

# Fire Risk Assessment

Property assessed: 1-71 Liverton Court Liverton Drive  
Manchester M9 0NQ

Client: Northwards Housing

UPRN: 633990000B0

Property Classification: Level 1

Document Print Date: 02/12/2019



FRA Inspection Date: 12/11/2018  
FRA Issued to Client: 30/11/2018  
FRA valid to: 30/11/2019  
FRA completed by: Savills (UK) Ltd,  
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Please Note - The Action Plan within this report will update to reflect the status of each recommendation as at the date on which the report is generated. Please refer to the Document Print Date on the cover page.

# 1 Executive Summary



## 1.1 Compliance and Risk Record

Property Classification	Level 1
BAFE SP205 -1 Certificate Number	Refer to Master Property List
Responsible Person	Northwards Housing
Assessment Completed by	Neill Cook
Assessment Checked by	John Herbison
Date of inspection	12/11/2018
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	0	0
B	0	3	3
C	0	4	4
R	0	0	0
Man1	0	4	1
Man2	0	19	19






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






## 1.3 Evacuation Strategy

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

## 2 Action Plan

### 2.1 Recommendations from this Assessment

Details		Comments/recommendations	Photo
Question	C.2	Comment: Some of the Paladin/Wheelie bins were not being stored within the designated bin storage area/room at the time of inspection.	
Section	Arson		
Action ID	115739		
Quantity		Recommendation: The bins should be relocated away from the building to the designated bin storage area.	
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 01/05/2019	Client Status: Approved
Question	G.2	Comment: Combustible items were noted close to an ignition source. There was a coil of electrical cable and some other contractors packaging.	
Section	House-Keeping		
Action ID	115758		
Quantity		Recommendation: All combustible items should be removed from the electrical intake cupboard and the door kept locked.	
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 01/05/2019	Client Status: Approved
Question	G.4	Comment: There were trip hazards noted within the common escape routes at the time of inspection. There were a number of items including a seat in ground floor lobby, unsuitable doormats on several floors, plants, furniture in lift lobby 8th floor and a mobility scooter on the balcony.	
Section	House-Keeping		
Action ID	115762		
Quantity		Recommendation: Trip hazards noted should be removed from the common area and the area kept clear.	
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 01/05/2019	Client Status: Approved
Question	Q.6	Comment: Compartmentation would not appear to be adequate. The roof void area with plant, electrical units leading to lift motors is accessed from flat metal access hatch with an unknown level of fire-resistance and seal to prevent passage of cold smoke into lift lobby room on the 8th floor.	
Section	Limiting Fire Spread		
Action ID	116371		
Quantity		Recommendation: Management should confirm the compartmentation to the roof space over the common area lift lobby provides 60-minutes fire resistance and gaps have appropriate seals.	
- Known	0		
- Potential	2		
Priority	Man1	Due Date: 31/03/2020	Client Status: Assigned
Question	A.6	Comment: The use of multi-way adaptors and/or extension leads observed during the inspection was not considered acceptable. Excessive use of extension leads noted in the community room office.	
Section	Electrical Ignition Sources		
Action ID	115738		
Quantity		Recommendation: Additional fixed sockets should be provided in the locations noted within the common areas to limit the use of adaptors and leads.	
- Known	4		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned

Question	Q.7	<p>Comment: The electrical intake/meter enclosure did not appear to be adequately fire-resisting. There were penetrations where cables pass through compartment wall.</p> <p>Recommendation: The hole/s noted should be sealed with a suitable fire-stopping material such as an intumescent paste. Period of fire resistance required is 60 minutes.</p>	
Section	Limiting Fire Spread		
Action ID	116373		
Quantity			
- Known	1		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.14	<p>Comment: Other fire spread/compartmentation issues noted at the time of inspection include - the service/ electric cupboard in the ground floor lobby had a number of breaches/gaps where shelves had been removed and there are gaps in the fire-resisting lining.</p> <p>Recommendation: The breaches noted should be sealed up or lined with fire resisting construction - period of fire resistance required is 60-minutes.</p>	
Section	Limiting Fire Spread		
Action ID	116382		
Quantity			
- Known	1		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	A.2	<p>Comment: The fixed electrical installation does not appear to have been tested within the last five years as the test sticker is out of date. Date of last test:- Aug 2008, however, the caretaker confirmed that there is a central database shown current test.</p> <p>Recommendation: Management should confirm/ensure that the common area fixed electrical installation has been inspected and tested within the last five years in accordance with BS 7671:2008 (as amended)</p>	
Section	Electrical Ignition Sources		
Action ID	115734		
Quantity			
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	A.4	<p>Comment: Portable Appliance Testing was observed as taking place annually on some items however a number of items would appear to have been missed and there is understood to be a PAT cycle of 5 years.</p> <p>Recommendation: Management should confirm/ensure that all portable electrical appliances in common areas are inspected and tested annually and records kept on-site or in a central database.</p>	
Section	Electrical Ignition Sources		
Action ID	115736		
Quantity			
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	K.16	<p>Comment: The NFCC Specialized Housing Guide advocates that a Person-Centred Fire Risk Assessment be completed for vulnerable residents and appropriate additional fire safety measures be put in place depending on the findings. There was no PEEP schedule or information of disabilities however a mobility scooter was observed on an upper open deck near the 30m end of the 8th floor.</p> <p>Recommendation: Management should undertake a Person-Centred Fire Risk Assessment for any resident identified as vulnerable and put in place any additional fire safety measures or arrangements that are required as a result.</p>	
Section	Means of Escape		
Action ID	116138		
Quantity			
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned

Question	L.1	Comment: Flat entrance doors/frames are replacement composite fire doors. The composite doors from observation on site are a mix of Permadoor solid and glazed units and consistent throughout the building. It is noted that some of the upper glazings are only 890mm from deck level. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	116147		
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	69		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	L.1	Comment: Flat entrance doors/frames are replacement composite fire doors. The composite doors from observation on site are a mix of Permadoor solid and glazed units and consistent throughout the building. It is noted that some of the upper glazings are only 890mm from deck level. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	118003		
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	69		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	L.6	Comment: Sampled flat 52, 57 & 67 entrance door was fitted with an adequate self-closing device. No access to other flats. Flats AT THE dead-end of balconies do not require self-closing devices.	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	116155		
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	51		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	M.1	Comment: All common area fire doors and/or frames appear to be appropriately fire rated. Some noted as composite doors; Caretakers room and office/ community flat. The other doors are 44mm solid doors or with Georgian wire panels. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).	
Section	Common Area Fire Doors		
Action ID	118004		
Quantity		Recommendation: As common area fire doors appear to be 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	2		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned



No image available



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Question	M.1	Comment: All common area fire doors and/or frames appear to be appropriately fire rated. Some noted as composite doors; Caretakers room and office/ community flat. The other doors are 44mm solid doors or with Georgian wire panels. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).
Section	Common Area Fire Doors	
Action ID	118005	

Quantity		Recommendation: As common area fire doors appear to be 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	2	

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Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
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Question	P.5	Comment: A Grade D smoke alarm was noted within the entrance hallway of sample flat 52, 57 & 67. No access to other flats.
Section	Means of Giving Warning in Case of Fire	
Action ID	116220	

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	66	



Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
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Question	P.5	Comment: A Grade D smoke alarm was noted within the entrance hallway of sample flat 52, 57 & 67. No access to other flats.
Section	Means of Giving Warning in Case of Fire	
Action ID	118009	

Quantity		Recommendation: The NFCC Specialised Housing Guide strongly recommends that LD1 standard of coverage is provided to sheltered accommodation when upgrading or replacing fire alarm systems within flats. Management should adopt a policy of installing Grade D LD1 smoke alarm systems to BS 5839-6:2013 when upgrading or replacing smoke alarm systems within flats.
- Known	N/A	
- Potential	N/A	

No image available

Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
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Question	Q.3	Comment: There were service risers with examples of penetrations to the side walls to the flats that did not appear to be 60-minutes fire resistance. The refuse and head of risers to the balcony at 2000mm and above are not fully 60-minutes fire-resistance, however, this is deemed suitable due to height above 1100mm.
Section	Limiting Fire Spread	
Action ID	116365	

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 as noted.
- Known	0	
- Potential	36	



Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
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Question	Q.10	Comment: It could not be determined if the wall/ceiling lining material provided achieve a surface lining classification of Class 0 to the inner panels and uPVC windows in the single staircase.		
Section	Limiting Fire Spread			
Action ID	116377			
Quantity		Recommendation: Management should confirm/ensure that the wall/ceiling linings noted will achieve a surface lining classification of Class 0.		
- 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 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	116381			
Quantity		Recommendation: Management should confirm that the external wall 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: The record of the fire safety arrangements seen during the inspection was not considered suitable and sufficient for the building type, use and/or occupation. There was observed to be a reasonable level of fire safety records and general procedures with staff on site completing correctly, however, limited procedures to deal with disabilities OR a record to confirm exact nature of disabilities and assessments and procedures to underpin item K.16. considering a mobility scooter observed on the 8th floor and no PEEP assessments carried out.		<p>No image available</p>
Section	Procedures and Arrangements			
Action ID	116387			
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	V.2	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. There is a record of emergency lighting monthly test and maintenance, however, the maintenance only demonstrates a 1-hour discharge.		<p>No image available</p>
Section	Testing and Maintenance			
Action ID	118014			
Quantity		Recommendation: Management should confirm/ensure that the common area emergency lighting system is tested monthly and serviced annually in accordance with BS5266-8:2004 and records kept on-site or in a central database.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	

Question	V.5	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.		
Section	Testing and Maintenance			
Action ID	116421			
Quantity		Recommendation: Management should confirm/ensure that the lightning protection system is tested and serviced annually in accordance with BS EN 62305 and records kept on-site or in a central database.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	V.9	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.		<p>No image available</p>
Section	Testing and Maintenance			
Action ID	116423			
Quantity		Recommendation: Management should confirm/ensure that the drop key override switch facilities for Fire and Rescue Service access are inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	V.14	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the social alarm/Telecare system is being carried out.		
Section	Testing and Maintenance			
Action ID	116424			
Quantity		Recommendation: The social alarm/Telecare system should be serviced with records kept on site or held in a central database. Confirm that regular checks are undertaken to ensure the communication links through the social alarm/Telecare system are routed correctly (when staffed and not) and have priority over all other calls and that measures are in place to avoid summoning of the fire service in the event of false alarms.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	V.15	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.		<p>No image available</p>
Section	Testing and Maintenance			
Action ID	116425			
Quantity		Recommendation: Management should confirm ensure that the system as noted doorguard is inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	

Question	M.6	<p>Comment: The following common fire door issue(s) were noted at the time of inspection:- The service cupboard in the ground floor lobby is not installed with intumescent strips or cold smoke seals.</p>	No image available
Section	Common Area Fire Doors		
Action ID	118008		
Quantity			
- Known	2	Recommendation: Common area fire doors as noted should be fitted with intumescent strips and smoke seals.	
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	M.7	<p>Comment: The following common fire door issue(s) were noted at the time of inspection:- The service cupboard in the ground floor lobby has an excessive gap at the head and is not installed with intumescent strips or cold smoke seals.</p>	No image available
Section	Common Area Fire Doors		
Action ID	118007		
Quantity			
- Known	2	Recommendation: The fire doors noted should be repaired (or if necessary replaced) to reduce the perimeter gap between the door and frame to a maximum of 3mm.	
- 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. The ground floor service cupboard FD30 doors do not have fire door notice. The refuse chute access &amp; service risers on each open deck FD30s doors do not fire door notices.</p>	
Section	Fire Safety Signs and Notices		
Action ID	116200		
Quantity			
- Known	2	Recommendation: Provide 'Fire door keep locked' signage to the service cupboard fire door(s)	
- 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. The ground floor service cupboard FD30 doors do not have fire door notice. The refuse chute access &amp; service risers on each open deck FD30s doors do not fire door notices.</p>	
Section	Fire Safety Signs and Notices		
Action ID	116212		
Quantity			
- Known	72	Recommendation: Provide 'Fire door keep locked' and/or 'Fire door keep shut' notices to common area fire doors as noted.	
- 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	633990000B0
Number Range	1-71
Building Name	Liverton Court
Street Number	
Street	Liverton Drive
City/Town	Manchester
Postcode	M9 0NQ
Property Designation	Sheltered Housing

Building Layout Information	
Total No. of Floors	9
Total No. of Floors (common area only)	9
Total No. of Storeys (ground and above)	9
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	<p>9 storey 1960's purpose built block consisting of 69 independent living sheltered accommodation, open deck access flats. Entrance to the common area is via a secure door to the front elevation to the entrance lobby. The ground floor entrance lobby consists of 2 x passenger lifts (odd and even numbers), service cupboard, access to the stairs, and secure access to the rear of the building to the open deck approach to the ground floor flats. There are 7 flats with service risers adjacent to the front doors and a bin chute accessed off the ground floor open balcony. Upper floors are accessed from a stair lobby containing the passenger lift, dry riser and access to the open deck balcony. The open deck balcony gives access to 8 flats with service risers, bin chute room, and electrical riser. The ground floor has a community room, flat 4, and a caretakers office, room 3. The bin chute bin store is located on the ground floor built into the block and accessed from the front of the building.</p>
Extent of Common Areas (area assessed)	Common entrance hall, stairs, stair lobbies, open deck approach, service cupboards, service riser, passenger lift, store room, bin store, caretakers office and community room.
Areas of the building to which access was not available.	The service cupboards/service risers apart from sample inspected, residents flats apart from sample inspected. The locked cupboard where the Scheme Manager thought the combi-gas boiler was but did not have a key for access.
Total number of Flats/Bedsets/Bedrooms (as applicable)	69
Number accessed off the Common Area	69
Flats/Bedsets/Bedrooms sample inspected	Flats 52, 57 & 67
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	2

Building Layout Information	
Block Accessibility	Ramped
Total No. of Common Staircases	1
Construction Information	
Construction Type	Steel frame portal with brick infill, suspended intermediate concrete floors, concrete stairs, open deck balcony approach and a flat roof. The building appears to have been upgraded with an EWI cladding.
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1960
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Brick infill and External Wall Insulation
External Wall Finish Type	Brick infill and External Wall Insulation
Other Construction Information	The caretaker on site confirmed there had been significant work in the last few years but could not confirm the exact year of renovation however there has been work with regard to an upgrade to the block which includes - External Wall Insulation system, replacement external windows with uPVC frame, enclosure of balconies, upgrade of emergency lighting system, installation of composite FD30s doors to flats and installation of intumescent strips and seals to common area doors.
Occupant Information	
Management Extent	Managed Building (Manager or Senior Staff onsite regularly)
Details of any onsite management	Scheme Manager on site 09:00 - 17:00 Mon/Tues/Wed and Caretaker on site Monday - Friday 13:00 - 16:00. Occasional management and maintenance staff on site.
Person managing fire safety in the premises	Matthew Reynolds Fire Safety Manager
Person consulted during the FRA	<del>Emergency Services Telephone: 0161-2951400</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:- Scheme Manager on site 09:00 - 17:00 Mon/Tues/Wed and Caretaker on site Monday - Friday 08:00 - 12:00.
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	Sheltered - see comment
-Comments	Sheltered Housing Scheme premises so occupants are elderly but otherwise typical of the general population. The scheme is for Sheltered and over 55 independent retirement living however there are some with potential disabilities but

#### Occupant Information

expected to make own means of escape if required. No PEEP assessments or schedule with identified disabilities.

#### Other information

Fire loss experience (since last FRA)

None reported.

Any other relevant information

Previous FRA 26.07.2017. The scheme is explained as Sheltered with some residents have carers who come in during the day to assist with dressing and changing etc. There is no process for PEEP or Personal Centered Evacuation Assessment. There is potential for residents with a disability affecting their ability to make a means of escape, however, information not available to review.

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

03) NFCC - 'Fire Safety in Specialised Housing' - 2017

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'  
 BS 9990 2015 Non automatic fire fighting systems  
 PAS79 - 'Fire Risk Assessment - a recommended methodology' - 2012



# 5 FRA Questionnaire

## Elimination or Reduction of Fire Hazards

### A. Electrical Ignition Sources

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

Question - A.2: Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available)	No
Comment: The fixed electrical installation does not appear to have been tested within the last five years as the test sticker is out of date. Date of last test:- Aug 2008, however, the caretaker confirmed that there is a central database shown current test.	

Recommendation: Management should confirm/ensure that the common area fixed electrical installation has been inspected and tested within the last five years in accordance with BS 7671:2008 (as amended)



Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 115734
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Question - A.3: Is the common area fixed electrical installation free from visible defects? (from cursory visual inspection only)	Yes
Comment: No defects were noted in the common area fixed electrical installation (from cursory visual inspection only)	


Question - A.4: Is portable appliance testing (PAT) being completed within the common areas?	No
Comment: Portable Appliance Testing was observed as taking place annually on some items however a number of items would appear to have been missed and there is understood to be a PAT cycle of 5 years.	

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



Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 115736
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Question - A.5: Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection?	Not Known
Comment: It is not known if a policy is in place regarding the use of personal portable electrical appliances within the common areas, however, none were seen during the inspection, so this is presumed to be the case.	

Question - A.6: If occurring, is the use of multi-way plug adaptors and/or extension leads within the common areas considered acceptable?				No
Comment: The use of multi-way adaptors and/or extension leads observed during the inspection was not considered acceptable. Excessive use of extension leads noted in the community room office.				
Recommendation: Additional fixed sockets should be provided in the locations noted within the common areas to limit the use of adaptors and leads.				
Priority: B	Known Quantity: 4	Potential Quantity: N/A	Action ID: 115738	

## B. Smoking Policies

Question - B.1: Are there suitable arrangements in place for those who wish to smoke? (State what arrangements are in place)				Yes
Comment: Residents who wish to smoke can do so within their private accommodation only.				
Question - B.2: Is there a policy in place to prevent or restrict smoking within the building?				Yes
Comment: Smoking is not permitted in the communal area(s) in accordance with the Smoke-free (Premises and Enforcement) Regulations 2006.				
Question - B.3: Does the policy in relation to smoking appear to be observed?				Yes
Comment: No evidence of illicit smoking was seen in the common area at the time of inspection.				
Question - B.4: Is there adequate provision of at least one legible 'No Smoking' sign covering the common area?				Yes
Comment: Adequate 'No Smoking' signage is provided in the common area as required by the Smoke-free (Premises and Enforcement) Regulations 2006.				

## C. Arson

Question - C.1: Are the premises secured against arson by outsiders? (Please state how)				Yes
Comment: The block entrance door(s) are fitted with an intercom and door release system and were locked at the time of inspection. The main entrance is secured by an electronic door entry system controlled by the staff and residents with an emergency drop key override switch provided.				

Question - C.2: Are bins stored in a suitable location? (Please state bin type and location)	No
Comment: Some of the Paladin/Wheelie bins were not being stored within the designated bin storage area/room at the time of inspection.	
Recommendation: The bins should be relocated away from the building to the designated bin storage area.	
Priority: Med	Known Quantity: N/A Potential Quantity: N/A Action ID: 115739



Question - C.4: Is fire load close to the premises minimised?	Yes
Comment: There was no unnecessary fire load noted close to the building at the time of inspection apart from inappropriately stored bins - see C2	

#### D. Space Heating

Question - D.1: Are the common areas of the building provided with any form of fixed space heating system? (State type provided)	Yes
Comment: The common area has a gas fired low-temperature hot water central heating system with wall mounted radiators. However access was not available to access boiler on sulted key, scheme manager thought it was in caretakers area.	

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?	Yes
Comment: There are common cooking facilities provided in the block with domestic standard appliances only.	

Question - E.2: Are reasonable measures in place to prevent fires as a result of cooking?	Yes
Comment: Reasonable measures appear to be in place to prevent fires as a result of cooking.	

Question - E.3: Are kitchen extract filters changed when required and is duct work regularly cleaned? (Commercial type/scale kitchens only).	Not Applicable
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Comment: There are common cooking facilities provided in the block with domestic standard appliances only and reported light refreshments.

Question - E.4: Are fire blankets provided in the common kitchen?	Yes
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Comment: There was a fire blanket wall mounted in the kitchen which was serviced annually.

Question - E.5: Is the provision of fire blankets within the common kitchen considered adequate?	Yes
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Comment: There was a fire blanket wall mounted in the kitchen which was serviced annually.

## F. Lightning

Question - F.1: Does the building have a lightning protection system installed?	Yes
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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
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Comment: The visible parts of the lightning protection system appear to be intact and in good condition from visual inspection

## G. House-Keeping

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

Question - G.2: Are combustible items kept clear from sources of ignition such as electrical equipment?	No
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Comment: Combustible items were noted close to an ignition source. There was a coil of electrical cable and some other contractors packaging.

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



Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 115758
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Question - G.3: Are escape routes kept clear of combustible items or waste materials?	Yes
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Comment: The common escape routes were clear of combustible materials and waste at the time of inspection

Question - G.4: Are escape routes kept clear of any trip hazards?	No
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Comment: There were trip hazards noted within the common escape routes at the time of inspection. There were a number of items including a seat in ground floor lobby, unsuitable doormats on several floors, plants, furniture in lift lobby 8th floor and a mobility scooter on the balcony.

Recommendation: Trip hazards noted should be removed from the common area and the area kept clear.



Priority: <b>Med</b>	Known Quantity: <b>N/A</b>	Potential Quantity: <b>N/A</b>	Action ID: <b>115762</b>
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Question - G.5: Are any hazardous materials noted being stored correctly?	Not Applicable
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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
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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
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Comment: Information received confirming 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
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Comment: Information received confirming 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
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Comment: Information received confirming 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 current design codes and is deemed satisfactory. Flats discharge onto the communal open deck approach leading to a protected stair lobby to a common stairway descending to the ground floor exiting from the main entrance.	
Question - K.2: Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)	Yes
Comment: The escape stairs are provided with adequate lobby protection. There is an open deck approach with dead-end 30m with windows at 910mm & certain Permadoor glazing doors at 890mm from the deck and should be 1100mm, deemed satisfactory provided assessment under K.16 confirms the ability of residents to make means of escape. However, note L.1 and composite Permadoors.	
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. The exit from the base of the staircase is on electronic control or break glass. The ground rear deck do not need to re-enter the building as they can use side gates on a push pad from the fenced yard.	
Question - K.6: Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)	Yes
Comment: Doors or gates on escape routes are provided with electrically operated access control systems. Doors or gates on escape routes are provided with electrically operated access control systems with fob access and electronic button release & green break glass OR push pad release	
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 'fall-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, however, note K.16.	
Question - K.10: Are the precautions for all inner rooms suitable?	Yes
Comment: There are suitable precautions for all inner rooms. The office has a smoke alarm on Grade D system deemed suitable.	
Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?	Not Applicable
Comment: There is a single means of escape route within the property, which leads to a final exit(s). Escape route separation is not required.	
Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required?	Not Applicable
Comment: No corridors requiring cross-corridor fire doors were noted in the property.	
Question - K.13: Do escape routes lead to a place of safety?	Yes
Comment: Escape routes lead to a place of safety	
Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)	Yes
Comment: The stairs and/or lobbies are provided with adequate permanent or manually operated ventilation openings for the control of smoke. There are windows at each level the Fire & Rescue Service could use to ventilate the staircase which is lobbied from the open deck.	
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: The NFCC Specialized Housing Guide advocates that a Person-Centred Fire Risk Assessment be completed for vulnerable residents and appropriate additional fire safety measures be put in place depending on the findings. There was no PEEP schedule or information of disabilities however a mobility scooter was observed on an upper open deck near the 30m end of the 8th floor.				
Recommendation: Management should undertake a Person-Centred Fire Risk Assessment for any resident identified as vulnerable and put in place any additional fire safety measures or arrangements that are required as a result.				
Priority: Mar2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 116138	


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


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

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

Question - K.21: What is the recommended evacuation strategy for the property?				Stay Put
Comment: The recommended evacuation strategy is 'Stay Put' provided actions are implemented.				

## L. Flat Entrance/Residents' Bedroom/Bedsit Doors

<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>				Not Known
<p>Comment: Flat entrance doors/frames are replacement composite fire doors. The composite doors from observation on site are a mix of Permadoor solid and glazed units and consistent throughout the building. It is noted that some of the upper glazings are only 890mm from deck level. (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, 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: 69	Action ID: 116147	
<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
Priority: Man2	Known Quantity: 0	Potential Quantity: 69	Action ID: 118003	
<p>Question - L.2: Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?</p>				Yes
<p>Comment: The flat entrance doors appear to be in good condition. Note L.1</p>				
<p>Question - L.3: Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?</p>				Yes
<p>Comment: The glazing to flat entrance doors appears to be appropriately fire rated. Note L.1</p>				
<p>Question - L.4: Are fanlights above flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?</p>				Not Applicable
<p>Comment: There are no fanlights over the flat entrance doors in this property.</p>				
<p>Question - L.5: Are side panels to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?</p>				Not Applicable
<p>Comment: There are no side panels to the flat entrance doors in this property.</p>				

<p>Question - L.6: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with adequate self-closing devices and is there a rolling programme of fire door checks in place to include those not sampled?</p>	<p>Not Known</p>		
<p>Comment: Sampled flat 52, 57 &amp; 67 entrance door was fitted with an adequate self-closing device. No access to other flats. Flats AT THE dead-end of balconies do not require self-closing devices.</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>			
<p>Priority: <b>Med</b></p>	<p>Known Quantity: 0</p>	<p>Potential Quantity: 51</p>	<p>Action ID: 116155</p>

<p>Question - L.7: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with intumescent strips and cold smoke seals and is there a rolling programme of fire door checks in place to include those not sampled?</p>	<p>Not Applicable</p>
<p>Comment: Sampled flat 52, 57 &amp; 67 entrance door was fitted with intumescent strips and cold smoke seals. No access to other flats. Open deck so considered satisfactory.</p>	

<p>Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)</p>	<p>Yes</p>
<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/bedsit) door issues satisfactory? (i)</p>	<p>Yes</p>
<p>Comment: There were no other flat entrance door issues noted at the time of inspection.</p>	

## M. Common Area Fire Doors

Question - M.1: Are all common area doors and frames requiring fire resistance appropriately fire rated?				Not Known
Comment: All common area fire doors and/or frames appear to be appropriately fire rated. Some noted as composite doors; Caretakers room and office/ community flat. The other doors are 44mm solid doors or with Georgian wire panels. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).				
Recommendation: As common area fire doors appear to be 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: 2	Action ID: 118004	
Recommendation: As common area fire doors appear to be 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: 2	Action ID: 118005	
Question - M.2: Are all common area fire rated fire door sets in good condition - and not in need of repair?				Yes
Comment: All common area fire rated fire doors and frames appear to be in good condition.				
Question - M.3: Is all glazing to common area fire doors appropriately fire rated?				Yes
Comment: All glazing to common area fire doors appears to be appropriately fire rated with Georgian wired glass.				
Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated?				Yes
Comment: Fan lights to common area fire doors to staircase are appropriately fire rated. Service risers and refuse on open deck satisfactory as over 1.1m off the deck.				
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 are kept locked shut.				
Question - M.6: Are intumescent strips and smoke seals provided to common area fire doors?				No
Comment: The following common fire door issue(s) were noted at the time of inspection:- The service cupboard in the ground floor lobby is not installed with intumescent strips or cold smoke seals.				
Recommendation: Common area fire doors as noted should be fitted with intumescent strips and smoke seals.				No image available
Priority: C	Known Quantity: 2	Potential Quantity: N/A	Action ID: 118008	

Question - M.7: Are common area fire door sets adequate otherwise? (Ironmongery, hold open hooks etc.)				No
Comment: The following common fire door issue(s) were noted at the time of inspection:- The service cupboard in the ground floor lobby has an excessive gap at the head and is not installed with intumescent strips or cold smoke seals.				
Recommendation: The fire doors noted should be repaired (or if necessary replaced) to reduce the perimeter gap between the door and frame to a maximum of 3mm.				No image available
Priority: C	Known Quantity: 2	Potential Quantity: N/A	Action ID: 118007	

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 to the common areas of the block.				

Question - N.2: From visual inspection, does the emergency lighting system appear to be in good working order?				Yes
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 Notice(s) indicating the recommended Stay Put evacuation strategy was displayed within the common area.				

Question - O.2: Is fire door signage adequate? (Consider 'Fire door keep shut', 'Fire door keep locked shut' and 'Automatic Fire Door Keep Clear' signage. Exclude doors recommended for replacement)	No
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Comment: Fire door signage is not considered adequate. The ground floor service cupboard FD30 doors do not have fire door notice. The refuse chute access & service risers on each open deck FD30s doors do not have fire door notices.

Recommendation: Provide 'Fire door keep locked' signage to the service cupboard fire door(s)



Priority: C      Known Quantity: 2      Potential Quantity: N/A      Action ID: 116200

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



Priority: C      Known Quantity: 72      Potential Quantity: N/A      Action ID: 116212

Question - O.3: If required, is directional/exit signage adequate?	Yes
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Comment: Directional and exit signage is considered adequate

Question - O.4: Are all other fire safety signs issues satisfactory? [1] (Consider lift signage, and escape door signs. 'No Smoking' signage is covered in the Smoking Policies section.)	Yes
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Comment: No other fire safety signs issues were noted at the time of inspection.

## P. Means of Giving Warning in Case of Fire

Question - P.1: Has the building got an electrical fire alarm system (or detection only system) comprising manual call points and/or automatic detection? (Provide details)	No
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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)	Yes
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Comment: A Grade D smoke alarm was noted within the entrance hallway of sample flat 52, 57 & 67. No access to other flats.

Recommendation: Flats not sampled at the time of this inspection should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS5839-6:2014.



Priority: Max2	Known Quantity: 0	Potential Quantity: 66	Action ID: 116220
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Recommendation: The NFCC Specialised Housing Guide strongly recommends that LD1 standard of coverage is provided to sheltered accommodation when upgrading or replacing fire alarm systems within flats. Management should adopt a policy of installing Grade D LD1 smoke alarm systems to BS 5839-6:2013 when upgrading or replacing smoke alarm systems within flats.

No image available

Priority: Max2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 118009
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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	Yes
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Comment: A social alarm system is required to allow remote monitoring of independent domestic hard-wired smoke/heat alarm systems within the flats.

Question - P.7: Is the property provided with the required systems for remote monitoring of any common fire alarm system and/or independent domestic hard-wired smoke/heat alarm systems within the flats? (Specialised Housing/Residential Care Homes)?	Yes
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Comment: A social alarm system is installed which connects to staff when on site and to a remote alarm receiving centre when staff are not on site. See S.7 and V.14 for servicing etc.


Question - P.8: Are independent domestic hard-wired smoke/heat alarm systems within the flats adequately monitored via the social alarm system?	Yes
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Comment: The independent domestic hard-wired smoke/heat alarm systems within the flats are adequately monitored via a social alarm system.


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

<p>Question - Q.1: In general, is the level of compartmentation adequate for the use and evacuation strategy for the property? (Special consideration should be given to converted or non 'purpose built' premises)</p>	<p>Yes</p>
<p>Comment: The property is a purpose built block with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report).</p>	
<p>Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings)</p>	<p>Not Applicable</p>
<p>Comment: No hidden voids were identified during this inspection. (A Type 1 Fire Risk Assessment (non-intrusive/non-destructive) is unable to provide full information in this regard)</p>	
<p>Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?</p>	<p>Not Known</p>
<p>Comment: There were service risers with examples of penetrations to the side walls to the flats that did not appear to be 60-minutes fire resistance. The refuse and head of risers to the balcony at 2000mm and above are not fully 60-minutes fire-resistance, however, this is deemed suitable due to height above 1100mm.</p>	
<p>Recommendation: Management should check within services risers/shafts/ducts/cupboards as noted to confirm that they are appropriately enclosed with fire resisting construction and adequately fire-stopped as noted.</p>	
<p>Priority: <b>Man2</b></p>	<p>Known Quantity: 0</p>
<p>Potential Quantity: 36</p>	<p>Action ID: 116365</p>
<p>Question - Q.4: Are pipes and other services provided with adequate fire-stopping measures as required where they pass through fire resisting construction? (Consider fire collars etc)</p>	<p>Yes</p>
<p>Comment: Firestopping around services exiting the risers/cupboards sampled would appear to be adequate.</p>	
<p>Question - Q.5: If a waste chute is provided within the building are adequate measures in place to limit fire spread/growth? (Consider provision of fusible link dampers and sprinklers etc)</p>	<p>Yes</p>
<p>Comment: A waste chute is provided in the building, which is located in a permanently ventilated area, separated from the escape route by fire resisting construction of at least 30 minutes below 2000mm. Hopper doors ARE self-closing and HAVE adequate seals. A fusible link damper IS fitted to the base of the waste chute. A sprinkler IS NOT provided at the base of the waste chute.</p>	




Question - Q.6: Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?				No
Comment: Compartmentation would not appear to be adequate. The roof void area with plant, electrical units leading to lift motors is accessed from flat metal access hatch with an unknown level of fire-resistance and seal to prevent passage of cold smoke into lift lobby room on the 8th floor.				
Recommendation: Management should confirm the compartmentation to the roof space over the common area lift lobby provides 60-minutes fire resistance and gaps have appropriate seals.				
Priority: Maj1	Known Quantity: 0	Potential Quantity: 2	Action ID: 116371	

Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)				No
Comment: The electrical intake/meter enclosure did not appear to be adequately fire-resisting. There were penetrations where cables pass through compartment wall.				
Recommendation: The hole/s noted should be sealed with a suitable fire-stopping material such as an intumescent paste. Period of fire resistance required is 60 minutes.				
Priority: B	Known Quantity: 1	Potential Quantity: N/A	Action ID: 116373	


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.				

Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread?				Not Known
Comment: It could not be determined if the wall/ceiling lining material provided achieve a surface lining classification of Class 0 to the inner panels and uPVC windows in the single staircase.				
Recommendation: Management should confirm/ensure that the wall/ceiling linings noted will achieve a surface lining classification of Class 0.				
Priority: Man2	Known Quantity: 0	Potential Quantity: 1	Action ID: 116377	
				

Question - Q.11: If provided, are soft furnishings in common areas appropriate to limit fire spread/growth?		Yes
Comment: From sample inspection, soft furnishings in the common areas are appropriately labelled as conforming to BS 7176 for medium hazard premises. Note G.4 reference seat in the ground floor lobby.		

Question - Q.12: If provided, are curtains or drapes within common areas appropriate to limit fire spread/growth?		Not Applicable
Comment: Not applicable to this property at the time of this assessment.		

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 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 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: 116381	
				

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 - the service/electric cupboard in the ground floor lobby had a number of breaches/gaps where shelves had been removed and there are gaps in the fire-resisting lining.				
Recommendation: The breaches noted should be sealed up or lined with fire resisting construction - period of fire resistance required is 60-minutes.				
Priority: B	Known Quantity: 1	Potential Quantity: N/A	Action ID: 116392	



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:- In the plant rooms and staffed common area meeting room and office 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 staff are present who 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.				

<p>Question - S.2: Is the building provided with a fire mains system? (Dry or wet riser etc.)</p>	<p>Yes</p>
<p>Comment: The building is provided with a fire mains:- There is a dry riser with inlet at ground floor level and outlets on all floor levels in the flat entrance lobbies. Label inside fire mains doors indicates regular testing/servicing is undertaken.</p>	
<p>Question - S.3: Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift)</p>	<p>No</p>
<p>Comment: The building has a lift(s) but not one used for fire safety purposes. Passenger lifts provided with fireman's override switch.</p>	
<p>Question - S.4: Is the building provided with disabled evacuation aids? (Evacuation chairs, sheets, mats or sledges etc.)</p>	<p>No</p>
<p>Comment: The building has no apparatus for the evacuation of people with disabilities.</p>	
<p>Question - S.5: Is a sprinkler system provided within the building? (provide details of type and extent)</p>	<p>No</p>
<p>Comment: No sprinkler system is provided within the building.</p>	
<p>Question - S.6: Are hose reels provided within the building?</p>	<p>No</p>
<p>Comment: Hose reels are not provided within the building.</p>	
<p>Question - S.7: Is any other relevant fire safety system or equipment installed? [1] (state type of system and comment as necessary)</p>	<p>Yes</p>
<p>Comment: The following relevant fire safety system/equipment was installed:- Chubb careline system provided linked to the fire alarms in each flat no test or servicing records noted.</p>	
<p>Question - S.8: Is any other relevant fire safety system or equipment installed? [2] (state type of system and comment as necessary)</p>	<p>Yes</p>
<p>Comment: The following relevant fire safety system/equipment was installed:- Kitchen in the community room has Dorguard hold open device fitted. Passenger lifts provided with fireman's override switch. Not considered a firefighting lift.</p>	
<p>Question - S.9: Is any other relevant fire safety system or equipment installed? [3] (state type of system and comment as necessary)</p>	<p>No</p>
<p>Comment: There are no other relevant fire safety systems or equipment installed.</p>	

## Fire Safety Management

### T. Procedures and Arrangements

Question - T.1: Please CONFIRM the Property Designation	A designation other than General Needs (5 Storeys and under)
Comment: The property is a 9 storey purpose built a single stair with open deck balcony to flats. The occupants are reported to be over 55 retirements and considered by the client as sheltered housing which is supported from evidence on site.	
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?	No
Comment: The record of the fire safety arrangements seen during the inspection was not considered suitable and sufficient for the building type, use and/or occupation. There was observed to be a reasonable level of fire safety records and general procedures with staff on site completing correctly, however, limited procedures to deal with disabilities OR a record to confirm exact nature of disabilities and assessments and procedures to underpin item K.16, considering a mobility scooter observed on the 8th floor and no PEEP assessments carried out.	
Recommendation: Management should confirm/ensure that a suitable documentary record of the fire safety arrangements for the building is held within the building. 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: 116387
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 Notice(s).	
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 Or the Chubb careline will if there is no response.	
Question - T.6: Are there suitable fire assembly points away from any risk?	Not Applicable
Comment: The building has a Stay Put evacuation strategy and no general assembly point(s) are required.	

Question - T.7: Are there adequate procedures in place for the evacuation of people with a disability who are likely to be present?	Not Applicable
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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?	Yes
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Comment: Management advises that staff have been nominated to use fire extinguishing appliances in the event of a fire.

Question - T.9: Are staff nominated to assist with evacuations in the event of fire?	Not Applicable
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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?	Yes
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Comment: Management advises that liaison with the local Fire and Rescue Service takes place and familiarisation visits are carried out on an annual basis.

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

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


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

## V. Testing and Maintenance

Question - V.2: Is the common area emergency lighting system tested and serviced in accordance with relevant guidance?	Not Known
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. There is a record of emergency lighting monthly test and maintenance, however, the maintenance only demonstrates a 1-hour discharge.	
Recommendation: Management should confirm/ensure that the common area emergency lighting system is tested monthly and serviced annually in accordance with BS5266-8:2004 and records kept on-site or in a central database.	No image available
Priority: Man2	Known Quantity: N/A Potential Quantity: N/A Action ID: 118014

Question - V.3: Are all fire extinguishers tested and serviced in accordance with relevant guidance?	Yes
Comment: From sample inspection, it would appear that fire extinguisher servicing is carried out annually. Last service date noted was:- 12/17	

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?	Not Known
Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.	
Recommendation: Management should confirm/ensure that the lightning protection system is tested and serviced annually in accordance with BS EN 62305 and records kept on-site or in a central database.	
Priority: Man2	

Question - V.6: Are fire blankets inspected and serviced in accordance with relevant guidance?	Yes
Comment: Northwards Housing advise that fire blankets are serviced annually.	

Question - V.8: Are access control systems inspected, tested and serviced in accordance with relevant guidance?	Yes
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Comment: Northwards Housing advise that door access systems are maintained in accordance with relevant guidance and records held centrally.

Question - V.9: Are drop key override switch facilities for Fire and Rescue Service access inspected, tested and serviced in accordance with relevant guidance?	Not Known
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Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.

Recommendation: Management should confirm/ensure that the drop key override switch facilities for Fire and Rescue Service access are inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.	No image available
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Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 116423
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Question - V.14: Is the fire safety system or equipment detailed in S.7 inspected, tested and serviced in accordance with relevant guidance? [1]	Not Known
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Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the social alarm/Telecare system is being carried out.

Recommendation: The social alarm/Telecare system should be serviced with records kept on site or held in a central database. Confirm that regular checks are undertaken to ensure the communication links through the social alarm/Telecare system are routed correctly (when staffed and not) and have priority over all other calls and that measures are in place to avoid summoning of the fire service in the event of false alarms.	
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Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 116424
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Question - V.15: Is the fire safety system or equipment detailed in S.8 inspected, tested and serviced in accordance with relevant guidance? [2]	Not Known
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Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.

Recommendation: Management should confirm ensure that the system as noted doorguard is inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.	No image available
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Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 116425
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## W. Records

Question - W.1: Is there a log book on the premises?	Yes
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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: Management has confirmed that records of fire safety training are kept on-site or in a central database.	
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.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.10: Are fire blanket inspections and servicing recorded?	Yes
Comment: There were records on site of regular inspection, testing and/or servicing of the system installed.	
Question - W.12: Are the access control system inspections, tests and servicing recorded?	Yes
Comment: Northwards Housing advise that records of inspection, testing and/or servicing are held in a central database	

## Additional Issues

### X. Electrical Services

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

Yes

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

### Y. Gas Services

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

No

Comment: There were no gas installations noted within the common parts of the building

### Z. Other Issues

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

Yes

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

# BAFE Certificate



Part 1a	Name & Address of Certificated Organisation: Savills (UK) Ltd, 33 Margaret Street, London, W1G 0JD
Part 1b	BAFE registration number of issuing Certificated Organization: NSI00539
Part 2	Name of client: Northwards Housing
Part 3a	Address of premises for which the fire risk assessment was carried out: 1-71 Liverton Court Liverton Drive Manchester M9 0NQ
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

