

Fire Risk Assessment

Property assessed: 1-124 Mossbrook Court Kentford Drive Manchester M40 7RE

Client: Northwards Housing

UPRN: 630190000B0

Property Classification: Level 1

Document Print Date: 19/12/2019



FRA Inspection Date: 14/11/2018
FRA Issued to Client: 30/11/2018
FRA valid to: 30/11/2019
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Please Note - The Action Plan within this report will update to reflect the status of each recommendation as at the date on which the report is generated. Please refer to the Document Print Date on the cover page.

1 Executive Summary



1.1 Compliance and Risk Record

Property Classification	Level 1
BAFE SP205 -1 Certificate Number	Refer to Master Property List
Responsible Person	Northwards Housing
Assessment Completed by	Neill Cook
Assessment Checked by	John Herbison
Date of inspection	14/11/2018
Date of Assessment Issue to Client	30/11/2018

Recommended Reassessment Date	30/11/2019
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1.2 Recommendation Summary

Priority	Number of recommendations not complete		
	From previous assessments	At time of assessment	At report print date
U	0	0	0
A	0	5	5
B	0	5	5
C	0	8	8
R	0	0	0
Man1	0	2	0
Man2	0	20	20

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




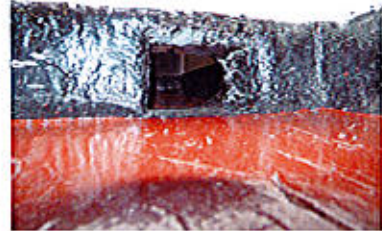
1.3 Evacuation Strategy





Evacuation strategy for this property at time of assessment	Stay Put
Notes	The current evacuation strategy for the building is considered appropriate provide actions detailed in the Fire Risk Assessment are implemented within recommended timescales.
Recommended evacuation strategy for this property	Stay Put

2 Action Plan

2.1 Recommendations from this Assessment

Details		Comments/recommendations	Photo
Question	G.2	<p>Comment: Combustible items were noted close to an ignition source. Storage in the main electrical intake.</p> <p>Recommendation: All combustible items should be removed from the electrical intake cupboard and the door kept locked.</p>	
Section	House-Keeping		
Action ID	113980		
Quantity		<p>Recommendation: Trip hazards noted should be removed from the common area and the area kept clear.</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 01/05/2019	Client Status: Approved
Question	G.4	<p>Comment: There were trip hazards noted within the common escape routes at the time of inspection. There were seats in the ground floor lobby and unsuitable doormats on several floors.</p> <p>Recommendation: Trip hazards noted should be removed from the common area and the area kept clear.</p>	
Section	House-Keeping		
Action ID	113992		
Quantity		<p>Recommendation: It is recommended that the lobby protection to the staircase be upgraded at ground floor level with FD30s and screen between the lift lobby and the outer stair lobby.</p>	
- Known	1		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned
Question	L.2	<p>Comment: Fire rated flat entrance doors and frames appear to be in good condition, except for and flat(s) 28 door is damaged & 39 excessive gap at base. Also note L.9 and installation composite doors.</p> <p>Recommendation: Door(s) as noted to flat 28 should be replaced with FD30S self-closing fire doors.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	114134		
Quantity		<p>Recommendation: Door(s) as noted to flat 28 should be replaced with FD30S self-closing fire doors.</p>	
- Known	1		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned

Question	L.4	<p>Comment: The installation of composite doors as noted L.1 is unknown if the doors/doorset are fully fire-rated and installation potential issues. The door to flat 52 also appeared to have a panel above the door of unknown fire resistance.</p> <p>Recommendation: flat 52 - 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.</p>	No image available
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	123776		
Quantity	1		
- Known	1		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned
Question	L.6	<p>Comment: The self-closing device fitted to sampled flat 39 had been disabled/disconnected. No access to other flats.</p> <p>Recommendation: An effective self-closing device should be fitted to the door(s) as noted.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	114171		
Quantity	1		
- Known	1		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned
Question	M.1	<p>Comment: All common area fire doors and/or frames appear to be appropriately fire rated, except for the access door to the roof and lift motor room which was eggbox standard and not fire-resisting (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). Note K.1 and ground floor screen and door to flat and lift lobby.</p> <p>Recommendation: Common area fire door(s) as noted should be replaced with self-closing FD30S fire doors, including appropriate 'Fire door keep shut' signage to both sides.</p>	
Section	Common Area Fire Doors		
Action ID	114217		
Quantity	1		
- Known	1		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned
Question	Q.3	<p>Comment: The services gas riser cupboards sampled did not appear to be adequately fire resisting and/or fire-stopped. The gas intake on the ground floor was not fully fire-stopped from frame to the wall, there were examples where this was sealed correctly on 3rd & 8th floors.</p> <p>Recommendation: The services riser/cupboard construction should be replaced or upgraded to achieve 60 minutes fire resistance.</p>	
Section	Limiting Fire Spread		
Action ID	114569		
Quantity	1		
- Known	1		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.14	<p>Comment: Other fire spread/compartimentation issues noted at the time of inspection include - There are low-level openings between the stair lobby and the refuse chute lobby on each floor.</p> <p>Recommendation: The holes noted should be sealed up with fire resisting construction - period of fire resistance required is 30-minutes.</p>	
Section	Limiting Fire Spread		
Action ID	114695		
Quantity	12		
- Known	12		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned

Question	Q.15	<p>Comment: Compartmentation would not appear to be adequate. There are intumescent ventilation grills present from the gas risers x4 each floor into the common stair. These will not prevent cold smoke entering the protected lobby to flats.</p>	
Section	Limiting Fire Spread		
Action ID	114701		
Quantity		<p>Recommendation: The ventilation grills noted should be sealed up with fire resisting construction - period of fire resistance required is 30-minutes.</p>	
- Known	26		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.16	<p>Comment: Other fire spread/compartimentation issues noted at the time of inspection include - there is a breach in the main service riser on the ground floor in the side wall.</p>	
Section	Limiting Fire Spread		
Action ID	114704		
Quantity		<p>Recommendation: The breach noted should be sealed up with fire resisting construction - period of fire resistance required is 60-minute fire resistance.</p>	
- Known	1		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.17	<p>Comment: Other fire spread/compartimentation issues noted at the time of inspection include - There is a breach to the ceiling to the room containing IT equipment in the cleaners store.</p>	
Section	Limiting Fire Spread		
Action ID	114706		
Quantity		<p>Recommendation: Recommend the breach noted is fire stopped with 60minute fire rated material.</p>	
- Known	1		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	A.4	<p>Comment: Portable Appliance Testing was confirmed as taking place every 2 years by the caretaker however a number of items would appear to have been missed.</p>	
Section	Electrical Ignition Sources		
Action ID	113894		
Quantity		<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>	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	K.16	<p>Comment: There was no evidence of occupation in the building by people with disabilities at the time of inspection</p>	<p>No image available</p>
Section	Means of Escape		
Action ID	114081		
Quantity		<p>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.</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned

Question	L.1	<p>Comment: Flat entrance doors/frames are replacement composite fire doors, except for flat(s) 21, 24, 39, 52 58 & 61 which are notional original 44mm solid wood doors. The composite doors from observation on site are a mix of Permadoor solid and glazed units and consistent throughout the building. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). Flat entrance door and frames have been fitted into openings with architraves/cover-slips indicating the potential for voids behind the frame. Further intrusive inspection is needed to confirm the adequacy of the fixings and fire stopping behind.</p>
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors	
Action ID	114116	
Quantity		<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>
- Known	0	
- Potential	56	



Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	L.1	<p>Comment: Flat entrance doors/frames are replacement composite fire doors, except for flat(s) 21, 24, 39, 52 58 & 61 which are notional original 44mm solid wood doors. The composite doors from observation on site are a mix of Permadoor solid and glazed units and consistent throughout the building. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). Flat entrance door and frames have been fitted into openings with architraves/cover-slips indicating the potential for voids behind the frame. Further intrusive inspection is needed to confirm the adequacy of the fixings and fire stopping behind.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	117949		
Quantity		<p>Recommendation: As flat entrances have been fitted with composite doorsets, an intrusive inspection should be carried out to confirm the adequacy of the fixings and firestopping between the frame and the wall.</p>	
- Known	0		
- Potential	56		

No image available

Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	L.6	<p>Comment: The self-closing device fitted to sampled flat 39 had been disabled/disconnected. No access to other flats.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	114172		
Quantity		<p>Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that self-closers are fitted and remain effective.</p>	
- Known	0		
- Potential	58		



Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
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Question	L.7	Comment: Sampled flat 39, 50, 26 & 5 entrance door was fitted with intumescent strips and cold smoke seals. No access to other flats.	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	114181		
Quantity		Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that strips and seals are fitted and remain effective.	
- Known	0		
- Potential	58		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	M.8	Comment: The following common fire door issue(s) were noted at the time of inspection:- There was a variance of standard with regard to rebate and intumescent strip & cold smoke seal to gas riser FD30 doors. Example 8th floor rebate missing at the head and on 9th intumescent strip & cold smoke seal installed to the base of the door.	
Section	Common Area Fire Doors		
Action ID	114770		
Quantity		Recommendation: It is recommended that all gas riser FD30 doors are inspected and provision of rebates with intumescent strips & cold smoke seals installed to the doors confirmed.	
- Known	0		
- Potential	26		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	P.5	Comment: A Grade D smoke alarm was noted within the entrance hallway of sample flat 39 and 5, 26 & 50. No access to other flats.	
Section	Means of Giving Warning in Case of Fire		
Action ID	114295		
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	58		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.2	Comment: It was not possible to sample inspect the hidden void(s) identified without causing damage or requiring opening up. There was boxing in the outer ground lobby and cover panels in each lobby under external windows from 1st to 12th floors with unknown services.	
Section	Limiting Fire Spread		
Action ID	114554		
Quantity		Recommendation: A sample check should be made of the boxed-in services ductwork to confirm that the construction is adequately fire resisting and that compartmentation behind has not been compromised at services penetrations etc.	
- Known	0		
- Potential	13		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.3	Comment: The services gas riser cupboards sampled did not appear to be adequately fire resisting and/or fire-stopped. The gas intake on the ground floor was not fully fire-stopped from frame to the wall, there were examples where this was sealed correctly on 3rd & 8th floors.	
Section	Limiting Fire Spread		
Action ID	114568		
Quantity		Recommendation: It is recommended that all gas service riser cupboards are inspected to ensure all are fire stopped to 60 minutes.	
- Known	0		
- Potential	26		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned




Question	Q.5	<p>Comment: A waste chute is provided in the building, which is located in a permanently ventilated area, separated from the escape route by fire resisting construction of at least 30 minutes. Hopper doors ARE self-closing and HAVE adequate seals. A fusible link damper IS fitted to the base of the waste chute. A sprinkler IS NOT provided at the base of the waste chute. Reported the bin chute hatch is tested daily. No access to the bin chute that runs the height of the building with a vent on the roof.</p>	
Section	Limiting Fire Spread		
Action ID	114759		
Quantity		<p>Recommendation: Previously Reported - Recommend further investigation is undertaken by a specialist to confirm the condition of the waste chute.</p>	
- Known	0		
- Potential	1		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.9	<p>Comment: It is presumed there is a common ventilation system that runs the height of the building with an extraction system located on the roof. The configuration is unknown.</p>	
Section	Limiting Fire Spread		
Action ID	114682		
Quantity		<p>Recommendation: Recommend further investigation is undertaken by a specialist to confirm location and condition of the common ventilation system.</p>	
- Known	0		
- Potential	1		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.13	<p>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.</p>	
Section	Limiting Fire Spread		
Action ID	114688		
Quantity		<p>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.</p>	
- Known	0		
- Potential	1		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	T.3	<p>Comment: No suitable record of the fire safety arrangements for the building was available for inspection during the inspection. There were limited records and limited overall fire safety procedures to demonstrate robust management of fire safety at the premises and understanding by the staff on site. The record located was a daily and weekly check by caretakers but limited further information.</p>	
Section	Procedures and Arrangements		
Action ID	115700		
Quantity		<p>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.</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned



No image available

Question	T.4	Comment: It is not known what the procedures in event of a fire are due to an absence of information on-site.		No image available
Section	Procedures and Arrangements	See O.1. The caretaker explained that residents would be expected to call 999 if staff were not on site, which is limited. The caretaker did explain that there is a call out to the maintenance team or Northwards staff if there was an emergency incident.		
Action ID	115703			
Quantity		Recommendation: Management should confirm/ensure that appropriate documented Fire Safety procedures are in place to cover both resident and staff actions in event of a fire.		No image available
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	No image available
Question	T.10	Comment: It is not known if liaison with the local Fire and Rescue Service takes place.		
Section	Procedures and Arrangements			
Action ID	115706			No image available
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			No image available
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	U.1	Comment: It is not known if staff receive appropriate and adequate fire safety training. Anecdotal evidence from the liaison with Mike Knapmann Caretaker in relation to training but no evidence of training records available.		
Section	Training and Drills			No image available
Action ID	115708			
Quantity		Recommendation: Management should confirm/ensure that staff receive adequate and appropriate induction and refresher training on aspects of fire safety relevant to their role.		
- Known	N/A			No image available
- 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.		
Section	Testing and Maintenance			
Action ID	114723			
Quantity		Recommendation: Management should confirm/ensure that the drop key override switch facilities for Fire and Rescue Service access are inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.		No image available
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	No image available

Question	W.1	Comment: No log book was available on site during the inspection, there were some records but not a full log book.		
Section	Records			
Action ID	115709			
Quantity		Recommendation: Management should confirm/ensure that a fire safety log book is provided to enable recording as required of all relevant fire safety events such as fire drills, routine checks, Fire and Rescue Service visits, fire safety systems testing, staff training etc. as appropriate.	No image available	
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	W.3	Comment: No training records were available on site during the inspection		
Section	Records			
Action ID	115710			
Quantity		Recommendation: Management should confirm/ensure that records of fire safety training are kept on-site or in a central database.	No image available	
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	C.3	Comment: Some Paladin/Wheelle bins were stored in an open bin storage area at the time of inspection.		
Section	Arson			
Action ID	117944			
Quantity		Recommendation: A method of securing the bins in the designated bin storage area should be provided, such as post and chain fittings.	No image available	
- Known	1			
- Potential	N/A			
Priority	C	Due Date: 04/06/2021	Client Status: Assigned	
Question	K.14	Comment: The vent to the head of the stairs appears to have been replaced with a window and small permanent vent 36cm x 38cm. All other floors have vents on the stair landing have also been replaced with a similar size vent and window. As a compensatory measure for not having a 1m2 PV to the head of the stair, adaptations to the openings on the top 2 floors are recommended. The vents to the stair lobby on all levels appear to have been 3 x vents 100cm x 50cm with the middle vent appearing to have been replaced by a glazed vision panel. Due to the small size of the lobby and the addition of additional fire resisting lobby door and screen to the flat lobby, this is not considered significant.		
Section	Means of Escape			
Action ID	114080			
Quantity		Recommendation: The manually openable windows and vents to landings on the 11th and 12th floors should be replaced with suitable permanent vents.		
- Known	1			
- Potential	N/A			
Priority	C	Due Date: 04/06/2021	Client Status: Assigned	

Question	L.2	Comment: Fire rated flat entrance doors and frames appear to be in good condition, except for and flat(s) 28 door is damaged & 39 excessive gap at base. Also note L.9 and installation composite doors.	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	114135		
Quantity		Recommendation: The flat entrance doors noted should be repaired (or if necessary replaced) to reduce the threshold gap to a maximum of 6mm. Alternatively, a threshold seal capable of resisting cold smoke should be fitted.	
- Known	1		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	L.4	Comment: The installation of composite doors as noted L.1 is unknown if the doors/doorset are fully fire-rated and installation potential issues. The door to flat 52 also appeared to have a panel above the door of unknown fire resistance.	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	114158		
Quantity		Recommendation: It is recommended that all fanlights are inspected along with actions under L.1 and 30-minute fire resisting material should be installed in the fanlight(s) to the door(s) as noted if found to be required.	
- Known	55		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	M.2	Comment: All common area fire rated fire doors appear to be in good condition except for several doors with excessive gaps between the door and the frame and the threshold. Doors with gaps to the frame include lift lobby 11th floor & 12th to refuse chute room. Doors with gaps at the threshold include 8, 9, 10, 11, & 12th door to stairs	
Section	Common Area Fire Doors		
Action ID	114252		
Quantity		Recommendation: The common area doors noted should be repaired (or if necessary replaced) to reduce the threshold gap to a maximum of 6mm. Alternatively, a threshold seal capable of resisting cold smoke should be fitted.	
- Known	5		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	M.2	Comment: All common area fire rated fire doors appear to be in good condition except for several doors with excessive gaps between the door and the frame and the threshold. Doors with gaps to the frame include lift lobby 11th floor & 12th to refuse chute room. Doors with gaps at the threshold include 8, 9, 10, 11, & 12th door to stairs	
Section	Common Area Fire Doors		
Action ID	114253		
Quantity		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.	
- Known	2		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned

Question	M.7	<p>Comment: Other common area fire door issues noted at the time of inspection include - Internal doors within the caretaker's store area were not all fire rated doors there is steel door from this area to lift lobby and deemed satisfactory which will provide an appropriate level of fire rating, however, the installation would appear to have gaps around the frame and installation.</p>	
Section	Common Area Fire Doors		
Action ID	114273		
Quantity		<p>Recommendation: The common area door noted should be installed to ensure it provides FD30s provision (or if necessary replaced) to reduce potential gaps around the door and frame to the wall.</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 'Fire door keep locked' signage to the stair lobby service cupboard, gas riser, caretakers ancillary room and lift motor room fire doors</p>	
Section	Fire Safety Signs and Notices		
Action ID	114288		
Quantity		<p>Recommendation: Provide 'Fire door keep locked' and/or 'Fire door keep shut' notices to common area fire doors as noted.</p>	
- Known	39		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned



3.1 Limitations of this assessment

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

3.2 Legislation

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

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

3.3 Risk Level

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

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

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

3.4 Recommendation Priorities

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

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

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

4 Property Details



UPRN	63019000080
Number Range	1-124
Building Name	Mossbrook Court
Street Number	
Street	Kentford Drive
City/Town	Manchester
Postcode	M40 7RE
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	14
Total No. of Floors (common area only)	14
Total No. of Storeys (ground and above)	14
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	<p>13 storey purpose built block of 62 general needs flats with rooftop plant areas. Entrance to the common area is via a secure door to the front elevation to the stair lobby giving access to the communal stairs and the ground floor flat entrance lobby. The ground floor flat entrance lobby consists of 2 x passenger lifts (one to odd numbers and one to even numbers), 2 flat entrance doors, 2x service risers, service cupboard and caretakers ancillary rooms. Upper floors are all similar with a stair lobby off the stairway containing bin chute room, service cupboard and access to flat entrance lobby. The flat entrance lobbies each contain 5 flat entrance doors (except twelfth floor, no flat 60), passenger lift, two service risers and the dry riser. There is secured access to the thirteenth floor roof top and lift plant room off the flat entrance lobby on the twelfth floor. Level entrance to the block. Ancillary rooms accessed from the flat entrance lobby and direct from the outside. There is a single staircase with lobby protection at all levels with the exception of the ground floor as the ground floor door discharges into a single door protected area.</p>
Extent of Common Areas (area assessed)	Communal entrance hall, stairs, stair lobbies, entrance lobbies, service cupboards, service riser, passenger lift and ancillary rooms.
Areas of the building to which access was not available.	Flats not listed below. Service cupboards/service risers apart from sample inspected.
Total number of Flats/Bedsits/Bedrooms (as applicable)	62
Number accessed off the Common Area	62
Flats/Bedsits/Bedrooms sample inspected	26, 39, 50 & 5 which is now used by the caretaker as an office.
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	1

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

Construction Information	
Construction Type	Concrete Frame
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1960
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Cavity Masonry
External Wall Finish Type	Rain screen cladding and glazed window units.
Other Construction Information	The caretaker on site confirmed there had been significant work in last few years but could not confirm the exact year of renovation, however there has been work with regard to an upgrade to the block which includes - external cladding system, replacement external windows, enclosure of balconies, enclosure of main entrance door and inner lobby, 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	Caretaker on site Monday - Friday 8.00am - 12.00pm. occasional management and maintenance staff on site.
Person managing fire safety in the premises	Matthew Reynolds, Fire Safety Manager, Design and Delivery Team, Northwards Housing.
Person consulted during the FRA	Mike Knapman Caretaker - 07904692471
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 on site Monday - Friday 8.00am - 12.00pm. occasional management and maintenance staff on site.
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. Caretaker questioned to ascertain if there were any residents with

Occupant Information

known disabilities and caretaker confirmed no residents with disabilities known at present.

Other information

Fire loss experience (since last FRA)	None reported by the caretaker.
Any other relevant information	Previous FRA 19.07.2017

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	<p>BS 5266-1:2016 - 'Emergency Lighting - Code of practice for the emergency lighting of premises'</p> <p>BS 5266-8:2004 - 'Emergency escape lighting systems'</p> <p>BS 5499-10:2014 - 'Guidance for the selection and use of safety signs and fire safety notices'</p> <p>BS 5499-4:2013 - 'Safety signs. Code of practice for escape route signage'</p> <p>BS 5839-6:2019 - 'Fire detection and alarm systems for buildings. Code of practice for domestic premises'</p> <p>BS 7346-4:2003 - 'Components for smoke and heat control systems'</p> <p>PAS79 - 'Fire Risk Assessment - a recommended methodology' - 2012</p>

5 FRA Questionnaire

Elimination or Reduction of Fire Hazards

A. Electrical Ignition Sources

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

Question - A.2: Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available)	Yes
Comment: The fixed electrical installation does not appear to have been tested within the last five years as the test sticker is out of date. Date of last test:- 20.01.12 however the caretaker did confirm the electrical installation testing is stored electronically and was in test. 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 defects were noted in the common area fixed electrical installation (from cursory visual inspection only)	

Question - A.4: Is portable appliance testing (PAT) being completed within the common areas?	No
Comment: Portable Appliance Testing was confirmed as taking place every 2 years by the caretaker however a number of items would appear to have been missed.	

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: 113894



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

Question - A.6: If occurring, is the use of multi-way plug adaptors and/or extension leads within the common areas considered acceptable?	Not Applicable
Comment: No multi-way adaptors or extension leads were noted in use in the common areas during this inspection.	

B. Smoking Policies

Question - B.1: Are there suitable arrangements in place for those who wish to smoke? (State what arrangements are in place) **Yes**

Comment: Residents who wish to smoke can do so within their private accommodation only.

Question - B.2: Is there a policy in place to prevent or restrict smoking within the building? **Yes**

Comment: Smoking is not permitted in the communal area(s) in accordance with the Smoke-free (Premises and Enforcement) Regulations 2006.

Question - B.3: Does the policy in relation to smoking appear to be observed? **Yes**

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

Question - B.4: Is there adequate provision of at least one legible 'No Smoking' sign covering the common area? **Yes**

Comment: Adequate 'No Smoking' signage is provided in the common area as required by the Smoke-free (Premises and Enforcement) Regulations 2006.

C. Arson

Question - C.1: Are the premises secured against arson by outsiders? (Please state how) **Yes**

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

Question - C.2: Are bins stored in a suitable location? (Please state bin type and location) **Yes**

Comment: Paladin/Wheelie bins were stored in an integral bin storage room at the time of inspection OR adjacent to the pedestrian entrance gate.

Question - C.3: Are bins adequately secured at or within their storage location? (Please state how bins are secured) **No**

Comment: Some Paladin/Wheelie bins were stored in an open bin storage area at the time of inspection.

Recommendation: A method of securing the bins in the designated bin storage area should be provided, such as post and chain fittings.

No image available

Priority: C Known Quantity: 1 Potential Quantity: N/A Action ID: 117944

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

Comment: There was no unnecessary fire load noted close to the building at the time of inspection.

D. Space Heating

Question - D.1: Are the common areas of the building provided with any form of fixed space heating system? (State type provided) No

Comment: The common area has no form of fixed heating and individual residential units have their own heating systems.

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

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

E. Cooking

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

Comment: No common cooking facilities are provided in the block.

F. Lightning

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

Comment: A lightning protection system is provided

Question - F.3: From visual inspection, does the lightning protection system appear to be in good condition? Yes

Comment: The visible parts of the lightning protection system appear to be intact and in good condition from visual inspection

G. House-Keeping

Question - G.1: Is the property regularly cleaned to prevent the build up of combustibles? Yes

Comment: Caretaker undertakes daily cleaning duties.

Question - G.2: Are combustible items kept clear from sources of ignition such as electrical equipment? No

Comment: Combustible items were noted close to an ignition source. Storage in the main electrical intake.

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



Priority: Man1

Known Quantity: N/A

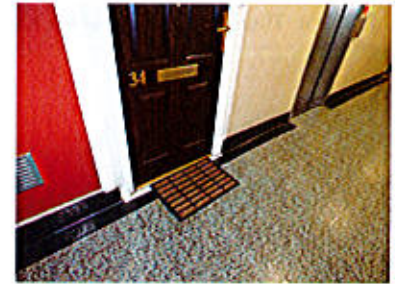
Potential Quantity: N/A

Action ID: 113980

Question - G.3: Are escape routes kept clear of combustible items or waste materials?	Yes
Comment: The common escape routes were clear of combustible materials and waste at the time of inspection	

Question - G.4: Are escape routes kept clear of any trip hazards?	No
Comment: There were trip hazards noted within the common escape routes at the time of inspection. There were seats in the ground floor lobby and unsuitable doormats on several floors.	

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



Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 113992
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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)		No
<p>Comment: The means of escape design is not considered satisfactory. Upper flats discharge into a communal entrance lobby leading to a lobby protected stair on all floors 1st to 12th. Ground floor flats discharge into inner lobby leading to the stair lobby with ancillary rooms discharge into flat entrance lobby. The inner lobby door does not appear fire rated and has perspex glazing, therefore, the route does not have lobby protection at ground floor level.</p>		
<p>Recommendation: It is recommended that the lobby protection to the staircase be upgraded at ground floor level with FD30s and screen between the lift lobby and the outer stair lobby.</p>		
Priority: A	Known Quantity: 1	
Action ID: 114020		
Question - K.2: Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)		Yes
<p>Comment: In general, the escape route is adequately protected but Note K.1, L.1, L.9 M.8.</p>		
Question - K.3: Is there adequate provision of exits for the numbers who may be present?		Yes
<p>Comment: The provision of exits is considered adequate for the number of people expected to be present</p>		
Question - K.4: Is there adequate exit width for the numbers who may be present?		Yes
<p>Comment: The exit widths provided appear adequate for the numbers expected to be present</p>		
Question - K.5: Are doors on escape routes easily opened (and are sliding or revolving doors avoided)?		Yes
<p>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</p>		
Question - K.6: Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)		Yes
<p>Comment: Doors or gates on escape routes are provided with electrically operated access control systems with fob access and electronic button release.</p>		

Question - K.7: Are electrically operated access control systems fitted to doors or gates on escape routes provided with override facilities and/or designed to 'fail-safe' on power failure?

Yes

Comment: Northwards Housing advise that all access control systems fitted in properties are designed to 'fail safe' (i.e. release/open) if the power supply is interrupted.

Question - K.8: Do final exits open in the direction of escape where necessary?

Yes

Comment: Doors on escape routes open in the direction of escape.

Question - K.9: Are travel distances satisfactory? (consider single direction and more than one direction)

Yes

Comment: Travel distances appear to be in line with that allowed in current guidance

Question - K.10: Are the precautions for all inner rooms suitable?

Not Applicable

Comment: Not applicable to this property at the time of this assessment.

Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?

Not Applicable

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: Note K.1, L.1, L.9 M.8.

<p>Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)</p>				No
<p>Comment: The vent to the head of the stairs appears to have been replaced with a window and small permanent vent 36cm x 38cm. All other floors have vents on the stair landing have also been replaced with a similar size vent and window. As a compensatory measure for not having a 1m² PV to the head of the stair, adaptations to the openings on the top 2 floors are recommended. The vents to the stair lobby on all levels appear to have been 3 x vents 100cm x 50cm with the middle vent appearing to have been replaced by a glazed vision panel. Due to the small size of the lobby and the addition of additional fire resisting lobby door and screen to the flat lobby, this is not considered significant.</p>				
<p>Recommendation: The manually openable windows and vents to landings on the 11th and 12th floors should be replaced with suitable permanent vents.</p>				
Priority: C	Known Quantity: 1	Potential Quantity: N/A	Action ID: 114080	
<p>Question - K.15: Are the stairs and/or lobbies provided with an adequate automatic or remotely operated smoke ventilation system? (State provision)</p>				Not Applicable
<p>Comment: Note recommendation K.14.</p>				
<p>Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities?</p>				Not Known
<p>Comment: There was no evidence of occupation in the building by people with disabilities at the time of inspection</p>				
<p>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.</p>				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 114081	
<p>Question - K.17: Are all other means of escape issues satisfactory? [1]</p>				Yes
<p>Comment: There were no other means of escape issues noted at the time of inspection.</p>				
<p>Question - K.19: What is the current evacuation strategy for the property?</p>				Stay Put
<p>Comment: The current evacuation strategy is "Stay Put" as denoted by the fire action notices(s) displayed in the common area.</p>				
<p>Question - K.20: Is the current evacuation strategy for the property considered appropriate?</p>				Yes
<p>Comment: The current evacuation strategy for the building is considered appropriate provide actions detailed in the Fire Risk Assessment are implemented within recommended timescales.</p>				

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

L. Flat Entrance/Residents' Bedroom/Bedsit Doors

Question - L.1: Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors)	No
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Comment: Flat entrance doors/frames are replacement composite fire doors, except for flat(s) 21, 24, 39, 52 58 & 61 which are notional original 44mm solid wood doors. The composite doors from observation on site are a mix of Permadoor solid and glazed units and consistent throughout the building. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). Flat entrance door and frames have been fitted into openings with architraves/cover-slips indicating the potential for voids behind the frame. Further intrusive inspection is needed to confirm the adequacy of the fixings and fire stopping behind.

Recommendation: As flat entrances have been fitted with composite doorsets, MHCLG advise that these should have test evidence demonstrating they meet the performance requirement in Building Regulations guidance for fire resistance and smoke control from both sides. Management should confirm that suitable fire door test certificates are held and that these relate to the doors fitted. If adequacy cannot be confirmed it may be necessary for doorsets to be replaced under a risk-based programme.



Priority: Man2	Known Quantity: 0	Potential Quantity: 56	Action ID: 114116
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Recommendation: As flat entrances have been fitted with composite doorsets, an intrusive inspection should be carried out to confirm the adequacy of the fixings and firestopping between the frame and the wall.

No image available

Priority: Man2	Known Quantity: 0	Potential Quantity: 56	Action ID: 117949
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Question - L.2: Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair? No

Comment: Fire rated flat entrance doors and frames appear to be in good condition, except for and flat(s) 28 door is damaged & 39 excessive gap at base. Also note L.9 and installation composite doors.

Recommendation: Door(s) as noted to flat 28 should be replaced with FD30S self-closing fire doors.



Priority: A Known Quantity: 1 Potential Quantity: N/A Action ID: 114134

Recommendation: The flat entrance doors noted should be repaired (or if necessary replaced) to reduce the threshold gap to a maximum of 6mm. Alternatively, a threshold seal capable of resisting cold smoke should be fitted.



Priority: C Known Quantity: 1 Potential Quantity: N/A Action ID: 114135

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

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

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

Comment: The installation of composite doors as noted L.1 is unknown if the doors/doorset are fully fire-rated and installation potential issues. The door to flat 52 also appeared to have a panel above the door of unknown fire resistance.

Recommendation: It is recommended that all fanlights are inspected along with actions under L.1 and 30-minute fire resisting material should be installed in the fanlight(s) to the door(s) as noted if found to be required.



Priority: C Known Quantity: 55 Potential Quantity: N/A Action ID: 114158


Recommendation: flat 52 - 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.


No image available

Priority: A Known Quantity: 1 Potential Quantity: N/A Action ID: 123776


Question - L.5: Are side panels to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
Comment: There are no side panels to the flat entrance doors in this property.	

Question - L.6: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with adequate self-closing devices and is there a rolling programme of fire door checks in place to include those not sampled?	No
Comment: The self-closing device fitted to sampled flat 39 had been disabled/disconnected. No access to other flats.	

Recommendation: An effective self-closing device should be fitted to the door(s) as noted.				
<table border="1"> <tr> <td>Priority: A</td> <td>Known Quantity: 1</td> <td>Potential Quantity: N/A</td> <td>Action ID: 114171</td> </tr> </table>		Priority: A	Known Quantity: 1	Potential Quantity: N/A
Priority: A	Known Quantity: 1	Potential Quantity: N/A	Action ID: 114171	

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.				
<table border="1"> <tr> <td>Priority: Man2</td> <td>Known Quantity: 0</td> <td>Potential Quantity: 58</td> <td>Action ID: 114172</td> </tr> </table>		Priority: Man2	Known Quantity: 0	Potential Quantity: 58
Priority: Man2	Known Quantity: 0	Potential Quantity: 58	Action ID: 114172	

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 39, 50, 26 & 5 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.				
<table border="1"> <tr> <td>Priority: Man2</td> <td>Known Quantity: 0</td> <td>Potential Quantity: 58</td> <td>Action ID: 114181</td> </tr> </table>		Priority: Man2	Known Quantity: 0	Potential Quantity: 58
Priority: Man2	Known Quantity: 0	Potential Quantity: 58	Action ID: 114181	

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? No

Comment: All common area fire doors and/or frames appear to be appropriately fire rated, except for the access door to the roof and lift motor room which was eggbox standard and not fire-resisting (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). Note K.1 and ground floor screen and door to flat and lift lobby.

Recommendation: Common area fire door(s) as noted should be replaced with self-closing FD30S fire doors, including appropriate 'Fire door keep shut' signage to both sides.



Priority: A Known Quantity: 1 Potential Quantity: N/A Action ID: 114217

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 several doors with excessive gaps between the door and the frame and the threshold. Doors with gaps to the frame include lift lobby 11th floor & 12th to refuse chute room. Doors with gaps at the threshold include 8, 9, 10, 11, & 12th door to stairs

Recommendation: The common area doors noted should be repaired (or if necessary replaced) to reduce the threshold gap to a maximum of 6mm. Alternatively, a threshold seal capable of resisting cold smoke should be fitted.



Priority: C Known Quantity: 5 Potential Quantity: N/A Action ID: 114252

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.



Priority: C Known Quantity: 2 Potential Quantity: N/A Action ID: 114253

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 glazing note K.1.

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

Yes

Comment: Fanlights/side panels to common area fire doors appear to be appropriately fire rated.

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

Yes

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

Question - M.6: Are intumescent strips and smoke seals provided to common area fire doors?

Yes

Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals. Original doors with self-adhesive retrofitted intumescent strips.

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 - Internal doors within the caretaker's store area were not all fire rated doors there is steel door from this area to lift lobby and deemed satisfactory which will provide an appropriate level of fire rating, however, the installation would appear to have gaps around the frame and installation.

Recommendation: The common area door noted should be installed to ensure it provides FD30s provision (or if necessary replaced) to reduce potential gaps around the door and frame to the wall.



Priority: C

Known Quantity: 1

Potential Quantity: N/A

Action ID: 114273

Question - M.8: Are all other common area fire door issues satisfactory?				No
Comment: The following common fire door issue(s) were noted at the time of inspection:- There was a variance of standard with regard to rebate and intumescent strip & cold smoke seal to gas riser FD30 doors. Example 8th floor rebate missing at the head and on 9th intumescent strip & cold smoke seal installed to the base of the door.				
Recommendation: It is recommended that all gas riser FD30 doors are inspected and provision of rebates with intumescent strips & cold smoke seals installed to the doors confirmed.				
Priority: Man2	Known Quantity: 0	Potential Quantity: 26	Action ID: 114770	



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. There is non-maintained lighting throughout all common areas.				
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.				

<p>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)</p>				No
<p>Comment: Fire door signage is not considered adequate. There are no 'Fire door keep locked' signage to the stair lobby service cupboard, gas riser, caretakers ancillary room and lift motor room fire doors</p>				
<p>Recommendation: Provide 'Fire door keep locked' and/or 'Fire door keep shut' notices to common area fire doors as noted.</p>				
Priority: C	Known Quantity: 39	Potential Quantity: N/A	Action ID: 114288	




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

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

P. Means of Giving Warning in Case of Fire

<p>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)</p>				No
<p>Comment: There is no fire alarm system provided in the common areas of the building</p>				

<p>Question - P.4: Are the premises considered safe without a common area fire detection/alarm system?</p>				Yes
<p>Comment: A common fire alarm system is not required as the building is purpose built and suitable for the recommended Stay Put strategy</p>				


<p>Question - P.5: If applicable, are independent domestic hard-wired smoke/heat alarm systems within the sampled flats installed to a suitable standard and is there a rolling programme of checks in place to include those not sampled? (Grade D LD3 minimum standard)</p>				Yes
<p>Comment: A Grade D smoke alarm was noted within the entrance hallway of sample flat 39 and 5, 26 & 50. No access to other flats.</p>				
<p>Recommendation: Flats not sampled at the time of this inspection should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS5839-6:2014.</p>				
Priority: Man2	Known Quantity: 0	Potential Quantity: 58	Action ID: 114295	



<p>Question - P.6: Is a system for remote monitoring of fire alarm signals required, such as social alarms linked to smoke alarm systems within individual flats (e.g. in Sheltered Housing), and/or a connection from the common fire alarm system (if provided) to an Alarm Rece</p>				No
<p>Comment: A social alarm system is not required to allow remote monitoring of independent domestic hard-wired smoke/heat alarm systems within the flats. However, depending on the results of K.16 and PEEP there may be a requirement for a social alarm system.</p>				

<p>Question - P.9: Are all other fire detection and alarm system issues satisfactory? [1]</p>				Yes
<p>Comment: There were no other fire detection and alarm issues noted at the time of inspection.</p>				

Q. Limiting Fire Spread

<p>Question - Q.1: In general, is the level of compartmentation adequate for the use and evacuation strategy for the property? (Special consideration should be given to converted or non 'purpose built' premises)</p>				Yes
<p>Comment: The property is a purpose built block with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report). Appears satisfactory from visual inspection in communal areas. No information available with regards communal ventilation systems or service risers. Reported flats have their own gas fired central heating systems.</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)				Not Known
<p>Comment: It was not possible to sample inspect the hidden void(s) identified without causing damage or requiring opening up. There was boxing in the outer ground lobby and cover panels in each lobby under external windows from 1st to 12th floors with unknown services.</p>				
<p>Recommendation: A sample check should be made of the boxed-in services ductwork to confirm that the construction is adequately fire resisting and that compartmentation behind has not been compromised at services penetrations etc.</p>				
Priority: Man2	Known Quantity: 0	Potential Quantity: 13	Action ID: 114554	
				

Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?				No
<p>Comment: The services gas riser cupboards sampled did not appear to be adequately fire resisting and/or fire-stopped. The gas intake on the ground floor was not fully fire-stopped from frame to the wall, there were examples where this was sealed correctly on 3rd & 8th floors.</p>				
<p>Recommendation: It is recommended that all gas service riser cupboards are inspected to ensure all are fire stopped to 60 minutes.</p>				
Priority: Man2	Known Quantity: 0	Potential Quantity: 26	Action ID: 114568	
				
<p>Recommendation: The services riser/cupboard construction should be replaced or upgraded to achieve 60 minutes fire resistance.</p>				
Priority: B	Known Quantity: 1	Potential Quantity: N/A	Action ID: 114569	
				

Question - Q.4: Are pipes and other services provided with adequate fire-stopping measures as required where they pass through fire resisting construction? (Consider fire collars etc)				Not Applicable
<p>Comment: Not applicable to this property at the time of this assessment.</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)				Not Known
<p>Comment: A waste chute is provided in the building, which is located in a permanently ventilated area, separated from the escape route by fire resisting construction of at least 30 minutes. Hopper doors ARE self-closing and HAVE adequate seals. A fusible link damper IS fitted to the base of the waste chute. A sprinkler IS NOT provided at the base of the waste chute. Reported the bin chute hatch is tested daily. No access to the bin chute that runs the height of the building with a vent on the roof.</p>				
<p>Recommendation: Previously Reported - Recommend further investigation is undertaken by a specialist to confirm the condition of the waste chute.</p>				
Priority: Man2	Known Quantity: 0	Potential Quantity: 1	Action ID: 114759	




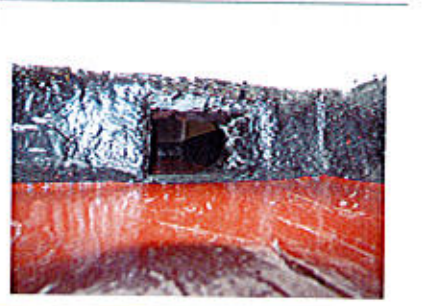
Question - Q.6: Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?				Yes
<p>Comment: Compartmentation appears to be adequate (subject to recommendations which may be noted elsewhere in this report)</p>				

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

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
<p>Comment: There are no electrical meter cabinets recessed into flat compartment walls in this property.</p>				

Question - Q.9: If present, are common ventilation systems, ventilation ducts and grills adequate to limit fire spread/growth? (Consider dampers etc.)				Not Known
<p>Comment: It is presumed there is a common ventilation system that runs the height of the building with an extraction system located on the roof. The configuration is unknown.</p>				
<p>Recommendation: Recommend further investigation is undertaken by a specialist to confirm location and condition of the common ventilation system.</p>				
Priority: Man2	Known Quantity: 0	Potential Quantity: 1	Action ID: 114682	



<p>Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread?</p>	<p>Yes</p>
<p>Comment: The wall and ceiling linings would appear to be appropriate to limit fire spread.</p>	
<p>Question - Q.11: If provided, are soft furnishings in common areas appropriate to limit fire spread/growth?</p>	<p>Yes</p>
<p>Comment: Note G.4</p>	
<p>Question - Q.12: If provided, are curtains or drapes within common areas appropriate to limit fire spread/growth?</p>	<p>Not Applicable</p>
<p>Comment: Not applicable to this property at the time of this assessment.</p>	
<p>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)</p>	<p>Not Known</p>
<p>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.</p>	
<p>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.</p>	
<p>Priority: Man2</p>	<p>Known Quantity: 0</p>
<p>Potential Quantity: 1</p>	<p>Action ID: 114688</p>
	
<p>Question - Q.14: Are all other fire spread/compartmentation issues satisfactory? [1]</p>	<p>No</p>
<p>Comment: Other fire spread/compartmentation issues noted at the time of inspection include - There are low-level openings between the stair lobby and the refuse chute lobby on each floor.</p>	
<p>Recommendation: The holes noted should be sealed up with fire resisting construction - period of fire resistance required is 30-minutes.</p>	
<p>Priority: B</p>	<p>Known Quantity: 12</p>
<p>Potential Quantity: N/A</p>	<p>Action ID: 114695</p>
	

Question - Q.15: Are all other fire spread/compartmentation issues satisfactory? [2]			No
Comment: Compartmentation would not appear to be adequate. There are intumescent ventilation grills present from the gas risers x4 each floor into the common stair. These will not prevent cold smoke entering the protected lobby to flats.			
Recommendation: The ventilation grills noted should be sealed up with fire resisting construction - period of fire resistance required is 30-minutes.			
Priority: B	Known Quantity: 26	Potential Quantity: N/A	Action ID: 114701



Question - Q.16: Are all other fire spread/compartmentation issues satisfactory? [3]			No
Comment: Other fire spread/compartmentation issues noted at the time of inspection include - there is a breach in the main service riser on the ground floor in the side wall.			
Recommendation: The breach noted should be sealed up with fire resisting construction - period of fire resistance required is 60-minute fire resistance.			
Priority: B	Known Quantity: 1	Potential Quantity: N/A	Action ID: 114704



Question - Q.17: Are all other fire spread/compartmentation issues satisfactory? [4]			No
Comment: Other fire spread/compartmentation issues noted at the time of inspection include - There is a breach to the ceiling to the room containing IT equipment in the cleaners store.			
Recommendation: Recommend the breach noted is fire stopped with 60minute fire rated material.			
Priority: B	Known Quantity: 1	Potential Quantity: N/A	Action ID: 114706



R. Fire Extinguishing Appliances

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

Question - R.2: Is it considered appropriate to provide portable fire extinguishers in the areas noted 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:- There is a dry riser with an inlet located in the ground floor lift lobby and outlets in each flat lobby. Label inside fire mains doors indicates regular testing/servicing is undertaken.

Question - S.3: Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift) **No**

Comment: The building has a lift(s) but not one used for fire safety purposes. Passenger lifts provided with fireman's override switch. Service records noted in the lift plant room.

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

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

Question - S.5: Is a sprinkler system provided within the building? (provide details of type and extent) **No**

Comment: No sprinkler system is provided within the building.

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

No

Comment: Hose reels are not provided within the building.

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

No

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

Fire Safety Management

T. Procedures and Arrangements

Question - T.1: Please CONFIRM the Property Designation				A designation other than General Needs (5 Storeys and under)
Comment: The property designation is General Needs as detailed from the client. This was confirmed on site from staff questioned during the inspection and from observations.				
Question - T.2: Has a competent person(s) been appointed within the organisation to assist in undertaking preventative and protective fire safety measures?				Yes
Comment: Management advise that a competent person has been appointed within the organisation to assist with undertaking preventative and protective fire safety measures. Savills is engaged to provide risk assessment and other fire safety advice.				
Question - T.3: Is there a suitable record of the fire safety arrangements?				Not Known
Comment: No suitable record of the fire safety arrangements for the building was available for inspection during the inspection. There were limited records and limited overall fire safety procedures to demonstrate robust management of fire safety at the premises and understanding by the staff on site. The record located was a dally and weekly check by caretakers but limited further information.				
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: 115700	
Question - T.4: Are there appropriate procedures in place in the event of fire and are these documented?				Not Known
Comment: It is not known what the procedures in event of a fire are due to an absence of information on-site. See O.1. The caretaker explained that residents would be expected to call 999 if staff were not on site, which is limited. The caretaker did explain that there is a call out to the maintenance team or Northwards staff if there was an emergency incident.				
Recommendation: Management should confirm/ensure that appropriate documented Fire Safety procedures are in place to cover both resident and staff actions in event of a fire.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 115703	
Question - T.5: Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?				Yes
Comment: The building is not staffed and residents are required to self-evacuate if necessary. Residents will call the Fire and Rescue Service if they become aware of a fire.				
Question - T.6: Are there suitable fire assembly points away from any risk?				Not Applicable
Comment: The building has a Stay Put evacuation strategy and no general assembly point(s) are required.				

Question - T.7: Are there adequate procedures in place for the evacuation of people with a disability who are likely to be present?	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: There is no staff presence in the building except for occasional attendance.

Question - T.10: Is there appropriate liaison with the local Fire and Rescue Service?	Not Known
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Comment: It is not known if liaison with the local Fire and Rescue Service takes place.

Recommendation: Management should confirm/ensure appropriate liaison takes place with the local Fire and Rescue Service and that familiarisation visits are carried out. Records of all engagement should be kept on-site or in a central database.

No image available

Priority: Man2 Known Quantity: N/A Potential Quantity: N/A Action ID: 115706

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. Caretaker provided daily and weekly record of Northwards routine in-house checks.

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)?	Not Known
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Comment: It is not known if staff receive appropriate and adequate fire safety training. Anecdotal evidence from the liaison with Mike Knapmann Caretaker in relation to training but no evidence of training records available.

Recommendation: Management should confirm/ensure that staff receive adequate and appropriate induction and refresher training on aspects of fire safety relevant to their role.

No image available

Priority: Man2 Known Quantity: N/A Potential Quantity: N/A Action ID: 115708

Question - U.3: Are the staff nominated to use fire extinguishing appliances, in the event of fire, given appropriate additional training?

Yes

Comment: Management has advised that staff nominated to use fire extinguishing appliances receive appropriate additional training.

Question - U.4: Are fire drills carried out at appropriate intervals?

Not Applicable

Comment: The building has a Stay Put evacuation strategy so fire drills are not required.

V. Testing and Maintenance

Question - V.2: Is the common area emergency lighting system tested and serviced in accordance with relevant guidance?

Yes

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

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:- 07/18

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?				Not Known
Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.				
Recommendation: Management should confirm/ensure that the drop key override switch facilities for Fire and Rescue Service access are inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.				
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 114723	

W. Records

Question - W.1: Is there a log book on the premises?				No
Comment: No log book was available on site during the inspection, there were some records but not a full log book.				
Recommendation: Management should confirm/ensure that a fire safety log book is provided to enable recording as required of all relevant fire safety events such as fire drills, routine checks, Fire and Rescue Service visits, fire safety systems testing, staff training etc. as appropriate.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 115709	

Question - W.2: Are details of fire drills recorded?				Not Applicable
Comment: The building has a Stay Put evacuation strategy so fire drills are not required				

Question - W.3: Are details of fire safety training recorded?				Not Known
Comment: No training records were available on site during the inspection				
Recommendation: Management should confirm/ensure that records of fire safety training are kept on-site or in a central database.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 115710	

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

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: Housing Solutions advise 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

Additional Issues

X. Electrical Services

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

Yes

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

Y. Gas Services

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

Yes

Comment: Gas Installation pipework/meters were noted within the common parts

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

Yes

Comment: However, note Q.15 and intumescent ventilation grills.

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: Considered adequate provided Q.15 implemented.

Z. Other Issues

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

Yes

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

Assessment Risk Rating

AA. Assessment Risk Rating

Question - AA.1: 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

Comment: The hazard from a fire at the property is considered as medium with the potential risk of a fire occurring in a flat, electrical intake or gas riser.

Question - AA.2: 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

Comment: There is an assessed level of moderate harm as the flats in the protected route are composite FD30s doors and it is not possible to verify the standard and/or adequacy installation of the flat doors, there is also unknown/lack of compartmentation at the ground floor with single door protection due to presumed alterations.

Question - AA.3: The derived assessment risk rating of the property is:

Moderate

Comment: The derived assessment risk rating of the property is based on a 'Stay Put' evacuation strategy. The identified Improvement works are proposed to address deficiencies identified, manage the risk and for it to be reduced to a tolerable rating.

Question - AA.4: On satisfactory completion of all remedial works the risk rating of this property may be reduced to:

Tolerable

Comment: On completion of the remedial works identified in the significant findings and detailed in the report, the risk rating may be reduced to tolerable.

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: 1-124 Mossbrook Court Kentford Drive Manchester M40 7RE
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

