

Fire Risk Assessment

Property assessed: 1-58 Clifford Lamb Court
Hillingdon Drive Manchester M9
7DB

Client: Northwards Housing

UPRN: 626540000B0

Property Classification: Level 1

Document Print Date: 02/12/2019



FRA Inspection Date: 24/10/2018
FRA Issued to Client: 30/11/2018
FRA valid to: 30/11/2019
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Please Note - The Action Plan within this report will update to reflect the status of each recommendation as at the date on which the report is generated. Please refer to the Document Print Date on the cover page.

1 Executive Summary



1.1 Compliance and Risk Record

Property Classification	Level 1
BAFE SP205 -1 Certificate Number	Refer to Master Property List
Responsible Person	Northwards Housing
Assessment Completed by	Paul Murley
Assessment Checked by	John Herbison
Date of inspection	24/10/2018
Date of Assessment Issue to Client	30/11/2018

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 this property is:	Medium
Taking into account the nature of the property and occupants, as well as 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
The derived assessment risk rating of the property is:	Moderate
On satisfactory completion of all remedial works the risk rating of this property may be reduced to:	Tolerable
Recommended Reassessment Date	30/11/2019

1.2 Recommendation Summary

Priority	Number of recommendations not complete		
	From previous assessments	At time of assessment	At report print date
U	0	0	0
A	0	6	6
B	0	4	4
C	0	8	8
R	0	1	1
Man1	0	2	2
Man2	0	16	16





Note: See section 3.4 for the timescales associated with each priority in the table above.

1.3 Evacuation Strategy






Evacuation strategy for this property at time of assessment	Stay Put
Notes	The property is a purpose built block with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.
Recommended evacuation strategy for this property	Stay Put


2 Action Plan



2.1 Recommendations from this Assessment



Details		Comments/recommendations	Photo
Question	M.1	<p>Comment: All common area fire doors and/or frames appear to be appropriately fire rated (original FD30 fire doors) except the communal lounge door, which is a composite door, and the residents store cupboard doors (on the egress route from the laundry) (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). The pipe riser doors in the stair lobbies do not need to be fire rated.</p>	
Section	Common Area Fire Doors		
Action ID	107819		
Quantity		<p>Recommendation: Regarding the communal lounge door, MHCLG advise that composite doors should have test evidence demonstrating they meet the performance requirement in Building Regulations guidance for fire resistance and smoke control from both sides. Management should confirm that suitable fire door test certificates are held and that these relate to the doors fitted. If adequacy cannot be confirmed it may be necessary for doorsets to be replaced under a risk-based programme.</p>	
- Known	1		
- Potential	N/A		
Priority	A	Due Date: 04/12/2019	Client Status: Assigned
Question	B.3	<p>Comment: There was evidence of smoking in the common area in the form of cigarette butts on the stairs between the fifth and sixth floors.</p>	
Section	Smoking Policies		
Action ID	107800		
Quantity		<p>Recommendation: Management should confirm/ensure that the policy in relation to smoking within the common areas is enforced through communication with residents/employees or other building users.</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 04/12/2019	Client Status: Assigned
Question	D.4	<p>Comment: It could not be confirmed that the portable space heating provided within the common areas was adequate and safe.</p>	
Section	Space Heating		
Action ID	107799		
Quantity		<p>Recommendation: The electric fire in the community lounge should be subject to PAT testing.</p>	
- Known	1		
- Potential	N/A		
Priority	Man1	Due Date: 04/12/2019	Client Status: Assigned
Question	L.6	<p>Comment: No adequate self-closing devices were fitted to sampled flats 12, 39 and 40 entrance doors. No access to other flats.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	107814		
Quantity		<p>Recommendation: Effective self-closing devices should be fitted to the doors of flats 12, 39 and 40.</p>	
- Known	3		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned





Question	M.1	<p>Comment: All common area fire doors and/or frames appear to be appropriately fire rated (original FD30 fire doors) except the communal lounge door, which is a composite door, and the residents store cupboard doors (on the egress route from the laundry) (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). The pipe riser doors in the stair lobbies do not need to be fire rated.</p>	
Section	Common Area Fire Doors		
Action ID	107820		
Quantity		<p>Recommendation: The residents' store cupboard doors in the passage to the laundry should be replaced with lockable FD30S fire doors, including appropriate 'Fire door keep locked' signage to the outer face.</p>	
- Known	8		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned
Question	M.4	<p>Comment: Fanlights above residents' cupboard doors and the laundry do not appear to be appropriately fire rated.</p>	
Section	Common Area Fire Doors		
Action ID	107821		
Quantity		<p>Recommendation: 30 minute fire resisting material should be installed in the fan lights above the laundry (full length of the room) and above the residents' stores.</p>	
- Known	12		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned
Question	M.5	<p>Comment: Not all common area fire doors are fitted with adequate self-closing devices were required - There was no self-closing device fitted to the communal lounge door.</p>	
Section	Common Area Fire Doors		
Action ID	107822		
Quantity		<p>Recommendation: An effective self-closing device should be fitted to the communal lounge door (see also question M1).</p>	
- Known	1		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned
Question	M.7	<p>Comment: Other common area fire door issues noted at the time of inspection include - The riser door next to flat 28 was not fitted with a lock.</p>	
Section	Common Area Fire Doors		
Action ID	107825		
Quantity		<p>Recommendation: Recommend a lock is required for the riser door next to flat 28..</p>	
- Known	1		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned
Question	L.9	<p>Comment: Other flat entrance door issues noted at the time of inspection include - the glass to flat 13 entrance door was cracked.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	107818		
Quantity		<p>Recommendation: The left hand glass panel to flat 13 should be replaced with 30 minute (insulated) fire rated glass.</p>	
- Known	1		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned

Question	Q.5	<p>Comment: A waste chute is provided in the building, which is located in a permanently ventilated area, separated from the escape route by fire resisting construction of at least 30 minutes. The hopper door on the seventh floor is not fully self-closing. A fusible link damper is fitted to the base of the waste chute.</p>	
Section	Limiting Fire Spread		
Action ID	107839		
Quantity		<p>Recommendation: The defective hopper door to the waste chute on the seventh floor should be repaired or replaced as required.</p>	
- Known	1		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.7	<p>Comment: The electrical intake/meter enclosure did not appear to be adequately fire-resisting due to several cable penetrations with inadequate fire stopping.</p>	
Section	Limiting Fire Spread		
Action ID	107840		
Quantity		<p>Recommendation: The hole/s noted should be sealed with a suitable fire-stopping material such as an intumescent paste. Period of fire resistance required is 60 minutes.</p>	
- Known	4		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	V.9	<p>Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out (did not work when tested).</p>	
Section	Testing and Maintenance		
Action ID	107852		
Quantity		<p>Recommendation: The Fire Service drop key override should be repaired.</p>	
- Known	1		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	A.4	<p>Comment: Portable Appliance Testing was confirmed as taking place annually however a number of items would appear to have been missed (no PAT labels seen in the residents lounge).</p>	
Section	Electrical Ignition Sources		
Action ID	107797		
Quantity		<p>Recommendation: Management should confirm/ensure that all portable electrical appliances in common areas are inspected and tested annually and records kept on-site or in a central database.</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	A.6	<p>Comment: The use of multi-way adaptors and/or extension leads observed during the inspection was not considered acceptable (no PAT labels).</p>	
Section	Electrical Ignition Sources		
Action ID	107798		
Quantity		<p>Recommendation: The adaptors and/or leads being used should be checked by a competent person to confirm that they are adequate for the electrical loading in use.</p>	
- Known	1		
- Potential	N/A		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned

Question	K.7	Comment: It could not be ascertained whether the electrical access control systems fitted to escape route doors/gates are provided with override facilities and/or are designed to 'fail safe' on power failure.		
Section	Means of Escape			
Action ID	107801			
Quantity		Recommendation: Management should confirm that the secure door entry system continues to operate in the event of a power failure, or fails safe to open. If not, an emergency override facility will be required.		
- Known	0			
- Potential	2			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	K.16	Comment: There was no evidence of occupation in the building by people with disabilities at the time of inspection		<p>No image available</p>
Section	Means of Escape			
Action ID	107803			
Quantity		Recommendation: Management should encourage tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. A contact reference for this assistance should be added to the fire action notices for the premises.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	L.1	Comment: Flat entrance doors/frames are a mix of original 'notional' timber fire doors and replacement composite fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).		<p>No image available</p>
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	107809			
Quantity		Recommendation: As flat entrances have been fitted with composite doorsets, MHCLG advise that these should have test evidence demonstrating they meet the performance requirement in Building Regulations guidance for fire resistance and smoke control from both sides. Management should confirm that suitable fire door test certificates are held and that these relate to the doors fitted. If adequacy cannot be confirmed it may be necessary for doorsets to be replaced under a risk-based programme.		
- Known	0			
- Potential	57			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	L.1	Comment: Flat entrance doors/frames are a mix of original 'notional' timber fire doors and replacement composite fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).		<p>No image available</p>
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	118629			
Quantity		Recommendation: As flat entrances have been fitted with composite doorsets, an intrusive inspection should be carried out to confirm the adequacy of the fixings and firestopping between the frame and the wall.		
- Known	0			
- Potential	57			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	

Question	L.6	Comment: No adequate self-closing devices were fitted to sampled flats 12, 39 and 40 entrance doors. No access to other flats.	No image available
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	107815		
Quantity		Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that self-closers are fitted and remain effective.	No image available
- Known	0		
- Potential	54		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	L.7	Comment: No intumescent strips and cold smoke seals were fitted to sampled flats 12, 39 and 40 entrance doors. No access to other flats.	No image available
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	107817		
Quantity		Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that strips and seals are fitted and remain effective.	No image available
- Known	0		
- Potential	54		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	P.5	Comment: Grade D smoke alarms were noted within the entrance hallways of sample flats 12, 39 and 40. No access to other flats. The smoke alarm in flat 40 was temporarily covered whilst the resident was painting.	No image available
Section	Means of Giving Warning in Case of Fire		
Action ID	107831		
Quantity		Recommendation: Flats not sampled at the time of this inspection should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS5839-6:2014.	No image available
- Known	0		
- Potential	54		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.2	Comment: There are fixed false ceilings in the flat/lift lobbies and boxed-in services ducts within the common areas of unknown construction. It is not possible to check compartmentation behind without intrusive inspection, although where access was possible the fire stopping did not appear to be adequate.	
Section	Limiting Fire Spread		
Action ID	107836		
Quantity		Recommendation: Management should undertake an intrusive inspection of the hidden voids behind the fixed false ceilings in the flat/lift lobbies to confirm/ensure that compartmentation within is adequate.	
- Known	0		
- Potential	12		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned

Question	Q.2	<p>Comment: There are fixed false ceilings in the flat/lift lobbies and boxed-in services ducts within the common areas of unknown construction. It is not possible to check compartmentation behind without intrusive inspection, although where access was possible the fire stopping did not appear to be adequate.</p>	
Section	Limiting Fire Spread		
Action ID	107837		
Quantity		<p>Recommendation: A sample check should be made of the boxed-in heating pipework to confirm that the construction is adequately fire resisting and that compartmentation behind has not been compromised at services penetrations etc.</p>	
- Known	0		
- Potential	24		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.13	<p>Comment: No information was available on site to confirm if the external wall rain screen cladding/insulation system met the requirements of the Building Regulations with regards to limited combustibility and surface fire spread requirements.</p>	
Section	Limiting Fire Spread		
Action ID	107845		
Quantity		<p>Recommendation: Management should confirm that the external wall rain screen cladding/insulation system meets Building Regulations requirements with regards to limited combustibility and surface fire spread properties.</p>	
- Known	0		
- Potential	1		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	T.3	<p>Comment: No suitable record of the fire safety arrangements for the building was available for inspection during the inspection.</p>	<p>No image available</p>
Section	Procedures and Arrangements		
Action ID	107849		
Quantity		<p>Recommendation: Management should confirm/ensure that a suitable documentary record of the fire safety arrangements for the building is held within the building. This should cover all arrangements for general fire safety management and should include a plan for responding in the immediate aftermath of a fire incident.</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	T.10	<p>Comment: It is not known if liaison with the local Fire and Rescue Service takes place.</p>	<p>No image available</p>
Section	Procedures and Arrangements		
Action ID	107851		
Quantity		<p>Recommendation: Management should confirm/ensure appropriate liaison takes place with the local Fire and Rescue Service and that familiarisation visits are carried out. Records of all engagement should be kept on-site or in a central database.</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned

Question	V.9	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out (did not work when tested).		
Section	Testing and Maintenance			
Action ID	107853			
Quantity		Recommendation: Management should confirm/ensure that the drop key override switch facilities for Fire and Rescue Service access are inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	W.1	Comment: No log book was available on site during the inspection (emergency lighting only).		<p>No image available</p>
Section	Records			
Action ID	107854			
Quantity		Recommendation: Management should confirm/ensure that a fire safety log book is provided to enable recording as required of all relevant fire safety events such as fire drills, routine checks, Fire and Rescue Service visits, fire safety systems testing, staff training etc. as appropriate.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	K.14	Comment: The stairs are not provided with adequate permanent or manually operated ventilation openings for the control of smoke. Stair lobbies and refuse chute lobbies have permanent vents.		
Section	Means of Escape			
Action ID	107802			
Quantity		Recommendation: Smoke ventilation should be provided in the stairwell as a 1m2 automatic openable vent at the head of the stairs.		
- Known	1			
- Potential	N/A			
Priority	C	Due Date: 04/06/2021	Client Status: Assigned	
Question	L.7	Comment: No intumescent strips and cold smoke seals were fitted to sampled flats 12, 39 and 40 entrance doors. No access to other flats.		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	107816			
Quantity		Recommendation: Intumescent strips and smoke seals should be fitted to the doors of flats 12, 39 and 40.		
- Known	3			
- Potential	N/A			
Priority	C	Due Date: 04/06/2021	Client Status: Assigned	
Question	M.6	Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals, except for the communal lounge door and the eleventh floor refuse chute lobby door.		
Section	Common Area Fire Doors			
Action ID	107823			
Quantity		Recommendation: The communal lounge fire door should be fitted with intumescent strips and smoke seals.		
- Known	1			
- Potential	N/A			
Priority	C	Due Date: 04/06/2021	Client Status: Assigned	

Question	M.6	<p>Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals, except for the communal lounge door and the eleventh floor refuse chute lobby door.</p> <p>Recommendation: The refuse chute lobby door on the eleventh floor should be fitted with intumescent strips and smoke seals.</p>	
Section	Common Area Fire Doors		
Action ID	107824		
Quantity			
- Known	1		
- Potential	N/A	Due Date: 04/06/2021	Client Status: Assigned
Question	O.2	<p>Comment: Fire door signage is not considered adequate. Some communal area fire doors were not fitted with fire door signage, e.g. the communal lounge door, several flat/lift lobby doors, the inside of the door to the laundry corridor, several stair lobby riser doors, both residents cupboards on the second and fifth floors.</p> <p>Recommendation: Provide 'Fire door keep locked' and/or 'Fire door keep shut' notices to common area fire doors as noted.</p>	
Section	Fire Safety Signs and Notices		
Action ID	107829		
Quantity			
- Known	25		
- Potential	N/A	Due Date: 04/06/2021	Client Status: Assigned
Question	O.4	<p>Comment: 'In event of fire do not use lifts' signage has not been provided adjacent to the doors to the lift at each floor level (included in the fire action notices but not prominent enough).</p> <p>Recommendation: Provide prominent 'In event of fire do not use lifts' signage adjacent to the doors to the lift at each floor level, separate from the fire action notices.</p>	
Section	Fire Safety Signs and Notices		
Action ID	107830		
Quantity			
- Known	12		
- Potential	N/A	Due Date: 04/06/2021	Client Status: Assigned
Question	O.5	<p>Comment: Other fire safety signs issues noted include the dry riser inlet was signed as an outlet.</p> <p>Recommendation: The dry riser inlet should be signed as such.</p>	
Section	Fire Safety Signs and Notices		
Action ID	107847		
Quantity			
- Known	1		
- Potential	N/A	Due Date: 04/06/2021	Client Status: Assigned
Question	R.2	<p>Comment: The provision of portable fire extinguishers is not considered appropriate in the communal lounge and laundry as there is limited staff presence and residents have not been trained in their safe use.</p> <p>Recommendation: Both fire extinguishers and associated signage should be removed from the communal lounge and the laundry as residents are untrained in their safe use. Extinguishers can be retained in staff areas such as electrical intake or plant rooms etc. for use by trained staff or maintenance personnel.</p>	
Section	Fire Extinguishing Appliances		
Action ID	107846		
Quantity			
- Known	1		
- Potential	N/A	Due Date: 04/06/2021	Client Status: Assigned

Question	Q.12	Comment: No information was available to confirm the suitability and compliance of the curtains and drapes in the communal lounge with BS 5867-2: 2008.	
Section	Limiting Fire Spread		
Action ID	107844		
Quantity		Recommendation: When it is time for renewal, the curtains/drapes within the common area should be replaced with ones which comply with BS 5867-2: 2008 Type B and are labelled accordingly.	
- Known	1		
- Potential	N/A		
Priority	R	Due Date: N/A	Client Status: Assigned



3 Introduction and Scope



3.1 Limitations of this assessment

This fire risk assessment report represents the Fire Risk Assessment Company's understanding for the current building designs and use, the fire strategy and proposed evacuation procedures. It is to provide an assessment of the risk to life from fire and does not address building or property protection or business continuity. The report is not an assurance against risk and is based on the best judgement of the consultant involved. The assessment may rely on information given by others and no liability is accepted for the accuracy of such information. Should any of the properties (or their operations) change in any way the risk assessments should be updated accordingly. In addition, it is recommended that this fire risk assessment is reviewed at least annually. Each fire risk assessment identifies areas to which access was not available during the inspection. In certain instances, we may have made recommendations for further inspection in the report, however as general guidance we would recommend that the 'no access' areas are inspected as soon as possible.

3.2 Legislation

This fire risk assessment has been carried out to meet the requirements of The Regulatory Reform (Fire Safety) Order 2005 [the Order]. The following is a summary description of some of the key articles listed in the Order:

Article 3	Defines the responsible person as a.) the employer, b.) the person in control of the premises, or b.ii) the owner/landlord.
Article 4	Defines the meaning of general fire precautions
Article 5	States 'a person in control of the premises' may be a person who has an obligation for the maintenance / repair of the premises or the safety in the premises.
Article 6	Lists exemptions, which includes domestic premises occupied as a single private dwelling.
Article 8	Requires general fire precautions are undertaken to ensure the safety of employees / relevant persons.
Article 9	Requires the responsible person to carry out a fire risk assessment. This assessment must be reviewed regularly and if there is reason to suspect that it is no longer valid there has been a significant change.
Article 11	Defines the responsible person as a.) the employer, b.) the person in control of the premises, or b.ii) the owner/landlord.
Article 13	Requires the recording of significant findings from the fire risk assessment, where a.) five or more people are employed, b.) a licence under an enactment is in force, or c.) an alterations notice is in force.
Article 14	Requires that escape routes and exits are kept clear and accessible at all times.
Article 15	Highlights the need for fire drills and competent persons to assist in their undertaking.
Article 17	Requires suitable maintenance of fire safety facilities and equipment.
Article 19	Requires communication with employees, including the significant findings of the fire risk assessment.
Article 20	Requires that any external employers / employees who are working (or have staff working) in premises are provided with relevant information on the risks and the preventive and protective measures in place.
Article 21	Requires that employees are provided with suitable and appropriate training.
Article 22	Requires co-operation / coordination where two or more responsible persons share duties in premises.
Article 23	Lists the general duties of employees at work.

3.3 Risk Level

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.

It should be noted that, although the purpose of estimating the risk level 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 and a reassessment completed by the date recommended in this report.

3.4 Recommendation Priorities

All recommendations made for remedial action as result of the fire risk assessment are assigned a priority in this report. The priorities used have an associated timescale for completion of the recommendations. These are as follows:

Recommendation Priorities:	Recommended Timescales
U	1 day
A	3 months
B	12 months
C	24 months
R	Unlimited
Man1	1 month
Man2	6 months

The above timescales may be altered when the action plan for the premises is collated with other properties in the stock. Please refer to the collated action plan in the Client Portal.

4 Property Details



UPRN	626540000B0
Number Range	1-58
Building Name	Clifford Lamb Court
Street Number	
Street	Hillingdon Drive
City/Town	Manchester
Postcode	M9 7DB
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	12
Total No. of Floors (common area only)	12
Total No. of Storeys (ground and above)	12
Ground Floor Area (m ²) (if applicable)	N/A
Total Area of All Floors (m ²) (if applicable)	N/A
Building Layout Description	A 12 storey purpose built block of 57 flats. Ground floor entrance hallway leads to flats 1 and 3, community lounge (converted from flat 2), Caretaker's room, laundry, main electrical intake, 4 redundant cupboards with 6 doors (previously electric and gas risers). The passage to the laundry has 8x residents cupboards. Another passage leads to the main electrical intake, the bin store, 2x cupboards and the water tanks and pumps, including the pumps for the geothermal heating system. The first to the eleventh floors are all accessed via a single stair to a lobby with access to the refuse chute lobby, a redundant pipe riser and the flats/lift lobby. There are 5 flats, 2x riser cupboards and a dry fire-main riser on each floor. The stairs continue to the roof where there are redundant plant rooms and the lift motor room. There are 2 lifts calling at alternate floors.
Extent of Common Areas (area assessed)	All ground floor except flats 1 and 3. Roof top plant rooms and lift motor room. Single stairs. Stair lobby and lift/flat lobby on each floor.
Areas of the building to which access was not available.	All flats except flats 12, 39 and 40. Residents cupboards. Pipe risers in flat/lift lobbies.
Total number of Flats/Bedsits/Bedrooms (as applicable)	57
Number accessed off the Common Area	57
Flats/Bedsits/Bedrooms sample inspected	Flats 12, 39 and 40.
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	4
Block Accessibility	Level
Total No. of Common Staircases	1

Construction Information	
Construction Type	Concrete Frame
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1970
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Precast Concrete Panels
External Wall Finish Type	Brick to ground floor, rendered insulation to upper floors.
Other Construction Information	Details of external insulation system not known.

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	Caretaker available, on site office hours but is also responsible for other buildings.
Person managing fire safety in the premises	Matthew Reynolds, Fire Safety Manager, Design and Delivery Team, Northwards Housing.
Person consulted during the FRA	Mark Osborne, Caretaker. [REDACTED]
Number of Residents	Assumed to be two residents per flat
-Comments	Exact numbers not known, 5 flats on each floor but only 4 occupied.
Number of Employees	Staff on site during working hours - see comment
-Comments	Number of staff is:- Caretaker may be on site office hours.
Number of members of the public (maximum estimated)	Residential - low number
-Comments	Residential block - low number of visitors expected at any one time
Identified people especially at risk	General Needs - No information
-Comments	No information, however, General Needs premises so occupants are typical of the general population

Other information	
Fire loss experience (since last FRA)	None reported, however evidence of a fire in the redundant electrical risers on the ground floor.
Any other relevant information	The central bedsits are currently empty pending refurbishments.

In preparing this report reference has been made to a number of key legislative and guidance documents as identified below. Other guidance documents may also be applicable to the assessment which have not been listed here. A full list of guidance documents used in the assessment is available from the risk assessment company on request.

Fire Safety Legislation

Main fire safety legislation applying to these premises	01) Regulatory Reform (Fire Safety) Order 2005
Other applicable legislation	02) Housing Act 2004

Fire Safety Guidance

Main fire safety guidance used in this assessment	01) LGA - 'Fire safety in purpose-built blocks of flats' - 2012
Other key fire safety guidance referred to	BS 5266-1:2016 - 'Emergency Lighting - Code of practice for the emergency lighting of premises' BS 5266-6:2004 - 'Emergency escape lighting systems' BS 5499-10:2014 - 'Guidance for the selection and use of safety signs and fire safety notices' BS 5499-4:2013 - 'Safety signs. Code of practice for escape route signage' BS 5839-6:2019 - 'Fire detection and alarm systems for buildings. Code of practice for domestic premises' PAS79 - 'Fire Risk Assessment - a recommended methodology' - 2012

5 FRA Questionnaire

Elimination or Reduction of Fire Hazards

A. Electrical Ignition Sources

Question - A.1: Was access gained to the electrical intake/meter cupboard(s) for the block?	Yes
Comment: The electrical intake/meter cupboard for the block was accessed at the time of inspection.	

Question - A.2: Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available)	Yes
Comment: The fixed electrical installation appears to have been tested within the last five years according to the test sticker attached. Date of last test:- 11/08/2016.	

Question - A.3: Is the common area fixed electrical installation free from visible defects? (from cursory visual inspection only)	Yes
Comment: No defects were noted in the common area fixed electrical installation (from cursory visual inspection only)	

Question - A.4: Is portable appliance testing (PAT) being completed within the common areas?	No
Comment: Portable Appliance Testing was confirmed as taking place annually however a number of items would appear to have been missed (no PAT labels seen in the residents lounge).	

Recommendation: Management should confirm/ensure that all portable electrical appliances in common areas are inspected and tested annually and records kept on-site or in a central database.



Priority: **Med** Known Quantity: **N/A** Potential Quantity: **N/A** Action ID: **107797**

Question - A.5: Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection?	Yes
Comment: Use of personal portable electrical appliances is prohibited within the common areas. No breach of this policy was observed during the inspection.	

Question - A.6: If occurring, is the use of multi-way plug adaptors and/or extension leads within the common areas considered acceptable? No

Comment: The use of multi-way adaptors and/or extension leads observed during the inspection was not considered acceptable (no PAT labels).

Recommendation: The adapters and/or leads being used should be checked by a competent person to confirm that they are adequate for the electrical loading in use.



Priority: Man2 Known Quantity: 1 Potential Quantity: N/A Action ID: 107798

B. Smoking Policies

Question - B.1: Are there suitable arrangements in place for those who wish to smoke? (State what arrangements are in place) Yes

Comment: Residents who wish to smoke can do so within their private accommodation only.

Question - B.2: Is there a policy in place to prevent or restrict smoking within the building? Yes

Comment: Northwards Housing advises that smoking is not permitted in the communal area(s) in accordance with the Smoke-free (Premises and Enforcement) Regulations 2006.

Question - B.3: Does the policy in relation to smoking appear to be observed? No

Comment: There was evidence of smoking in the common area in the form of cigarette butts on the stairs between the fifth and sixth floors.

Recommendation: Management should confirm/ensure that the policy in relation to smoking within the common areas is enforced through communication with residents/employees or other building users.



Priority: Man1 Known Quantity: N/A Potential Quantity: N/A Action ID: 107800

Question - B.4: Is there adequate provision of at least one legible 'No Smoking' sign covering the common area? Yes

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

C. Arson

Question - C.1: Are the premises secured against arson by outsiders? (Please state how)	Yes
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Comment: The main entrance door is fitted with an intercom and door release system and was locked at the time of inspection.

Question - C.2: Are bins stored in a suitable location? (Please state bin type and location)	Yes
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Comment: Paladin/Wheelie bins were stored in an integral bin storage room at the time of inspection. Excess storage is in a dedicated area away from the building.

Question - C.3: Are bins adequately secured at or within their storage location? (Please state how bins are secured)	Yes
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Comment: Paladin/Wheelie bins were stored in an integral bin storage room at the time of inspection. Excess storage is in a dedicated area away from the building.

Question - C.4: Is fire load close to the premises minimised?	Yes
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Comment: There was no unnecessary fire load noted close to the building at the time of inspection.

D. Space Heating

Question - D.1: Are the common areas of the building provided with any form of fixed space heating system? (State type provided)	Yes
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Comment: The block has a central geothermal heating system providing low-temperature hot water space heating throughout the building. A small gas fired boiler was also noted in the pump room.

Question - D.2: Is the fixed heating system within the common areas maintained annually?	Yes
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Comment: Management advise that the heating system is serviced annually by a competent person.

Question - D.3: Are the common areas of the building provided with any form of portable space heating system? (State type provided)	Yes
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Comment: There are portable electric heaters in use within the community lounge.

Question - D.4: Is the portable space heating provided within the common areas regarded as adequate and safe?	Not Known
Comment: It could not be confirmed that the portable space heating provided within the common areas was adequate and safe.	
Recommendation: The electric fire in the community lounge should be subject to PAT testing.	
Priority: Med	Known Quantity: 1
Potential Quantity: N/A	Action ID: 107799



E. Cooking

Question - E.1: Are common cooking facilities provided in the block?	No
Comment: No common cooking facilities are provided in the block.	

F. Lightning

Question - F.1: Does the building have a lightning protection system installed?	Yes
Comment: A lightning protection system is provided	

Question - F.3: From visual inspection, does the lightning protection system appear to be in good condition?	Yes
Comment: The visible parts of the lightning protection system appear to be intact and in good condition from visual inspection. Management confirm that the lightning conductors under the external insulation runs within rock-wool insulation.	

G. House-Keeping

Question - G.1: Is the property regularly cleaned to prevent the build up of combustibles?	Yes
Comment: No cleaning rota is displayed but the common area is clean and tidy	

Question - G.2: Are combustible items kept clear from sources of ignition such as electrical equipment?	Yes
Comment: The electrical intake/meter cupboard was clear of combustible storage at the time of inspection.	

Question - G.3: Are escape routes kept clear of combustible items or waste materials?	Yes
Comment: The common escape routes were clear of combustible materials and waste at the time of inspection	

Question - G.4: Are escape routes kept clear of any trip hazards?	Yes
Comment: The common escape routes were kept clear of any trip hazards at the time of inspection	

Question - G.5: Are any hazardous materials noted being stored correctly?	Not Applicable
Comment: No hazardous materials were noted in the common area at the time of inspection	

Question - G.6: Are all other house-keeping issues satisfactory?	Yes
Comment: There were no other house-keeping issues noted at the time of inspection.	

H. Contractors

Question - H.1: Are fire safety conditions imposed on outside contractors when working on the premises?	Yes
Comment: Northwards Housing advise that fire safety conditions are imposed on outside contractors when working on the premises.	

Question - H.2: Are there satisfactory controls in place over works carried out on the premises by outside contractors? (e.g. Hot Work Permits)	Yes
Comment: Northwards Housing advise that there are satisfactory controls in place over works carried out on the premises by outside contractors.	

Question - H.3: Are there satisfactory controls in place over works carried out in the premises by in-house staff? (e.g. Hot Work Permits)	Yes
Comment: Northwards Housing advise that there are satisfactory controls in place over works carried out on the premises by in-house staff.	

I. Dangerous Substances

Question - I.1: Are any 'dangerous substances' stored or in use within the property?	No
Comment: No dangerous substances noted being stored or in use at the time of inspection	

J. Other Significant Hazards

Question - J.1: Are all other Fire Hazard issues considered satisfactory? [1]	Yes
Comment: There were no other fire hazard issues noted at the time of inspection.	

General Fire Protection Measures

K. Means of Escape

Question - K.1: Is the escape route design deemed satisfactory? (Consider current design codes)	Yes
Comment: The means of escape design is broadly in accordance with design codes in use at the time of construction and is deemed satisfactory	


Question - K.2: Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)	Yes
Comment: The escape stairs are provided with adequate lobby protection.	

Question - K.3: Is there adequate provision of exits for the numbers who may be present?	Yes
Comment: The provision of exits is considered adequate for the number of people expected to be present	

Question - K.4: Is there adequate exit width for the numbers who may be present?	Yes
Comment: The exit widths provided appear adequate for the numbers expected to be present	

Question - K.5: Are doors on escape routes easily opened (and are sliding or revolving doors avoided)?	Yes
Comment: All doors on escape routes are fitted with ironmongery which is easily opened without the use of a key, and there are no sliding or revolving doors. Lobby doors are not fitted with latches.	

Question - K.6: Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)	Yes
Comment: The main entrance and lift motor room doors are provided with an electrically operated access control systems (electro-magnetic locks and powered door opener/closer to main entrance door).	

Question - K.7: Are electrically operated access control systems fitted to doors or gates on escape routes provided with override facilities and/or designed to 'fail-safe' on power failure?				Not Known
Comment: It could not be ascertained whether the electrical access control systems fitted to escape route doors/gates are provided with override facilities and/or are designed to 'fail safe' on power failure.				
Recommendation: Management should confirm that the secure door entry system continues to operate in the event of a power failure, or falls safe to open. If not, an emergency override facility will be required.				
Priority: Mar2	Known Quantity: 0	Potential Quantity: 2	Action ID: 107801	
				

Question - K.8: Do final exits open in the direction of escape where necessary?				Yes
Comment: Doors on escape routes open in the direction of escape.				


Question - K.9: Are travel distances satisfactory? (consider single direction and more than one direction)				Yes
Comment: Travel distances appear to be in line with that allowed in current guidance				

Question - K.10: Are the precautions for all inner rooms suitable?				Not Applicable
Comment: No inner rooms were identified at the time of inspection				

Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?				Not Applicable
Comment: There is a single means of escape route within the property, which leads to a final exit(s). Escape route separation is not required.				

Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required?				Not Applicable
Comment: No corridors requiring cross-corridor fire doors were noted in the property.				

Question - K.13: Do escape routes lead to a place of safety?				Yes
Comment: Escape routes lead to a place of safety				

Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)				No
Comment: The stairs are not provided with adequate permanent or manually operated ventilation openings for the control of smoke. Stair lobbies and refuse chute lobbies have permanent vents.				
Recommendation: Smoke ventilation should be provided in the stairwell as a 1m ² automatic openable vent at the head of the stairs.				
Priority: C	Known Quantity: 1	Potential Quantity: N/A	Action ID: 107802	

Question - K.15: Are the stairs and/or lobbies provided with an adequate automatic or remotely operated smoke ventilation system? (State provision)				Not Applicable
Comment: An automatic or remotely operated smoke ventilation system is not required in this building (see question K14).				

Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities?				Not Known
Comment: There was no evidence of occupation in the building by people with disabilities at the time of inspection				
Recommendation: Management should encourage tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. A contact reference for this assistance should be added to the fire action notices for the premises.				No image available
Priority: Med	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 107803	

Question - K.17: Are all other means of escape issues satisfactory? [1]				Yes
Comment: There were no other means of escape issues noted at the time of inspection.				

Question - K.19: What is the current evacuation strategy for the property?				Stay Put
Comment: The current evacuation strategy is 'Stay Put' as denoted by the fire action notices displayed in the common area.				

Question - K.20: Is the current evacuation strategy for the property considered appropriate?				Yes
Comment: The property is a purpose built block with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.				

Question - K.21: What is the recommended evacuation strategy for the property?	Stay Put
Comment:	

L. Flat Entrance/Residents' Bedroom/Bedsit Doors

Question - L.1: Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors)	Not Known
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Comment: Flat entrance doors/frames are a mix of original 'notional' timber fire doors and replacement composite fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

<p>Recommendation: As flat entrances have been fitted with composite doorsets, MHCLG advise that these should have test evidence demonstrating they meet the performance requirement in Building Regulations guidance for fire resistance and smoke control from both sides. Management should confirm that suitable fire door test certificates are held and that these relate to the doors fitted. If adequacy cannot be confirmed it may be necessary for doorsets to be replaced under a risk-based programme.</p>	No image available				
<table border="1"> <tr> <td>Priority: Man2</td> <td>Known Quantity: 0</td> <td>Potential Quantity: 57</td> <td>Action ID: 107809</td> </tr> </table>	Priority: Man2	Known Quantity: 0	Potential Quantity: 57	Action ID: 107809	
Priority: Man2	Known Quantity: 0	Potential Quantity: 57	Action ID: 107809		

<p>Recommendation: As flat entrances have been fitted with composite doorsets, an intrusive inspection should be carried out to confirm the adequacy of the fixings and firestopping between the frame and the wall.</p>	No image available				
<table border="1"> <tr> <td>Priority: Man2</td> <td>Known Quantity: 0</td> <td>Potential Quantity: 57</td> <td>Action ID: 118629</td> </tr> </table>	Priority: Man2	Known Quantity: 0	Potential Quantity: 57	Action ID: 118629	
Priority: Man2	Known Quantity: 0	Potential Quantity: 57	Action ID: 118629		

Question - L.2: Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?	Yes
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Comment: The fire rated flat entrance doors appear to be in good condition. The original doors next to flats 12 and 27 on the second and fifth floors respectively are alternative escape routes from flats 11 and 26.

Question - L.3: Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	No
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Comment: The glazing fitted to flat entrance doors in this Purpose Built/Stay Put block appears to have 30-minutes integrity only fire resistance. 30-minutes insulation is also required. refer to ques L1

Question - L.4: Are fanlights above flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
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Comment: There are no fanlights over the flat entrance doors in this property.

Question - L.5: Are side panels to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
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Comment: There are no side panels to the flat entrance doors in this property.

Question - L.6: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with adequate self-closing devices and is there a rolling programme of fire door checks in place to include those not sampled? No

Comment: No adequate self-closing devices were fitted to sampled flats 12, 39 and 40 entrance doors. No access to other flats.

Recommendation: Effective self-closing devices should be fitted to the doors of flats 12, 39 and 40.



Priority: A Known Quantity: 3 Potential Quantity: N/A Action ID: 107814

Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that self-closers are fitted and remain effective.

No image available

Priority: Man2 Known Quantity: 0 Potential Quantity: 54 Action ID: 107815

Question - L.7: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with intumescent strips and cold smoke seals and is there a rolling programme of fire door checks in place to include those not sampled? No

Comment: No intumescent strips and cold smoke seals were fitted to sampled flats 12, 39 and 40 entrance doors. No access to other flats.

Recommendation: Intumescent strips and smoke seals should be fitted to the doors of flats 12, 39 and 40.



Priority: C Known Quantity: 3 Potential Quantity: N/A Action ID: 107816


Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that strips and seals are fitted and remain effective.

No image available

Priority: Man2 Known Quantity: 0 Potential Quantity: 54 Action ID: 107817



Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC) Yes

Comment: Letterboxes fitted to flat entrance doors have metal flaps and appear to be in good condition.

Question - L.9: Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [1]				No
Comment: Other flat entrance door issues noted at the time of inspection include - the glass to flat 13 entrance door was cracked.				
Recommendation: The left hand glass panel to flat 13 should be replaced with 30 minute (insulated) fire rated glass.				
Priority: B	Known Quantity: 1	Potential Quantity: N/A	Action ID: 107818	
				

Question - L.10: Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [2]				Yes
Comment: There were no other flat entrance door issues noted at the time of inspection.				

M. Common Area Fire Doors

Question - M.1: Are all common area doors and frames requiring fire resistance appropriately fire rated?				Not Known
Comment: All common area fire doors and/or frames appear to be appropriately fire rated (original FD30 fire doors) except the communal lounge door, which is a composite door, and the residents store cupboard doors (on the egress route from the laundry) (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). The pipe riser doors in the stair lobbies do not need to be fire rated.				
Recommendation: Regarding the communal lounge door, MHCLG advise that composite doors should have test evidence demonstrating they meet the performance requirement in Building Regulations guidance for fire resistance and smoke control from both sides. Management should confirm that suitable fire door test certificates are held and that these relate to the doors fitted. If adequacy cannot be confirmed it may be necessary for doorsets to be replaced under a risk-based programme.				
Priority: A	Known Quantity: 1	Potential Quantity: N/A	Action ID: 107819	
				
Recommendation: The residents' store cupboard doors in the passage to the laundry should be replaced with lockable FD30S fire doors, including appropriate 'Fire door keep locked' signage to the outer face.				
Priority: A	Known Quantity: 8	Potential Quantity: N/A	Action ID: 107820	
				

Question - M.2: Are all common area fire rated fire door sets in good condition - and not in need of repair?	Yes
Comment: All other common area fire rated fire doors and frames appear to be in good condition.	

Question - M.3: Is all glazing to common area fire doors appropriately fire rated?	Yes
Comment: All glazing to the lift/flat lobby and stair lobby fire doors appears to be appropriately fire rated.	

Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated?	No
Comment: Fanlights above residents' cupboard doors and the laundry do not appear to be appropriately fire rated.	

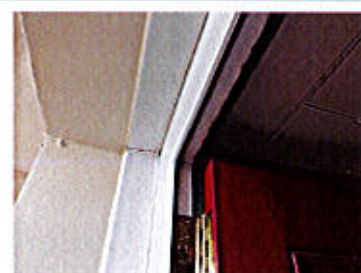
Recommendation: 30 minute fire resisting material should be installed in the fan lights above the laundry (full length of the room) and above the residents' stores.



Priority: A	Known Quantity: 12	Potential Quantity: N/A	Action ID: 107821
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Question - M.5: Are common area fire door sets fitted with adequate self-closing devices where required?	No
Comment: Not all common area fire doors are fitted with adequate self-closing devices were required - There was no self-closing device fitted to the communal lounge door.	

Recommendation: An effective self-closing device should be fitted to the communal lounge door (see also question M1).



Priority: A	Known Quantity: 1	Potential Quantity: N/A	Action ID: 107822
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Question - M.6: Are intumescent strips and smoke seals provided to common area fire doors? No

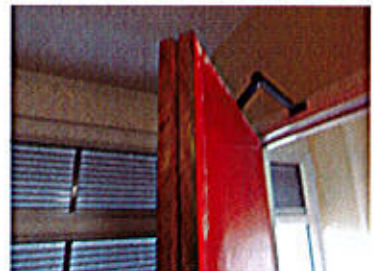
Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals, except for the communal lounge door and the eleventh floor refuse chute lobby door.

Recommendation: The communal lounge fire door should be fitted with intumescent strips and smoke seals.



Priority: C Known Quantity: 1 Potential Quantity: N/A Action ID: 107823

Recommendation: The refuse chute lobby door on the eleventh floor should be fitted with intumescent strips and smoke seals.



Priority: C Known Quantity: 1 Potential Quantity: N/A Action ID: 107824

Question - M.7: Are common area fire door sets adequate otherwise? (Ironmongery, hold open hooks etc.) No

Comment: Other common area fire door issues noted at the time of inspection include - The riser door next to flat 28 was not fitted with a lock.

Recommendation: Recommend a lock is required for the riser door next to flat 28.



Priority: A Known Quantity: 1 Potential Quantity: N/A Action ID: 107825

Question - M.8: Are all other common area fire door issues satisfactory? Yes

Comment: No other common area fire door issues noted at the time of inspection.

N. Emergency Lighting

Question - N.1: Is emergency lighting provided to the common areas of the block? (If 'Yes' then describe provision) Yes

Comment: Emergency lighting is provided throughout the common areas of the block, fitted into the primary lighting units.

Question - N.2: From visual inspection, does the emergency lighting system appear to be in good working order?	Yes
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Comment: The emergency lighting provided appears to be in good working order from visual inspection (System not tested at time of inspection).

Question - N.3: From visual inspection, does the coverage of the emergency lighting system provided appear to be adequate? (Internal and external)	Yes
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Comment: The coverage of the emergency lighting provided is adequate

O. Fire Safety Signs and Notices

Question - O.1: Is there adequate provision of fire action notices within the common areas? (Consider recommended evacuation strategy; unsuitability of generic notices and location/visibility of any notices provided)	Yes
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Comment: Suitable Fire Action Notices indicating the recommended Stay Put evacuation strategy were displayed within the common areas.

Question - O.2: Is fire door signage adequate? (Consider 'Fire door keep shut', 'Fire door keep locked shut' and 'Automatic Fire Door Keep Clear' signage. Exclude doors recommended for replacement)	No
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Comment: Fire door signage is not considered adequate. Some communal area fire doors were not fitted with fire door signage, e.g. the communal lounge door, several flat/lift lobby doors, the inside of the door to the laundry corridor, several stair lobby riser doors, both residents cupboards on the second and fifth floors.

Recommendation: Provide 'Fire door keep locked' and/or 'Fire door keep shut' notices to common area fire doors as noted.



Priority: C	Known Quantity: 25	Potential Quantity: N/A	Action ID: 107829
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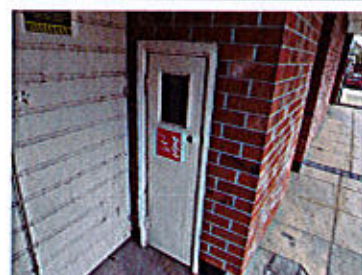
Question - O.3: If required, is directional/exit signage adequate?	Yes
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Comment: Directional and exit signage is considered adequate. Although there is a single escape route, directional signage is useful because the primary access route is via the lifts.

<p>Question - O.4: Are all other fire safety signs issues satisfactory? [1] (Consider lift signage, and escape door signs. 'No Smoking' signage is covered in the Smoking Policies section.)</p>	No
<p>Comment: 'In event of fire do not use lifts' signage has not been provided adjacent to the doors to the lift at each floor level (included in the fire action notices but not prominent enough).</p>	
<p>Recommendation: Provide prominent 'In event of fire do not use lifts' signage adjacent to the doors to the lift at each floor level, separate from the fire action notices.</p>	
<p>Priority: C</p>	<p>Known Quantity: 12</p>
<p>Potential Quantity: N/A</p>	<p>Action ID: 107830</p>



<p>Question - O.5: Are all other fire safety signs issues satisfactory? [2]</p>	No
<p>Comment: Other fire safety signs issues noted include the dry riser inlet was signed as an outlet.</p>	
<p>Recommendation: The dry riser inlet should be signed as such.</p>	
<p>Priority: C</p>	<p>Known Quantity: 1</p>
<p>Potential Quantity: N/A</p>	<p>Action ID: 107847</p>



P. Means of Giving Warning in Case of Fire

<p>Question - P.1: Has the building got an electrical fire alarm system (or detection only system) comprising manual call points and/or automatic detection? (Provide details)</p>	No
<p>Comment: There is no fire alarm system provided in the common areas of the building (the grade D smoke alarm in the communal lounge has been left over from when the room was a bedsit, and the smoke detector and sounder at the head of the stairs are not connected to any system).</p>	
<p>Question - P.4: Are the premises considered safe without a common area fire detection/alarm system?</p>	Yes
<p>Comment: A common fire alarm system is not required as the building is purpose built and suitable for the recommended Stay Put strategy</p>	



<p>Question - P.5: If applicable, are independent domestic hard-wired smoke/heat alarm systems within the sampled flats installed to a suitable standard and is there a rolling programme of checks in place to include those not sampled? (Grade D LD3 minimum standard)</p>	Not Known
<p>Comment: Grade D smoke alarms were noted within the entrance hallways of sample flats 12, 39 and 40. No access to other flats. The smoke alarm in flat 40 was temporarily covered whilst the resident was painting.</p>	
<p>Recommendation: Flats not sampled at the time of this inspection should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS5839-6:2014.</p>	No image available
<p>Priority: Med</p>	<p>Known Quantity: 0</p> <p>Potential Quantity: 54</p> <p>Action ID: 107831</p>

<p>Question - P.6: Is a system for remote monitoring of fire alarm signals required, such as social alarms linked to smoke alarm systems within individual flats (e.g. in Sheltered Housing), and/or a connection from the common fire alarm system (if provided) to an Alarm Rece</p>	No
<p>Comment: A social alarm system is not required to allow remote monitoring of independent domestic hard-wired smoke/heat alarm systems within the flats.</p>	

<p>Question - P.9: Are all other fire detection and alarm system issues satisfactory? [1]</p>	Yes
<p>Comment: There were no other fire detection and alarm issues noted at the time of inspection.</p>	


Q. Limiting Fire Spread

<p>Question - Q.1: In general, is the level of compartmentation adequate for the use and evacuation strategy for the property? (Special consideration should be given to converted or non 'purpose built' premises)</p>	Yes
<p>Comment: The property is a purpose built block with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report).</p>	


<p>Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings)</p>				Not Known
<p>Comment: There are fixed false ceilings in the flat/lift lobbies and boxed-in services ducts within the common areas of unknown construction. It is not possible to check compartmentation behind without intrusive inspection, although where access was possible the fire stopping did not appear to be adequate.</p>				
<p>Recommendation: Management should undertake an intrusive inspection of the hidden voids behind the fixed false ceilings in the flat/lift lobbies to confirm/ensure that compartmentation within is adequate.</p>				
Priority: Man2	Known Quantity: 0	Potential Quantity: 12	Action ID: 107836	
<p>Recommendation: A sample check should be made of the boxed-in heating pipework to confirm that the construction is adequately fire resisting and that compartmentation behind has not been compromised at services penetrations etc.</p>				
Priority: Man2	Known Quantity: 0	Potential Quantity: 24	Action ID: 107837	

<p>Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?</p>		Yes
<p>Comment: From sample inspection, services risers/cupboards appear to be adequately fire-resisting and firestopped. Expanding foam to the ceilings of the risers was compensated for by cement floors above. horizontal penetrations should be addressed as per question Q2.</p>		

<p>Question - Q.4: Are pipes and other services provided with adequate fire-stopping measures as required where they pass through fire resisting construction? (Consider fire collars etc)</p>		Not Applicable
<p>Comment: Not applicable to this property at the time of this assessment (no large plastic pipes noted through floors or walls).</p>		

<p>Question - Q.5: If a waste chute is provided within the building are adequate measures in place to limit fire spread/growth? (Consider provision of fusible link dampers and sprinklers etc)</p>				No
<p>Comment: A waste chute is provided in the building, which is located in a permanently ventilated area, separated from the escape route by fire resisting construction of at least 30 minutes. The hopper door on the seventh floor is not fully self-closing. A fusible link damper is fitted to the base of the waste chute.</p>				
<p>Recommendation: The defective hopper door to the waste chute on the seventh floor should be repaired or replaced as required.</p>				
Priority: 8	Known Quantity: 1	Potential Quantity: N/A	Action ID: 107839	

<p>Question - Q.6: Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?</p>				Not Applicable
<p>Comment: There were no roof voids noted above the common areas - the building has a flat roof.</p>				

<p>Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)</p>				No
<p>Comment: The electrical intake/meter enclosure did not appear to be adequately fire-resisting due to several cable penetrations with inadequate fire stopping.</p>				
<p>Recommendation: The hole/s noted should be sealed with a suitable fire-stopping material such as an intumescent paste. Period of fire resistance required is 60 minutes.</p>				
Priority: 8	Known Quantity: 4	Potential Quantity: N/A	Action ID: 107840	

<p>Question - Q.8: Is compartmentation maintained behind electrical meter cabinets recessed into flat walls and/or between the meter cabinet and the common area?</p>				Not Applicable
<p>Comment: There are no electrical meter cabinets recessed into flat compartment walls in this property.</p>				

<p>Question - Q.9: If present, are common ventilation systems, ventilation ducts and grills adequate to limit fire spread/growth? (Consider dampers etc.)</p>				Not Known
<p>Comment: No access possible to any common ventilation systems for kitchens and/or bathrooms/WCs shared between flats. This has been checked previously as part of a Type 4 inspection.</p>				

Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread?	Yes
Comment: The wall and ceiling linings would appear to be appropriate to limit fire spread (mineral board ceiling tiles).	

Question - Q.11: If provided, are soft furnishings in common areas appropriate to limit fire spread/growth?	Yes
Comment: From sample inspection, soft furnishings in the common areas are appropriately labelled as conforming to BS 7176 for medium hazard premises.	

Question - Q.12: If provided, are curtains or drapes within common areas appropriate to limit fire spread/growth?	Not Known
Comment: No information was available to confirm the suitability and compliance of the curtains and drapes in the communal lounge with BS 5867-2: 2008.	

Recommendation: When it is time for renewal, the curtains/drapes within the common area should be replaced with ones which comply with BS 5867-2: 2008 Type B and are labelled accordingly.



Priority: R	Known Quantity: 1	Potential Quantity: N/A	Action ID: 107844
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Question - Q.13: Are the external walls of the building satisfactory with regard to fire spread? (Consider combustibility of cladding, external insulation systems and balconies if provided)	Not Known
Comment: No information was available on site to confirm if the external wall rain screen cladding/insulation system met the requirements of the Building Regulations with regards to limited combustibility and surface fire spread requirements.	


Recommendation: Management should confirm that the external wall rain screen cladding/insulation system meets Building Regulations requirements with regards to limited combustibility and surface fire spread properties.



Priority: Mar2	Known Quantity: 0	Potential Quantity: 1	Action ID: 107845
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Question - Q.14: Are all other fire spread/compartmentation issues satisfactory? [1]	Yes
Comment: There were no other fire spread/compartmentation issues noted at the time of inspection.	

R. Fire Extinguishing Appliances

Question - R.1: Are portable fire extinguishers provided in the common areas, including staff/plant rooms? (Give details of any provision)	Yes
Comment: Extinguishers were provided in the plant rooms, communal lounge and laundry.	
Question - R.2: Is it considered appropriate to provide portable fire extinguishers given the building occupancy?	No
Comment: The provision of portable fire extinguishers is not considered appropriate in the communal lounge and laundry as there is limited staff presence and residents have not been trained in their safe use.	
Recommendation: Both fire extinguishers and associated signage should be removed from the communal lounge and the laundry as residents are untrained in their safe use. Extinguishers can be retained in staff areas such as electrical intake or plant rooms etc. for use by trained staff or maintenance personnel.	
Priority: C	Known Quantity: 1
Potential Quantity: N/A	Action ID: 107846

Question - R.3: Is the existing provision of portable fire extinguishers considered adequate for the building (type, number, location etc.)?	Yes
Comment: The provision of portable extinguishers is considered adequate for the risks present.	

Question - R.4: Are all fire extinguishing appliances suitably located and readily accessible?	Yes
Comment: All the fire extinguishing appliances provided are appropriately located and readily accessible.	

S. Other Fire Safety Systems and Equipment

Question - S.1: Is the building provided with drop key override switch facilities for Fire and Rescue Service access?	Yes
Comment: A drop key override switch facility is provided which did not work when tested.	

Question - S.2: Is the building provided with a fire mains system? (Dry or wet riser etc.)	Yes
Comment: The building is provided with a dry rising fire main. The inlet is next to the refuse bin door (wrongly signed) and outlets are within each flat/lift lobby.	

Question - S.3: Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift)	Yes
Comment: The building is provided with lifts used for fire safety purposes:- 2 firefighters lifts calling at alternate floors.	

Question - S.4: Is the building provided with disabled evacuation aids? (Evacuation chairs, sheets, mats or sledges etc.)	No
Comment: The building has no apparatus for the evacuation of people with disabilities.	
Question - S.5: Is a sprinkler system provided within the building? (provide details of type and extent)	No
Comment: No sprinkler system is provided within the building.	
Question - S.6: Are hose reels provided within the building?	No
Comment: Hose reels are not provided within the building.	
Question - S.7: Is any other relevant fire safety system or equipment installed? [1] (state type of system and comment as necessary)	No
Comment: There are no other relevant fire safety systems or equipment installed.	

Fire Safety Management

T. Procedures and Arrangements

Question - T.1: Please CONFIRM the Property Designation	A designation other than General Needs (5 Storeys and under)
Comment: 12 storey General Needs.	
Question - T.2: Has a competent person(s) been appointed within the organisation to assist in undertaking preventative and protective fire safety measures?	Yes
Comment: Management advise that a competent person has been appointed within the organisation to assist with undertaking preventative and protective fire safety measures. Savills is engaged to provide risk assessment and other fire safety advice.	
Question - T.3: Is there a suitable record of the fire safety arrangements?	Not Known
Comment: No suitable record of the fire safety arrangements for the building was available for inspection during the inspection.	
Recommendation: Management should confirm/ensure that a suitable documentary record of the fire safety arrangements for the building is held within the building. This should cover all arrangements for general fire safety management and should include a plan for responding in the immediate aftermath of a fire incident.	No image available
Priority: Man2	Known Quantity: N/A
Potential Quantity: N/A	Action ID: 107849
Question - T.4: Are there appropriate procedures in place in the event of fire and are these documented?	Yes
Comment: Documented fire safety procedures for both residents and staff were made available during the inspection, and are displayed in the Fire Action Notices.	
Question - T.5: Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?	Yes
Comment: The building is not staffed and residents are required to self-evacuate if necessary. Residents will call the Fire and Rescue Service if they become aware of a fire.	
Question - T.6: Are there suitable fire assembly points away from any risk?	Not Applicable
Comment: The building has a Stay Put evacuation strategy and general assembly points are not required.	
Question - T.7: Are there adequate procedures in place for the evacuation of people with a disability who are likely to be present?	Not Applicable
Comment: The building has a Stay Put evacuation strategy, with no full-time staff presence. Residents are expected to self-evacuate if necessary. (Refer to Question K16)	

Question - T.8: Are staff nominated to use fire extinguishing appliances in the event of fire?	Not Applicable
Comment: There is no staff presence in the building except for occasional attendance.	

Question - T.9: Are staff nominated to assist with evacuations in the event of fire?	Not Applicable
Comment: The building has a Stay Put evacuation strategy, with no full-time staff presence. Residents are expected to self-evacuate if necessary. Staff have therefore not been nominated to assist with evacuation in the event of a fire. (Refer to Question K16)	

Question - T.10: Is there appropriate liaison with the local Fire and Rescue Service?	Not Known
Comment: It is not known if liaison with the local Fire and Rescue Service takes place.	
Recommendation: Management should confirm/ensure appropriate liaison takes place with the local Fire and Rescue Service and that familiarisation visits are carried out. Records of all engagement should be kept on-site or in a central database.	No image available
Priority: Med	Known Quantity: N/A Potential Quantity: N/A Action ID: 107851

Question - T.11: Are routine in-house fire safety checks carried out? (Including control and indicating equipment normal, extinguishers in place and visible, lighting working, fire doors (frames/seals/closing), fastenings, final exits and escape routes clear)	Yes
Comment: Management advises that routine in-house fire safety checks are being carried out by staff.	

Question - T.12: Are all other fire safety management issues satisfactory?	Yes
Comment: There were no other fire safety management issues noted at the time of inspection.	

U. Training and Drills

Question - U.1: 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)?	Not Applicable
Comment: The building has no staff present so fire safety training is not required.	

Question - U.4: Are fire drills carried out at appropriate intervals?	Not Applicable
Comment: The building has a Stay Put evacuation strategy so fire drills are not required.	

V. Testing and Maintenance

Question - V.2: Is the common area emergency lighting system tested and serviced in accordance with relevant guidance?	Yes
Comment: Management advise that emergency lighting is tested as per BS EN 50172:2004/BS 5266-8:2004 and BS5266-1:2016 and records are held centrally.	

Question - V.3: Are all fire extinguishers tested and serviced in accordance with relevant guidance? Yes

Comment: There was evidence available on-site to confirm that regular inspection, testing and servicing is being carried out.

Question - V.4: Are fire mains inspected, tested and serviced in accordance with relevant guidance? Yes

Comment: There was evidence available on-site to confirm that regular inspection, testing and servicing is being carried out.

Question - V.5: Is the lightning protection system inspected and tested in accordance with relevant guidance? Yes

Comment: Management has advised that annual inspection and testing of lightning protection systems takes place where fitted to properties.

Question - V.8: Are access control systems inspected, tested and serviced in accordance with relevant guidance? Yes

Comment: Management advise that access control systems are inspected, tested and serviced in accordance with relevant guidance, and records held on a central database.

Question - V.9: Are drop key override switch facilities for Fire and Rescue Service access inspected, tested and serviced in accordance with relevant guidance? Not Known

Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out (did not work when tested).

Recommendation: The Fire Service drop key override should be repaired.



Priority: B Known Quantity: 1 Potential Quantity: N/A Action ID: 107852

Recommendation: Management should confirm/ensure that the drop key override switch facilities for Fire and Rescue Service access are inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.



Priority: Man2 Known Quantity: N/A Potential Quantity: N/A Action ID: 107853

Question - V.10: Are lifts in the building used for fire safety purposes inspected, tested and serviced in accordance with relevant guidance? (Firefighting, fireman's or evacuation lift) Yes

Comment: Management has advised that all lifts are inspected, tested and serviced in accordance with relevant legislation and guidance

W. Records

Question - W.1: Is there a log book on the premises?	No
Comment: No log book was available on site during the inspection (emergency lighting only).	
Recommendation: Management should confirm/ensure that a fire safety log book is provided to enable recording as required of all relevant fire safety events such as fire drills, routine checks, Fire and Rescue Service visits, fire safety systems testing, staff training etc. as appropriate.	No image available
Priority: Med	Known Quantity: N/A Potential Quantity: N/A Action ID: 107854
Question - W.2: Are details of fire drills recorded?	Not Applicable
Comment: The building has a Stay Put evacuation strategy so fire drills are not required	
Question - W.3: Are details of fire safety training recorded?	Not Applicable
Comment: There are no staff present on-site so fire safety training is not required	
Question - W.4: Are routine in-house fire safety checks recorded?	Yes
Comment: Management confirm that records of routine in-house fire safety checks are held on a central database.	
Question - W.6: Are emergency lighting system inspections, tests and servicing recorded?	Yes
Comment: There were records on site of regular inspection, testing and/or servicing of the system installed.	
Question - W.7: Are records kept of the fire extinguisher inspections, tests and servicing?	Yes
Comment: There were records on site of regular inspection, testing and/or servicing of the system installed.	
Question - W.8: Are fire mains inspections, tests and services recorded?	Yes
Comment: There were records on site of regular inspection, testing and/or servicing of the system installed.	
Question - W.9: Are records kept of the lightning protection system inspections, tests and servicing?	Yes
Comment: Management has advised that records of inspection, testing and/or servicing are held in a central database	
Question - W.12: Are the access control system inspections, tests and servicing recorded?	Yes
Comment: Management confirm that records of routine in-house fire safety checks are held on a central database. advise that records of inspection, testing and/or servicing are held in a central database	

Question - W.14: Are inspections, tests and servicing of lifts used for fire safety purposes recorded? Yes

Comment: Management has advised that records of inspection, testing and/or servicing are held in a central database

Additional Issues

X. Electrical Services

Question - X.1: Are any wiring systems visible within the common escape route(s) supported in accordance with BS 7671:2011 (as amended) such that they will not be liable to premature collapse in the event of fire? (Consider the use of non-metallic cable clips, ties etc.)

Yes

Comment: Surface mounted wiring systems noted appear to be adequately supported with fire resisting fixings/metal conduit/metal trunking to prevent premature collapse.

Y. Gas Services

Question - Y.1: Are there any fixed gas installations present within the common parts of the building? (Consider gas pipework and meters)

Yes

Comment: Gas installation pipework/meters were noted within the laundry and plant room only.

Question - Y.2: Are the fixed gas installations within the common areas adequately enclosed in fire resisting construction where required?

Yes

Comment: 2 ground floor rooms only.

Question - Y.3: Is the location and routing of the fixed gas installations within the common areas considered adequate? (Consider proximity to electrical services)

Yes

Comment: The gas pipes are steel.

Z. Other Issues

Question - Z.1: Are all other issues deemed satisfactory? [1]

Yes

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

BAFE Certificate



Part 1a	Name & Address of Certificated Organisation: Savills (UK) Ltd, 33 Margaret Street, London, W1G 0JD
Part 1b	BAFE registration number of issuing Certificated Organization: NSI00539
Part 2	Name of client: Northwards Housing
Part 3a	Address of premises for which the fire risk assessment was carried out: 1-58 Clifford Lamb Court Hillingdon Drive Manchester M9 7DB
Part 3b	Part or parts of the premises to which the fire risk assessment applies: Common Parts only (not dwellings, where applicable)
Part 4	Brief description of the scope and purpose of the fire risk assessment: Life Safety (as per agreed Specification)
Part 5	Effective date of the fire risk assessment: 30/11/2018
Part 6	Recommended date for reassessment of the premises: 30/11/2019
Part 7	Unique reference number of this certificate: Refer to Master Property List

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.

We, being currently a 'Certificated Organization' in respect of fire risk assessment identified in the schedule, certify that the fire risk assessment referred to in the schedule complies with the Specification identified in the schedule and with all other requirements as currently laid down within the BAFE SP205 Scheme in respect of such fire risk assessment.

Signed for and on behalf of the issuing Certificated Organization:

John Herbison FCABE MIFireE (Director)



Date of Issue

30/11/2018

