Specification Appendices), PA's minimum standard for Domestic fire alarm systems is Grade D1 LD2. As stated in BS 5839 Part 6, there is only a requirement to ensure that the sound pressure levels when measured at bedroom doorways, reach 85dB (Reference Clause 13.2 E – BS 5839 Part 6), (not the at the bedhead as stated in this recommendation) this can be achieved by meeting the requirements of a Category LD system which requires a smoke detector/sounders within 3m of each bedroom door. Where a system is installed in line with BS5839 Part 1, each bedroom is provided with detection/sounders. Through a fire improvement survey programme being delivered by external consultants, we will be reviewing the existing fire alarm systems within all PA flats, and where necessary upgrading system where they do not meet our minimum standards.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 1 Month

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

General needs purpose built flats.

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

The Compartmentation between floors and between flats and the common escape routes appeared satisfactory from a visual inspection only. Refer to PA Housing policy principle.

Policy Principle: PA Housing have a dedicated programmed of general fire stopping works that covers all accessible service penetrations. This covers areas such as service risers, electrical intake, plant rooms, above suspended ceilings that are not fixed, roof spaces and any other areas of a building that are accessible without destructive work being required. PA also have a programme specifically for TYPE 4 FRA's which are for certain types of properties that present a higher risk, this includes any High Rise Properties (6 floors or above), any larger sheltered housing schemes (30 units or more) and any other blocks where it has been specifically identified that there are internal intrusive compartmentation defects. PA Housing has adopted a program of adhoc visual checks of properties for compartmentation deficiencies and breaches. PA has adopted a program of Type 4 inspections of high risk and complex properties. More detailed compartmentation surveys of medium and low risk properties will be undertaken when significant risks of compartmentation deficiencies are identified.

Q2

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

Yes

Refer to PA Housing policy principle.

Policy Principle: PA Housing have a dedicated programmed of general fire stopping works that covers all accessible service penetrations. This covers areas such as service risers, electrical intake, plant rooms, above suspended ceilings that are not fixed, roof spaces and any other areas of a building that are accessible without destructive work being required. PA also have a programme specifically for TYPE 4 FRA's which are for certain types of properties that present a higher risk, this includes any High Rise Properties (6 floors or above), any larger sheltered housing schemes (30 units or more) and any other blocks where it has been specifically identified that there are internal intrusive compartmentation defects. PA Housing has adopted a program of adhoc visual checks of properties for compartmentation deficiencies and breaches. PA has adopted a program of Type 4 inspections of high risk and complex properties. More detailed compartmentation surveys of medium and low risk properties will be undertaken when significant risks of compartmentation deficiencies are identified.

Q3

Is there adequately fire protected service risers and/or ducts in common areas that will restrict the spread of fire and smoke?

Yes

Refer to PA Housing policy principle.

Policy Principle: PA Housing have a dedicated programmed of general fire stopping works that covers all accessible service penetrations. This covers areas such as service risers, electrical intake, plant rooms, above suspended ceilings that are not fixed, roof spaces and any other areas of a building that are accessible without destructive work being required. PA also have a programme specifically for TYPE 4 FRA's which are for certain types of properties that present a higher risk, this includes any High Rise Properties (6 floors or above), any larger sheltered housing schemes (30 units or more) and any other blocks where it has been specifically identified that there are internal intrusive compartmentation defects. PA Housing has adopted a program of adhoc visual checks of properties for compartmentation deficiencies and breaches. PA has adopted a program of Type 4 inspections of high risk and complex properties. More detailed compartmentation surveys of medium and low risk properties will be undertaken when significant risks of compartmentation deficiencies are identified.

Q4

Is compartmentation maintained in the roof space?

Yes

Appeared satisfactory from a head and shoulder visual inspection from a ladder. See policy principle.

Policy Principle: PA Housing have a dedicated programmed of general fire stopping works that covers all accessible service penetrations. This covers areas such as service risers, electrical intake, plant rooms, above suspended ceilings that are not fixed, roof spaces and any other areas of a building that are accessible without destructive work being required. PA also have a programme specifically for TYPE 4 FRA's which are for certain types of properties that present a higher risk, this includes any High Rise Properties (6 floors or above), any larger sheltered housing schemes (30 units or more) and any other blocks where it has been specifically identified that there are internal intrusive compartmentation defects. PA Housing has adopted a program of adhoc visual checks of properties for compartmentation deficiencies and breaches. PA has adopted a program of Type 4 inspections of high risk and complex properties. More detailed compartmentation surveys of medium and low risk properties will be undertaken when significant risks of compartmentation deficiencies are identified.

Q5

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

Yes

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

None observed and not a requirement for this building.

Q7

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

Yes

Refer to PA Housing policy principle.

Policy Principle: Cyclical decorations on a life cycle of 7 years uses class 0 paint on buildings 6 storey or higher - Below 6 storeys, water based paint is used.

Q8

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

N/A

None observed at the time of assessment.

Q9

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

Yes

See Q11.

Policy Principle: PA Housing is aware of the requirements to undertake a Fire risk appraisal of external wall (FRAEW) construction and cladding of existing blocks of flats based upon the Code of practice PAS 9980:2022. To ensure a Fire Risk Assessment for our buildings is holistic our FRA takes into account paragraph 0.2 of PAS 9980:2022. This may require PA housing to commission a separate FRAEW to meet the requirements of PAS 9980:2022. Any recommendations made as a consequence of the FRAEW will be incorporated into the overall fire risk assessment of these premises, which may require this fire risk assessment to be reviewed.

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?

N/A

Refer to Q9.

Q11

1 action

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

Yes

Cladding observed on external wall system.



Photo 16

Photo 17

Open | Priority Medium | Due 11 May 2023 3:53 PM BST | Created by Andy Slater

Q11

Management should confirm that the external wall system meets Building Regulations requirements with regards to limited combustibility and surface fire spread properties.

Action/Recommendation Required?

Yes

Action Priority:

Medium - 1 Month

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.

N/A

Refer to Q9 & Q11.

Q13

Are all other fire spread/compartmentation issues satisfactory?

Yes

R - Fire Extinguishing Appliances

R1

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

N/A

No portable extinguishers provided in the general needs block of flats and not considered a requirement.

Policy Principle: Providing FFE in common areas is contrary to PA Housing policy, and is not required.

S - Relevant Automatic Fire Extinguishing Systems

S1

Are there any automatic fire suppressant systems on site?

N/A

No automatic suppression system installed in the building and not considered a requirement.

Policy Principle: It is the Policy of PA Housing to carry out 6 monthly servicing and ongoing maintenance of the sprinkler systems that it owns and/or manages. Records are held centrally.

S2

Are there any fixed firefighting mains within the premises?

N/A

No over relevant systems installed or required.

S3

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

Yes

Dry risers in place.



Photo 18

Photo 19

T - Procedures and Arrangements

T1

Recommended evacuation strategy for this building is:

Stay Put

A Defend in Place / Stay Put Evacuation Policy is in Place. In the event of fire in the flat of origin, the resident affected leaves the building. Other residents may stay in their flat if there is adequate compartmentation in the building. Residents may leave their flat at any time if they feel they are affected by heat, smoke or fire or if a fire leaves the flat of origin.

T2

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

Yes

Refer to PA Housing policy principle.

Policy Principle: It is the Policy of PA Housing to carry out periodic fire safety checks in all properties that it owns and/or manages. These will be either weekly or monthly (dependent on the fire detection testing requirement).

T3

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

Yes

Refer to PA Housing policy principle.

Policy Principle: It is the Policy of PA Housing to carry out periodic fire safety checks in all properties that it owns and/or manages. These will be either weekly or monthly (dependent on the fire detection testing requirement).

T4

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

Yes

In the event of an emergency, residents are expected to contact the fire and rescue services directly and meet them on arrival.

T5

Are there suitable fire assembly points away from any risk?

Yes

Assembly points are any safe place clear of the building.

T6

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

Yes

Refer to PA Housing policy principle.

Policy Principle: PA operates a rolling programme of assessment of residents who may have difficulty or require assistance to evacuate in the event of an emergency (Referred to as the IPEEPS process) This includes all residents of high rise and/or sheltered accommodations and any individual who has been identified as potentially needing assessment through self-identification, observations of members of staff, referrals from friends and families, etc. Where an individual has been found to have a potential need or concern with regards to evacuation reasonable adjustments are made as appropriate and a full person centred fire risk assessment will be completed with that individual as appropriate. Findings relevant to responding emergency services will be summarised in the premises information box. For Data Protection purposes, specific concerns raised by FRA will be managed through the IPEEPS Process and not tracked through the FRA actions and personal information referenced within an FRA may be removed.

T7

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

N/A

General needs block with no staff on site.

T8

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

N/A

General needs block with no staff on site.

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)

N/A

General needs block with no staff on site.

Policy Principle: All staff receive fire safety awareness training at induction and refresher training at least every two years. Staff will receive additional relevant fire safety training as identified by risk assessment (such as Personal Emergency Evacuation Plan training as appropriate) All records are held centrally.

U2

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

N/A

General needs block with no staff on site.

Policy Principle: All staff receive fire safety awareness training at induction and refresher training at least every two years. Staff will receive additional relevant fire safety training as identified by risk assessment (such as Personal Emergency Evacuation Plan training as appropriate). All records are held centrally.

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 PA Housing policy principle.

Policy Principle: Completion and documentation of required maintenance and inspection is tracked and reported independently of the fire risk assessment process and reviewed monthly by the Fire Safety Committee, demonstrating a consistent 97-99% compliance across all of the PA properties and is audited independently at least annually. On this basis tracking of compliance of these activities is not done against individual property's fire risk assessments. Records are held centrally.

W - Records

W1

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

Yes

Where appropriate to this building. Refer to PA Housing policy principle.

Policy Principle: Completion and documentation of required maintenance and inspection is tracked and reported independently of the fire risk assessment process and reviewed monthly by the Fire Safety Committee, demonstrating a consistent 97-99% compliance across all of the PA properties and is audited independently at least annually. On this basis tracking of compliance of these activities is not done against individual property's fire risk assessments. Fire drills are not required under the regulations and industry guidance (Specialised House Guide, LACORS, etc.) consistently state they are not required for residential properties.

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

No Premises information box installed. Refer to PA Housing policy principle.

Policy Principle: It is the Policy of PA Housing to periodically update (at least annually) the premises information box (PIB) where they are fitted. PIBs are fitted to meet legislative requirements.

Y - Engagement with Residents

Y1

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

Yes

Refer to PA Housing policy principle.

Policy Principle: It is the Policy of PA 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.

Z - Any Other Information

Z1

Are all issues deemed satisfactory? [1]

Yes

Z2

Are all issues deemed satisfactory? [2]

Yes

Refer to Z1.

Type 3 FRAs

Sample Flat Inspection

Sample Flat Inspection 1

1. Inspection Details

1.1 Flat / Property Number: Flat 26.

1.2 Has a Type 3 dwelling survey been performed? Yes

1.3 Is there appropriate detection in place? No

2. What Detection is in Place?

2.1 Mains Smoke Detector in Hall Yes

2.2 Main Smoke Detector in Lounge No

2.3 Mains Heat Detector in Kitchen Yes

2.4 Main Detection in Bedroom(s) No

2.5 Battery Smoke in hall No

2.6 Link Heat detector in hall No

2.7 Other N/A

3. General

3.1 If on the ground or 1st floors, is there secondary means of escape from each habitable room? Door or window of at least 0.33m² with no single dimension smaller than 450mm. Yes

3.2 Does the layout of the flat meet the relevant Building Regulations (Travel distance, protected entrance hall, alternative escape etc.?) Yes

3.3 Are there any extraction fans that are not vented directly to an external wall? No

3.4 Are there any missing internal doors? No

3.5 Is the fixed electrical test in date? Yes

3.6 Are there any signs of hoarding? No

3.7 Is the cooker in a safe position?

Yes

3.8 Assessor's Miscellaneous Comments or observations -
please consider compartmentation within the flat or any tenant
alterations?

N/A.

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 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 (QA Use Only)



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

Schedule

Part 1a - Name 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	PA Housing
Part 3a - Address of premises for which the Fire Risk Assessment was carried out	21-39 Block 2 Howden Drive: KT15 1EA
Part 3b - Part or parts of the premises to which the Fire Risk Assessment applies	Common area, staircase, landings, electrical intake cupboards and riser cupboards. Escape routes internal and external.
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	11 Apr 2023
Part 6 - Recommended Date for Reassessment of the premises	11 Apr 2025
Part 7 - Unique Reference Number of this Certificate (Job Number)	113138

Signed for on behalf of the Issuing Certified Organisation

James Hutton

A handwritten signature in black ink, appearing to read 'J Hutton', is displayed within a light green rectangular box.

Dated:

11 Apr 2023

Media summary



Photo 1

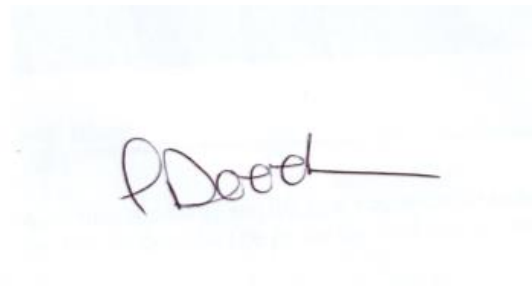


Photo 2



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