

Pennington PAS79-2 Kirklees

UPRN: RICHMO

Harold Wilson Court Southgate Huddersfield , HD1 6DE



Assessment Date: 18/09/2025

Date of Review:

Surveyor: Pennington

Overall Risk: Normal

Pennington PAS79-2 Kirklees

Information Information

Question	Answer
JOB NUMBER	611805
FRA COMPLETED BY	Pennington Choices
FIRE RISK ASSESSOR NAME	[REDACTED]
INSPECTION DATE	08/09/2025
REPORT STATUS	QA Approved.
REASSESSMENT PRIORITY	High- 1 Year
VALID TO: (QA Use Only)	23/09/2026
VALIDATION DATE: (QA Use Only)	23/09/2025
VALIDATED BY: (QA Use Only)	[REDACTED]
VALIDATOR'S SIGNATURE: (QA Use Only)	[REDACTED]

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 1

1. General Information

Question	Answer	Details
1.1 FRA Type:		Type 3 (Non-Destructive)
1.2 Property Type:		High Rise Flats (Above 6 Storey)
1.3 Property Designation:		General Needs
1.4 Responsible Person:		Kirklees Council, Civic Centre 1, Huddersfield, HD1 2NE
1.5 No of Floors:		11 (As per BSR).
1.6 Height of Building:		25M (As per BSR Portal).
1.7 Number and type of lifts:		2 (Passenger lifts, no fire fighting facilities apart from simple recall). One lift serves the odd floors and one lift serves the even floors.
1.8 Number and type of Staircases:		1, Protected, with AOV at the head of the stairs and lobbies to the staircase enclosure.
1.9 No of Flats (if applicable):		43 (As per BSR Portal).
1.10 Ground Floor Area (m2):		430m2
1.11 Total Area of all Floors (m2)		4730m2

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 1

1. General Information

Question	Answer	Details
1.12 Building Description:		<p>This is a purpose-built block of flats, which has undergone major refurbishment including the external wall system, active and passive fire protection measures. There are 43 flats (3 on the ground, 4 on the upper floors) that are unusually numbered. Ground 41-44 (no 43) One 37-40 Two 33-36 Three 29-32 Four 25-28 Five 21-24 Six 17- 20 Seven 13-16 Eight 9-12 Nine 5-8 Ten 1-4 Inside the sampled flats were sprinklers and a BS 5839 PT6 grade D1 detectors providing LD2 coverage. The flats are individually ventilated (bathroom and kitchen) via a nuair system which passes through the external wall system. The building has a dry riser, two simple fire recall lifts and AOV in the staircase and lobbies adjacent to the staircase. AOV switches are provided at floor level as well as at the main entrance. Dry riser outlets are located in the lobby of the flats, the inlet is in the main entrance lobby. A SIB is provided in the entrance lobby. A communal alarm system is fitted to activate the AOV and other ancillary devices linked to the fire alarm. Manual call points were observed at the main entrance. The specification of the alarm is unclear. The lift shaft also has a Vesda system which is believed to be linked to the communal fire alarm system to provide early warning. There is a BS 8629 evacuation alarm installed which is located in the ground floor lobby. The evacuation alarm did not have an indication of flats, just floor numbers, a legend has been placed in the box to assist the F&RS. Access to the building is via the main entrance, which is secured by an electromagnetic lock, the main entrance is also provided with a F&RS override switch. The premises has sprinklers in the flats, means of escape and other high-risk rooms. The Assessor was not supplied with the actual specifications of the system. The sprinkler tank is located at the rear of the premises. PV is fitted on the roof with isolators located adjacent to the roof and at ground floor level in the electrical intake room. Way finding signage is provided throughout the building. Service risers are installed throughout the premises, these have been fitted with predominantly metal doors. There is a bin chute that is accessible by a lobby on each floor, the bin room terminates at ground floor level and is provided with automatic detection, sprinklers and an automatic fire shut-off plate (fusible link). There is a single protected staircase, the assessor was informed that the staircase has been designed as a protective shaft in that the REI construction is 120 mins and the doors leading to the staircase are FD60s doors. The assessor was not provided with a copy of the Fire Design Strategy or the Regulation 38 information or O and M manuals.</p>
1.13 Building Construction:		<p>The floors and walls are constructed of concrete. An external wall system of render and insulation has recently been installed. The building is not LPS. For further details please refer to the Fire Strategy and the Regulation 38 information.</p>
1.14 External Wall Construction:		<p>Render over insulation, please refer to the Regulation 38 information and Fire Strategy.</p>

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 1

1. General Information

Question	Answer	Details
1.15 Car parking Facilities:		Small car park at the rear of the premises.

Photos



1.16 Extent of common areas:		The common areas, include the internal and external means of escape. A sample of service risers and cupboards, a sample of the bin chute rooms, bin room, lift motor room and a sample flat.
1.17 Areas of the building to which access was not available:		See 1.16 for the accessible areas. The external sprinkler tank room was no accessed.
1.18 If applicable, state which flats were sample inspected:		Flat 2 was accessed.

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 1

2. The Occupants

Question	Answer	Details
2.1 Management Extent		Partially Managed Building - Manager or Senior Staff Not Onsite Regularly
2.2 Details of any onsite Management		Kirklees staff will make regular site visits (caretakers, assets team, neighbourhoods and the building safety team).
2.3 Person managing fire safety in the premises		Kirklees
2.4 Person consulted during the fire risk assessment		██████████
2.5 Number of occupants (maximum estimated)		86 based on two per flat when fully occupied.
2.6 Approximate maximum number of employees at any one time		1-2 Kirklees plus contractors
2.7 Number of members of the public (maximum estimated)		130 including residents, visitors and employees.
2.8 Identify any people who are especially at risk (Sleeping Occupants, Disabled Occupants, Occupants in remote areas and Lone Workers, Young Persons, Others)		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.

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 1

3. Fire Safety Legislation

Question	Answer	Details
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		West Yorkshire 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
3.5 Guidance used as applicable to premises and occupation		Home Office Fire Safety in Purpose Built Blocks
3.6 Is there an alteration or enforcement notice in force?		The Assessor was not made aware of any notices.
3.7 Fire loss experience (since last FRA)		The Assessor was not made aware of any fire loss.

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

A - Electrical Ignition Sources

Question	Answer	Details
Is the fixed electrical installation periodically inspected and tested, (include dates if known)?		Assessor Finding

Photos



Comment		
Comment		It is the Policy of Kirklees Council to carry out an inspection and test of the fixed electrical systems within all properties that it owns and/or manages every 5 years. This is reflected in the Fire Safety Management Plan and all EICR's are held centrally and available upon request.
Comment		
Is PAT testing in common areas carried out?		Assessor Findings
Comment		It is the Policy of Kirklees Council to carry out the PAT testing of all portable electrical appliances within the common areas on a 12 monthly basis. This is reflected in the Fire Safety Management Plan and records are held centrally and available upon request.

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

A - Electrical Ignition Sources

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

Photos



Comment		It is the Policy of Kirklees Council to advise occupants that personal electrical equipment is not to be used in common areas. This is reflected in the fire safety management plan and is monitored on the routine communal inspections carried out by Housing Services Switchable plugs sockets were observed.
Is the use of adapters and leads limited?		None noted as being in use in either the common parts or landlord areas at the time of this assessment.
Comment		N/A
Are there any PV cells installed and do they have the appropriate isolation systems and signage to assist the fire and rescue service?		PV cells were installed and they have the appropriate isolation systems and signage to assist the fire and rescue service

Photos

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

A - Electrical Ignition Sources

Question	Answer	Details
Photos		



Action Plans

Item	Action Required	Required By	Priority	Category	Status	Assigned To
					Taken On	Taken By
1	The PV isolators should be clearly visible to responding FRS crews and the information on how to isolate them should be available in the SIB or at the locations of the isolators. See RC62: Recommendations for fire safety with PV panel installations.	05/05/2026	B	ELECTRICAL	Complete	Building Safety Team : [REDACTED]
	[REDACTED] to visit site 13.03.25. Isolators are clearly visible with signage on both the isolators and ground floor door. 1 x sign to be added to loft hatch and then close down action. 28/03 - Signage to loft hatch remains outstanding. [REDACTED] to follow up. Signage now added 30.04.25				30/04/2025	[REDACTED]
Comment		PV isolators were located on the ground floor electrical intake and the lift motor room.				

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

A - Electrical Ignition Sources

Question	Answer	Details
Are there any Electric Vehicle Charging Points in the car parking facilities have they been installed and tested in accordance with Manufacturer's Guidance?		No EV car charging was observed at the time of assessment.
Comment		N/A

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

B - Smoking Policies

Question	Answer	Details
Are there suitable arrangements to prevent fire as a result from smoking?		In line with current UK legislation, no smoking is permitted in the common or landlord controlled areas. Resident must either smoke within their own flat, or outside of the block.
Comment		N/A
Is the policy being adhered to and are "No smoking" signs provided in the common areas?		There was no evidence of any illicit smoking and adequate signage instructing persons not to smoke in the communal areas is displayed.

Photos



Comment		N/A
---------	--	-----

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

C - Arson

Question	Answer	Details
Are premises secure against arson by outsiders? (Please state how)		The single entrance into the building is secured locked shut. It can only be opened from outside by the resident's fobs/keys.

Photos



Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

C - Arson

Question	Answer	Details
----------	--------	---------

Photos



Comment		FRS override is also provided.
Are bins secured or fire loading stored in a suitable location? (Please state bin type, location, if and how it is secured)		A dedicated bin room is located at G level. It is accessed via external doors for staff access.

Photos



Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

C - Arson

Question

Answer

Details

Photos



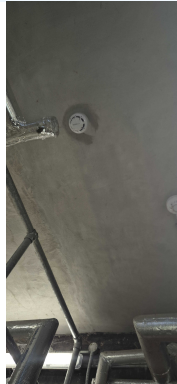
Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

C - Arson

Question	Answer	Details
----------	--------	---------

Photos



Comment

AFD and sprinklers in the bin room, which is externally accessed. There is a bin chute on each floor that is accessed via a lobby.

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

D - Portable Heaters and Installations

Question	Answer	Details
If used, is the use of portable heaters regarded as safe?		There were no portable heaters in the common parts. If these are ever to be used, oil filled are the safest type.
Comment		N/A
Are fixed heating systems maintained annually (LGSR) or as part of the EICR program?		Assessor Findings
Comment		Kirklees Council has an annual gas servicing programme in place (LGSRs) to all properties that it owns and/or manages. This is reflected in the Fire Safety Management Plan and records are held centrally and available upon request. Current dashboard reporting for the LGSR programme is 99.8%

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

E - Cooking

Question	Answer	Details
Are reasonable measures in place to prevent fires as a result of cooking, including replacing filter(where necessary)?		No cooking facilities within communal areas. Cooking takes place within individual flats which falls outside the Regulatory Reform (Fire Safety) Order 2005.
Comment		N/A

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

F - Lightning

Question	Answer	Details
Does the building have a lightning protection system?		A lightning protection system has been provided for the block. No defects were noted at the time of this assessment.

Photos



Comment	Although there is no statutory requirement to test and inspect lightning protection Kirklees Council recognises its duty of care to ensure equipment installed is maintained in a safe condition Kirklees Council aims to comply with its duties for maintaining safe electrical equipment in accordance with BS 6651:1999 and BS EN/EIC 62305 parts 1-4 Lightning Protection Standard. This is reflected in the Fire Safety Management Plan and records are held centrally and available upon request.
---------	---

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

G - Housekeeping

Question	Answer	Details
Are combustible materials kept away from any sources of ignition, including gas and electrical intake cupboards?		No combustibles were noted as being located adjacent to any ignition sources at the time of this assessment.

Action Plans

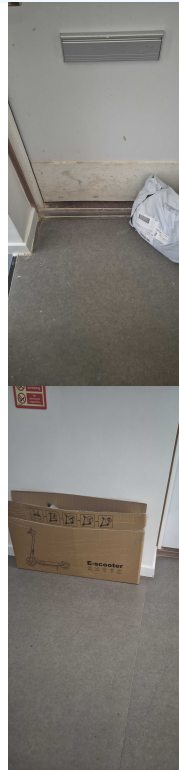
Item	Action Required	Required By	Priority	Category	Status	Assigned To
Action Taken					Taken On	Taken By
1	Before accepting the handover from the contractor it is recommended that an audit is undertaken of all the service risers and electrical cupboards to ensure all unnecessary items of rubbish and debris are removed.	06/05/2025	A	HOUSEKEEPING	Complete	Building Safety Team : [REDACTED]
	[REDACTED] to ensure all service riser/electrical cupboards are cleared by Wates. [REDACTED] to visit site 13.03.25. All cupboards clear of combustible items and waste, [REDACTED] and [REDACTED] from the asset team checked every floor riser and cupboards. Note: caretakers also carry out daily checks with any unwanted item being removed from communal areas.				13/03/2025	[REDACTED]
Comment		All areas were clear of combustible materials.				
Are the escape routes kept clear of items combustible materials or waste and free of any trip hazards?		Combustible materials were found to be located within the protected escape route.				

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2 G - Housekeeping

Question	Answer	Details
Comment		Some combustible materials were observed in the means of escape, this was reported at the time of assessment.

Photos



Are mobility scooters or electric vehicles stored in the means of escape?		No scooters or electric vehicles were stored in the means of escape.
Comment		Kirklees does not allow mobility scooters to be stored in communal areas, this is monitored on the routine communal inspections carried out by Housing Management.

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

H - Hazards Introduced by Contractors

Question	Answer	Details
Is there satisfactory control over works carried out in the building by contractors (e.g. hot work permits)?		Assessor Findings
Comment		It is the policy of Kirklees Council to ensure that the risk assessments and method statements of all internal employees and external contractors include the correct actions to take when carrying out works on the premises. For internal staff this process is managed by the SHE team and permits must be signed off before work can commence, for external contractor this managed depending on the type of work being carried out.
Is there satisfactory control over works carried in the building by outside contractors?		Assessor findings.
Comment		The majority of work carried out is done by the Kirklees Property Services team, where external contractors are used. All contractors are required to have the relevant accreditations for the work they are carrying out, this is managed and monitored through robust procurement and contract management.

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

I - Dangerous Substances

Question	Answer	Details
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?		No dangerous substances observed at time of assessment that would warrant a DSEAR assessment.
Comment		N/A

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

J - Other Significant Hazards

Question	Answer	Details
Are all issues deemed satisfactory? [1]		Assessor Findings

Action Plans

Item	Action Required	Required By	Priority	Category	Status	Assigned To
Action Taken					Taken On	Taken By
1	Kirklees is to review this FRA against the Fire Design Strategy and Regulation 38 information to ensure there are no conflicts or omissions. This should be undertaken by a competent Article 18 assistant.	06/05/2025	A	OTHER	Complete	Building Safety Team : [REDACTED]
Awaiting Regulation 38 O&Ms from the contractor Wates [REDACTED] will review once received. 28/03 - To be reviewed next week with [REDACTED] and [REDACTED]. [REDACTED] has emailed [REDACTED] in Assets to chase Wates for the handover packs 28.05.25. Information received as part of Reg 38 is incomplete. In addition there is a conflict in the fire strategy with the db levels in the communal areas requiring lowering as they conflict with the stay put strategy. Wates confirm the db levels in flats does not exceed 45db, info to be emailed over by [REDACTED]. SUBMITTED TO OPENVIEW ON DRAWINGS , ALL COMMUNAL SPACE'S OVER 65 DBAMBIENT IS 35 DBFLATS ARE BETWEEN 35 AND 40DB AS SHOWN ON DRAWINGS. See attached					01/10/2025	[REDACTED]
Comment		The Assessor was not provided with a copy of the Fire Design Strategy or the Regulation 38 information, a number of actions will be raised within the main body of the report. Kirklees should review the actions against the fire strategy and regulations 38 information. This review should include the cause and effect of the alarm systems and the AOV and sprinkler systems.				
Are all issues deemed satisfactory? [2]		No issues to report				

Action Plans

Item	Action Required	Required By	Priority	Category	Status	Assigned To
Action Taken					Taken On	Taken By
1	Kirklees and Wates to agree a handover procedure and to consider the use of a responsibilities matrix for use during the transition phase to ensure all protective and preventative measures are maintained and smoothly transitioned.	06/05/2025	A	MANAGEMENT/PROCEDURAL	Complete	Building Safety Team : [REDACTED]
[REDACTED] to review this with both Wates & Kirklees Asset team. PPM (Planned Preventative maintenance) during the 12 month defect period for the following systems has already been agreed and setup. - Fire Alarm (2 PPM Visits)- Evacuation Alarm (2 PPM Visits)- Sprinklers (1 PPM Visit)- AOV's (2 PPM Visits)- UPS (1 PPM Visit)- Subscription to SE Cloudlink (Bronze) Service (AOV's) – 12 Months					14/03/2025	[REDACTED]

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

J - Other Significant Hazards

Question	Answer	Details
Comment		An evacuation alarm is present and a legend is contained within the secure box.

Photos



Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

J - Other Significant Hazards

Question	Answer	Details
----------	--------	---------

Photos



Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

K - Means of Escape

Question	Answer	Details
Is the escape route design deemed satisfactory? (Consider current design codes)		The means of escape appears to be adequate from all areas.

Photos



Comment		The exact design of the refurbishment is unclear if it is based on approved document b or BS 9991. The means of escape to the protected staircase appear to be in accordance with approved document B. There are sprinklers throughout (including escape routes) and AOV in the protected staircase and the lobbies adjacent to the protected staircase. A communal fire alarm is also present. The building is purpose group 1 (A) with sprinklers for building regulations. See J1.
Is the fire-resisting construction (including any glazing) protecting escape routes and staircases of a suitable standard and maintained in sound condition?		Assessor Findings

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

K - Means of Escape

Question	Answer	Details
Comment		The premises is an HRRB and has been visited by the Local Authority Building Control on a number of occasions. The premises is under the regime of the Building Safety Regulator and it is assumed that the redevelopment would have gone through the gateway process. The assessor was advised that the Firefighting Stair is 120mins Fire Resisting and FD60s doors. This has not been confirmed see regulation 38 information above.
Is there adequate provision of exits (including exit Widths) for the numbers who may be present?		The exit provided is adequate for the maximum number of persons ever likely to need it to escape from a fire, taking into account the evacuation strategy in place for the building.
Comment		N/A
Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?)		The electromagnetic lock securing the final exit door is released using the push button release, which is located adjacent to the door. Green override box present. There are no revolving or sliding doors.
Comment		The Assessor was advised that the front entrance door is linked to the communal fire alarm and open on actuation of the fire alarm.

Photos



Do final exits open in the direction of escape where necessary?		The final exit door opens in the direction of travel.
Comment		N/A
Are travel distances satisfactory? (consider single direction and more than one direction, property risk profile and occupancy characteristics)		The travel distances from all areas are within the maximum distances recommended in national guidance.
Comment		See K1.
Are there suitable precautions for all inner rooms?		There are no inner rooms in the communal or landlord only parts at this address.
Comment		N/A
Are escape routes separated where appropriate?		There is just a single means of escape.

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

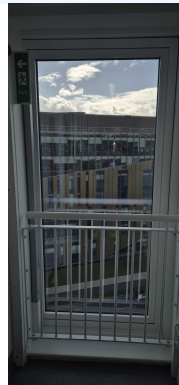
K - Means of Escape

Question	Answer	Details
Comment		Single-protected staircase, with AOV in the staircase and the lobbies directly adjacent to the staircase.
Are corridors sub-divided where appropriate?		The corridors do not require sub dividing
Comment		N/A
Do escape routes lead to a place of safety?		The escape staircase exits lead to a place of, "Ultimate Safety"
Comment		N/A
Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision)		Automatic or remotely operated vent systems are provided and are adequate at this premises.

Action Plans

Item	Action Required	Required By	Priority	Category	Status	Assigned To
Action Taken					Taken On	Taken By
1	The AOV are side opening and are protected by a 1.1 metres guard. However, the Assessor is of the opinion that there is a significant health and safety risk. Kirklees to liaise with Wates and ascertain the smoke calculations to confirm the free space required for the AOV. This should be in line with the Smoke Control Association guidance that the Assessor has sent to [REDACTED].	30/09/2025	AA	AUTOMATIC OPENING VENT	Complete	Building Safety Team : Building Safety Team
	[REDACTED] has spoken to [REDACTED] at AHR, guard rails are installed as per Part K Protection from falling, collision and impact. In addition, the AOV window openings are in line with the smoke calculations measured at the design stage. The building inclusive of new AOVS and guard rails has been signed off by Building Control and Issued with a completion certificate dated 08.05.25 see attached.				01/10/2025	[REDACTED]
Comment				AOV switched located on the floor and at the main entrance. The actual cause and effect of the system and commissioning system has not been seen by the Assessor. See J1.		

Photos



Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

K - Means of Escape

Question

Answer

Details

Photos



Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

K - Means of Escape

Question

Answer

Details

Photos



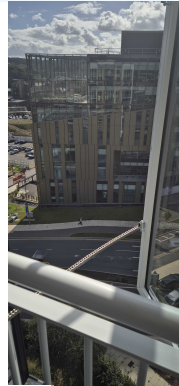
Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

K - Means of Escape

Question	Answer	Details
----------	--------	---------

Photos



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

There are no other issues that could affect the means of escape, for example plastic conduit/loose cables not secured by fire rated fastening.

Action Plans

Item	Action Required	Required By	Priority	Category	Status	Assigned To
Action Taken					Taken On	Taken By
1	Before accepting the building Kirklees should undertake an audit of the cables and pipes to ensure they are secured. This may not be an issue at the time of handover as the building was still undergoing some plastering works, but has been recorded as a finding at the time of assessment.	06/05/2025	A	MEANS OF ESCAPE	Complete	Building Safety Team : [REDACTED]
Wates to ensure all cabling is suitably fire rated and clipped and that all fire stopping is completed. Action complete. Clerk of Works continuing to monitor sign off and handover of works in accordance with required BS and works specification					28/03/2025	[REDACTED]
Comment					N/A	

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

L - Flat Entrance Doors

Question	Answer	Details
Are the sample inspection flat entrance door or doors in good condition and appropriately fire rated?		The front entrance doors appear to be 30 minute fire rated doors including three fire rated hinges, strips and seals and a self closer. Suitable labels or identification plugs were observed and are considered to be a fire rated in accordance with the identification

Photos



Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

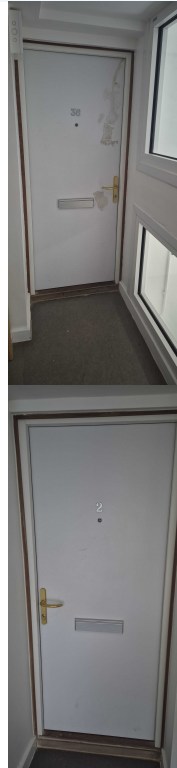
L - Flat Entrance Doors

Question

Answer

Details

Photos



Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

L - Flat Entrance Doors

Question	Answer	Details
----------	--------	---------

Photos



Action Plans

Item	Action Required	Required By	Priority	Category	Status	Assigned To
Action Taken					Taken On	Taken By
1	It is recommended that a Regulation 10 Fire Safety (England) Regulations 2022 door check is undertaken on the FEDs. This is due to the doors potentially being damaged during the refurbishment.	06/05/2025	A	REPAIR FIRE DOOR/FRAME	Complete	Assets :
Duplicate see Action ID: 95499 relating to Reg 10 FD checks					11/03/2025	

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

L - Flat Entrance Doors

Question	Answer	Details
Comment		The FEDs were installed before the refurbishment works were undertaken. It is recommended that a Regulation 10 Fire Safety (England) Regulations 2022 door check is undertaken on the FEDs this supports Article 17 of the RRFSO.

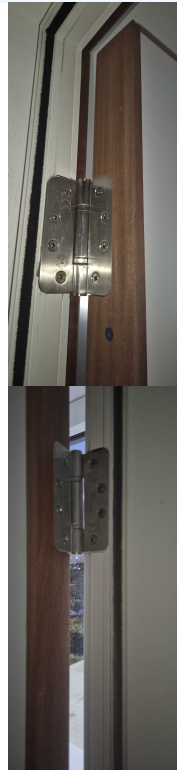
Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

M - Common Area Fire Doors

Question	Answer	Details
Are all common area fire door and frames in good condition and appropriately fire rated?		Assessor Findings

Photos



Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

M - Common Area Fire Doors

Question	Answer	Details
----------	--------	---------

Photos



Action Plans

Item	Action Required	Required By	Priority	Category	Status	Assigned To
Action Taken					Taken On	Taken By
1	Due to the number of issues identified during the assessment, for example doors not fitting correctly or damaged. it is recommended that a full fire door survey is undertaken before the building is handed back to Kirklees. It is accepted this might not be practical, therefore as a minimum a regulation 10 FSER check should be undertaken.	06/05/2025	A	MEANS OF ESCAPE	Complete	Assets :
Awaiting confirmation as to who is carrying out Reg 10 checks. 28/03 - FSER Regulation 10 checks to be completed. █ to escalate risk. █ Kirklees Technical Fire Officer has now commenced the FSER 10 checks. Quarterly communal doors checked 12.08.25					12/08/2025	█
Item	Action Required	Required By	Priority	Category	Status	Assigned To
Action Taken					Taken On	Taken By
2	Kirklees to confirm the fire rating of the metal riser cupboard doors. The doors should be installed in accordance with the design strategy. See J1.	06/05/2025	A	REPAIR FIRE DOOR/FRAME	Complete	Building Safety Team : █
█ to confirm with Wates w.c 24.02.25. Confirmed panel is 120 mins, information to be included in O&Ms as part of handover. Information available on End Systems portal.					11/03/2025	█
Comment				The premises has a number of doors that were existing, have been newly installed. In general, the doors appear appropriately fire rated and fitted with indication plugs or labels. The riser cupboards have been installed with metal doors which are suitably fire rated.		

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

N - Emergency Lighting

Question	Answer	Details
If emergency lighting is provided, is the coverage sufficient and in good repair? (Internal and external)		Emergency lighting is provided throughout the escape routes and the coverage is sufficient. It appears to be in accordance with BS 5266 Pt 1 2016 (See limitations statement)
Comment		N/A
If EL not provided, is borrowed/artificial lighting sufficient for escape? (Internal and external)		See N1
Comment		See N1

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

O - Fire Safety Signs and Notices

Question	Answer	Details
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)		There is adequate provision of visible fire safety signs and notices, including directional, exits, stairs, fire action notices, Fire door keep shut, fire equipment and 'do not use lift' signage

Photos



Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

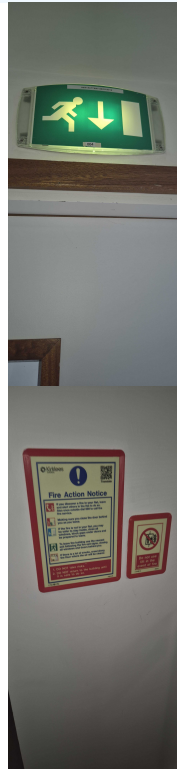
O - Fire Safety Signs and Notices

Question

Answer

Details

Photos

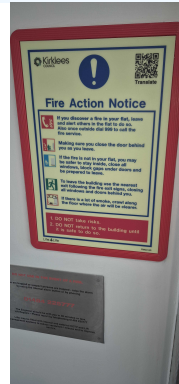


Pennington PAS79-2 Kirklees

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

Question	Answer	Details
----------	--------	---------

Photos



Comment

One lift serves the odd floors and one lift serves the even floors. Some signage indicating this would be useful for the Fire and Rescue Service.

Action Plans

Item	Action Required	Required By	Priority	Category	Status	Assigned To
Action Taken					Taken On	Taken By
1	Kirklees to consider placing signage on the lifts indicating which one serves odds and which one serves the even floors.	18/09/2027	D	MANAGEMENT/PROCEDURAL	In Progress	Building Safety Team : Building Safety Team
visit TBC by [REDACTED] / signage in process of being ordered.					30/10/2025	[REDACTED]

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

O - Fire Safety Signs and Notices

Question	Answer	Details
Wayfinding Signage (Existing buildings over 18 metres (HRRB) or 11m in new builds). Are there clear markings for flat and floor recognition provided?		There is Wayfinding Signage (buildings over 11 metres in height new build and 18m for existing buildings). Which provides clear markings for flat and floor recognition.

Photos



Comment

N/A

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

P - Means of Giving Warning in Case of Fire

Question	Answer	Details
Is a reasonable fire detection and fire alarm system provided in the common areas, where necessary?		Assessor Findings

Photos



Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

P - Means of Giving Warning in Case of Fire

Question

Answer

Details

Photos



Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

P - Means of Giving Warning in Case of Fire

Question	Answer	Details
----------	--------	---------

Photos



Action Plans

Item	Action Required	Required By	Priority	Category	Status	Assigned To
Action Taken					Taken On	Taken By
1	It was observed that the callpoint near the front door could be a source of ASB and UWFS. Therefore, it is recommended that this callpoint is isolated or replaced by a key switch callpoint.	04/02/2026	C	AFD AND ALARM	Complete	Building Safety Team : [REDACTED]
Manual call point has been installed in line BS5839-1 and has a plastic protective cover. Kirklees management will monitor ASB and UWFS, and review if these occur on a frequent basis. This area is covered by CCTV. Action complete.					28/03/2025	[REDACTED]

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

P - Means of Giving Warning in Case of Fire

Question	Answer	Details
----------	--------	---------

Action Plans

Item	Action Required	Required By	Priority	Category	Status	Assigned To
Action Taken					Taken On	Taken By
2	The sound pressure in the flats should not be 45Db(A) within the flat not the bedhead. This relates to the common alarm system only	18/12/2025	A	AFD AND ALARM	Complete	Building Safety Team : Building Safety Team
To be addressed under action id: 104090					01/10/2025	
Item	Action Required	Required By	Priority	Category	Status	Assigned To
Action Taken					Taken On	Taken By
3	Kirklees to confirm that when the communal fire alarm actuates it is not audible within the flats above a level of 45DB	06/05/2025	A	ELECTRICAL	Complete	Building Safety Team :
Wates to confirm - responded to email 11.03.25 and (Wates) is to instruct Openview to confirm audibility within flats.14/3 Openview on site on 14/3/25. Will be confirmed once works handed over. 02/04/25 in Assets has spoken to at Wates and an email confirming the audibility will be sent today. 03.04.25 Confirmed by both and Business Development Manager Openview via email that the FA engineers measured 45db or less at each of the bedheads whilst carrying out the commissioning.					03/04/2025	
Item	Action Required	Required By	Priority	Category	Status	Assigned To
Action Taken					Taken On	Taken By
4	Kirklees to confirm the cause and effect of the alarm system and the ancillary systems that are linked into the alarm system for example AOV, the lift (grounds on actuation) final exit releases and the installation specification (L5etc).	06/05/2025	A	AFD AND ALARM	Complete	Building Safety Team :
Wates to confirm - See attached cause and effect provided by contractor including ancillary systems linked					11/03/2025	
Comment				A communal alarm system is fitted to activate the AOV and other ancillary devices linked to the fire alarm. Manual call points were observed at the main entrance. The specification of the alarm is unclear.The lift shaft also has a Vesda system which is linked to the communal fire alarm system to provide early warning.Sounders were observed outside the flats, to support the stay put strategy the sound pressure in the flats should not be more than 45dB(A).At the time of assessment the main fire alarm panel had a fault, raised a job on the day of the assessment for Open view to attend and confirmation was sent to the Assessor so no action has been raised.		
If installed, is the common area AFD adequate for the occupancy and fire risk?				Assessor Findings		
Comment				See P1		
If not installed, are the premises deemed safe without a common area AFD system?				See P1 and P2		
Comment				N/A		

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

P - Means of Giving Warning in Case of Fire

Question	Answer	Details
If there is a communal fire detection and fire alarm system, does it extend into the dwellings?		The communal fire detection and fire alarm system, does not extend into the dwelling
Comment		N/A
Where appropriate, has a fire alarm zone plan been provided?		Fire alarm zone plan is provided and is correctly orientated in accordance with BS 5839 pt 1

Photos



Comment		N/A
Where appropriate, are there adequate arrangements for silencing and resetting an alarm condition?		The client has in place a clearly defined and communicated policy
Comment		The alarm is monitored by an ARc who has a procedure.
If applicable, is a separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?		From the flats inspected, Grade D, LD2 standard was installed.

Photos

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

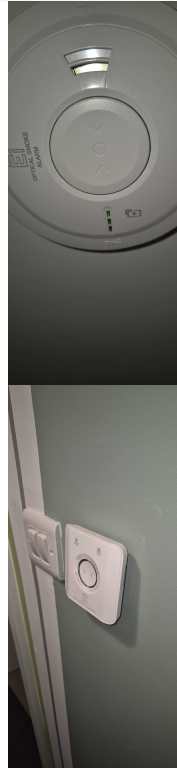
P - Means of Giving Warning in Case of Fire

Question

Answer

Details

Photos



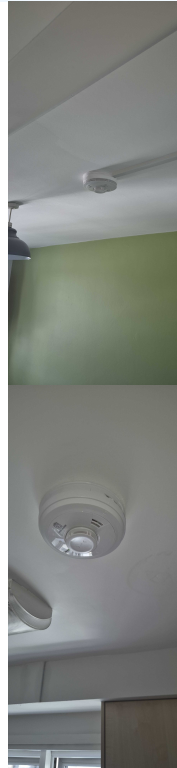
Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

P - Means of Giving Warning in Case of Fire

Question	Answer	Details
----------	--------	---------

Photos



Comment		Flat 2
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?		This is a general needs property and therefore no requirement.
Comment		N/A

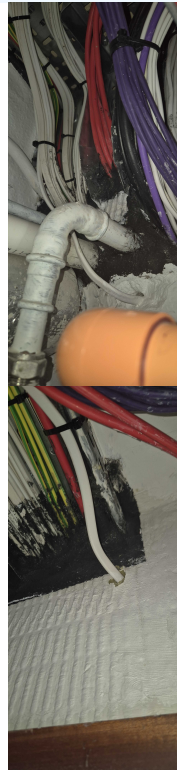
Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

Q - Measures to Limit Fire Spread and Development

Question	Answer	Details
Is there adequate levels of compartmentation between floors and between flats and the common escape routes?		This is a purpose built block, from a visual inspection there is no evidence was seen to doubt adequacy of the compartmentation.

Photos



Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

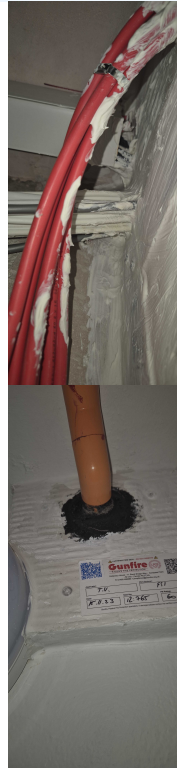
Q - Measures to Limit Fire Spread and Development

Question

Answer

Details

Photos



Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

Q - Measures to Limit Fire Spread and Development

Question	Answer	Details
----------	--------	---------

Photos



Action Plans

Item	Action Required	Required By	Priority	Category	Status	Assigned To
Action Taken					Taken On	Taken By
1	Minor breaches were observed in the electrical intakes room at ground floor and requires to be appropriately fire stopped.	18/12/2025	A	COMPARTMENTATION	Complete	Building Safety Team : Building Safety Team
To be addressed under action id: 104089					01/10/2025	
Comment			However, some minor breaches were located in the ground floor electrical intakes room.			
Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings)			No hidden voids were identified during this inspection. (A Type 3 Fire Risk Assessment (non-intrusive/non-destructive) is unable to provide full information in this regard).			
Comment			N/A			

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

Q - Measures to Limit Fire Spread and Development

Question	Answer	Details
Is there adequately fire protected service risers and/or ducts in common areas, that will restrict the spread of fire and smoke?		It was noted that the service risers and or ducts were suitable to restrict the spread of fire and smoke.
Comment		The risers were sampled and appear adequate to prevent the spread of fire or the products of combustion.
Is compartmentation maintained in the roof space?		This block has a flat roof. There are no roof spaces.
Comment		N/A
Are electrics, including embedded meters, enclosed in fire rated construction?		Assessor Findings

Action Plans

Item	Action Required	Required By	Priority	Category	Status	Assigned To
Action Taken					Taken On	Taken By
1	The electrical intake rooms and service risers have varying degree of fire stopping when services traverse the compartments. Kirklees to commission an audit of the fire stopping and develop a remediation plan.	06/05/2025	A	COMPARTMENTATION	Complete	Building Safety Team : [REDACTED]
	Wates to confirm fire stopping and accompanying documentation for the materials used. 28/03 - Information to be provided during handover. [REDACTED] has emailed [REDACTED] in Assets to chase Wates for the handover packs 28.05.25. Information received is incomplete. [REDACTED] have attended site with [REDACTED] and surveyed all the riser cupboards, bin chute rooms and electrical service room. Gunfire to return and complete fire stopping. 16/17th/October - Gunfire have now physically completed all the fire stopping. See attached. [REDACTED] has visited site 21.10 and taken pictures as evidence, bolster report will be uploaded to End Systems accordingly.				21/10/2025	[REDACTED]
	Comment					The standard of fire stopping is of a mixed standard.
	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?					There are no ventilation systems in the communal areas at this block.
	Comment					Individual flats are vented out via the nearest wall.
	Is there reasonable limitation of linings to escape routes that might promote fire spread?					It was not possible to confirm the FR of wall and ceiling linings. However, the existing finishes are in reasonable condition and do not appear to present a significant risk to fire spread or safe escape.
	Comment					N/A
	Are soft furnishings in common areas appropriate to limit fire spread/growth?					No soft furniture in the common areas
	Comment					N/A
	Does the premises have any external balconies, cladding or materials which may promote external fire spread?					The premises have external balconies, cladding or materials which has been assessed by a competent person and has determined that there is no fire risk.

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

Q - Measures to Limit Fire Spread and Development

Question	Answer	Details
Comment		New EWS system installed should meet the requirements of approved document b v2 2019 edition incorporating 2020 and 2022 amendments – for use in England 12.15 states "Regulation 7(2) applies to any building with a storey at least 18m above ground level (as measured in accordance with Diagram D6 in Appendix D) and which contains one or more dwellings; an institution; or a room for residential purposes. It requires that all materials which become part of an external wall or specified attachment achieve class A2-s1, d0 or class A1 in accordance with BS EN 13501-1, other than those exempted by regulation 7(3)."
Has a Fire Risk Appraisal of External Walls (FRAEW) in accordance with PAS 9980:2022 been undertaken?		No not required
Comment		N/A
Is a Fire Risk Appraisal of External Walls (FRAEW) in accordance with PAS 9980:2022 required? (Make reference to the External wall description)		N/A
Comment		N/A
Does the Fire Risk Appraisal of External Walls (FRAEW) in accordance with PAS 9980:2022 indicate any risk mitigation?		N/A
Comment		N/A
Are all other fire spread/compartmentation issues satisfactory?		Assessor Findings
Comment		N/A

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

R - Fire Extinguishing Appliances

Question	Answer	Details
If required, is there reasonable provision of accessible portable fire extinguishers?		There are no fire extinguishers provided in the communal areas.
Comment		N/A.

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

S - Relevant Automatic Fire Extinguishing Systems

Question	Answer	Details
Are there any automatic fire suppressant systems on site		A fire suppression system has been installed and is appropriate for the type and risk within the building.

Photos



Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

S - Relevant Automatic Fire Extinguishing Systems

Question	Answer	Details
----------	--------	---------

Photos



Action Plans

Item	Action Required	Required By	Priority	Category	Status	Assigned To
Action Taken					Taken On	Taken By
1	Kirklees to ensure the sprinkler in the bin chute room is appropriately sited, if not it should be relocated.	05/08/2025	B	BIN STORES	Complete	Building Safety Team : ██████████
Wates to confirm - 11.03.25 confirmed sprinkler is positioned as per contract drawings					11/03/2025	██████████
Item	Action Required	Required By	Priority	Category	Status	Assigned To
Action Taken					Taken On	Taken By
2	At the time of the assessment, the sprinkler system was offline due to a leak in the tank. WYFRS were informed is a portal. Kirklees to expedite the repair on the tank and reinsate the sprinklers	06/05/2025	A	OTHER	Complete	Assets :
As of 20.02.25 ██████████ confirms - There is a major issue with the sprinkler tank the bottom valve has come away which is causing the tank to leak. Vipond and Open View are on site from 14:00 today to have a meeting with Wates to as how this issue is going to be resolved, I will let you know the outcome but as of now the tank is drained and the system is off. Awaiting a date from Wates/Vipond to repair the system. As per ██████████ 24.02.25 An engineer is booked for the 10th March to carry out repairs to the sprinkler tank. 27/2/25 ██████████ Category downgraded as alarm is picking up all part 6 activations and calling fire service. ██████████ Sprinkler system now live and in working order as per ██████████ in the asset team 14.03.25 10:39am					14/03/2025	██████████
Comment		Kirklees to review the installation, the system should conform to BS 9251:2021 Cat 4.				

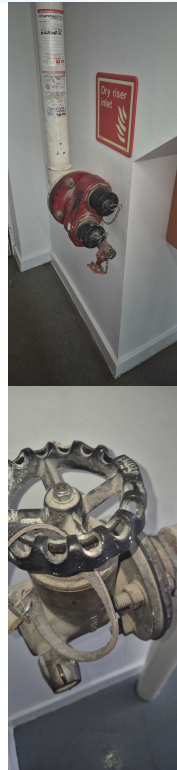
Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

S - Relevant Automatic Fire Extinguishing Systems

Question	Answer	Details
Are there any fixed fire fighting mains within the premises?		As would be expected for building of this height, a DRM is provided.

Photos



Comment		Inlet on ground floor outlets in lobby adjacent to the staircase.
---------	--	---

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

S - Relevant Automatic Fire Extinguishing Systems

Question	Answer	Details
Are there any Lifts and essential fire-fighting equipment (regulation 7) Fire Safety (England) Regulations 2022 installed?		Yes

Action Plans

Item	Action Required	Required By	Priority	Category	Status	Assigned To
Action Taken					Taken On	Taken By
1	Kirklees to ensure their duties under regulation 7 of the FSER 2022 are undertaken and recorded.	06/05/2025	A	SURVEYING/INSPECTION	Complete	Building Safety Team : Building Safety Team
These came into force in January 2023 confirmation required as to who is carrying these out? 28/03 - Fire Safety equipment monthly checks. FSER Regulation 7 checks to be completed. CV to escalate risk. Completed Sept 25 see attached.					01/10/2025	

Comment	What the regulations mean by “essential fire-fighting equipment” includes both equipment provided in buildings to fight fires and important fire safety features and facilities. The regulations provide a clear list of what a Responsible Person is required to check. Lifts for use by Firefighters. Evacuation lifts. Inlets for dry-rising mains. Inlets for wet-rising mains. Outlets for dry-rising mains. Outlets for wet-rising mains. Smoke control systems. Suppression systems. Fire detection and fire alarm systems including any detectors linked to ancillary equipment such as smoke control systems (in the common parts). Evacuation alert systems. Automatic door release mechanisms linked to fire alarm systems. Responsible Persons are also expected to report on any damage they discover during checks to the firefighting shaft during construction activity or by any other activity, such as vandalism (removed doors, smashed glass or other failure that allows smoke spread). It is unclear who is currently taking responsibility for the monthly checks.
---------	--

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

T - Procedures and Arrangements

Question	Answer	Details
Recommended evacuation strategy for this building is:		Stay Put
Comment		See P1
Has a competent person(s) been appointed to assist in undertaking the preventative and protective measures including in house checks?		Unknown.

Action Plans

Item	Action Required	Required By	Priority	Category	Status	Assigned To
Action Taken					Taken On	Taken By
1	Kirklees Council should develop a responsibility matrix to clearly define who is responsible for preventative checks including, maintenance testing of active and passive measures and who is responsible for the required checks under the Fire Safety (England) Regulations 2022.	23/12/2025	A	MANAGEMENT/PROCEDURAL	Complete	Building Safety Team : Building Safety Team
	Matrix to be drafted. Currently Caretakers carry out weekly Fire Alarm checks and document. PPM (Planned Preventative maintenance) during the 12 month defect period for the following systems has already been agreed and setup. Following this period procurement will take place for future testing and servicing. - Fire Alarm (2 PPM Visits)- Evacuation Alarm (2 PPM Visits)- Sprinklers (1 PPM Visit)- AOV's (2 PPM Visits)- UPS (1 PPM Visit)- Subscription to SE Cloudlink (Bronze) Service (AOV's) – 12 Months. Future Regulation 10 checks are to be undertaken by Watts Group and documented accordingly. Monthly Regulation 7 checks take place from the Building Safety Team with the last one taking place in Sept 25. Dry Riser Checks along with Bin Chutes are serviced and maintained by Churches.				07/10/2025	
Comment						Kirklees undertakes routine inspections of communal areas (frequencies for each building type can be found in the fire safety management plan), these inspections are carried out by Housing Management, Caretakers, and Retirement Living Officers.
Are there appropriate documented fire safety arrangements and procedures in place in the event of fire?						In addition to the FAN and tenants pack, fire safety advice is included in residents newsletter.
Comment						The Assessor was advised, induction packages are provided.
Are there suitable arrangements for liaison and calling the Fire Service?						Residents are expected to call the Fire and Rescue Service.
Comment						The communal alarm is monitored as well.
Are there suitable fire assembly points away from any risk?						General needs property no fire assembly point required. Once outside, residents can move freely to a safe distance away from the premises. Assembly point(s) are any safe place clear of the building.
Comment						N/A
Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?						This premises is down as a general needs block. However, no evidence of any procedures were observed in regards to the evacuation of any potential disabled persons.
Comment						The suitability of residents and the need for a PCFRA or a PEEP is captured as part of the letting process.

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

T - Procedures and Arrangements

Question	Answer	Details
Are staff nominated and trained on the use of fire extinguishing appliances?		No staff onsite
Comment		N/A
Are staff nominated and trained to assist in evacuation (Where applicable e.g. Offices, supported schemes)?		No staff on site
Comment		N/A

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

U - Training

Question	Answer	Details
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)		Staff do 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)
Comment		No permanent members of staff on site.
Are employees nominated to assist in the event of fire given additional training?		No employees on site
Comment		N/A

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

V - Testing and Maintenance

Question	Answer	Details
Are all fire safety provisions for the building (AFD, Emergency Lighting, sprinklers etc.) routinely tested, maintained and recorded?		Assessor Findings
Comment		It is the Policy of Kirklees Council to carry out regular servicing and ongoing maintenance of the fire safety provisions that it owns and/or manages. This is reflected in the Fire Safety Management Plan and records are held centrally and available upon request. See T section.

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

W - Records

Question	Answer	Details
Is all staff training including fire drills suitably recorded and available for inspection?		All routine testing and staff training including fire drills suitably recorded and were available for inspection.
Comment		N/A

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

X - Premises Information Box

Question	Answer	Details
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?		Assessor Findings

Action Plans

Item	Action Required	Required By	Priority	Category	Status	Assigned To
Action Taken					Taken On	Taken By
1	Review the content of the SIB in accordance with the FIA code of practice.	04/02/2027	D	OTHER	Complete	Building Safety Team : ██████████
28/03 - ████████ to visit site next week and check the content within the PIB. PIB reviewed it requires updating, outdated information in the box documents/plans to be collated and stored in the PIB. In addition any PEEPs info for residents to be stored. To note the PIB is also checked and reviewed as part of the monthly (FSER) Reg 7 building safety checks, this ensures there is always oversight of the PIB Contents.					05/11/2025	██████████
Item	Action Required	Required By	Priority	Category	Status	Assigned To
Action Taken					Taken On	Taken By
2	It is recommended that the Fire Box is used for housing test records and a separate PIB preferably a Gerda style box is used for storing information for the Fire and Rescue Service. There already is an action on ██████████ to update the PIB information following the last FRA which is in progress.	19/03/2026	B	MANAGEMENT/PROCEDURAL	Complete	Building Safety Team : Building Safety Team
To be address under action id: 104091					01/10/2025	██████████
Comment		The SIB is being used to store records as well this is not good practice.				
Does the Responsible Person have a process to meet the requirements of Floor plans and building plan (regulation 6) Fire Safety (England) Regulations 2022? (HRRB only)		The requirements of regulation 6 of the Fire Safety England Regulations 2022 do not appear to have been met..				
Comment		See action regarding FIA code of practice which is in progress.				

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

Y - Engagement with Residents

Question	Answer	Details
Has all Fire Safety information & procedures been disseminated to the residents to meet the requirements of the Fire Safety (England) Regulations, Regulation 9 and 10?		All Fire Safety information & procedures have been disseminated to the residents. This has been confirmed by the client.
Comment		The assessor was verbally informed that residents are provided with an induction package

Pennington PAS79-2 Kirklees

Detailed Risk Assessment Part 2

Z - Any Other Information

Question	Answer	Details
Does the Responsible Person need to Co-operate and Co-ordinate under Article 22 of the Fire Safety Order which requires all parties to cooperate, where two or more responsible persons have duties in respect of the Order.		Unknown

Action Plans

Item	Action Required	Required By	Priority	Category	Status	Assigned To
Action Taken					Taken On	Taken By
1	Kirklees to confirm that they cooperate and coordinate with Wates as they both have duties under the RRFSO.	06/05/2025	A	OTHER	Complete	Building Safety Team : Building Safety Team
Kirklees and Wates have regular contract meetings (minutes taken and can be provided upon request). In addition, regular joint site visits are undertaken with Kirklees assets, fire team and Wates site team.					11/03/2025	[REDACTED]
Comment		It is unknown if lease holders are present within the block, if they are Kirklees should clearly communicate with the leaseholders regarding their potential duties under the RRFSO				
Are all issues deemed satisfactory?		Yes				

Action Plans

Item	Action Required	Required By	Priority	Category	Status	Assigned To
Action Taken					Taken On	Taken By
1	Kirklees to ensure a legend/list is included inside the secure box to identify the flats/floors to be evacuated.	05/08/2025	B	MANAGEMENT/PROCEDURAL	Complete	Building Safety Team : [REDACTED]
[REDACTED] has confirmed this is now installed, see attached evidence.					20/02/2025	[REDACTED]
Comment		N/A				

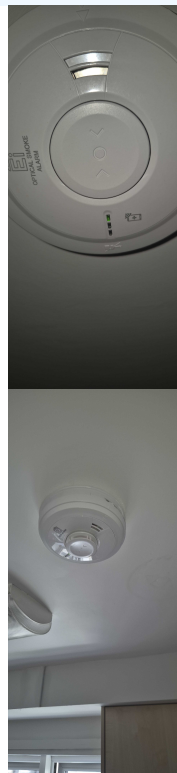
Pennington PAS79-2 Kirklees

Type 3 FRAs

Type 3 FRAs

Question	Answer	Details
Was access available to carry out a Type 3?		Yes
1.1 Flat / Property Number:		Flat 2.
1.2 Has a Type 3 dwelling survey been performed?		Yes
1.3 Is there appropriate detection in place?		Yes

Photos



Pennington PAS79-2 Kirklees

Type 3 FRAs

Type 3 FRAs

Question	Answer	Details
----------	--------	---------

Photos



2.1 Mains Smoke Detector in Hall		Yes
2.2 Main Smoke Detector in Lounge		Yes
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 Any other protection		No
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 0.33m ² with no single dimension smaller than 450mm.		N/A

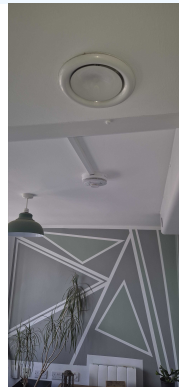
Pennington PAS79-2 Kirklees

Type 3 FRAs

Type 3 FRAs

Question	Answer	Details
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, fans are directly extracted.

Photos



3.4 Are there any missing internal doors?		No
3.5 Is the fixed electrical test in date?		Yes

Photos



3.6 Are there any signs of hoarding?		No
3.7 Is the cooker in a safe position?		Yes

Pennington PAS79-2 Kirklees

Type 3 FRAs

Type 3 FRAs

Question	Answer	Details
3.8 Assessor's Miscellaneous Comments or observations -please consider compartmentation within the flat or anytenant alterations?		Sprinklers were installed throughout the flat.

Pennington PAS79-2 Kirklees

Assessment Risk Ratings

Likelihood of Fire

Question	Answer	Details
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

Pennington PAS79-2 Kirklees

Assessment Risk Ratings

Potential Consequences of Fire

Question	Answer	Details
Taking into account the nature of the building and occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:		Slight Harm

Pennington PAS79-2 Kirklees

Assessment Risk Ratings

Premises Risk Rating

Question	Answer	Details
Accordingly, it is considered that the risk to life from fire at these premises is:		Tolerable
On satisfactory completion of all remedial works the risk rating of this building may be reduced to		Tolerable

Pennington PAS79-2 Kirklees

Assessment Risk Ratings

Limitations Statement

Question	Answer	Details
Limitations Statement		As per contract.

Pennington PAS79-2 Kirklees

Risk Level Estimator

Risk	Potential Consequence of fire
Likelihood of fire	Grand Total
Grand Total	

Pennington PAS79-2 Kirklees

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 the premises is:

In this context, a definition of the above terms is as follows:

Taking into account the nature of the building and the 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 the life safety in the event of fire would be:

In this context, a definition of the above term is as follows:

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

Normal

Risk Level	Actions and timescale
Very High	
High	
Normal	
Low	
Very Low	
Archive	

Pennington PAS79-2 Kirklees

Document & Quality Control

Assessor: Pennington

Date: 18/09/2025 14:11:30

Signature:

Quality Assured By:

Date:

Signature:

Certificate Ref:

Pennington PAS79-2 Kirklees

Legislation

Note

Pennington PAS79-2 Kirklees