

Fire Risk Assessment

Property assessed: 1-62 Kingsbridge Court
Kingsbridge Road Manchester M9
5SW

Client: Northwards Housing

UPRN: 630730000B0

Property Classification: Level 1

Document Print Date: 02/12/2019



FRA Inspection Date: 08/11/2018
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	Paul Murley
Assessment Checked by	John Herbison
Date of inspection	08/11/2018
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	3	3
B	0	6	6
C	0	8	8
R	0	1	1
Man1	0	0	0
Man2	0	14	14





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	L.1	<p>Comment: Flat entrance doors/frames are a mix of original 'notional' timber fire doors and replacement composite fire doors, except for flat 2 (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).</p> <p>Recommendation: The door to flat 2 should be replaced with a FD30S self-closing fire door.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	118479		
Quantity			
- Known	1		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned
Question	L.5	<p>Comment: The side panel to flat 2 is of unknown fire resistance.</p> <p>Recommendation: 30-minute fire resisting material should be installed in the side panel to flat 2 entrance door, unless fire resistance of the existing infill can be confirmed.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	118492		
Quantity			
- Known	1		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned
Question	M.4	<p>Comment: Not all glazing to fanlights above common area fire doors is appropriately fire rated. The glazing above the caretaker's room door and storeroom next to flat 1 is unlikely to be fire rated for insulation. The glazing to side panels and fanlights to doors to the lobbies and stairs is considered acceptable due to the lack of fire loading. The fanlights to the risers appears to be mineral board.</p> <p>Recommendation: 30 minute fire resisting material (integrity and insulation) should be installed in the fanlights above the caretaker's room door and storeroom next to flat 1</p>	
Section	Common Area Fire Doors		
Action ID	118509		
Quantity			
- Known	2		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned
Question	F.3	<p>Comment: The lightning protection system has a sheared conductor between the 2 doors of the electricity sub-station.</p> <p>Recommendation: The lightning protection system should be repaired by a specialist contractor. There is a sheared conductor between the 2 doors of the electricity sub-station.</p>	
Section	Lightning		
Action ID	118466		
Quantity			
- Known	1		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned


Question	K.14	Comment: The stairs and/or lobbies are provided with permanent ventilation openings for the control of smoke, however the grills appear very restrictive and trunking is missing in several places where the stair vents cross the refuse chute lobbies.	
Section	Means of Escape		
Action ID	118475		
Quantity		Recommendation: The grills should be removed and the defective smoke ventilators noted to the common stair should be repaired.	
- Known	12		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	O.3	Comment: Directional and exit signage is not considered adequate. There are no directional signs on the stairs (the stairs are the alternative egress route because normal access is via lifts).	
Section	Fire Safety Signs and Notices		
Action ID	118516		
Quantity		Recommendation: Provide fire exit directional signage on the stair half-landings.	
- Known	12		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.3	Comment: The electrical riser next to flat 5 did not appear to be adequately fire-stopped where the cables penetrate the floor.	
Section	Limiting Fire Spread		
Action ID	118927		
Quantity		Recommendation: The electrical riser next to flat 5 should have the cable penetrations fire-stopped at the floor with materials affording a minimum of 60 minutes fire resistance.	
- Known	1		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	V.9	Comment: The drop-key override is inoperative due to the key hole being blocked.	
Section	Testing and Maintenance		
Action ID	118945		
Quantity		Recommendation: The defective Fire Service drop key override switch should be repaired.	
- Known	1		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	Y.2	Comment: The gas risers have permanent vents into the flat/lift lobbies.	
Section	Gas Services		
Action ID	118963		
Quantity		Recommendation: The mains gas pipework/and or meter apparatus located within the common escape route as noted should be enclosed to 30 minutes fire resisting standard and any vents provided should not open into the common areas unless suitable automatic or intumescent dampers are fitted.	
- Known	1		
- Potential	1		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned

Question	A.1	Comment: No access was possible to the electrical intake/meter cupboard due to a non-standard lock being fitted.		
Section	Electrical Ignition Sources			
Action ID	118458			
Quantity		Recommendation: The electrical intake/meter cupboard should be accessed to carry out a visual check of the electrical apparatus		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	K.16	Comment: There was no evidence of occupation in the building by people with disabilities at the time of inspection		<p>No image available</p>
Section	Means of Escape			
Action ID	118476			
Quantity		Recommendation: Management should encourage tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. A contact reference for this assistance should be added to the fire action notices for the premises.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	L.1	Comment: Flat entrance doors/frames are a mix of original 'notional' timber fire doors and replacement composite fire doors, except for flat 2 (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).		<p>No image available</p>
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	118480			
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	44			
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, except for flat 2 (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).		<p>No image available</p>
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	119085			
Quantity		Recommendation: As flat entrances have been fitted with composite doorsets, an intrusive inspection should be carried out to confirm the adequacy of the fixings and firestopping between the frame and the wall.		
- Known	0			
- Potential	44			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	


Question	L.6	Comment: Sampled flats 16 and 21 entrance doors were fitted with adequate self-closing devices. No access to other flats.		No image available
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	118486			
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.		
- Known	0			
- Potential	59			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	L.7	Comment: No intumescent strips and cold smoke seals were fitted to sampled flats 16 and 21 entrance doors. No access to other flats.		No image available
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	118489			
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.		
- Known	0			
- Potential	59			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	M.6	Comment: It was not possible to ascertain if the locked common area fire doors were fitted with intumescent strips and seals. No access to the main electrical intake, the under-stair cupboard or the storeroom next to flat 1. Intumescent strips and cold smoke seals not considered necessary to the stair and lobby doors because of well ventilated lobbies.		
Section	Common Area Fire Doors			
Action ID	118511			
Quantity		Recommendation: The locked doors to the main electrical intake, the under-stair cupboard and the storeroom next to flat 1 should be checked to confirm that adequate intumescent strips and smoke seals are fitted.		
- Known	0			
- Potential	3			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	P.5	Comment: Grade D smoke alarms were noted within the entrance hallways of sample flats 16 and 21. No access to other flats.		No image available
Section	Means of Giving Warning in Case of Fire			
Action ID	118521			
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.		
- Known	0			
- Potential	60			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	



Question	Q.2	Comment: It was not possible to sample inspect the hidden voids identified without causing damage or requiring opening up. There is a small void on the ground floor ceiling next to flat 2		
Section	Limiting Fire Spread			
Action ID	118924			
Quantity		Recommendation: Management should undertake an intrusive inspection of the hidden voids in the boxed-in services close to flat 2 to confirm/ensure that compartmentation within is adequate and the compartmentation between the void and both the flat and the plant room access has any penetrations fire stopped with materials affording a minimum of 60 minutes fire resistance.		
- Known	0			
- Potential	1			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	Q.7	Comment: No access was possible to the electrical intake/meter cupboard due to a non-standard lock being fitted.		
Section	Limiting Fire Spread			
Action ID	118929			
Quantity		Recommendation: Management should check compartmentation within the electrical intake cupboard to confirm/ensure that it is enclosed with fire rated construction and adequately firestopped.		
- Known	0			
- Potential	1			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	Q.13	Comment: No information was available on site to confirm if the external wall rain screen cladding/insulation system met the requirements of the Building Regulations with regards to limited combustibility and surface fire spread requirements.		
Section	Limiting Fire Spread			
Action ID	118933			
Quantity		Recommendation: Management should confirm that the external wall rain screen cladding/insulation system meets Building Regulations requirements with regards to limited combustibility and surface fire spread properties.		
- Known	0			
- Potential	1			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	T.3	Comment: No suitable record of the fire safety arrangements for the building was available for inspection during the inspection.		<p>No image available</p>
Section	Procedures and Arrangements			
Action ID	118941			
Quantity		Recommendation: Management should confirm/ensure that a suitable documentary record of the fire safety arrangements for the building is held within the building. This should cover all arrangements for general fire safety management and should include a plan for responding in the immediate aftermath of a fire incident.		
- 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	118942			
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: The caretaker was unavailable and the logbook was not seen.		No image available
Section	Records			
Action ID	118946			
Quantity		Recommendation: Management should confirm/ensure that a fire safety log book is provided to enable recording as required of all relevant fire safety events such as fire drills, routine checks, Fire and Rescue Service visits, fire safety systems testing, staff training etc. as appropriate.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	K.2	Comment: The doorset between the ground floor flat/ lift lobby and the escape stair would appear unlikely to achieve 60 minutes fire resistance. As the top floor exceeds 18m, and the stair is protected for both means of escape and as a firefighting shaft, the doorsets should be FD60S self-closing. The upper floors have double lobby protection.		
Section	Means of Escape			
Action ID	118472			
Quantity		Recommendation: The doorset between the flat/lift lobby on the ground floor and the stair should be replaced with a FD60S self/closing doorset, or preferably, the door opening should be sealed with construction affording a minimum of 60 minutes fire resistance (the door is a convenience opening and is not required for means of escape. If the door should fall in a fire then the single stair could become impassable).		
- Known	1			
- Potential	N/A			
Priority	C	Due Date: 04/06/2021	Client Status: Assigned	
Question	L.4	Comment: The glazing fitted in fanlights over 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.		No image available
Section	Flat Entrance/Residents' Bedroom/Bedsit: Doors			
Action ID	119088			
Quantity		Recommendation: EI 30 (30-minutes integrity and insulation) fire resisting glazing (and associated glazing channel and beading) should be installed in the fanlight(s) to flat entrance door(s) as noted. (Unless it can be confirmed by certification that the existing glazing is appropriately fire rated.)		
- Known	62			
- Potential	N/A			
Priority	C	Due Date: 04/06/2021	Client Status: Assigned	



Question	L.7	<p>Comment: No intumescent strips and cold smoke seals were fitted to sampled flats 16 and 21 entrance doors. No access to other flats.</p> <p>Recommendation: Intumescent strips and smoke seals should be fitted to the doors of flats 16 and 21.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	118488		
Quantity			
- Known	2		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	M.3	<p>Comment: Not all glazing to common area fire doors is appropriately fire rated. The caretaker's room glazing is unlikely to be fire rated for insulation. The glazed doors to the lobbies and stairs is considered acceptable due to the lack of fire loading.</p> <p>Recommendation: E 30 (30-minutes integrity) fire resisting glazing (and associated glazing channel and beading) should be installed in the caretaker's room door.</p>	
Section	Common Area Fire Doors		
Action ID	118508		
Quantity			
- Known	1		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	O.2	<p>Comment: Fire door signage is not considered adequate. There was no signage to the ground floor caretaker's room, the store room next to flat 1, the main electrical intake and the under-stair cupboard, or 2 of the risers on the tenth floor. All flat/lift lobby doors only had signs on one side.</p> <p>Recommendation: Provide 'Fire door keep shut' signage to both sides of the flat/lift lobby doors.</p>	
Section	Fire Safety Signs and Notices		
Action ID	118514		
Quantity			
- Known	12		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	O.2	<p>Comment: Fire door signage is not considered adequate. There was no signage to the ground floor caretaker's room, the store room next to flat 1, the main electrical intake and the under-stair cupboard, or 2 of the risers on the tenth floor. All flat/lift lobby doors only had signs on one side.</p> <p>Recommendation: Provide 'Fire door keep locked' signs to the outside of the ground floor caretaker's room, the storeroom next to flat 1, the main electrical intake and the under-stair cupboard and 2 of the risers on the tenth floor.</p>	
Section	Fire Safety Signs and Notices		
Action ID	118515		
Quantity			
- Known	6		
- Potential	N/A		
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. The information contained in the Fire Action notices is 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>	
Section	Fire Safety Signs and Notices		
Action ID	118518		
Quantity			
- Known	13		
- Potential	N/A		
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 instructions for the electronic push-button or Green Break Glass door overrides for the main entrance and stair exit and the dry riser inlet has a notice stating "Dry Riser Outlet".	
Action ID	118519		
Quantity		Recommendation: Provide instructions for the electronic push-button and Green Break Glass door overrides for the main entrance and stair exit, and a "Dry Riser Inlet" sign for the dry riser inlet.	
- Known	3		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	K.5	Comment: The final exit doors are acceptable with electronic door releases, however the doors to the stairs are fitted with lever latches which are unnecessary (doors held closed by self closing hinges) and subject to heavy wear from traffic. Such latches could fall and prevent egress.	
Section	Means of Escape		
Action ID	118474		
Quantity		Recommendation: The lever latches should be removed from the flat/lift lobby doors and the stair doors (pull handles will be required for normal access).	
- Known	24		
- Potential	N/A		
Priority	R	Due Date: N/A	Client Status: Assigned



3 Introduction and Scope



3.1 Limitations of this assessment

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

3.2 Legislation

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

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

3.3 Risk Level

A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one advocated by BS 8800 for general health and safety risks:

Risk level	Action and time table
Trivial	No action is required and no detailed records need be kept.
Tolerable	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures
Substantial	Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Intolerable	Building (or relevant area) should not be occupied until the risk is reduced.

It should be noted that, although the purpose of estimating the risk level is to place the risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following action plan. The fire risk assessment should be reviewed regularly and a reassessment completed by the date recommended in this report.

3.4 Recommendation Priorities

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

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

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

4 Property Details

UPRN	63073000080
Number Range	1-62
Building Name	Kingsbridge Court
Street Number	
Street	Kingsbridge Road
City/Town	Manchester
Postcode	M9 5SW
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 contains flats 1 and 2, access to the caretaker's room and plant rooms, under-stair cupboard, storeroom, externally accessed bin store and electricity sub-station. The lift motor room is on the roof accessed through a ceiling hatch on the twelfth floor. Each of the first to the twelfth floors have 5 flats, 4 service risers, a dry riser and lift access in a lobby accessed via a stair lobby, which has access to the stairs and a refuse chute lobby.
Extent of Common Areas (area assessed)	All ground floor except flats 1 and 2 and the electricity sub-station. Flat/lift lobbies, stair lobbies and refuse chute lobbies. Lift motor room.
Areas of the building to which access was not available.	All flats except flats 16 and 21. Main electrical intake. Pump room. Under-stair cupboard. Dry riser on the first floor (asbestos).
Total number of Flats/Bedsits/Bedrooms (as applicable)	62
Number accessed off the Common Area	62
Flats/Bedsits/Bedrooms sample inspected	Flats 16 and 21.
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	2
Block Accessibility	Level
Total No. of Common Staircases	1
Construction Information	
Construction Type	Concrete Frame
Property Type	Purpose Built

Construction Information	
Date of Construction or Conversion (year approx.)	1960
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Curtain Walling
External Wall Finish Type	Cementitious render over insulation.
Other Construction Information	None.

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	Caretaker available office hours, also responsible for other blocks.
Person managing fire safety in the premises	Matthew Reynolds, Fire Safety Manager, Design and Delivery Team, Northwards Housing.
Person consulted during the FRA	Peter Norton, Caretaker, is the only person on site
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:- Caretaker available office hours, also responsible for 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.
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

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 5499-10:2014 - 'Guidance for the selection and use of safety signs and fire safety notices' BS 5499-4:2013 - 'Safety signs. Code of practice for escape route signage' BS 5839-6:2019 - 'Fire detection and alarm systems for buildings. Code of practice for domestic premises' PAS79 - 'Fire Risk Assessment - a recommended methodology' - 2012

5 FRA Questionnaire

Elimination or Reduction of Fire Hazards

A. Electrical Ignition Sources

Question - A.1: Was access gained to the electrical intake/meter cupboard(s) for the block?	No
Comment: No access was possible to the electrical intake/meter cupboard due to a non-standard lock being fitted.	
Recommendation: The electrical intake/meter cupboard should be accessed to carry out a visual check of the electrical apparatus	
Priority: Med	Known Quantity: N/A Potential Quantity: N/A Action ID: 118458

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:- 25/02/2016.	

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

Question - A.4: Is portable appliance testing (PAT) being completed within the common areas?	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.	

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. All flat/lift lobbies and the lift cars have signage.	

C. Arson

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

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

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. Additional storage is kept away from the building.	

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)

No

Comment: The common area has no form of fixed heating and individual residential units have their own heating systems. Assumed to have gas fired boilers (if gas taps turned on).

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?

No

Comment: The lightning protection system has a sheared conductor between the 2 doors of the electricity sub-station.

Recommendation: The lightning protection system should be repaired by a specialist contractor. There is a sheared conductor between the 2 doors of the electricity sub-station.



Priority: B

Known Quantity: 1

Potential Quantity: N/A

Action ID: 118466

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 risers were 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) No

Comment: The doorset between the ground floor flat/lift lobby and the escape stair would appear unlikely to achieve 60 minutes fire resistance. As the top floor exceeds 18m, and the stair is protected for both means of escape and as a firefighting shaft, the doorsets should be FD60S self-closing. The upper floors have double lobby protection.

Recommendation: The doorset between the flat/lift lobby on the ground floor and the stair should be replaced with a FD60S self-closing doorset, or preferably, the door opening should be sealed with construction affording a minimum of 60 minutes fire resistance (the door is a convenience opening and is not required for means of escape. If the door should fail in a fire then the single stair could become impassable).



Priority: C Known Quantity: 1 Potential Quantity: N/A Action ID: 118472

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)? No


Comment: The final exit doors are acceptable with electronic door releases, however the doors to the stairs are fitted with lever latches which are unnecessary (doors held closed by self closing hinges) and subject to heavy wear from traffic. Such latches could fail and prevent egress.

Recommendation: The lever latches should be removed from the flat/lift lobby doors and the stair doors (pull handles will be required for normal access).



Priority: B Known Quantity: 24 Potential Quantity: N/A Action ID: 118474

Question - K.6: Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)	Yes
Comment: Doors 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)				No
Comment: The stairs and/or lobbies are provided with permanent ventilation openings for the control of smoke, however the grills appear very restrictive and trunking is missing in several places where the stair vents cross the refuse chute lobbies.				
Recommendation: The grills should be removed and the defective smoke ventilators noted to the common stair should be repaired.				
Priority: B	Known Quantity: 12	Potential Quantity: N/A	Action ID: 118475	

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

Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities?				Not Known
Comment: There was no evidence of occupation in the building by people with disabilities at the time of inspection				
Recommendation: Management should encourage tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. A contact reference for this assistance should be added to the fire action notices for the premises.				No image available
Priority: Med	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 118476	

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

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

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

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

L. Flat Entrance/Residents' Bedroom/Bedsit Doors

Question - L.1: Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors)	No
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Comment: Flat entrance doors/frames are a mix of original 'notional' timber fire doors and replacement composite fire doors, except for flat 2 (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

Recommendation: The door to flat 2 should be replaced with a FD30S self-closing fire door.



Priority: A	Known Quantity: 1	Potential Quantity: N/A	Action ID: 118479
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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.

No image available

Priority: Man2	Known Quantity: 0	Potential Quantity: 44	Action ID: 118480
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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: 44	Action ID: 119085
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Question - L.2: Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?	Yes
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Comment: The fire rated flat entrance doors appear to be in good condition.


Question - L.3: Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	No
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Comment: Glazing in the composite doors is Georgian wired glass and as such may not be fire rated for insulation - refer to question L1

Question - L.4: Are fanlights above flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?				No
Comment: The glazing fitted in fanlights over 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.				
Recommendation: EI 30 (30-minutes integrity and insulation) fire resisting glazing (and associated glazing channel and beading) should be installed in the fanlight(s) to flat entrance door(s) as noted. (Unless it can be confirmed by certification that the existing glazing is appropriately fire rated.)				No image available
Priority: C	Known Quantity: 62	Potential Quantity: N/A	Action ID: 119088	

Question - L.5: Are side panels to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?				Not Known
Comment: The side panel to flat 2 is of unknown fire resistance.				
Recommendation: 30-minute fire resisting material should be installed in the side panel to flat 2 entrance door, unless fire resistance of the existing infill can be confirmed.				
Priority: A	Known Quantity: 1	Potential Quantity: N/A	Action ID: 118492	

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?				Not Known
Comment: Sampled flats 16 and 21 entrance doors were fitted with adequate self-closing devices. 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 self-closers are fitted and remain effective.				No image available
Priority: Man2	Known Quantity: 0	Potential Quantity: 59	Action ID: 118486	

<p>Question - L.7: Are all sampled flat entrance (or residents' bedroom/beds!) 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 flats 16 and 21 entrance doors. No access to other flats.</p>				
<p>Recommendation: Intumescent strips and smoke seals should be fitted to the doors of flats 16 and 21.</p>				
Priority: C	Known Quantity: 2	Potential Quantity: N/A	Action ID: 118488	
<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>				
Priority: Man2	Known Quantity: 0	Potential Quantity: 59	Action ID: 118489	No image available

<p>Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/beds!) doors satisfactory? (State only if missing, damaged or uPVC)</p>				Yes
<p>Comment: Letterboxes fitted to flat entrance doors have metal flaps and appear to be in good condition.</p>				

<p>Question - L.9: Are all other flat entrance (or residents' bedroom/beds!) 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

<p>Question - M.1: Are all common area doors and frames requiring fire resistance appropriately fire rated?</p>				Yes
<p>Comment: All common area fire doors and/or frames appear to be appropriately fire rated (original FD 30 fire doors) (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).</p>				

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

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 caretaker's room glazing is unlikely to be fire rated for insulation. The glazed doors to the lobbies and stairs is considered acceptable due to the lack of fire loading.				
Recommendation: E 30 (30-minutes integrity) fire resisting glazing (and associated glazing channel and beading) should be installed in the caretaker's room door.				
Priority: C	Known Quantity: 1	Potential Quantity: N/A	Action ID: 118508	



Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated?				No
Comment: Not all glazing to fanlights above common area fire doors is appropriately fire rated. The glazing above the caretaker's room door and storeroom next to flat 1 is unlikely to be fire rated for insulation. The glazing to side panels and fanlights to doors to the lobbies and stairs is considered acceptable due to the lack of fire loading. The fanlights to the risers appears to be mineral board.				
Recommendation: 30 minute fire resisting material (integrity and insulation) should be installed in the fan lights above the caretaker's room door and storeroom next to flat 1				
Priority: A	Known Quantity: 2	Potential Quantity: N/A	Action ID: 118509	



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.				

Question - M.6: Are intumescent strips and smoke seals provided to common area fire doors?				Not Known
Comment: It was not possible to ascertain if the locked common area fire doors were fitted with intumescent strips and seals. No access to the main electrical intake, the under-stair cupboard or the storeroom next to flat 1. Intumescent strips and cold smoke seals not considered necessary to the stair and lobby doors because of well ventilated lobbies.				
Recommendation: The locked doors to the main electrical intake, the under-stair cupboard and the storeroom next to flat 1 should be checked to confirm that adequate intumescent strips and smoke seals are fitted.				
Priority: Man2	Known Quantity: 0	Potential Quantity: 3	Action ID: 118511	



Question - M.7: Are common area fire door sets adequate otherwise? (Ironmongery, hold open hooks etc.)	Yes
Comment: Common area fire doors are considered adequate. (Subject to any issues noted elsewhere in this report)	

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 built into the primary 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)	Yes
Comment: A suitable Fire Action Notices indicating the recommended Stay Put evacuation strategy were displayed within the flat/lift lobbies.	

Question - O.2: Is fire door signage adequate? (Consider 'Fire door keep shut', 'Fire door keep locked shut' and 'Automatic Fire Door Keep Clear' signage. Exclude doors recommended for replacement)	No
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Comment: Fire door signage is not considered adequate. There was no signage to the ground floor caretaker's room, the store room next to flat 1, the main electrical intake and the under-stair cupboard, or 2 of the risers on the tenth floor. All flat/lift lobby doors only had signs on one side.

Recommendation: Provide 'Fire door keep shut' signage to both sides of the flat/lift lobby doors.



Priority: C	Known Quantity: 12	Potential Quantity: N/A	Action ID: 118514
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Recommendation: Provide 'Fire door keep locked' signs to the outside of the ground floor caretaker's room, the storeroom next to flat 1, the main electrical intake and the under-stair cupboard and 2 of the risers on the tenth floor.



Priority: C	Known Quantity: 6	Potential Quantity: N/A	Action ID: 118515
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Question - O.3: If required, is directional/exit signage adequate?	No
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Comment: Directional and exit signage is not considered adequate. There are no directional signs on the stairs (the stairs are the alternative egress route because normal access is via lifts).

Recommendation: Provide fire exit directional signage on the stair half-landings.



Priority: B	Known Quantity: 12	Potential Quantity: N/A	Action ID: 118516
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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
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. The information contained in the Fire Action notices is not sufficiently prominent.				
Recommendation: Provide prominent 'In event of fire do not use lifts' signage adjacent to the doors to the lift at each floor level.				
Priority: C	Known Quantity: 13	Potential Quantity: N/A	Action ID: 118518	

Question - O.5: Are all other fire safety signs issues satisfactory? [2]				No
Comment: Other fire safety signs issues noted include:- There are no instructions for the electronic push-button or Green Break Glass door overrides for the main entrance and stair exit and the dry riser inlet has a notice stating 'Dry Riser Outlet'.				
Recommendation: Provide instructions for the electronic push-button and Green Break Glass door overrides for the main entrance and stair exit, and a 'Dry Riser Inlet' sign for the dry riser inlet.				
Priority: C	Known Quantity: 3	Potential Quantity: N/A	Action ID: 118519	

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: Grade D smoke alarms were noted within the entrance hallways of sample flats 16 and 21. 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.	No image available
Priority: Man2	Known Quantity: 0
Potential Quantity: 60	Action ID: 118521

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)	Not Known
Comment: It was not possible to sample inspect the hidden voids identified without causing damage or requiring opening up. There is a small void on the ground floor ceiling next to flat 2	
Recommendation: Management should undertake an intrusive inspection of the hidden voids in the boxed-in services close to flat 2 to confirm/ensure that compartmentation within is adequate and the compartmentation between the void and both the flat and the plant room access has any penetrations fire stopped with materials affording a minimum of 60 minutes fire resistance.	
Priority: Man2	Known Quantity: 0
Potential Quantity: 1	Action ID: 118924




Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?				No
Comment: The electrical riser next to flat 5 did not appear to be adequately fire-stopped where the cables penetrate the floor.				
Recommendation: The electrical riser next to flat 5 should have the cable penetrations fire-stopped at the floor with materials affording a minimum of 60 minutes fire resistance.				
Priority: B	Known Quantity: 1	Potential Quantity: N/A	Action ID: 118927	

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)				Not Known
Comment: Access was not possible to check firestopping around the ventilation or drainage from the flats bathrooms, kitchens and WCs (no access from the common areas). Previous Type 4 inspection completed however				

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)				Yes
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.				

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?				Not Applicable
Comment: There were no roof voids noted above the common areas - the building has a flat roof.				

Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)				Not Known
Comment: No access was possible to the electrical intake/meter cupboard due to a non-standard lock being fitted.				
Recommendation: Management should check compartmentation within the electrical intake cupboard to confirm/ensure that it is enclosed with fire rated construction and adequately firestopped.				
Priority: Man2	Known Quantity: 0	Potential Quantity: 1	Action ID: 118929	

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 Applicable

Comment: There were no common ventilation systems noted within this property (see question Q4).

Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread? Yes

Comment: The wall and ceiling linings would appear to be appropriate to limit fire spread.

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 external wall rain screen cladding/insulation system met the requirements of the Building Regulations with regards to limited combustibility and surface fire spread requirements.

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



Priority: Man2

Known Quantity: 0

Potential Quantity: 1

Action ID: 118933

Question - Q.14: Are all other fire spread/compartmentation issues satisfactory? [1] Yes

Comment: There were no other fire spread/compartmentation issues noted at the time of inspection.

R. Fire Extinguishing Appliances

Question - R.1: Are portable fire extinguishers provided in the common areas, including staff/plant rooms? (Give details of any provision)	Yes
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Comment: Extinguishers were provided in the plant rooms.

Question - R.2: Is it considered appropriate to provide portable fire extinguishers given the building occupancy?	Yes
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Comment: The provision of portable fire extinguishers is considered appropriate for this property as they are in non-residential areas only where staff/contractors are expected to be trained in their safe usage.

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 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 did not work when tested (key hole blocked).

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:- Dry rising fire main with the inlet beside the main entrance and outlets in the flat/lift lobbies and roof.

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

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

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?	Not Known
Comment: No suitable record of the fire safety arrangements for the building was available for inspection during the inspection.	
Recommendation: Management should confirm/ensure that a suitable documentary record of the fire safety arrangements for the building is held within the building. This should cover all arrangements for general fire safety management and should include a plan for responding in the immediate aftermath of a fire incident.	No image available
Priority: Man2	Known Quantity: N/A Potential Quantity: N/A Action ID: 118941
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 K.16)	

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 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: Man2	Known Quantity: N/A Potential Quantity: N/A Action ID: 118942

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: Northwards Housing advise 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?	No
Comment: The drop-key override is inoperative due to the key hole being blocked.	

Recommendation: The defective Fire Service drop key override switch should be repaired.			
Priority: B	Known Quantity: 1	Potential Quantity: N/A	Action ID: 118945



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?			Not Known
Comment: The caretaker was unavailable and the logbook was not seen.			
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: 118946
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 confirm that training records are held on a central database.			
Question - W.4: Are routine in-house fire safety checks recorded?			Yes
Comment: Management confirm that 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.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 common parts

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 have permanent vents into the flat/lift lobbies.

Recommendation: The mains gas pipework/and or meter apparatus located within the common escape route as noted should be enclosed to 30 minutes fire resisting standard and any vents provided should not open into the common areas unless suitable automatic or intumescent dampers are fitted.



Priority: B

Known Quantity: 1

Potential Quantity: 1

Action ID: 118963

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: No other services seen in the gas risers.

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.

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 Kingsbridge Court Kingsbridge Road Manchester M9 5SW
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

