

## Fire Risk Assessment

Property assessed: 1-72 Lincoln Court 3 Croydon Drive Manchester M40 2NP

Client: Northwards Housing

UPRN: 610580000B0

Property Classification: Level 1

Document Print Date: 03/12/2019



FRA Inspection Date: 07/11/2018  
FRA Issued to Client: 30/11/2018  
FRA valid to: 30/11/2019  
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# Contents



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

Please Note - The Action Plan within this report will update to reflect the status of each recommendation as at the date on which the report is generated. Please refer to the Document Print Date on the cover page.

# 1 Executive Summary



## 1.1 Compliance and Risk Record

Property Classification	Level 1
BAFE SP205 -1 Certificate Number	Refer to Master Property List
Responsible Person	Northwards Housing
Assessment Completed by	Paul Murley
Assessment Checked by	John Herbison
Date of inspection	07/11/2018
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	8	8
B	0	4	3
C	0	10	10
R	0	0	0
Man1	0	3	2
Man2	0	14	13

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.4	<p>Comment: There was unnecessary fire load noted close to the building at the time of inspection. An old settee and washing machine were close to the building.</p> <p>Recommendation: The combustible items noted should be disposed of or removed a safe distance away from the exterior walls of the building.</p>	
Section	Arson		
Action ID	117185		
Quantity		<p>Due Date: 01/05/2019</p> <p>Client Status: Approved</p>	
- Known	N/A		
- Potential	N/A		
Question	B.3	<p>Comment: There was evidence of smoking in the common area in the form of a burn to the dry riser cabinet on the tenth floor.</p> <p>Recommendation: Management should confirm/ensure that the policy in relation to smoking within the common areas is enforced through communication with residents/employees or other building users.</p>	
Section	Smoking Policies		
Action ID	117179		
Quantity		<p>Due Date: 04/12/2019</p> <p>Client Status: Assigned</p>	
- Known	N/A		
- Potential	N/A		
Question	L.1	<p>Comment: Flat 13 entrance doors are not fire rated. Other flat doors and frames are a mix of original 'notional' timber fire doors and replacement composite fire doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).</p> <p>Recommendation: The door to flat 13 should be replaced with a FD30S self-closing fire door.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	117192		
Quantity		<p>Due Date: 31/03/2020</p> <p>Client Status: Assigned</p>	
- Known	1		
- Potential	N/A		
Question	L.2	<p>Comment: Fire rated flat entrance doors and frames appear to be in good condition, except for the door to flat 25 and the frames to flats 44 and 71.</p> <p>Recommendation: The door to flat 25 should be replaced with a FD30S self-closing fire door.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	117196		
Quantity		<p>Due Date: 31/03/2020</p> <p>Client Status: Assigned</p>	
- Known	1		
- Potential	N/A		
Question	L.2	<p>Comment: Fire rated flat entrance doors and frames appear to be in good condition, except for the door to flat 25 and the frames to flats 44 and 71.</p> <p>Recommendation: The door-frame to flats 44 and 71 should be repaired or replaced with FD30S framesets.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	117197		
Quantity		<p>Due Date: 31/03/2020</p> <p>Client Status: Assigned</p>	
- Known	1		
- Potential	N/A		
Question	L.2		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	117197		
Quantity			
- Known	1		
- Potential	N/A		
Question	L.2		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	117197		
Quantity			
- Known	1		
- Potential	N/A		
Question	L.2		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	117197		
Quantity			
- Known	1		
- Potential	N/A		
Question	L.2		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	117197		
Quantity			
- Known	1		
- Potential	N/A		
Question	L.2		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	117197		
Quantity			
- Known	1		
- Potential	N/A		
Question	L.2		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	117197		
Quantity			
- Known	1		
- Potential	N/A		
Question	L.2		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	117197		
Quantity			
- Known	1		
- Potential	N/A		




Question	L.3	Comment: The glazing to flats 30 and 71 entrance doors do not appear to be appropriately fire rated. (Other doors appear to be rated for integrity only refer to question L1)	No image available
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	123682		
Quantity		Recommendation: EI 30 (30-minutes integrity and insulation) fire resisting glazing (and associated glazing channel and beading) should be installed in the flat entrance door(s) as noted. (flats 30 and 71)	No image available
- Known	2		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned
Question	L.4	Comment: Fanlights above flats 12, 21, 24, 25, 29, 44, 45, 51 and 71 entrance doors do not appear to be appropriately fire rated. Other fanlights, if Georgian wired glazing, may not be suitably fire resistant (insulation also required).	No image available
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	123767		
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. Fanlights above flats 12, 21, 24, 25, 29, 44, 45, 51 and 71 entrance doors	No image available
- Known	9		
- 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 stair doors on the second, fourth, sixth and tenth floors were not closing fully due to damaged frames and/or hinges.	
Section	Common Area Fire Doors		
Action ID	117231		
Quantity		Recommendation: Minor joinery repairs are required to the door(s)/frames noted - stair doors on the second, fourth, sixth and tenth floors not closing fully.	
- Known	4		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned
Question	M.4	Comment: Fanlights to the caretaker's rooms fire doors do not appear to be appropriately fire rated. Insulation required as well as integrity. Georgian wired glazing to the lobby doors is acceptable.	
Section	Common Area Fire Doors		
Action ID	117233		
Quantity		Recommendation: 30-minute fire resisting material should be installed in the fan lights above the caretaker's rooms on the ground floor, unless fire resistance of the existing infill can be confirmed.	
- Known	2		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned
Question	M.5	Comment: Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. The refuse chute lobby on the seventh floor has no self-closing device for the fire door. All other common area fire doors were fitted with adequate self-closing devices or locked shut.	
Section	Common Area Fire Doors		
Action ID	117234		
Quantity		Recommendation: An effective self-closing device should be fitted to the seventh floor refuse chute lobby door.	
- Known	1		
- 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 flats/lift lobby door on the fourteenth floor was not fully closing due to some cloth tied around the handles.	
Section	Common Area Fire Doors		
Action ID	117239		
Quantity		Recommendation: Management should inform/remind all staff/residents that self-closing fire doors must not be tampered with.	
- Known	1		
- Potential	N/A		
Priority	Man1	Due Date: 31/03/2020	Client Status: Assigned
Question	Q.5	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 not fitted to the base of the waste chute.	
Section	Limiting Fire Spread		
Action ID	117296		
Quantity		Recommendation: The fusible link should be refitted to the damper at the base of the waste chute.	
- Known	1		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.10	Comment: It would not appear that wall and/or ceiling linings are appropriate to limit fire spread. The communal heating pipe casings are made of chipboard.	
Section	Limiting Fire Spread		
Action ID	117299		
Quantity		Recommendation: The communal heating pipe casings should be replaced with material which will achieve a surface lining classification of Class 0, externally and internally.	
- Known	15		
- 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 - There is Georgian wired glazing to the side of the caretaker's room on the ground floor. This is unlikely to have sufficient fire resistance.	
Section	Limiting Fire Spread		
Action ID	117609		
Quantity		Recommendation: The Georgian wired glazing to the side of the caretaker's room on the ground floor should be replaced with construction or glazing with a minimum of 60 minutes fire resistance.	
- Known	1		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Approved
Question	Y.2	Comment: The gas risers are made of timber and have permanent vents.	
Section	Gas Services		
Action ID	117305		
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. If the gas pipes are to be removed then the risers need not be fire rated but all penetrations through floors and walls should be sealed with materials affording a minimum of 60 minutes fire resistance.	
- Known	1		
- Potential	1		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned







Question	A.1	Comment: Access refused to service risers due to the presence of asbestos. No access to other ground floor rooms due to key not supplied.		No image available
Section	Electrical Ignition Sources			
Action ID	117173			
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	G.2	Comment: No access was possible to the electrical intake/meter cupboard to check for the storage of combustible items		No image available
Section	House-Keeping			
Action ID	117187			
Quantity		Recommendation: The electrical intake/meter cupboard should be inspected to confirm that combustible items are not being kept near ignition sources.		
- 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		No image available
Section	Means of Escape			
Action ID	117191			
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: Approved	
Question	L.1	Comment: Flat 13 entrance doors are not fire rated. Other flat doors and frames are a mix of original 'notional' timber fire doors and replacement composite fire doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	117193			
Quantity		Recommendation: As flat entrances have been fitted with composite doorsets, MHCLG advise that these should have test evidence demonstrating they meet the performance requirement in Building Regulations guidance for fire resistance and smoke control from both sides. Management should confirm that suitable fire door test certificates are held and that these relate to the doors fitted. If adequacy cannot be confirmed it may be necessary for doorsets to be replaced under a risk-based programme.		
- Known	0			
- Potential	57			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	









Question	L.1	<p>Comment: Flat 13 entrance doors is not fire rated. Other flat doors and frames are a mix of original 'notional' timber fire doors and replacement composite fire doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).</p> <p>Recommendation: As flat entrances have been fitted with composite doorsets, an intrusive inspection should be carried out to confirm the adequacy of the fixings and firestopping between the frame and the wall.</p>	No image available
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	118604		
Quantity			
- Known	0		
- Potential	57		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	L.6	<p>Comment: Sampled flat 47 entrance door was fitted with an adequate self-closing device. No access to other flats.</p> <p>Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that self-closers are fitted and remain effective.</p>	No image available
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	117210		
Quantity			
- Known	0		
- Potential	71		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	L.7	<p>Comment: Sampled flat 47 entrance door was fitted with intumescent strips and cold smoke seals. No access to other flats.</p> <p>Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that strips and seals are fitted and remain effective.</p>	No image available
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	117211		
Quantity			
- Known	0		
- Potential	71		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	M.6	<p>Comment: No smoke seals were fitted to the ground floor plant rooms access door. It was not possible to ascertain if the locked common area fire doors were fitted with intumescent strips and seals. No access to the caretaker's rooms, storeroom or service risers. Intumescent strips were fitted to lobby and stair doors, but no smoke seals. This is acceptable due to the ventilated lobbies.</p> <p>Recommendation: The locked riser/cupboard doors as noted should be checked to confirm that adequate intumescent strips and smoke seals are fitted.</p>	
Section	Common Area Fire Doors		
Action ID	117235		
Quantity			
- Known	0		
- Potential	34		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	P.5	<p>Comment: A Grade D smoke alarm was noted within the entrance hallway of sample flat 47. 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>	No image available
Section	Means of Giving Warning in Case of Fire		
Action ID	117293		
Quantity			
- Known	0		
- Potential	71		
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. The casings for the communal heating pipes could not be effectively accessed.		
Section	Limiting Fire Spread			
Action ID	117294			
Quantity		Recommendation: Management should undertake an intrusive inspection of the communal heating pipes casings noted to confirm/ensure that compartmentation within is adequate, particularly where the pipes penetrate floors or enter flats.		
- Known	0			
- Potential	15			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	Q.3	Comment: No access was possible to check fire resistance and firestopping within services risers/cupboards due to access refused.		
Section	Limiting Fire Spread			
Action ID	117295			
Quantity		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.		
- Known	0			
- Potential	33			
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 and access was refused to the service risers.		
Section	Limiting Fire Spread			
Action ID	117297			
Quantity		Recommendation: Management should check compartmentation within the electrical intake cupboard and service risers to confirm/ensure that it is enclosed with fire rated construction and adequately firestopped.		
- Known	0			
- Potential	34			
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	117300			
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.10	Comment: It is not known if liaison with the local Fire and Rescue Service takes place.		<p>No image available</p>
Section	Procedures and Arrangements			
Action ID	117301			
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	B.4	<p>Comment: Additional 'No Smoking' signage is required to cover all entrances to the building. "No Smoking" signs were only seen at the main entrance and in a lift car.</p> <p>Recommendation: Additional 'No Smoking' signage should be provided in each of the flat/lift lobbies.</p>	
Section	Smoking Policies		
Action ID	117182		
Quantity			
- Known	14		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	K.2	<p>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 doorset should be FD60S self-closing. The other floors all have double lobby protection to the stairs.</p> <p>Recommendation: The doorset between the ground floor flat/lift lobby and the stair should be replaced with a FD60S self-closing doorset. Alternatively, and preferably, the door opening should be sealed with construction affording a minimum of 60 minutes fire resistance (the ground floor stair door is a convenience opening and is not required for egress). If this door fails or is open when there is a fire on the ground floor, the entire stair could become impassible.</p>	
Section	Means of Escape		
Action ID	117189		
Quantity			
- Known	1		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	L.4	<p>Comment: Fanlights above flats 12, 21, 24, 25, 29, 44, 45, 51 and 71 entrance doors do not appear to be appropriately fire rated. Other fanlights, if Georgian wired glazing, may not be suitably fire resistant (insulation also required).</p> <p>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.)</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	118606		
Quantity			
- Known	63		
- 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 storeroom and the door to the plant rooms is Georgian wired glazing which does not have insulation. Georgian wired glazing is acceptable for the stair and lobby doors due to lack of fire loading.</p> <p>Recommendation: E 30I (30-minutes integrity and insulation) fire resisting glazing (and associated glazing channel and beading) should be installed in the common area fire door(s) as noted.</p>	
Section	Common Area Fire Doors		
Action ID	117232		
Quantity			
- Known	2		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned



Question	M.6	<p>Comment: No smoke seals were fitted to the ground floor plant rooms access door. It was not possible to ascertain if the locked common area fire doors were fitted with intumescent strips and seals. No access to the caretaker's rooms, storeroom or service risers. Intumescent strips were fitted to lobby and stair doors, but no smoke seals. This is acceptable due to the ventilated lobbies.</p>	
Section	Common Area Fire Doors		
Action ID	117236		
Quantity		<p>Recommendation: The plant rooms access fire door should be fitted with intumescent strips and smoke seals.</p>	
- 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 are no signs to the ground floor caretaker's rooms and storeroom, the lift motor room and the flat/lift lobbies on the seventh and tenth floors.</p>	
Section	Fire Safety Signs and Notices		
Action ID	117285		
Quantity		<p>Recommendation: Provide 'Fire door keep locked' to the outside of the ground floor caretaker's rooms and storeroom and the lift motor room, and 'Fire door keep shut' notices to both sides of the flat/lift lobbies on the seventh and tenth floors.</p>	
- Known	8		
- 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 (instructions on Fire Action notices but not prominent..</p>	
Section	Fire Safety Signs and Notices		
Action ID	117287		
Quantity		<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>	
- Known	15		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	O.5	<p>Comment: Other fire safety signs issues noted include:- 'Dry Riser Outlet' sign provided at the dry riser inlet, no electronic door opening instructions and no 'Push Bar To Open' sign at the stair exit.</p>	
Section	Fire Safety Signs and Notices		
Action ID	117290		
Quantity		<p>Recommendation: Provide a 'Dry Riser Inlet' sign for the dry riser inlet beside the main entrance.</p>	
- Known	1		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	O.5	<p>Comment: Other fire safety signs issues noted include:- 'Dry Riser Outlet' sign provided at the dry riser inlet, no electronic door opening instructions and no 'Push Bar To Open' sign at the stair exit.</p>	
Section	Fire Safety Signs and Notices		
Action ID	117291		
Quantity		<p>Recommendation: Provide a 'Push Bar To Open' sign at the stair exit.</p>	
- Known	1		
- 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	*Dry Riser Outlet* sign provided at the dry riser inlet, no electronic door opening instructions and no *Push Bar To Open* sign at the stair exit.	
Action ID	117292		
Quantity		Recommendation: Provide a notice for the operation of the door release button and Green Box Override at the main entrance.	
- Known	1		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned





# 3 Introduction and Scope



## 3.1 Limitations of this assessment

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

## 3.2 Legislation

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

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



### 3.3 Risk Level

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

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

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

### 3.4 Recommendation Priorities

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

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

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



## 4 Property Details



UPRN	61058000080
Number Range	1-72
Building Name	Lincoln Court
Street Number	3
Street	Croydon Drive
City/Town	Manchester
Postcode	M40 2NP
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	15
Total No. of Floors (common area only)	15
Total No. of Storeys (ground and above)	15
Ground Floor Area (m <sup>2</sup> ) (if applicable)	N/A
Total Area of All Floors (m <sup>2</sup> ) (if applicable)	N/A
Building Layout Description	15 storey purpose built block of 72 flats. Ground floor contains flats 1 and 2, storeroom, telephone kiosk, 2x caretaker's rooms, plant area of cold and hot water pump rooms, cupboards and WC. The bin store is accessed from the plant area and externally. The main electrical intake and 2 service risers are also on the ground floor. Each of the upper floors have 5 flats, 2 service risers, 2 gas risers, a dry rising fire main and 2 lifts in a lift/flat lobby. The flat lobby is accessed via the stairs lobby, and an open refuse chute lobby is off this lobby. There is a single stair and 2 lifts from the ground floor to the fourteenth floor. The lift motor room is on the roof. The detached gas fired boiler house serves all 4 blocks on the estate.
Extent of Common Areas (area assessed)	Ground floor entrance hallway, Caretaker's rooms, storeroom, WC, main electric intake, cold water pump room and hot water pump room. Bin store. Single stairs from ground floor to fifteenth floor. Stair lobbies, flat lobbies and refuse chute lobbies on each floor from the first floor to the fifteenth floor. Lift motor room.
Areas of the building to which access was not available.	All flats except flat 47. Caretaker's rooms, storeroom, lift motor room, all service risers (access refused to service risers due to the presence of asbestos).
Total number of Flats/Bedsits/Bedrooms (as applicable)	72
Number accessed off the Common Area	72
Flats/Bedsits/Bedrooms sample inspected	Flat 47.
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	5
Block Accessibility	Level



### Building Layout Information

Total No. of Common Staircases	1
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### Construction Information

Construction Type	Concrete Frame
Property Type	Purpose Built
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 on top of insulation.
Other Construction Information	Composite panels under windows.

### Occupant Information

Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	Caretakers available office hours (resident), responsible for all 4 blocks in Avro Hollows.
Person managing fire safety in the premises	Matthew Reynolds, Fire Safety Manager, Design and Delivery Team, Northwards Housing.
Person consulted during the FRA	<del>Simon Deakin, Fire Safety Manager, Northwards Housing</del>
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, 08:00-16:00.
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 5266-8:2004 - 'Emergency escape lighting systems' BS 5499-10:2014 - 'Guidance for the selection and use of safety signs and fire safety notices' BS 5499-4:2013 - 'Safety signs. Code of practice for escape route signage' BS 5839-6:2019 - 'Fire detection and alarm systems for buildings. Code of practice for domestic premises' PAS79 - 'Fire Risk Assessment - a recommended methodology' - 2012



# 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: Access refused to service risers due to the presence of asbestos. No access to other ground floor rooms due to key not supplied.	
Recommendation: The electrical intake/meter cupboard should be accessed to carry out a visual check of the electrical apparatus	No image available
Priority: Man2	Known Quantity: N/A Potential Quantity: N/A Action ID: 117173

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: Northwards Housing advise that an ongoing 5-year inspection and testing programme is in place for all common area electrical installations.	

Question - A.3: Is the common area fixed electrical installation free from visible defects? (from cursory visual inspection only)	Yes
Comment: No access. From previous inspections no defects expected.	

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

Question - B.3: Does the policy in relation to smoking appear to be observed?	No
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Comment: There was evidence of smoking in the common area in the form of a burn to the dry riser cabinet on the tenth floor.

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



Priority: Maj1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 117179
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Question - B.4: Is there adequate provision of at least one legible 'No Smoking' sign covering the common area?	No
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Comment: Additional 'No Smoking' signage is required to cover all entrances to the building. 'No Smoking' signs were only seen at the main entrance and in a lift car.

Recommendation: Additional 'No Smoking' signage should be provided in each of the flat/lift lobbies.

No image available

Priority: C	Known Quantity: 14	Potential Quantity: N/A	Action ID: 117182
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### C. Arson

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

Question - C.2: Are bins stored in a suitable location? (Please state bin type and location)	Yes
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Comment: Paladin/Wheelie bins were stored in an integral bin storage room at the time of inspection. 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
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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?	No
Comment: There was unnecessary fire load noted close to the building at the time of inspection. An old settee and washing machine were close to the building.	
Recommendation: The combustible items noted should be disposed of or removed a safe distance away from the exterior walls of the building.	
Priority: Man1	Known Quantity: N/A Potential Quantity: N/A Action ID: 117195



#### D. Space Heating

Question - D.1: Are the common areas of the building provided with any form of fixed space heating system? (State type provided)	Yes
Comment: There is a gas fired communal heating system with the boiler room in a separate detached building.	

Question - D.2: Is the fixed heating system within the common areas maintained annually?	Yes
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)	No
Comment: No portable heaters were noted within the common area at the time of inspection.	

#### E. Cooking

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

#### F. Lightning

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

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



## 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?	Not Known
Comment: No access was possible to the electrical intake/meter cupboard to check for the storage of combustible items	
Recommendation: The electrical intake/meter cupboard should be inspected to confirm that combustible items are not being kept near ignition sources.	No image available
Priority: Man2	Known Quantity: N/A
Potential Quantity: N/A	Action ID: 117187

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 doorset should be FD60S self-closing. The other floors all have double lobby protection to the stairs.			
Recommendation: The doorset between the ground floor flat/lift lobby and the stair should be replaced with a FD60S self-closing doorset. Alternatively, and preferably, the door opening should be sealed with construction affording a minimum of 60 minutes fire resistance (the ground floor stair door is a convenience opening and is not required for egress). If this door fails or is open when there is a fire on the ground floor, the entire stair could become impassible.			
Priority: C	Known Quantity: 1		Potential Quantity: N/A
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. Doors to the stairs have only roller catches.			
Question - K.6: Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)		Yes	
Comment: The main entrance door is provided with an 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: 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
Comment: Travel distances appear to be in line with that allowed in current guidance	
Question - K.10: Are the precautions for all inner rooms suitable?	Not Applicable
Comment: No inner rooms were identified at the time of inspection	
Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?	Not Applicable
Comment: There is a single means of escape route within the property, which leads to a final exit. Escape route separation is not required.	
Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required?	Not Applicable
Comment: No corridors requiring cross-corridor fire doors were noted in the property.	
Question - K.13: Do escape routes lead to a place of safety?	Yes
Comment: Escape routes lead to a place of safety	
Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)	Yes
Comment: The stairs and lobbies are provided with adequate permanent ventilation openings for the control of smoke	
Question - K.15: Are the stairs and/or lobbies provided with an adequate automatic or remotely operated smoke ventilation system? (State provision)	Not Applicable
Comment: 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: Mar2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 117191	

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

<p>Question - L.1: Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors)</p>				No
<p>Comment: Flat 13 entrance doors is not fire rated. Other flat doors and frames are a mix of original 'notional' timber fire doors and replacement composite fire doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).</p>				
<p>Recommendation: The door to flat 13 should be replaced with a FD30S self-closing fire door.</p>				
Priority: A	Known Quantity: 1	Potential Quantity: N/A	Action ID: 117192	
<p>Recommendation: As flat entrances have been fitted with composite doorsets, MHCLG advise that these should have test evidence demonstrating they meet the performance requirement in Building Regulations guidance for fire resistance and smoke control from both sides. Management should confirm that suitable fire door test certificates are held and that these relate to the doors fitted. If adequacy cannot be confirmed it may be necessary for doorsets to be replaced under a risk-based programme.</p>				
Priority: Man2	Known Quantity: 0	Potential Quantity: 57	Action ID: 117193	
<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>				
Priority: Man2	Known Quantity: 0	Potential Quantity: 57	Action ID: 118604	
				No image available



Question - L2: Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair? No

Comment: Fire rated flat entrance doors and frames appear to be in good condition, except for the door to flat 25 and the frames to flats 44 and 71.

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



Priority: A Known Quantity: 1 Potential Quantity: N/A Action ID: 117196

Recommendation: The door-frame to flats 44 and 71 should be repaired or replaced with FD30S framesets.



Priority: A Known Quantity: 1 Potential Quantity: N/A Action ID: 117197

Question - L3: Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated? No


Comment: The glazing to flats 30 and 71 entrance doors do not appear to be appropriately fire rated. (Other doors appear to be rated for integrity only refer to question L1)

Recommendation: EI 30 (30-minute integrity and insulation) fire resisting glazing (and associated glazing channel and beading) should be installed in the flat entrance door(s) as noted. (flats 30 and 71)

No image available

Priority: A Known Quantity: 2 Potential Quantity: N/A Action ID: 123682



Question - L.4: Are fanlights above flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?				No
Comment: Fanlights above flats 12, 21, 24, 25, 29, 44, 45, 51 and 71 entrance doors do not appear to be appropriately fire rated. Other fanlights, if Georgian wired glazing, may not be suitably fire resistant (insulation 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.)				
Priority: C	Known Quantity: 63	Potential Quantity: N/A	Action ID: 118606	
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. Fanlights above flats 12, 21, 24, 25, 29, 44, 45, 51 and 71 entrance doors				
Priority: A	Known Quantity: 9	Potential Quantity: N/A	Action ID: 123767	No image available

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?				Not Known
Comment: Sampled flat 47 entrance door was fitted with an adequate self-closing device. 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: 71	Action ID: 117210	

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 47 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.				No image available
Priority: Man2	Known Quantity: 0	Potential Quantity: 71	Action ID: 117211	



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

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

### M. Common Area Fire Doors

Question - M.1: Are all common area doors and frames requiring fire resistance appropriately fire rated?	Yes
Comment: All common area fire doors and/or frames appear to be appropriately fire rated (original FD30 fire doors) (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).	

Question - M.2: Are all common area fire rated fire door sets in good condition - and not in need of repair?	No
Comment: All common area fire rated fire doors appear to be in good condition except for stair doors on the second, fourth, sixth and tenth floors were not closing fully due to damaged frames and/or hinges.	

Recommendation: Minor joinery repairs are required to the door(s)/frames noted - stair doors on the second, fourth, sixth and tenth floors not closing fully.



Priority: A      Known Quantity: 4      Potential Quantity: N/A      Action ID: 117231

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 storeroom and the door to the plant rooms is Georgian wired glazing which does not have insulation. Georgian wired glazing is acceptable for the stair and lobby doors due to lack of fire loading.	

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



Priority: C      Known Quantity: 2      Potential Quantity: N/A      Action ID: 117232

Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated?				No
Comment: Fanlights to the caretaker's rooms fire doors do not appear to be appropriately fire rated. Insulation required as well as integrity. Georgian wired glazing to the lobby doors is acceptable.				
Recommendation: 30-minute fire resisting material should be installed in the fan lights above the caretaker's rooms on the ground floor, unless fire resistance of the existing infill can be confirmed.				
Priority: A	Known Quantity: 2	Potential Quantity: N/A	Action ID: 117233	



Question - M.5: Are common area fire door sets fitted with adequate self-closing devices where required?				No
Comment: Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. The refuse chute lobby on the seventh floor has no self-closing device for the fire door. All other common area fire doors were fitted with adequate self-closing devices or locked shut.				
Recommendation: An effective self-closing device should be fitted to the seventh floor refuse chute lobby door.				
Priority: A	Known Quantity: 1	Potential Quantity: N/A	Action ID: 117234	





Question - M.6: Are intumescent strips and smoke seals provided to common area fire doors? Not Known

Comment: No smoke seals were fitted to the ground floor plant rooms access door. It was not possible to ascertain if the locked common area fire doors were fitted with intumescent strips and seals. No access to the caretaker's rooms, storeroom or service risers. Intumescent strips were fitted to lobby and stair doors, but no smoke seals. This is acceptable due to the ventilated lobbies.

Recommendation: The locked rise/cupboard doors as noted should be checked to confirm that adequate intumescent strips and smoke seals are fitted.



Priority: Man2    Known Quantity: 0    Potential Quantity: 34    Action ID: 117235

Recommendation: The plant rooms access fire door should be fitted with intumescent strips and smoke seals.



Priority: C    Known Quantity: 1    Potential Quantity: N/A    Action ID: 117236

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

Comment: Other common area fire door issues noted at the time of inspection include - the flats/lift lobby door on the fourteenth floor was not fully closing due to some cloth tied around the handles.

Recommendation: Management should inform/remind all staff/residents that self-closing fire doors must not be tampered with.



Priority: Man1    Known Quantity: 1    Potential Quantity: N/A    Action ID: 117239

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: 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
Comment: Fire door signage is not considered adequate. There are no signs to the ground floor caretaker's rooms and storeroom, the lift motor room and the flat/lift lobbies on the seventh and tenth floors.	

Recommendation: Provide 'Fire door keep locked' to the outside of the ground floor caretaker's rooms and storeroom and the lift motor room, and 'Fire door keep shut' notices to both sides of the flat/lift lobbies on the seventh and tenth floors.



Priority: C      Known Quantity: 8      Potential Quantity: N/A      Action ID: 117285

Question - O.3: If required, is directional/exit signage adequate?	Yes
Comment: Directional and exit signage is considered adequate. Signage required because the stairs are not normally used for access.	



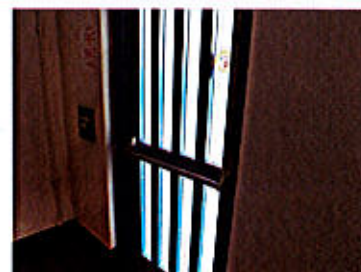
Question - O.4: Are all other fire safety signs issues satisfactory? [1] (Consider lift signage, and escape door signs. 'No Smoking' signage is covered in the Smoking Policies section.)				No
Comment: 'In event of fire do not use lifts' signage has not been provided adjacent to the doors to the lift at each floor level (instructions on Fire Action notices but not 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: 15	Potential Quantity: N/A	Action ID: 117287	



Question - O.5: Are all other fire safety signs issues satisfactory? [2]				No
Comment: Other fire safety signs issues noted include:- 'Dry Riser Outlet' sign provided at the dry riser inlet, no electronic door opening instructions and no 'Push Bar To Open' sign at the stair exit.				
Recommendation: Provide a 'Dry Riser Inlet' sign for the dry riser inlet beside the main entrance.				
Priority: C	Known Quantity: 1	Potential Quantity: N/A	Action ID: 117290	



Recommendation: Provide a 'Push Bar To Open' sign at the stair exit.				
Priority: C	Known Quantity: 1	Potential Quantity: N/A	Action ID: 117291	



Recommendation: Provide a notice for the operation of the door release button and Green Box Override at the main entrance.				
Priority: C	Known Quantity: 1	Potential Quantity: N/A	Action ID: 117292	





## 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
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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
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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
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Comment: A Grade D smoke alarm was noted within the entrance hallway of sample flat 47. 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: 71	Action ID: 117293

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
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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
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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
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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).



<b>Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings)</b>				Not Known
<b>Comment:</b> It was not possible to sample inspect the hidden voids identified without causing damage or requiring opening up. The casings for the communal heating pipes could not be effectively accessed.				
<b>Recommendation:</b> Management should undertake an intrusive inspection of the communal heating pipes casings noted to confirm/ensure that compartmentation within is adequate, particularly where the pipes penetrate floors or enter flats.				
Priority: Man2	Known Quantity: 0	Potential Quantity: 15	Action ID: 117294	

<b>Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?</b>				Not Known
<b>Comment:</b> No access was possible to check fire resistance and firestopping within services risers/cupboards due to access refused.				
<b>Recommendation:</b> 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.				
Priority: Man2	Known Quantity: 0	Potential Quantity: 33	Action ID: 117295	

<b>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)</b>				Not Applicable
<b>Comment:</b> See question Q3.				

<b>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)</b>				No
<b>Comment:</b> 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 not fitted to the base of the waste chute.				
<b>Recommendation:</b> The fusible link should be refitted to the damper at the base of the waste chute.				
Priority: B	Known Quantity: 1	Potential Quantity: N/A	Action ID: 117296	



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 and access was refused to the service risers.	

Recommendation: Management should check compartmentation within the electrical intake cupboard and service risers to confirm/ensure that it is enclosed with fire rated construction and adequately firestopped.



Priority: Man2	Known Quantity: 0	Potential Quantity: 34	Action ID: 117297
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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: Access was not available to the ventilation and drainage systems from individual flats. This has been checked previously as part of a Type 4 inspection.	

Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread?	No
Comment: It would not appear that wall and/or ceiling linings are appropriate to limit fire spread. The communal heating pipe casings are made of chipboard.	

Recommendation: The communal heating pipe casings should be replaced with material which will achieve a surface lining classification of Class 0, externally and internally.





Priority: 8	Known Quantity: 15	Potential Quantity: N/A	Action ID: 117299
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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: <b>Man2</b>	Known Quantity: 0	Potential Quantity: 1	Action ID: 117300	

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 - There is Georgian wired glazing to the side of the caretaker's room on the ground floor. This is unlikely to have sufficient fire resistance.				
Recommendation: The Georgian wired glazing to the side of the caretaker's room on the ground floor should be replaced with construction or glazing with a minimum of 60 minutes fire resistance.				
Priority: <b>B</b>	Known Quantity: 1	Potential Quantity: N/A	Action ID: 117609	

Question - Q.15: Are all other fire spread/compartmentation issues satisfactory? [2]	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:- Plant areas only.

Question - R.2: Is it considered appropriate to provide portable fire extinguishers given the building occupancy?

Yes

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

Comment: The provision of portable extinguishers is considered adequate for the risks present.

Question - R.4: Are all fire extinguishing appliances suitably located and readily accessible?

Yes

Comment: All the fire extinguishing appliances provided are appropriately located and readily accessible.

## S. Other Fire Safety Systems and Equipment

Question - S.1: Is the building provided with drop key override switch facilities for Fire and Rescue Service access?

Yes

Comment: A drop key override switch facility is provided which worked satisfactorily when tested.

Question - S.2: Is the building provided with a fire mains system? (Dry or wet riser etc.)

Yes

Comment: The building is provided with a fire mains:- Dry rising fire main, inlet beside the main entrance and outlets within each flats/lift lobby.

Question - S.3: Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift)

Yes

Comment: The building is provided with 2x firefighters lifts, both cars calling at all floors.

Question - S.4: Is the building provided with disabled evacuation aids? (Evacuation chairs, sheets, mats or sledges etc.)

No

Comment: The building has no apparatus for the evacuation of people with disabilities.



Question - S.5: Is a sprinkler system provided within the building? (provide details of type and extent)

No

Comment: No sprinkler system is provided within the building.

Question - S.6: Are hose reels provided within the building?

No

Comment: Hose reels are not provided within the building.

Question - S.7: Is any other relevant fire safety system or equipment installed? [1] (state type of system and comment as necessary)

No

Comment: There are no other relevant fire safety systems or equipment installed.



## Fire Safety Management

### T. Procedures and Arrangements

<p>Question - T.1: Please CONFIRM the Property Designation</p>	<p>A designation other than General Needs (5 Storeys and under)</p>
<p>Comment: General Needs, 15 storeys.</p>	
<p>Question - T.2: Has a competent person(s) been appointed within the organisation to assist in undertaking preventative and protective fire safety measures?</p>	<p>Yes</p>
<p>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.</p>	
<p>Question - T.3: Is there a suitable record of the fire safety arrangements?</p>	<p>Yes</p>
<p>Comment: There is a suitable record of the fire safety arrangements for the building contained in the fire safety file/logbook</p>	
<p>Question - T.4: Are there appropriate procedures in place in the event of fire and are these documented?</p>	<p>Yes</p>
<p>Comment: Documented fire safety procedures for both residents and staff were made available during the inspection, and are displayed in the Fire Action Notices.</p>	
<p>Question - T.5: Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?</p>	<p>Yes</p>
<p>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.</p>	
<p>Question - T.6: Are there suitable fire assembly points away from any risk?</p>	<p>Not Applicable</p>
<p>Comment: The building has a Stay Put evacuation strategy and no general assembly points are required.</p>	
<p>Question - T.7: Are there adequate procedures in place for the evacuation of people with a disability who are likely to be present?</p>	<p>Not Applicable</p>
<p>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)</p>	
<p>Question - T.8: Are staff nominated to use fire extinguishing appliances in the event of fire?</p>	<p>Not Applicable</p>
<p>Comment: There is no staff presence in the building except for occasional attendance.</p>	



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: <b>Man2</b>	Known Quantity: <b>N/A</b> Potential Quantity: <b>N/A</b> Action ID: <b>117301</b>

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?	Yes
Comment: Management advise that access control systems (including drop key switches) are inspected, tested and serviced in accordance with relevant guidance, and records held on a central database.	
Question - V.10: Are lifts in the building used for fire safety purposes inspected, tested and serviced in accordance with relevant guidance? (Firefighting, fireman's or evacuation lift)	Yes
Comment: Northwards Housing advise that all lifts are inspected, tested and serviced in accordance with relevant legislation and guidance.	
<b>W. Records</b>	
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?	Yes
Comment: Records of training undertaken were available on site during the inspection.	
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.12: Are the access control system inspections, tests and servicing recorded?

Yes

Comment: Northwards Housing advise that records of inspection, testing and/or servicing are held in a central database

Question - W.13: Are drop key override switch facilities inspections, tests and services recorded?

Yes

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

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

Yes

Comment: Northwards Housing advise that records of inspection, testing and/or servicing are held in a central database



## Additional Issues

### X. Electrical Services

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

Yes

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

### Y. Gas Services

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

Yes

Comment: Gas installation pipework/meters were noted within the common parts. Management state that all pipes are capped, but the main is live.

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 are made of timber and have permanent vents.

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. If the gas pipes are to be removed then the risers need not be fire rated but all penetrations through floors and walls should be sealed with materials affording a minimum of 60 minutes fire resistance.



Priority: B

Known Quantity: 1

Potential Quantity: 1

Action ID: 117305

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 electrical services are believed to be 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.

# 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: NS100539
Part 2	Name of client: Northwards Housing
Part 3a	Address of premises for which the fire risk assessment was carried out: 1-72 Lincoln Court 3 Croydon Drive Manchester M40 2NP
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





