

Fire Risk Assessment

Property assessed: 1-62 Hayden Court Sedgeford Road Manchester M40 8QW
Client: Northwards housing
UPRN: 654390000B0
Property Classification: Level 1
Document Print Date: 02/12/2019



FRA Inspection Date: 06/11/2018
FRA Issued to Client: 30/11/2018
FRA valid to: 30/11/2019
FRA completed by: Savills (UK) Ltd,
33 Margaret Street, London W1G 0JD
T: 020 7409 8737
E: fireriskhousing@savills.com



Contents



- 1 Executive Summary
 - 1.1 Compliance and Risk Record
 - 1.2 Recommendation Summary
 - 1.3 Evacuation Strategy
- 2 Action Plan
 - 2.1 Recommendations from this Assessment
- 3 Introduction and Scope
 - 3.1 Limitations
 - 3.2 Legislation
 - 3.3 Risk Level
 - 3.4 Recommendation Priorities
- 4 Property Details
- 5 FRA Questionnaire
- 6 BAFE Certificate

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	06/11/2018
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	7	7
B	0	6	6
C	0	9	9
R	0	0	0
Man1	0	1	1
Man2	0	11	11

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 current evacuation strategy for the building 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	B.3	Comment: There was evidence of smoking in the common area in the form of cigarette butts and burns.	
Section	Smoking Policies		
Action ID	112307		
Quantity		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.	
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 04/12/2019	Client Status: Assigned
Question	L.2	Comment: Fire rated flat entrance doors and frames appear to be in good condition, except for flats 59 (wall cracked around frame), 25 (damage in centre of door - other side not seen) and several doors that appear to have repairs around the locks (residual fire resistance not determined).	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	112332		
Quantity		Recommendation: The door to flat 25 should be replaced with a FD30S self-closing fire door.	
- Known	1		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned
Question	L.2	Comment: Fire rated flat entrance doors and frames appear to be in good condition, except for flats 59 (wall cracked around frame), 25 (damage in centre of door - other side not seen) and several doors that appear to have repairs around the locks (residual fire resistance not determined).	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	123615		
Quantity		Recommendation: Minor joinery repairs are required to the door(s)/frame(s) noted - flats 59 (wall cracked around frame)	
- Known	1		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned
Question	L.8	Comment: The Letterbox fitted to flat 11 entrance door is defective (external flap missing).	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	112338		
Quantity		Recommendation: The letterbox to flat 11 entrance door should be replaced with a fire rated letterbox.	
- Known	1		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned

Question	M.4	Comment: Fanlights/side panels to common area fire doors appear to be appropriately fire rated, except for the main electrical intake fanlight and the caretaker's storeroom fanlight and side panel (Georgian wired glass or mineral board is acceptable to stair and lobby doors only).		
Section	Common Area Fire Doors			
Action ID	112340			
Quantity		Recommendation: 30 minute fire resisting material should be installed in the main electrical intake fanlight and the caretaker's storeroom fanlight and side panel.		
- Known	3			
- Potential	N/A			
Priority	A	Due Date: 31/03/2020	Client Status: Assigned	
Question	M.7	Comment: Other common area fire door issues noted at the time of inspection include - The flat/lift lobby door on the fifth floor was sticking open.		
Section	Common Area Fire Doors			
Action ID	112345			
Quantity		Recommendation: Minor joinery repairs are required to the door to the fifth floor flat/lift lobby to stop it dragging on the floor.		
- Known	1			
- Potential	N/A			
Priority	A	Due Date: 31/03/2020	Client Status: Assigned	
Question	O.1	Comment: No Fire Action Notices were displayed within most of the flat/lift lobbies. Signs were only seen in the ground, seventh and eleventh floors.		
Section	Fire Safety Signs and Notices			
Action ID	112342			
Quantity		Recommendation: Fire action notices advising of the 'Stay Put' evacuation policy should be provided in the lift lobbies.		
- Known	10			
- Potential	N/A			
Priority	A	Due Date: 31/03/2020	Client Status: Assigned	
Question	Q.10	Comment: It would not appear that wall and/or ceiling linings are appropriate to limit fire spread; there are polystyrene tiles on the ceilings in the plant room. See also question Q2.		
Section	Limiting Fire Spread			
Action ID	112581			
Quantity		Recommendation: The polystyrene tiles in the ground floor plant room should be removed.		
- Known	1			
- Potential	N/A			
Priority	A	Due Date: 31/03/2020	Client Status: Assigned	
Question	O.3	Comment: Directional and exit signage is not considered adequate. Although there is only a single egress route the main access is via the lifts, therefore exit signage is required. The signage to most of the stair doors is pointing up (escape is down like the eleventh and twelfth floors) and several signs on the stairs are missing or damaged.		
Section	Fire Safety Signs and Notices			
Action ID	112344			
Quantity		Recommendation: Provide adequate signage, bespoke, as noted in the FRA comment.		
- Known	17			
- Potential	N/A			
Priority	B	Due Date: 27/12/2020	Client Status: Assigned	

Question	Q.2	<p>Comment: Compartmentation would not appear to be adequate. Timber casings have been used to enclose the communal heating pipes and there appears to be no effective fire separation where these pipes enter the flats. The ventilation of the gas risers is also open to these casings.</p>	
Section	Limiting Fire Spread		
Action ID	112613		
Quantity		<p>Recommendation: The timber casings are not a suitable medium for the enclosure of the heating pipes. The surface finish is not suitable for the common area (Class O required) and the internal finish is likely to aid fire spread between flats, risers and possibly the lift shafts.</p>	
- Known	13		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.3	<p>Comment: The electric riser/cupboards sampled did not appear to be adequately fire resisting and/or fire-stopped. Several of the cable penetrations through the walls were not adequately fire stopped. Expanding foam sealant noted as being used to fire stop pipe penetrations.</p>	
Section	Limiting Fire Spread		
Action ID	112538		
Quantity		<p>Recommendation: The holes 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	13		
- 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; cable penetrations did not appear to be adequately fire stopped.</p>	
Section	Limiting Fire Spread		
Action ID	112565		
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	1		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.14	<p>Comment: Compartmentation would not appear to be adequate. There are ventilation grills present from flats 1 and 2 into the ground floor flats/lift lobby.</p>	
Section	Limiting Fire Spread		
Action ID	112588		
Quantity		<p>Recommendation: The ventilation grills in flats 1 and 2 should be sealed up with fire resisting construction - period of fire resistance required is 60 minutes.</p>	
- Known	2		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	Y.2	<p>Comment: The gas risers appear to be enclosed in mineral board but are ventilated into the common area flat/lift lobbies without fire rated dampers.</p>	
Section	Gas Services		
Action ID	112607		
Quantity		<p>Recommendation: The mains gas pipework/and or meter apparatus located within the common escape route as noted should be enclosed to 60 minutes fire resisting standard and any vents provided should not open into the common areas.</p>	
- Known	1		
- Potential	1		
Priority	B	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		
Section	Means of Escape			
Action ID	112320			
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.		No image available
- 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).		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	112328			
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	17			
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).		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	118668			
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.		No image available
- Known	0			
- Potential	17			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	L.6	Comment: Sampled flat 56 entrance door was fitted with an adequate self-closing device. No access to other flats.		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	112335			
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	61			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	

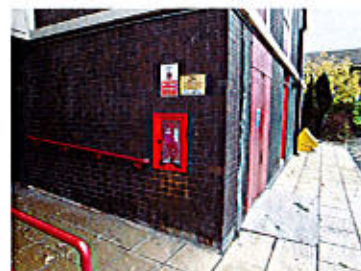
Question	L.7	Comment: No intumescent strips and cold smoke seals were fitted to sampled flat: 56 entrance door (intumescent strips only). No access to other flats.	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	112337		
Quantity		Recommendation: Flat entrance doors not sampled at 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	61		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	P.5	Comment: A Grade D smoke alarm was noted within the entrance hallway of sample flat 56. No access to other flats.	
Section	Means of Giving Warning in Case of Fire		
Action ID	112348		
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	61		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.2	Comment: Compartmentation would not appear to be adequate. Timber casings have been used to enclose the communal heating pipes and there appears to be no effective fire separation where these pipes enter the flats. The ventilation of the gas risers is also open to these casings.	
Section	Limiting Fire Spread		
Action ID	112349		
Quantity		Recommendation: Management should undertake an intrusive inspection of the hidden voids noted to confirm/ensure that compartmentation within is adequate, i.e. 60 minutes fire separation between the heating pipe enclosure and the flats and gas risers.	
- Known	0		
- Potential	12		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.4	Comment: It was not possible to check firestopping around gas pipes and heating pipes exiting risers/cupboards due to no access provision.	
Section	Limiting Fire Spread		
Action ID	112543		
Quantity		Recommendation: Management should confirm/ensure that adequate firestopping is provided around any service cable, pipe or ducts exiting the inaccessible services cupboards/risers as noted.	
- Known	0		
- Potential	36		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.13	Comment: No information was available on site to confirm if the composite panels under the windows met the requirements of the Building Regulations with regards to limited combustibility and surface fire spread requirements.	
Section	Limiting Fire Spread		
Action ID	112586		
Quantity		Recommendation: Management should confirm that the composite panels under the windows meets Building Regulations requirements with regards to limited combustibility and surface fire spread properties.	
- Known	0		
- Potential	1		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned

Question	T.10	Comment: It is not known if liaison with the local Fire and Rescue Service takes place.		No image available
Section	Procedures and Arrangements			
Action ID	112598			
Quantity		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.		
- 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		No image available
Section	Records			
Action ID	112599			
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	B.4	Comment: Additional 'No Smoking' signage is required for all flat/lift lobbies. Signs only seen on the sixth, seventh and eleventh floors.		No image available
Section	Smoking Policies			
Action ID	112314			
Quantity		Recommendation: 'No Smoking' signage should be provided in the lift/flat lobbies.		
- Known	10			
- 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 flat 56 entrance door (intumescent strips only). No access to other flats.		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	112336			
Quantity		Recommendation: Intumescent strips and smoke seals should be fitted to the door of flat 56.		
- Known	1			
- Potential	N/A			
Priority	C	Due Date: 04/06/2021	Client Status: Assigned	
Question	M.3	Comment: Not all glazing to common area fire doors is appropriately fire rated. The doors to the caretaker's storeroom and the laundry on the ground floor appear to have 30 minutes integrity only, 30 minutes insulation is also required.		
Section	Common Area Fire Doors			
Action ID	112339			
Quantity		Recommendation: E 30 (30-minutes integrity) fire resisting glazing (and associated glazing channel and beading) should be installed in the common area fire door(s) as noted.		
- Known	2			
- 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 caretaker's storeroom, the caretaker's room, the main electrical intake, the laundry room access and the roof space access. It is not considered necessary to fit smoke seals to the lobby and stair doors, or the electric riser doors because they all open into a well ventilated stair lobby.</p>	
Section	Common Area Fire Doors		
Action ID	112341		
Quantity			
- Known	5		
- Potential	N/A	<p>Recommendation: Common area fire doors as noted should be fitted with intumescent strips and smoke seals.</p>	
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	O.2	<p>Comment: Fire door signage is not considered adequate. Signage is only provided to the stair doors and the flat/lift lobby doors.</p>	
Section	Fire Safety Signs and Notices		
Action ID	112343		
Quantity			
- Known	30		
- Potential	N/A	<p>Recommendation: Provide 'Fire door keep locked' signs to the outside of the roof space access door, electric riser doors, the caretaker's room and storeroom doors and the main electrical intake door, and 'Fire door keep shut' notices to both sides of the laundry access door and the outside of the refuse chute lobby doors.</p>	
Priority	C	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, and the instructions on the Fire Action notices are not sufficiently prominent.</p>	
Section	Fire Safety Signs and Notices		
Action ID	112346		
Quantity			
- Known	13		
- Potential	N/A	<p>Recommendation: Provide prominent 'In event of fire do not use lifts' signage adjacent to the doors to the lift at each floor level.</p>	
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	O.5	<p>Comment: Other fire safety signs issues noted include:- There are no notices detailing the method of operation of the electronic door release buttons or green box door lock override, and the dry riser inlet requires a legible sign.</p>	
Section	Fire Safety Signs and Notices		
Action ID	112347		
Quantity			
- Known	3		
- Potential	N/A	<p>Recommendation: Provide notices detailing the method of operation of the electronic door release buttons and green box door lock override.</p>	
Priority	C	Due Date: 04/06/2021	Client Status: Assigned



Question	O.5	Comment: Other fire safety signs issues noted include:-	
Section	Fire Safety Signs and Notices	There are no notices detailing the method of operation of the electronic door release buttons or green box door lock override, and the dry riser inlet requires a legible sign.	
Action ID	112597		
Quantity		Recommendation: Provide a legible dry riser inlet sign.	
- Known	1		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	R.2	Comment: The provision of portable fire extinguishers is not considered appropriate in the laundry as there is no/limited staff presence and residents/occupants have not been trained in their safe use.	
Section	Fire Extinguishing Appliances		
Action ID	112591		
Quantity		Recommendation: All fire extinguishers and associated signage should be removed from 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.	
- Known	1		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	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.

Construction Information	
Stair Construction Type	Concrete
External Wall Construction Type	Cavity Masonry
External Wall Finish Type	Brick
Other Construction Information	Lightweight steel pitched roof on top of original flat concrete roof. Composite panels under windows.

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	Caretaker available office hours.
Person managing fire safety in the premises	Matthew Reynolds, Fire Safety Manager, Design and Delivery Team, Northwards Housing.
Person consulted during the FRA	REDACTED
Number of Residents	Assumed to be two residents per flat
-Comments	Exact numbers not known
Number of Employees	Staff on site during working hours - see comment
-Comments	Number of staff is:- One caretaker available office hours, also looks after other blocks.
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 fire in the service riser on the fifth floor with smoke penetration to the service riser on the sixth floor.
Any other relevant information	None.

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

4 Property Details

UPRN	654390000B0
Number Range	1-62
Building Name	Hayden Court
Street Number	
Street	Sedgeford Road
City/Town	Manchester
Postcode	M40 8QW
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	13
Total No. of Floors (common area only)	13
Total No. of Storeys (ground and above)	13
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	A 13 storey purpose built block of 62 flats. Ground floor has flats 1 and 2, laundry, pump room, main electrical intake and caretaker's room. The boiler room and the lift motor room are in the roof space. The bin store is on the ground floor accessed externally. 5 flats are on each floor within a lobby that also houses 2 lifts. The single stairs are accessed via an open lobby with the electrical riser and the refuse chute lobby.
Extent of Common Areas (area assessed)	All ground floor except flats 1 and 2. Single stairs from ground floor to twelfth floor. Stair lobbies, refuse chute lobbies and flat/lift lobbies on all upper floors. Roof spaces.
Areas of the building to which access was not available.	All flats except flat 56. Caretaker's room and storeroom.
Total number of Flats/Beds/Bedrooms (as applicable)	62
Number accessed off the Common Area	62
Flats/Beds/Bedrooms sample inspected	Flat 56.
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.)	1960
Floor Construction Type	Concrete

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:- 19/11/2015, 19/04/2018 and 13/06/2014.

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?	Not Applicable
--	----------------

Comment: No portable electrical appliances were seen within the common areas during this inspection

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?	Not Applicable
---	----------------

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

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.

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 5266-8:2004 - '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

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 and burns.				
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: Med	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 112307	

Question - B.4: Is there adequate provision of at least one legible 'No Smoking' sign covering the common area?				No
Comment: Additional 'No Smoking' signage is required for all flat/lift lobbies. Signs only seen on the sixth, seventh and eleventh floors.				
Recommendation: 'No Smoking' signage should be provided in the lift/flat lobbies.				No image available
Priority: C	Known Quantity: 10	Potential Quantity: N/A	Action ID: 112314	

C. Arson

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

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

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

Question - C.4: Is fire load close to the premises minimised?				Yes
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
--	-----

Comment: The block has a communal gas fired low-temperature hot water central heating system.

Question - D.2: Is the fixed heating system within the common areas maintained annually?	Yes
--	-----

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

Question - D.3: Are the common areas of the building provided with any form of portable space heating system? (State type provided)	No
---	----

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

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

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.	
Question - K.6: Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)	Yes
Comment: Doors or gates on escape routes are provided with electrically operated access control systems	
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?	Yes
Comment: Northwards Housing advise that all access control systems fitted in properties are designed to 'fail safe' (i.e. release/open) if the power supply is interrupted.	
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. 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)	Yes
Comment: The stairs and stair lobbies are provided with adequate permanent or manually operated ventilation openings for the control of smoke.	
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: See 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: Man2	Known Quantity: N/A
Potential Quantity: N/A	Action ID: 112320

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 current evacuation strategy for the building 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

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).

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.



Priority: Med	Known Quantity: 0	Potential Quantity: 17	Action ID: 112328
----------------------	-------------------	------------------------	-------------------

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.

No image available

Priority: Med	Known Quantity: 0	Potential Quantity: 17	Action ID: 118668
----------------------	-------------------	------------------------	-------------------

Question - L.2: Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair? No

Comment: Fire rated flat entrance doors and frames appear to be in good condition, except for flats 59 (wall cracked around frame), 25 (damage in centre of door - other side not seen) and several doors that appear to have repairs around the locks (residual fire resistance not determined).

Recommendation: The door to flat 25 should be replaced with a FD30S self-closing fire door.



Priority: A Known Quantity: 1 Potential Quantity: N/A Action ID: 112332

Recommendation: Minor joinery repairs are required to the door(s)/frame(s) noted - flats 59 (wall cracked around frame)



Priority: A Known Quantity: 1 Potential Quantity: N/A Action ID: 123615

Question - L.3: Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated? No

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 question L1


Question - L.4: Are fanlights above flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated? Not Applicable


Comment: Most fanlights are obscured by the casings for the communal heating pipes, see question Q2. Those accessed appeared to be timber.

Question - L.5: Are side panels to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated? Not Applicable

Comment: There are no side panels to the flat entrance doors in this property.

<p>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?</p>	Not Known
<p>Comment: Sampled flat 56 entrance door was fitted with an adequate self-closing device. No access to other flats.</p>	
<p>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.</p>	No image available
<p>Priority: Man2 Known Quantity: 0 Potential Quantity: 61 Action ID: 112335</p>	

<p>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?</p>	No
<p>Comment: No intumescent strips and cold smoke seals were fitted to sampled flat 56 entrance door (intumescent strips only). No access to other flats.</p>	
<p>Recommendation: Intumescent strips and smoke seals should be fitted to the door of flat 56.</p>	
<p>Priority: C Known Quantity: 1 Potential Quantity: N/A Action ID: 112336</p>	
<p>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.</p>	No image available
<p>Priority: Man2 Known Quantity: 0 Potential Quantity: 61 Action ID: 112337</p>	

<p>Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)</p>	No
<p>Comment: The Letterbox fitted to flat 11 entrance door is defective (external flap missing).</p>	
<p>Recommendation: The letterbox to flat 11 entrance door should be replaced with a fire rated letterbox.</p>	
<p>Priority: A Known Quantity: 1 Potential Quantity: N/A Action ID: 112338</p>	

<p>Question - L.9: Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? (1)</p>	Yes
<p>Comment: There were no other flat entrance door issues noted at the time of inspection.</p>	

M. Common Area Fire Doors

Question - M.1: Are all common area doors and frames requiring fire resistance appropriately fire rated?

Yes

Comment: All common area fire doors and/or frames appear to be appropriately fire rated (original FD30 fire doors) (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

Question - M.2: Are all common area fire rated fire door sets in good condition - and not in need of repair?

Yes

Comment: All 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?

No

Comment: Not all glazing to common area fire doors is appropriately fire rated. The doors to the caretaker's storeroom and the laundry on the ground floor appear to have 30 minutes integrity only, 30 minutes insulation is also required.

Recommendation: E 30 (30-minute integrity) fire resisting glazing (and associated glazing channel and beading) should be installed in the common area fire door(s) as noted.



Priority: C

Known Quantity: 2

Potential Quantity: N/A

Action ID: 112339

Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated?

No

Comment: Fanlights/side panels to common area fire doors appear to be appropriately fire rated, except for the main electrical intake fanlight and the caretaker's storeroom fanlight and side panel (Georgian wired glass or mineral board is acceptable to stair and lobby doors only).

Recommendation: 30 minute fire resisting material should be installed in the main electrical intake fanlight and the caretaker's storeroom fanlight and side panel.



Priority: A

Known Quantity: 3

Potential Quantity: N/A

Action ID: 112340

Question - M.5: Are common area fire door sets fitted with adequate self-closing devices where required?

Yes

Comment: Common area fire doors are fitted with adequate self-closing devices or locked shut where required.

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 caretaker's storeroom, the caretaker's room, the main electrical intake, the laundry room access and the roof space access. It is not considered necessary to fit smoke seals to the lobby and stair doors, or the electric riser doors because they all open into a well ventilated stair lobby.				
Recommendation: Common area fire doors as noted should be fitted with intumescent strips and smoke seals.				
Priority: C	Known Quantity: 5	Potential Quantity: N/A	Action ID: 112341	



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 flat/lift lobby door on the fifth floor was sticking open.				
Recommendation: Minor joinery repairs are required to the door to the fifth floor flat/lift lobby to stop it dragging on the floor.				
Priority: A	Known Quantity: 1	Potential Quantity: N/A	Action ID: 112345	




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 within the primary lighting units.				
Question - N.2: From visual inspection, does the emergency lighting system appear to be in good working order?				Yes
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
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)	No
Comment: No Fire Action Notices were displayed within most of the flat/lift lobbies. Signs were only seen in the ground, seventh and eleventh floors.	
Recommendation: Fire action notices advising of the 'Stay Put' evacuation policy should be provided in the lift lobbies.	
Priority: A	Known Quantity: 10
Potential Quantity: N/A	Action ID: 112342

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
Comment: Fire door signage is not considered adequate. Signage is only provided to the stair doors and the flat/lift lobby doors.	
Recommendation: Provide 'Fire door keep locked' signs to the outside of the roof space access door, electric riser doors, the caretaker's room and storeroom doors and the main electrical intake door, and 'Fire door keep shut' notices to both sides of the laundry access door and the outside of the refuse chute lobby doors.	
Priority: C	Known Quantity: 30
Potential Quantity: N/A	Action ID: 112343

Question - O.3: If required, is directional/exit signage adequate?				No
<p>Comment: Directional and exit signage is not considered adequate. Although there is only a single egress route the main access is via the lifts, therefore exit signage is required. The signage to most of the stair doors is pointing up (escape is down like the eleventh and twelfth floors) and several signs on the stairs are missing or damaged.</p>				
<p>Recommendation: Provide adequate signage, bespoke, as noted in the FRA comment.</p>				
Priority: B	Known Quantity: 17	Potential Quantity: N/A	Action ID: 112344	

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.)				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, and the instructions on the Fire Action notices are not sufficiently prominent.</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.</p>				
Priority: C	Known Quantity: 13	Potential Quantity: N/A	Action ID: 112346	

Question - O.5: Are all other fire safety signs issues satisfactory? [2]				No
Comment: Other fire safety signs issues noted include:- There are no notices detailing the method of operation of the electronic door release buttons or green box door lock override, and the dry riser inlet requires a legible sign.				
Recommendation: Provide notices detailing the method of operation of the electronic door release buttons and green box door lock override.				
Priority: C	Known Quantity: 3	Potential Quantity: N/A	Action ID: 112347	
Recommendation: Provide a legible dry riser inlet sign.				
Priority: C	Known Quantity: 1	Potential Quantity: N/A	Action ID: 112597	



P. Means of Giving Warning in Case of Fire

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)				No
Comment: There is no fire alarm system provided in the common areas of the building				
Question - P.4: Are the premises considered safe without a common area fire detection/alarm system?				Yes
Comment: A common fire alarm system is not required as the building is purpose built and suitable for the recommended Stay Put strategy				
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)				Not Known
Comment: A Grade D smoke alarm was noted within the entrance hallway of sample flat 56. No access to other flats.				
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.				
Priority: Mm2	Known Quantity: 0	Potential Quantity: 61	Action ID: 112348	
No image available				

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	No
Comment: A social alarm system is not required to allow remote monitoring of independent domestic hard-wired smoke/heat alarm systems within the flats.	

Question - P.9: Are all other fire detection and alarm system issues satisfactory? (1)	Yes
Comment: There were no other fire detection and alarm issues noted at the time of inspection.	

Q. Limiting Fire Spread

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)	Yes
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).	

Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings)	No
Comment: Compartmentation would not appear to be adequate. Timber casings have been used to enclose the communal heating pipes and there appears to be no effective fire separation where these pipes enter the flats. The ventilation of the gas risers is also open to these casings.	

Recommendation: Management should undertake an intrusive inspection of the hidden voids noted to confirm/ensure that compartmentation within is adequate, i.e. 60 minutes fire separation between the heating pipe enclosure and the flats and gas risers.

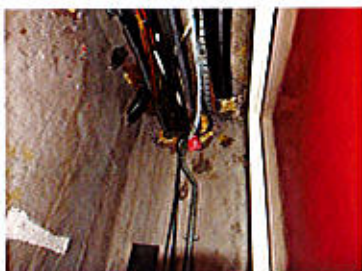



Priority: **Man2** Known Quantity: 0 Potential Quantity: 12 Action ID: 112349

Recommendation: The timber casings are not a suitable medium for the enclosure of the heating pipes. The surface finish is not suitable for the common area (Class O required) and the internal finish is likely to aid fire spread between flats, risers and possibly the lift shafts.



Priority: **B** Known Quantity: 13 Potential Quantity: N/A Action ID: 112613

<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>				No
<p>Comment: The electric riser/cupboards sampled did not appear to be adequately fire resisting and/or fire-stopped. Several of the cable penetrations through the walls were not adequately fire stopped. Expanding foam sealant noted as being used to fire stop pipe penetrations.</p>				
<p>Recommendation: The holes 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: B	Known Quantity: 13	Potential Quantity: N/A	Action ID: 112538	

<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 Known
<p>Comment: It was not possible to check firestopping around gas pipes and heating pipes exiting risers/cupboards due to no access provision.</p>				
<p>Recommendation: Management should confirm/ensure that adequate firestopping is provided around any service cable, pipe or ducts exiting the inaccessible services cupboards/risers as noted.</p>				
Priority: Mar2	Known Quantity: 0	Potential Quantity: 36	Action ID: 112543	

<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>				Yes
<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. Hopper doors are self-closing and have adequate seals. A fusible link damper is fitted to the base of the waste chute.</p>				

<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 concrete flat roof under a lightweight steel pitched roof.</p>				

Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)				No
Comment: The electrical intake/meter enclosure did not appear to be adequately fire-resisting; cable penetrations did not appear to be adequately fire stopped.				
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.				
Priority: B	Known Quantity: 1	Potential Quantity: N/A	Action ID: 112565	



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

Question - Q.9: If present, are common ventilation systems, ventilation ducts and grills adequate to limit fire spread/growth? (Consider dampers etc.)				Not Known
Comment: There is no access to the drainage and ventilation risers for the flats kitchens, WCs and bathrooms (risers not in common areas). This has been checked previously as part of a Type 4 inspection.				

Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread?				No
Comment: It would not appear that wall and/or ceiling linings are appropriate to limit fire spread; there are polystyrene tiles on the ceilings in the plant room. See also question Q2.				
Recommendation: The polystyrene tiles in the ground floor plant room should be removed.				
Priority: A	Known Quantity: 1	Potential Quantity: N/A	Action ID: 112581	



Question - Q.11: If provided, are soft furnishings in common areas appropriate to limit fire spread/growth?				Not Applicable
Comment: There were no soft furnishings noted within the common areas at the time of inspection.				

Question - Q.12: If provided, are curtains or drapes within common areas appropriate to limit fire spread/growth?	Not Applicable
---	----------------

Comment: There were no curtains or drapes noted within the common areas at the time of inspection.

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 composite panels under the windows met the requirements of the Building Regulations with regards to limited combustibility and surface fire spread requirements.

Recommendation: Management should confirm that the composite panels under the windows meets Building Regulations requirements with regards to limited combustibility and surface fire spread properties.



Priority: Med	Known Quantity: 0	Potential Quantity: 1	Action ID: 112586
----------------------	-------------------	-----------------------	-------------------

Question - Q.14: Are all other fire spread/compartimentation issues satisfactory? [1]	No
---	----

Comment: Compartmentation would not appear to be adequate. There are ventilation grills present from flats 1 and 2 into the ground floor flats/lift lobby.

Recommendation: The ventilation grills in flats 1 and 2 should be sealed up with fire resisting construction - period of fire resistance required is 60 minutes.



Priority: B	Known Quantity: 2	Potential Quantity: N/A	Action ID: 112588
--------------------	-------------------	-------------------------	-------------------

Question - Q.15: Are all other fire spread/compartimentation issues satisfactory? [2]	Yes
---	-----

Comment: There were no other fire spread/compartimentation 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.

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 laundry as there is no/limited staff presence and residents/occupants have not been trained in their safe use.	
Recommendation: All fire extinguishers and associated signage should be removed from 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: 112591



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 worked satisfactorily 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 fire mains:- A dry rising fire main is provided. the inlet is near the main entrance and outlets are provided in the upper floor flat/lift lobbies and in the roof space.	

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 2 firefighting lifts.	

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: General Needs, 13 storeys.	
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?	Yes
Comment: The fire safety arrangements are a work in progress.	
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 no general assembly points are 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: **112598**

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)? Yes

Comment: Management has advised that staff are appropriately and adequately trained on relevant aspects of fire safety.

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: Northwards Housing 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: From sample inspection, it would appear that fire extinguisher servicing is carried out annually. Last service date noted was:- November 2017.

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: Northwards Housing advise 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: Northwards Housing advise that door access systems are maintained in accordance with relevant guidance and records held centrally.

Question - V.9: Are drop key override switch facilities for Fire and Rescue Service access inspected, tested and serviced in accordance with relevant guidance? Yes

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

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: Northwards Housing advise 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

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: Mar2

Known Quantity: N/A

Potential Quantity: N/A

Action ID: 112599

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?	Yes
Comment: Management advise that training records are held on a central database.	
Question - W.4: Are routine in-house fire safety checks recorded?	Yes
Comment: Management advise that fire safety checks records are held on a central database.	
Question - W.6: Are emergency lighting system inspections, tests and servicing recorded?	Yes
Comment: Northwards Housing advise that records of inspection, testing and/or servicing are held in a central database	
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: Northwards Housing advise that records of inspection, testing and/or servicing are held in a central database	
Question - W.13: Are drop key override switch facilities inspections, tests and services recorded?	Yes
Comment: Management 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: Northwards Housing advise 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 roof space (boilers) and the laundry (tumble dryer). Some flats also have gas cookers.	

Question - Y.2: Are the fixed gas installations within the common areas adequately enclosed in fire resisting construction where required?	No
Comment: The gas risers appear to be enclosed in mineral board but are ventilated into the common area flat/lift lobbies without fire rated dampers.	
Recommendation: The mains gas pipework/and or meter apparatus located within the common escape route as noted should be enclosed to 60 minutes fire resisting standard and any vents provided should not open into the common areas.	
Priority: B Known Quantity: 1 Potential Quantity: 1 Action ID: 112607	

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: Although access to the gas risers was not possible, it did not appear that the risers were shared with any other services.	

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: 1-62 Hayden Court Sedgeford Road Manchester M40 8QW
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

