

Fire Risk Assessment

Property assessed: 1-94 Kenmere Court 3 Moorway Drive Manchester M9 7HU

Client: Northwards Housing

UPRN: 639500000B0

Property Classification: Level 1

Document Print Date: 02/12/2019



FRA Inspection Date: 13/11/2018
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	Neill Cook
Assessment Checked by	John Herbison
Date of inspection	13/11/2018
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	5	5
B	0	4	4
C	0	3	3
R	0	0	0
Man1	0	5	0
Man2	0	19	19

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	C.2	<p>Comment: Some of the Paladin/Wheelie bins were not being stored within the designated bin storage area/room at the time of inspection.</p> <p>Recommendation: The bins should be relocated away from the building to the designated bin storage area.</p>	
Section	Arson		
Action ID	116455		
Quantity			
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 01/05/2019	Client Status: Approved
Question	D.4	<p>Comment: The portable space heating provided within the common areas is not considered adequate and safe. There was no current PAT information on the electrical heater.</p> <p>Recommendation: The portable electric heaters in use in the common area should be removed.</p>	
Section	Space Heating		
Action ID	116457		
Quantity			
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 01/05/2019	Client Status: Approved
Question	G.2	<p>Comment: Combustible items were noted close to an ignition source. The electrical intake was used for general storage including combustible items.</p> <p>Recommendation: All combustible items should be removed from the electrical intake cupboard and the door kept locked.</p>	
Section	House-Keeping		
Action ID	116459		
Quantity			
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 01/05/2019	Client Status: Approved
Question	G.4	<p>Comment: There were trip hazards noted within the common escape routes at the time of inspection. There was a range of items including seats ground floor, furniture flat lobbies, trolleys in the staircase, plants throughout & unsuitable doormats.</p> <p>Recommendation: Trip hazards noted should be removed from the common area and the area kept clear.</p>	
Section	House-Keeping		
Action ID	116461		
Quantity			
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 01/05/2019	Client Status: Approved
Question	G.6	<p>Comment: Other house-keeping issues notes at the time of inspection include - Propane cylinder on the roof top.</p> <p>Recommendation: The cylinder should be removed from the building.</p>	<p>No image available</p>
Section	House-Keeping		
Action ID	118059		
Quantity			
- Known	1		
- Potential	N/A		
Priority	Man1	Due Date: 01/05/2019	Client Status: Approved

Question	J.1	Comment: Other fire hazard issues noted at the time of inspection include - There was an oil leak from one of the lift winding motors.	
Section	Other Significant Hazards		
Action ID	116462		
Quantity		Recommendation: The oil spill from the lift motor should be cleared up and a procedure and control measures such as bunding should be fitted to the lift room to ensure a spill cannot leach from the motor room.	
- Known	1		
- Potential	N/A		
Priority	A	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 Note L.1, except for flat(s) 38 as the door has a covering skin and may be a composite as well; it could not be confirmed as satisfactory..	
Section	Flat Entrance/Residents' Bedroom/Bedst: Doors		
Action ID	116482		
Quantity		Recommendation: Door(s) as noted should be replaced with FD30S self-closing fire doors unless confirmed as satisfactory..	
- Known	1		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned
Question	L.6	Comment: No adequate self-closing device was fitted to sampled flat 38 entrance door. No access to other flats.	
Section	Flat Entrance/Residents' Bedroom/Bedst: Doors		
Action ID	116485		
Quantity		Recommendation: An effective self-closing device should be fitted to the door(s) as noted.	
- Known	1		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned
Question	L.8	Comment: Letterbox to flat: 85 and 86 appearing defective. Other letterboxes fitted to flat entrance doors have metal flaps and appear to be in good condition. Note flat: 38 addressed under L.2.	<p>No image available</p>
Section	Flat Entrance/Residents' Bedroom/Bedst: Doors		
Action ID	118060		
Quantity		Recommendation: Letterboxes to flat entrance doors as noted should be replaced with fire rated letterboxes.	
- Known	2		
- 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 caretaker's office does not have a self-closing device installed.	
Section	Common Area Fire Doors		
Action ID	116496		
Quantity		Recommendation: The common area fire door(s) as noted should be installed with a self-closing device.	
- Known	1		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned

Question	M.2	Comment: All common area fire rated fire doors appear to be in good condition except for the FD30s from stairs to lobby 9th floor not closing to rebate as the door is catching the frame.	
Section	Common Area Fire Doors		
Action ID	116495		
Quantity		Recommendation: Minor joinery repairs are required to the door(s)/frame(s) noted - to ensure FD30s closes to its rebate.	
- Known	1		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.14	Comment: Other fire spread/compartmentation issues noted at the time of inspection include - Vents noted to the gas service riser on all levels.	
Section	Limiting Fire Spread		
Action ID	116525		
Quantity		Recommendation: Recommend the vents to the gas service risers on all levels are fire stopped with 60minute fire rated materials.	
- Known	34		
- Potential	34		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.15	Comment: Other fire spread/compartmentation issues noted at the time of inspection include - There is a breach in the wall from the refuse bins.	
Section	Limiting Fire Spread		
Action ID	116526		
Quantity		Recommendation: The hole noted should be sealed up with fire resisting construction - period of fire resistance required is 60-minutes.	
- Known	1		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.16	Comment: Other fire spread/compartmentation issues noted at the time of inspection include - There is the misuse of flame retardant expansion foam observed on 7th & 11th floors in false ceiling void where services have been installed.	
Section	Limiting Fire Spread		
Action ID	116528		
Quantity		Recommendation: The breaches noted should be sealed up with fire resisting construction - period of fire resistance required is 60-minutes.	
- Known	2		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	A.4	Comment: Portable Appliance Testing was confirmed as taking place every 5 years however a number of items would appear to have been missed. No items observed in the communal areas but present in the community room, caretakers ancillary	
Section	Electrical Ignition Sources		
Action ID	116448		
Quantity		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.	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned

Question	K.15	Comment: The means of escape arrangements in the building for persons with disabilities were not considered suitable. It is understood the occupant flat 60 cannot self evacuate & there are other potential residents with disabilities. There was no evidence of procedures to address means of escape for disabled persons. The NFCC Specialized Housing Guide advocates that a Person-Centred Fire Risk Assessment be completed for vulnerable residents and appropriate additional fire safety measures be put in place depending on the findings.		No image available
Section	Means of Escape			
Action ID	116473			
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	K.16	Comment: The means of escape arrangements in the building for persons with disabilities were not considered suitable. It is understood the occupant flat 60 cannot self evacuate & there are other potential residents with disabilities. There was no evidence of procedures to address means of escape for disabled persons. The NFCC Specialized Housing Guide advocates that a Person-Centred Fire Risk Assessment be completed for vulnerable residents and appropriate additional fire safety measures be put in place depending on the findings.		No image available
Section	Means of Escape			
Action ID	116474			
Quantity		Recommendation: Management should undertake a Person-Centred Fire Risk Assessment for any resident identified as vulnerable and put in place any additional fire safety measures or arrangements that are required as a result.		
- 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 replacement composite fire doors, except flat 38. The composite doors from observation on site are a mix of Permadoor solid and glazed units and consistent throughout the building. There are 3 types - solid, larger glazed and smaller glazed. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). Flat entrance door and frames have been fitted into openings with architraves/cover-slips indicating the potential for voids behind the frame. Further intrusive inspection is needed to confirm the adequacy of the fixings and fire stopping behind.		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	116480			
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	93			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	

Question	L.1	<p>Comment: Flat entrance doors/frames are replacement composite fire doors, except flat 38. The composite doors from observation on site are a mix of Permadoor solid and glazed units and consistent throughout the building. There are 3 types - solid, larger glazed and smaller glazed. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). Flat entrance door and frames have been fitted into openings with architraves/cover-slips indicating the potential for voids behind the frame. Further intrusive inspection is needed to confirm the adequacy of the fixings and fire stopping behind.</p>
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors	
Action ID	118054	

No image available

Quantity		<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>
- Known	0	
- Potential	93	

Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
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Question	L.6	<p>Comment: No adequate self-closing device was fitted to sampled flat 38 entrance door. No access to other flats.</p>
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors	
Action ID	116486	



Quantity		<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>
- Known	0	
- Potential	90	

Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
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Question	L.7	<p>Comment: Sampled flat 51, 73 & 74 entrance door was fitted with intumescent strips and cold smoke seals. No access to other flats.</p>
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors	
Action ID	116489	



Quantity		<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>
- Known	0	
- Potential	90	


Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
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Question	P.5	<p>Comment: A Grade D smoke and multi-sensor alarms were noted within the entrance hallway of sample flat 38, 51, 73 & 74. No access to other flats.</p>
Section	Means of Giving Warning in Case of Fire	
Action ID	116504	




Quantity		<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>
- Known	0	
- Potential	90	

Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
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Question	Q.2	<p>Comment: Compartmentation appears to be adequate (subject to recommendations which may be noted elsewhere in this report). The service risers sampled, including 1, 5, 9 & 16th floors would appear to have adequate fire separation to compartment shaft with the exception where cables pass.</p>	
Section	Limiting Fire Spread		
Action ID	116506		
Quantity		<p>Recommendation: Management should undertake an intrusive inspection of the hidden voids noted to confirm/ensure that compartmentation within is adequate.</p>	
- Known	0		
- Potential	34		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.3	<p>Comment: No access was possible to check fire resistance and firestopping within services risers/cupboards due to enclosed boxing carrying water pipes.</p>	
Section	Limiting Fire Spread		
Action ID	116508		
Quantity		<p>Recommendation: Management should check within services risers/shafts/ducts/cupboards as noted to confirm that they are appropriately enclosed with fire resisting construction and adequately fire-stopped where they pass compartment walls and floors.</p>	
- Known	0		
- Potential	34		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.9	<p>Comment: It is understood that there is a common; ventilation system, electrical service risers, mains water system & waste pipes that run the height of the building within ducts/voids within the flats. The configuration and condition of these risers are unknown.</p>	<p>No image available</p>
Section	Limiting Fire Spread		
Action ID	116511		
Quantity		<p>Recommendation: Recommend further investigation is undertaken by a specialist to confirm location and condition of the common ventilation system.</p>	
- Known	0		
- Potential	1		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.10	<p>Comment: It could not be determined if the wall/ceiling lining material provided achieve a surface lining classification of Class 0. The boxing/ducting installed for the plumbing supplies is an unknown class of surface finish including panels to UPVC windows.</p>	
Section	Limiting Fire Spread		
Action ID	116514		
Quantity		<p>Recommendation: Management should confirm/ensure that the wall/ceiling linings noted will achieve a surface lining classification of Class 0.</p>	
- Known	0		
- Potential	1		
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 window cladding/insulation system met the requirements of the Building Regulations with regards to limited combustibility and surface fire spread requirements.</p>	<p>No image available</p>
Section	Limiting Fire Spread		
Action ID	116520		
Quantity		<p>Recommendation: Management should confirm that the external wall window 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	Q.16	Comment: Other fire spread/compartmentation issues noted at the time of inspection include - There is the misuse of flame retardant expansion foam observed on 7th & 11th floors in false ceiling void where services have been installed.		
Section	Limiting Fire Spread			
Action ID	116527			
Quantity		Recommendation: It is recommended that there is a type 2 inspection of all voids as observed to ensure there are no further breaches.		
- Known	0			
- Potential	32			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	T.3	Comment: The record of the fire safety arrangements seen during the inspection was considered suitable and sufficient for the building designation and intended occupation. There was observed to be a reasonable level of fire safety records and general procedures with staff on site completing correctly for General Needs. However, limited procedures to deal with disabilities OR a record to confirm the exact nature of disabilities and assessments and procedures to underpin item K.16, considering a mobility scooter observed on the 8th floor and no PEEP assessments carried out.		No image available
Section	Procedures and Arrangements			
Action ID	116535			
Quantity		Recommendation: Management should confirm/ensure that a suitable documentary record of the fire safety arrangements for the building is held within the building to deal with K.16 and residents with a disability OR make alternative arrangements. 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.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	T.4	Comment: The documented procedures in place in event of a fire seen during the inspection are not considered suitable and sufficient. Due to the information a resident in flat 60 cannot self-evacuate and there are potentially other residents with disabilities with no information available.		No image available
Section	Procedures and Arrangements			
Action ID	116538			
Quantity		Recommendation: Management should confirm/ensure that appropriate documented Fire Safety procedures are in place to cover both resident and staff actions in event of a fire. In relation to residents with a disability considering recommendations in K.16.		
- Known	N/A			
- Potential	N/A			
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	116541			
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	V.9	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.	No image available
Section	Testing and Maintenance		
Action ID	116543		
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.	No image available
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	W.3	Comment: No training records were available on site during the inspection	No image available
Section	Records		
Action ID	116544		
Quantity		Recommendation: Management should confirm/ensure that records of fire safety training are kept on-site or in a central database.	No image available
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	K.14	Comment: The stairs and/or lobbies are not provided with adequate permanent or manually operated ventilation openings for the control of smoke. No vent is provided to head of stairs, a fixed window is provided. OV's & PV's provided to stair landings on all levels. It is not possible to provide ventilation to the central stair lobbies.	
Section	Means of Escape		
Action ID	116471		
Quantity		Recommendation: Recommend smoke ventilation is provided in the stairwell via a minimum 1m2 free area permanent vent is installed in the fixed windows at 16th floor.	
- Known	1		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	O.2	Comment: Fire door signage is not considered adequate. The fire door to the office does not have a fire door keep shut notice.	
Section	Fire Safety Signs and Notices		
Action ID	116501		
Quantity		Recommendation: Provide 'Fire door keep locked' and/or 'Fire door keep shut' notices to common area fire doors as noted.	
- 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 this property as there is no/limited staff presence and residents/occupants have not been trained in their safe use.	
Section	Fire Extinguishing Appliances		
Action ID	116530		
Quantity		Recommendation: All fire extinguishers and associated signage should be removed from the common area 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, bi.) 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, bi.) 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	6395000080
Number Range	1-94
Building Name	Kentmere Court
Street Number	3
Street	Moorway Drive
City/Town	Manchester
Postcode	M9 7HU
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	17
Total No. of Floors (common area only)	17
Total No. of Storeys (ground and above)	17
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	<p>17 storey 1960s purpose built block consisting of 94 general needs flats. Entrance to the common area is via a secure door to the front elevation to an entrance lobby giving access to 2 x passenger lifts (one to odd numbers and one to even numbers), 2 flat entrance doors, caretakers office, w.c. and caretakers ancillary rooms consisting of: a corridor to electrical intake cupboard, store room and a tank room with an alternative exit. Upper floors are all similar with a stair lobby off the stairway containing the passenger lifts and a dry riser with access to two flat entrance lobbies, one with 3 flat entrance doors, bin chute room, store room and service riser cupboards. The 2nd flat entrance lobby contains 3 flat entrance doors and service riser cupboards. The 16th-floor landing with dry riser gives access to the roof via a corridor or an entrance lobby to 2 flats, service cupboards and access to lift plant room. Level entrance to the block. A community room with kitchenette is provided on the ground floor accessed from the outside only. The bin store is accessed from the outside only.</p>
Extent of Common Areas (area assessed)	Communal entrance hall, stairs, stair lobbies, entrance lobbies, service cupboards, service riser, passenger lift, community room, caretakers office and ancillary rooms.
Areas of the building to which access was not available.	Service cupboards/service risers apart from sample inspected, residents flats apart from sample inspected. Residents stores in lobby to flats under control of residents. Plant room, however, this is in a separate building.
Total number of Flats/Bedsits/Bedrooms (as applicable)	94
Number accessed off the Common Area	94
Flats/Bedsits/Bedrooms sample inspected	Flats 38, 51, 73 & 74
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	3

Building Layout Information	
Block Accessibility	Level
Total No. of Common Staircases	1

Construction Information	
Construction Type	Steel frame portal with brick infill, suspended intermediate concrete floors, concrete stairs and a flat roof.
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1960
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Cavity Masonry
External Wall Finish Type	Brick
Other Construction Information	At the previous inspection, the caretaker on site confirmed there had been significant work in last few years but could not confirm the exact year of renovation, however, there has been work with regard to an upgrade to the block which includes - upgrade of emergency lighting system, installation of composite Permadoor FD30s doors to flats and installation of intumescent strips and seals to common area doors.

Occupant Information	
Management Extent	Managed Building (Manager or Senior Staff onsite regularly)
Details of any onsite management	Caretaker on site Monday - Friday 8.00am - 4.00pm. occasional management and maintenance staff on site.
Person managing fire safety in the premises	Matthew Reynolds Fire Safety Manager
Person consulted during the FRA	Jim Macdonald - Caretaker 07852 301779
Number of Residents	Assumed to be four residents per dwelling
-Comments	Exact numbers not known
Number of Employees	Staff on site during working hours - see comment
-Comments	Number of staff is:- Caretaker on site Monday - Friday 8.00am - 4.00pm.
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	See comment
-Comments	The flats are viewed as General Needs however it is understood there is one resident with physical disability with physical disability and could not self evacuate. There are also a number of other residents with various disabilities however there is no information available or PEEP schedule to review

Occupant Information

this. It is understood this is under review and consideration of necessary actions.

Other information

Fire loss experience (since last FRA)

None reported.

Any other relevant information

It is understood there are potential residents with disabilities but no specific detail other ~~reported~~. The caretaker explained majority are General Needs and fully Independent Living but there are a few residents with disabilities that may cause a difficulty if they needed or wanted to evacuate albeit it the strategy is 'Stay Put'.

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

03) NFCC - 'Fire Safety in Specialised Housing' - 2017
 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'
 BS 9990 2015 Non automatic fire fighting systems
 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:- January 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?	No
Comment: Portable Appliance Testing was confirmed as taking place every 5 years however a number of items would appear to have been missed. No items observed in the communal areas but present in the community room, caretakers ancillary	

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: **Man2** Known Quantity: **N/A** Potential Quantity: **N/A** Action ID: **116448**

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?	Not Known
Comment: It is not known if a policy is in place regarding the use of personal portable electrical appliances within the common areas, however, none were seen during the inspection, so this is presumed to be the case.	

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: 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?	Yes
Comment: No evidence of illicit smoking was seen in the common area at the time of inspection.	

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
Comment: The block entrance door(s) are fitted with an intercom and door release system and were locked at the time of inspection. The main entrance is secured by an electronic door entry system controlled by the residents with an emergency drop key override switch provided. Access to the community room is managed by the caretaker.	

Question - C.2: Are bins stored in a suitable location? (Please state bin type and location)	No
Comment: Some of the Paladin/Wheelle bins were not being stored within the designated bin storage area/room at the time of inspection.	

Recommendation: The bins should be relocated away from the building to the designated bin storage area.	
Priority: Med Known Quantity: N/A Potential Quantity: N/A Action ID: 116455	

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 apart from inappropriately stored bins - see C2	

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 common area has a gas fired low-temperature hot water central heating system with boilers in a separate building and pipes supply plumbing.

Question - D.2: Is the fixed heating system within the common areas maintained annually?	Yes
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Comment: Northwards Housing advise that fixed heating systems are serviced annually (every 5 years for electrical storage/panel heaters)

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 common area. There is electric oil filled and electric element heaters.

Question - D.4: Is the portable space heating provided within the common areas regarded as adequate and safe?	No
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Comment: The portable space heating provided within the common areas is not considered adequate and safe. There was no current PAT information on the electrical heater.

Recommendation: The portable electric heaters in use in the common area should be removed.



Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 116457
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E. Cooking

Question - E.1: Are common cooking facilities provided in the block?	Yes
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Comment: There are common cooking facilities provided in the block with domestic standard appliances only.

Question - E.2: Are reasonable measures in place to prevent fires as a result of cooking?	Yes
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Comment: Reasonable measures appear to be in place to prevent fires as a result of cooking. This is in an external accessed room and is only domestic and for light refreshment.

Question - E.3: Are kitchen extract filters changed when required and is duct work regularly cleaned? (Commercial type/scale kitchens only).	Not Applicable
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Comment: Not applicable as no extract or filters installed.

Question - E.4: Are fire blankets provided in the common kitchen?

Yes

Comment: There was a fire blanket provided in the kitchen.

Question - E.5: Is the provision of fire blankets within the common kitchen considered adequate?

Yes

Comment: The provision of fire blankets in the kitchen is considered adequate with regards to number, location and wall mounting.

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. Caretaker undertakes daily cleaning duties.

Question - G.2: Are combustible items kept clear from sources of ignition such as electrical equipment?

No

Comment: Combustible items were noted close to an ignition source. The electrical intake was used for general storage including combustible items.

Recommendation: All combustible items should be removed from the electrical intake cupboard and the door kept locked.



Priority: Med

Known Quantity: N/A


Potential Quantity: N/A

Action ID: 116459

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?				No
Comment: There were trip hazards noted within the common escape routes at the time of inspection. There was a range of items including seats ground floor, furniture flat lobbies, trolleys in the staircase, plants throughout & unsuitable doormats.				
Recommendation: Trip hazards noted should be removed from the common area and the area kept clear.				
Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 116461	

Question - G.5: Are any hazardous materials noted being stored correctly?				Yes
Comment: There were hazardous materials noted in the common area at the time of inspection. Cleaning materials utilised and stored in the caretaker's office.				

Question - G.6: Are all other house-keeping issues satisfactory?				No
Comment: Other house-keeping issues notes at the time of inspection include - Propane cylinder on the roof top.				
Recommendation: The cylinder should be removed from the building.				
Priority: Man1	Known Quantity: 1	Potential Quantity: N/A	Action ID: 118059	No image available

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]

No

Comment: Other fire hazard issues noted at the time of inspection include - There was an oil leak from one of the lift winding motors.

Recommendation: The oil spill from the lift motor should be cleared up and a procedure and control measures such as bunding should be fitted to the lift room to ensure a spill cannot leach from the motor room.



Priority: A

Known Quantity: 1

Potential Quantity: N/A

Action ID: 116462

Question - J.2: Are all other Fire Hazard issues considered satisfactory? [2]

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 current design codes and is deemed satisfactory. Upper flats discharge into a communal entrance lobby leading to a protected stair lobby to a common stairway descending to the ground floor and exiting at ground floor level with a door to outside.	
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. The main door on the escape route is provided with electrically operated access control systems with fob access and electronic button release. There is also a break glass release unit.	
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: The block entrance door has a green break-glass point fitted which overrides the access control system.	
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
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Comment: Travel distances appear to be in line with that allowed in current guidance. The initial travel distance from flat door to lift lobby is <4.5m.

Question - K.10: Are the precautions for all inner rooms suitable?	Not Applicable
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Comment: Not applicable to this property at the time of this assessment.

Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?	Not Applicable
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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
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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
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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
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Comment: The stairs and/or lobbies are not provided with adequate permanent or manually operated ventilation openings for the control of smoke. No vent is provided to head of stairs, a fixed window is provided. OV's & PV's provided to stair landings on all levels. It is not possible to provide ventilation to the central stair lobbies.

Recommendation: Recommend smoke ventilation is provided in the stairwell via a minimum 1m² free area permanent vent is installed in the fixed windows at 16th floor.



Priority: C	Known Quantity: 1	Potential Quantity: N/A	Action ID: 116471
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Question - K.15: Are the stairs and/or lobbies provided with an adequate automatic or remotely operated smoke ventilation system? (State provision)	Not Applicable
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Comment: Note K.14.

Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities?				No
Comment: The means of escape arrangements in the building for persons with disabilities were not considered suitable. It is understood the occupant self self evacuate & there are other potential residents with disabilities. There was no evidence of procedures to address means of escape for disabled persons. The NFCC Specialized Housing Guide advocates that a Person-Centred Fire Risk Assessment be completed for vulnerable residents and appropriate additional fire safety measures be put in place depending on the findings.				
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: Med2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 116473	
Recommendation: Management should undertake a Person-Centred Fire Risk Assessment for any resident identified as vulnerable and put in place any additional fire safety measures or arrangements that are required as a result.				No image available
Priority: Med2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 116474	

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/s 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: The recommended evacuation strategy is 'Stay Put' provided actions are implemented.				

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 replacement composite fire doors, except flat 38. The composite doors from observation on site are a mix of Permadoor solid and glazed units and consistent throughout the building. There are 3 types - solid, larger glazed and smaller glazed. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). Flat entrance door and frames have been fitted into openings with architraves/cover-slips indicating the potential for voids behind the frame. Further intrusive inspection is needed to confirm the adequacy of the fixings and fire stopping behind.

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: **Man2** Known Quantity: **0** Potential Quantity: **93** Action ID: **116480**

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: **Man2** Known Quantity: **0** Potential Quantity: **93** Action ID: **118054**

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 Note L.1, except for flat(s) 38 as the door has a covering skin and may be a composite as well; it could not be confirmed as satisfactory..

Recommendation: Door(s) as noted should be replaced with FD30S self-closing fire doors unless confirmed as satisfactory..



Priority: **A** Known Quantity: **1** Potential Quantity: **N/A** Action ID: **116482**

Question - L.3: Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated? Yes

Comment: The glazing to flat entrance doors appears to be appropriately fire rated. Note L.1

Question - L.4: Are fanlights above flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated? Yes

Comment: Fanlights above flat entrance doors appear to be appropriately fire rated. Note L.1

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.	

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 device was fitted to sampled flat 38 entrance door. No access to other flats.	

Recommendation: An effective self-closing device should be fitted to the door(s) as noted.



Priority: A	Known Quantity: 1	Potential Quantity: N/A	Action ID: 116485
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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.



Priority: Man2	Known Quantity: 0	Potential Quantity: 90	Action ID: 116486
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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?	Not Known
Comment: Sampled flat 51, 73 & 74 entrance door was fitted with intumescent strips and cold smoke seals. No access to other flats.	

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.




Priority: Man2	Known Quantity: 0	Potential Quantity: 90	Action ID: 116489
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Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)				No
Comment: Letterbox to flat 85 and 86 appearing defective. Other letterboxes fitted to flat entrance doors have metal flaps and appear to be in good condition. Note flat 38 addressed under L.2.				
Recommendation: Letterboxes to flat entrance doors as noted should be replaced with fire rated letterboxes.				No image available
Priority: A	Known Quantity: 2	Potential Quantity: N/A	Action ID: 118060	

Question - L.9: Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [1]				Yes
Comment: There were no other residents' bedroom/bedsit 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?				Yes
Comment: All common area fire doors and/or frames appear to be appropriately fire rated. The common area fire doors are 44mm solid wood doors with full solid or with Georgian wired glazing. (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?				No
Comment: All common area fire rated fire doors appear to be in good condition except for the FD30s from stairs to lobby 9th floor not closing to rebate as the door is catching the frame.				
Recommendation: Minor joinery repairs are required to the door(s)/frame(s) noted - to ensure FD30s closes to its rebate.				
Priority: B	Known Quantity: 1	Potential Quantity: N/A	Action ID: 116495	

Question - M.3: Is all glazing to common area fire doors appropriately fire rated?				Yes
Comment: All glazing to common area fire doors appears to be appropriately fire rated. Appears satisfactory from visual inspection at time of assessment, Georgian wired glass where fitted.				

Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated?				Yes
Comment: Fanlights/side panels to common area fire doors appear to be appropriately fire rated.				

Question - M.5: Are common area fire door sets fitted with adequate self-closing devices where required?	Yes
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Comment: Common area fire doors are fitted with adequate self-closing devices or are kept locked shut.

Question - M.6: Are intumescent strips and smoke seals provided to common area fire doors?	Yes
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Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals.

Question - M.7: Are common area fire door sets adequate otherwise? (Ironmongery, hold open hooks etc.)	No
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Comment: Other common area fire door issues noted at the time of inspection include - The caretaker's office does not have a self-closing device installed.

Recommendation: The common area fire door(s) as noted should be installed with a self-closing device.



Priority: A	Known Quantity: 1	Potential Quantity: N/A	Action ID: 116496
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Question - M.8: Are all other common area fire door issues satisfactory?	Yes
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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
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Comment: Emergency lighting is provided to the common areas of the block.

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
Comment: A suitable Fire Action Notice(s) indicating the recommended Stay Put evacuation strategy was displayed within the common area.	

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. The fire door to the office does not have a fire door keep shut notice.	

Recommendation: Provide 'Fire door keep locked' and/or 'Fire door keep shut' notices to common area fire doors as noted.	
Priority: C Known Quantity: 1 Potential Quantity: N/A Action ID: 116501	


Question - O.3: If required, is directional/exit signage adequate?	Not Applicable
Comment: Directional and exit signage is not required in this property as there is a single escape route with only one final exit required.	

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.)	Yes
Comment: No other fire safety signs issues were noted at the time of inspection.	

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	


<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>	Yes		
<p>Comment: A Grade D smoke and multi-sensor alarms were noted within the entrance hallway of sample flat 38, 51, 73 & 74. No access to other flats.</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>			
			
Priority: Man2	Known Quantity: 0	Potential Quantity: 90	Action ID: 116504


<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: Compartmentation appears to be adequate (subject to recommendations which may be noted elsewhere in this report). The service risers sampled, including 1, 5, 9 & 16th floors would appear to have adequate fire separation to compartment shaft with the exception where cables pass.</p>				
<p>Recommendation: Management should undertake an intrusive inspection of the hidden voids noted to confirm/ensure that compartmentation within is adequate.</p>				
Priority: Man2	Known Quantity: 0	Potential Quantity: 34	Action ID: 116506	

<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>				Not Known
<p>Comment: No access was possible to check fire resistance and firestopping within services risers/cupboards due to enclosed boxing carrying water pipes.</p>				
<p>Recommendation: Management should check within services risers/shafts/ducts/cupboards as noted to confirm that they are appropriately enclosed with fire resisting construction and adequately fire-stopped where they pass compartment walls and floors.</p>				
Priority: Man2	Known Quantity: 0	Potential Quantity: 34	Action ID: 116508	

<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.</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>				Yes
<p>Comment: A waste chute is provided in the property, which is located within the protected escape route. Hopper doors ARE self-closing and HAVE adequate seals. A fusible link damper IS to the base of the waste chute. A sprinkler IS NOT provided at 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>				Yes
<p>Comment: Compartmentation appears to be adequate (subject to recommendations which may be noted elsewhere in this report)</p>				

Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)	Yes
Comment: The electrical intake/meter cupboard appears to be adequately fire resisting and firestopped.	

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: It is understood that there is a common ventilation system, electrical service risers, mains water system & waste pipes that run the height of the building within ducts/voids within the flats. The configuration and condition of these risers are unknown.	
Recommendation: Recommend further investigation is undertaken by a specialist to confirm location and condition of the common ventilation system.	No image available
Priority: Man2	Known Quantity: 0
Potential Quantity: 1	Action ID: 116511


Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread?	Not Known
Comment: It could not be determined if the wall/ceiling lining material provided achieve a surface lining classification of Class 0. The boxing/ducting installed for the plumbing supplies is an unknown class of surface finish including panels to uPVC windows.	
Recommendation: Management should confirm/ensure that the wall/ceiling linings noted will achieve a surface lining classification of Class 0.	
Priority: Man2	
Potential Quantity: 1	Action ID: 116514

Question - Q.11: If provided, are soft furnishings in common areas appropriate to limit fire spread/growth?	Not Applicable
Comment: Not applicable to this property at the time of this assessment. Note G.4	

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 external wall window 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 window cladding/insulation system meets Building Regulations requirements with regards to limited combustibility and surface fire spread properties.			No image available
Priority: Man2	Known Quantity: 0	Potential Quantity: 1	Action ID: 116520

Question - Q.14: Are all other fire spread/compartmentation issues satisfactory? [1]			No
Comment: Other fire spread/compartmentation issues noted at the time of inspection include - Vents noted to the gas service riser on all levels.			
Recommendation: Recommend the vents to the gas service risers on all levels are fire stopped with 60minute fire rated materials.			
Priority: B	Known Quantity: 34	Potential Quantity: 34	Action ID: 116525

Question - Q.15: Are all other fire spread/compartmentation issues satisfactory? [2]			No
Comment: Other fire spread/compartmentation issues noted at the time of inspection include - There is a breach in the wall from the refuse bins.			
Recommendation: The hole noted should be sealed up with fire resisting construction - period of fire resistance required is 60-minutes.			
Priority: B	Known Quantity: 1	Potential Quantity: N/A	Action ID: 116526

Question - Q.16: Are all other fire spread/compartmentation issues satisfactory? (3) No

Comment: Other fire spread/compartmentation issues noted at the time of inspection include - There is the misuse of flame retardant expansion foam observed on 7th & 11th floors in false ceiling void where services have been installed.

Recommendation: It is recommended that there is a type 2 inspection of all voids as observed to ensure there are no further breaches.



Priority: **Man2** Known Quantity: 0 Potential Quantity: 32 Action ID: 116527

Recommendation: The breaches noted 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: 116528

Question - Q.17: Are all other fire spread/compartmentation issues satisfactory? (4) 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 as follows:- Fire extinguishers noted; CO2 in Caretakers Office, Co2in water tank room, Foam in corridor to roof, CO2 in lift plant room, CO2 in Community Room.

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 this property 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 common area 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: 116530

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

Question - R.4: Are all fire extinguishing appliances suitably located and readily accessible?	Yes
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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
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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
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Comment: The building is provided with a fire mains:- Fire fighting mains provided with inlet at ground floor level and outlets on all floor levels in the flat entrance lobbies.

Question - S.3: Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift)	No
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Comment: The building has a lift(s) but not one used for fire safety purposes. Passenger lifts provided with fireman's override switch, service records were available for inspection.

Question - S.4: Is the building provided with disabled evacuation aids? (Evacuation chairs, sheets, mats or sledges etc.)	No
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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
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Comment: No sprinkler system is provided within the building.

Question - S.6: Are hose reels provided within the building?	No
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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
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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: The property designation is General Needs as detailed from the client. This was confirmed on site from staff questioned during the inspection and from observations. However, it was noted residents with disabilities are present.	

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: Northwards Housing 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?	No		
Comment: The record of the fire safety arrangements seen during the inspection was considered suitable and sufficient for the building designation and intended occupation. There was observed to be a reasonable level of fire safety records and general procedures with staff on site completing correctly for General Needs. However, limited procedures to deal with disabilities OR a record to confirm the exact nature of disabilities and assessments and procedures to underpin item K.16. considering a mobility scooter observed on the 8th floor and no PEEP assessments carried out.			
Recommendation: Management should confirm/ensure that a suitable documentary record of the fire safety arrangements for the building is held within the building to deal with K.16 and residents with a disability OR make alternative arrangements. 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: 116535

Question - T.4: Are there appropriate procedures in place in the event of fire and are these documented?	No		
Comment: The documented procedures in place in event of a fire seen during the inspection are not considered suitable and sufficient. Due to the information a resident in Wing A not self-evacuate and there are potentially other residents with disabilities with no information available.			
Recommendation: Management should confirm/ensure that appropriate documented Fire Safety procedures are in place to cover both resident and staff actions in event of a fire. In relation to residents with a disability considering recommendations in K.16.	No image available		
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 116538

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 point(s) 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?	No
Comment: From information received on-site there would not appear to be adequate procedures in place for the evacuation of people with disabilities. See K16.	

Question - T.8: Are staff nominated to use fire extinguishing appliances in the event of fire?	Yes
Comment: Management advises that staff have been nominated to use fire extinguishing appliances in the event of a fire.	

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 K.16)	

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: Mar2	Known Quantity: N/A
Potential Quantity: N/A	Action ID: 116541

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.3: Are the staff nominated to use fire extinguishing appliances, in the event of fire, given appropriate additional training?	Yes
Comment: Management has advised that staff nominated to use fire extinguishing appliances receive appropriate additional training.	

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:- 11/17 and due servicing.	

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.6: Are fire blankets inspected 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.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?				Not Known
Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.				
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.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 116543	

W. Records

Question - W.1: Is there a log book on the premises?				Yes
Comment: A log book was available on site during the inspection				

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 Known
Comment: No training records were available on site during the inspection				
Recommendation: Management should confirm/ensure that records of fire safety training are kept on-site or in a central database.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 116544	

Question - W.4: Are routine in-house fire safety checks recorded?				Yes
Comment: There were up to date records of routine in-house fire safety checks available on-site at the time of inspection.				

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.10: Are fire blanket inspections and servicing recorded?

Yes

Comment: There were records on site of regular inspection, testing and/or servicing of the system installed.

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

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 common parts

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

Not Applicable

Comment: Note Q.14

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: Provided Q.14 implemented.

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: 1-94 Kentmere Court 3 Moorway Drive Manchester M9 7HU
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 ID:rector]



Date of Issue

30/11/2018

