

# Fire Risk Assessment

Property assessed: 1-71 Pevensey Court Dalham Avenue Manchester M9 7DX

Client: Northwards Housing

UPRN: 611130000B0

Property Classification: Level 1

Document Print Date: 02/12/2019



FRA Inspection Date: 26/10/2018  
FRA Issued to Client: 30/11/2018  
FRA valid to: 30/11/2019  
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Please Note - The Action Plan within this report will update to reflect the status of each recommendation as at the date on which the report is generated. Please refer to the Document Print Date on the cover page.

# 1 Executive Summary



## 1.1 Compliance and Risk Record

Property Classification	Level 1
BAFE SP205 -1 Certificate Number	Refer to Master Property List
Responsible Person	Northwards Housing
Assessment Completed by	Paul Murley
Assessment Checked by	John Herbison
Date of inspection	26/10/2018
Date of Assessment Issue to Client	30/11/2018

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at this property is:	Medium
Taking into account the nature of the property and occupants, as well as fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:	Moderate Harm
The derived assessment risk rating of the property is:	Moderate
On satisfactory completion of all remedial works the risk rating of this property may be reduced to:	Tolerable
Recommended Reassessment Date	30/11/2019

## 1.2 Recommendation Summary

Priority	Number of recommendations not complete		
	From previous assessments	At time of assessment	At report print date
U	0	0	0
A	0	6	6
B	0	3	3
C	0	8	8
R	0	0	0
Man1	0	3	1
Man2	0	8	8






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

## 1.3 Evacuation Strategy




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

## 2 Action Plan

### 2.1 Recommendations from this Assessment




Details		Comments/recommendations	Photo
Question	G.2	Comment: Combustible items were noted close to an ignition source (storage in the electrical intake).	
Section	House-Keeping		
Action ID	102980		
Quantity		Recommendation: All combustible items should be removed from the electrical intake cupboard and the door kept locked.	
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 01/05/2019	Client Status: Approved
Question	G.3	Comment: There were combustible items in the escape routes. There is a store cupboard in the ground floor entrance hallway and stairs.	
Section	House-Keeping		
Action ID	102981		
Quantity		Recommendation: The store cupboard should be removed from the entrance hallway. Store cupboards are not permitted in a single stair building of this size.	
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 01/05/2019	Client Status: Approved
Question	V.9	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out. Switch damaged through vandalism and working intermittently.	
Section	Testing and Maintenance		
Action ID	103149		
Quantity		Recommendation: The Fire Service drop key override switch should be repaired.	
- Known	1		
- Potential	N/A		
Priority	A	Due Date: 04/12/2019	Client Status: Assigned
Question	B.3	Comment: There was evidence of smoking in the common area in the form of 'smoke graffiti'.	
Section	Smoking Policies		
Action ID	102982		
Quantity		Recommendation: Management should confirm/ensure that the policy in relation to smoking within the common areas is enforced through communication with residents/employees or other building users.	
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 04/12/2019	Client Status: Assigned
Question	L.2	Comment: Fire rated flat entrance doors and frames appear to be in good condition, except for flats 41 and 60.	
Section	Flat Entrance/Residents' Bedroom/Bedsit: Doors		
Action ID	102987		
Quantity		Recommendation: Doors and frames to flats 41 and 60 should be replaced with FD30 self-closing fire doors and framesets.	
- Known	2		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned



Question	L.3	Comment: The glazing to flat 21 entrance door does not appear to be appropriately fire rated, and the glazing to flats 51 and 53 is damaged.		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	102991			
Quantity		Recommendation: EI 30 (30-minutes Integrity and Insulation) fire resisting glazing (and associated glazing channel and beading) should be installed in the flat entrance door(s) as noted.		
- Known	3			
- Potential	N/A			
Priority	A	Due Date: 31/03/2020	Client Status: Assigned	
Question	L.6	Comment: Sampled flat 12 had no self-closing device, flats 20 and 71 entrance doors were fitted with adequate self-closing devices. No access to other flats.		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	102995			
Quantity		Recommendation: An effective self-closing device should be fitted to the door of flat 12.		
- Known	1			
- Potential	N/A			
Priority	A	Due Date: 31/03/2020	Client Status: Assigned	
Question	L.8	Comment: The letterbox fitted to flat 58 entrance door is defective (no external flap)		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	103005			
Quantity		Recommendation: The letterbox to flat 58 entrance door should be replaced with a fire rated letterbox.		
- Known	1			
- Potential	N/A			
Priority	A	Due Date: 31/03/2020	Client Status: Assigned	
Question	M.1	Comment: All common area fire doors and/or frames appear to be appropriately fire rated (original FD30 fire doors) except the ground floor gas meter room (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). Fire doors are not necessary to the dry rising fire main or the redundant gas riser cupboards. The main electrical intake on the ground floor is not accessed from the balcony and is not close to an escape route therefore a fire door is not required.		
Section	Common Area Fire Doors			
Action ID	103094			
Quantity		Recommendation: The door to the gas meter room should be replaced with a lockable FD30 fire doors, including appropriate 'Fire door keep locked' signage to the outer face. Ventilation for the gas meter room may be through the front wall of the building (away from the egress route from the ground floor flats).		
- Known	1			
- Potential	N/A			
Priority	A	Due Date: 31/03/2020	Client Status: Assigned	

Question	A.3	Comment: The following defects were noted in the common area fixed electrical installation (from cursory visual inspection only). Possibly redundant installations in flats 4, 6 and 14 risers.		
Section	Electrical Ignition Sources			
Action ID	103162			
Quantity		Recommendation: Recommend that the redundant electrical installations are made safe and appropriately labeled.		
- Known	3			
- Potential	3			
Priority	B	Due Date: 27/12/2020	Client Status: Assigned	
Question	Q.3	Comment: From sample inspection, services risers/ cupboards appear to be adequately fire-resisting and firestopped, except for the risers to flats 21, 43 and 44. Redundant gas risers are directly above each other and do not require fire stopping through the floors/ceilings. Fire spread between flats via the risers can only be if there are breaches in the walls of 2 flats, one above the other, and fire spreads through the wall of the lower flat, up through the floor/ceiling and then back through the wall of the upper flat (very low probability with ventilated riser doors). The dry riser cupboards are sealed at each floor level.		
Section	Limiting Fire Spread			
Action ID	103128			
Quantity		Recommendation: The ventilation holes in flats 21 and 43 and the waste pipe hole in the riser of flat 44 should be sealed to provide 60 minutes fire resistance.		
- Known	3			
- Potential	N/A			
Priority	B	Due Date: 27/12/2020	Client Status: Assigned	
Question	Q.7	Comment: Electrical installations/meters within the common escape route are not enclosed with fire-resisting construction. There are holes through the walls into the gas meter cupboard and the bin store.		
Section	Limiting Fire Spread			
Action ID	103133			
Quantity		Recommendation: The holes in the electric cupboard walls should be sealed to provide 60 minutes fire resistance.		
- Known	4			
- Potential	N/A			
Priority	B	Due Date: 27/12/2020	Client Status: Assigned	
Question	K.16	Comment: There was no evidence of occupation in the building by people with disabilities at the time of inspection		<p>No image available</p>
Section	Means of Escape			
Action ID	102984			
Quantity		Recommendation: Management should encourage tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. A contact reference for this assistance should be added to the fire action notices for the premises.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	

Question	L.1	Comment: Flat entrance doors/frames are a mix of original 'notional' timber fire doors and replacement composite fire doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).	No image available
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	102985		
Quantity		Recommendation: As flat entrances have been fitted with composite doorsets, MHCLG advise that these should have test evidence demonstrating they meet the performance requirement in Building Regulations guidance for fire resistance and smoke control from both sides. Management should confirm that suitable fire door test certificates are held and that these relate to the doors fitted. If adequacy cannot be confirmed it may be necessary for doorsets to be replaced under a risk-based programme.	No image available
- Known	0		
- Potential	44		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	L.1	Comment: Flat entrance doors/frames are a mix of original 'notional' timber fire doors and replacement composite fire doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).	No image available
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	118625		
Quantity		Recommendation: As flat entrances have been fitted with composite doorsets, an intrusive inspection should be carried out to confirm the adequacy of the fixings and firestopping between the frame and the wall.	No image available
- Known	0		
- Potential	44		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	L.6	Comment: Sampled flat 12 had no self-closing device, flats 20 and 71 entrance doors were fitted with adequate self-closing devices. No access to other flats.	No image available
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	102996		
Quantity		Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that self-closers are fitted and remain effective.	No image available
- Known	0		
- Potential	68		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	P.5	Comment: Grade D smoke alarms were noted within the entrance hallways of sample flats 20 and 71. No access to other flats.	No image available
Section	Means of Giving Warning in Case of Fire		
Action ID	103110		
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.	No image available
- Known	0		
- Potential	69		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned



Question	Q.13	Comment: No information was available on site to confirm if the external wall rain screen cladding/insulation system and the composite panels under the windows met the requirements of the Building Regulations with regards to limited combustibility and surface fire spread requirements.	
Section	Limiting Fire Spread		
Action ID	103136		
Quantity		Recommendation: Management should confirm that the external wall rain screen cladding/insulation system and the composite panels under the windows meets Building Regulations requirements with regards to limited combustibility and surface fire spread properties.	
- Known	0		
- Potential	1		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	T.3	Comment: No suitable record of the fire safety arrangements for the building was available for inspection during the inspection.	No image available
Section	Procedures and Arrangements		
Action ID	103144		
Quantity		Recommendation: Management should confirm/ensure that a suitable documentary record of the fire safety arrangements for the building is held within the building. This should cover all arrangements for general fire safety management and should include a plan for responding in the immediate aftermath of a fire incident.	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	W.1	Comment: No log book was available on site during the inspection	No image available
Section	Records		
Action ID	103150		
Quantity		Recommendation: Management should confirm/ensure that a fire safety log book is provided to enable recording as required of all relevant fire safety events such as fire drills, routine checks, Fire and Rescue Service visits, fire safety systems testing, staff training etc. as appropriate.	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	K.14	Comment: The stairs are not provided with adequate permanent or manually operated ventilation openings for the control of smoke. All windows were sealed shut.	
Section	Means of Escape		
Action ID	102983		
Quantity		Recommendation: Smoke ventilation should be provided in the stairwell as a 1m2 automatic openable vent at the head of the stairs (balcony access single stair building).	
- Known	1		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	M.6	Comment: Common area fire doors are not provided with adequate intumescent strips and smoke seals. Intumescent strips were fitted but no smoke seals.	
Section	Common Area Fire Doors		
Action ID	103018		
Quantity		Recommendation: Lift lobby or stair fire doors should be fitted with smoke seals in addition to the existing intumescent strips.	
- Known	8		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned

Question	O.2	Comment: Fire door signage is not considered adequate. No signage to the refuse chute doors, the bin store and the electrical risers.	
Section	Fire Safety Signs and Notices		
Action ID	103086		
Quantity		Recommendation: Provide 'Fire door keep locked' notices to the electrical risers and 'Fire door keep shut' notices to the refuse chute doors from the first to the eighth floors (ground floor doors not on the balcony).	
- Known	17		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	O.4	Comment: Other fire safety signs issues noted include:- No 'Dry Riser' sign on the eighth floor, no 'Green Box' notice, no 'Do not use lift' signs (included on fire action notice, but not prominent enough), no 'Dry Riser Inlet' sign and no 'Push Bar to Open' sign.	
Section	Fire Safety Signs and Notices		
Action ID	103099		
Quantity		Recommendation: Provide a 'Dry Riser Inlet sign for the dry riser inlet beside the front entrance.	
- Known	1		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	O.4	Comment: Other fire safety signs issues noted include:- No 'Dry Riser' sign on the eighth floor, no 'Green Box' notice, no 'Do not use lift' signs (included on fire action notice, but not prominent enough), no 'Dry Riser Inlet' sign and no 'Push Bar to Open' sign.	
Section	Fire Safety Signs and Notices		
Action ID	103100		
Quantity		Recommendation: Provide a 'Break Glass to Open Door' notice next to the Green Box exit override at the front entrance.	
- Known	1		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	O.4	Comment: Other fire safety signs issues noted include:- No 'Dry Riser' sign on the eighth floor, no 'Green Box' notice, no 'Do not use lift' signs (included on fire action notice, but not prominent enough), no 'Dry Riser Inlet' sign and no 'Push Bar to Open' sign.	
Section	Fire Safety Signs and Notices		
Action ID	103101		
Quantity		Recommendation: Provide a 'Push Bar to Open' sign at the ground floor rear exit.	
- Known	1		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	O.4	Comment: Other fire safety signs issues noted include:- No 'Dry Riser' sign on the eighth floor, no 'Green Box' notice, no 'Do not use lift' signs (included on fire action notice, but not prominent enough), no 'Dry Riser Inlet' sign and no 'Push Bar to Open' sign.	
Section	Fire Safety Signs and Notices		
Action ID	103102		
Quantity		Recommendation: Provide 'In event of fire do not use lifts' signage adjacent to the doors to the lift at each floor level.	
- Known	9		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned

Question	O.4	Comment: Other fire safety signs issues noted include:-	
Section	Fire Safety Signs and Notices	No "Dry Riser" sign on the eighth floor, no "Green Box" notice, no "Do not use lift" signs (included on fire action notice, but not prominent enough), no "Dry Riser inlet" sign and no "Push Bar to Open " sign.	
Action ID	103106	Recommendation: Provide "Dry Riser" sign on the eighth floor.	
Quantity			
- Known	1		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned



# 3 Introduction and Scope



## 3.1 Limitations of this assessment

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

## 3.2 Legislation

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

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

### 3.3 Risk Level

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

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

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

### 3.4 Recommendation Priorities

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

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

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

## 4 Property Details



UPRN	611130000B0
Number Range	1-71
Building Name	Pevensey Court
Street Number:	
Street	Dalham Avenue
City/Town	Manchester
Postcode	M9 7DX
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	9
Total No. of Floors (common area only)	9
Total No. of Storeys (ground and above)	9
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	A 9 storey purpose built block of 71 flats. Single stairs from ground floor to eighth floor leads to lift lobby then balcony access to flats. Ground floor entrance lobby with front and rear access has a small storeroom and 2 lifts, calling at alternate floors. 7 flats, the main electrical intake, the bin store and the caretaker's rooms are all accessed externally from the ground floor balcony. Each balcony on the upper floors gives access to 8 flats, an electrical riser, a dry riser cupboard, a refuse chute room and 8 risers containing the heating pipes from the centralised heating system (formerly the gas riser cupboards). The lift motor room and the gas fired boiler room are on the roof, accessed via a vertical ladder from the eighth floor lift lobby.
Extent of Common Areas (area assessed)	Balconies on 9 floors, single stairs from the ground floor to the eighth floor, lift motor room, boiler room, bin store, main electrical room, 8x refuse chute rooms, 8x electrical risers, 8x dry riser cupboards, 72x heating pipe riser cupboards.
Areas of the building to which access was not available.	All flats except flats 20 and 71.
Total number of Flats/Bedsits/Bedrooms (as applicable)	71
Number accessed off the Common Area	71
Flats/Bedsits/Bedrooms sample inspected	Flats 20 and 71.
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	2
Block Accessibility	Ramped
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	Curtain Walling
External Wall Finish Type	Cementitious render on a glass fibre mesh over polyurethane foam. Composite panels under UPVC windows.
Other Construction Information	Balconies 52m long, divided into 2x sections of 18.5m and 33.5m from the single stairs.

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	1 caretaker, office hours but also looks after other premises.
Person managing fire safety in the premises	Matthew Reynolds, Fire Safety Manager, Design and Delivery Team, Northwards Housing.
Person consulted during the FRA	<del>Fire Engineer, Caretaker, Paul, Bob, Hat, St, Paul, George, James.</del>
Number of Residents	Assumed to be two residents per flat
-Comments	Exact numbers not known
Number of Employees	Staff on site during working hours - see comment
-Comments	Number of staff is:- 1 caretaker, office hours but also looks after other premises.
Number of members of the public (maximum estimated)	Residential - low number
-Comments	Residential block - low number of visitors expected at any one time
Identified people especially at risk	General Needs - No information
-Comments	No information, however, General Needs premises so occupants are typical of the general population

Other information	
Fire loss experience (since last FRA)	None reported.
Any other relevant information	No gas in individual flats. Single gas supply to roof top boiler room.

In preparing this report reference has been made to a number of key legislative and guidance documents as identified below. Other guidance documents may also be applicable to the assessment which have not been listed here. A full list of guidance documents used in the assessment is available from the risk assessment company on request.

Fire Safety Legislation	
Main fire safety legislation applying to these premises	01) Regulatory Reform (Fire Safety) Order 2005
Other applicable legislation	02) Housing Act 2004

Fire Safety Guidance	
Main fire safety guidance used in this assessment	01) LGA - 'Fire safety in purpose-built blocks of flats' - 2012
Other key fire safety guidance referred to	BS 5266-1:2016 - 'Emergency Lighting - Code of practice for the emergency lighting of premises' BS 5266-8:2004 - 'Emergency escape lighting systems' BS 5499-10:2014 - 'Guidance for the selection and use of safety signs and fire safety notices' BS 5839-6:2019 - 'Fire detection and alarm systems for buildings. Code of practice for domestic premises' PAS79 - 'Fire Risk Assessment - a recommended methodology' - 2012



# 5 FRA Questionnaire

## Elimination or Reduction of Fire Hazards

### A. Electrical Ignition Sources

Question - A.1: Was access gained to the electrical intake/meter cupboard(s) for the block? Yes

Comment: The electrical intake/meter cupboard for the block was accessed at the time of inspection.

Question - A.2: Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available) Yes

Comment: The fixed electrical installation appears to have been tested within the last five years according to the test sticker attached. Date of last test:- 20/06/2016 (main electrics and lift motor room).

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

Comment: The following defects were noted in the common area fixed electrical installation (from cursory visual inspection only). Possibly redundant installations in flats 4, 6 and 14 risers.

Recommendation: Recommend that the redundant electrical installations are made safe and appropriately labeled.



Priority: B      Known Quantity: 3      Potential Quantity: 3      Action ID: 103162

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

Comment: Records/information available on site confirms that all portable electrical appliances in use in the common areas are inspected and tested annually.

Question - A.5: Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection? Yes

Comment: Use of personal portable electrical appliances is prohibited within the common areas. No breach of this policy was observed during the inspection.


Question - A.6: If occurring, is the use of multi-way plug adaptors and/or extension leads within the common areas considered acceptable? Not Applicable

Comment: No multi-way adaptors or extension leads were noted in use in the common areas during this inspection.

## B. Smoking Policies

Question - B.1: Are there suitable arrangements in place for those who wish to smoke? (State what arrangements are in place)	Yes
Comment: Residents who wish to smoke can do so within their private accommodation only.	

Question - B.2: Is there a policy in place to prevent or restrict smoking within the building?	Yes
Comment: Northwards Housing advises that smoking is not permitted in the communal area(s) in accordance with the Smoke-free (Premises and Enforcement) Regulations 2006.	

Question - B.3: Does the policy in relation to smoking appear to be observed?	No			
Comment: There was evidence of smoking in the common area in the form of 'smoke graffiti'.				
Recommendation: Management should confirm/ensure that the policy in relation to smoking within the common areas is enforced through communication with residents/employees or other building users.				
Priority: <b>Med</b>	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 102982	

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 front entrance door is fitted with an intercom and door release system and was locked at the time of inspection. The rear exit has a push-bar fastening.	

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. Excess capacity stored away from the building.	

Question - C.3: Are bins adequately secured at or within their storage location? (Please state how bins are secured)	Yes
Comment: Paladin/Wheelie bins were stored in an integral bin storage room at the time of inspection. Excess capacity stored away from the building.	

Question - C.4: Is fire load close to the premises minimised?	Yes
Comment: There was no unnecessary fire load noted close to the building at the time of inspection.	

#### D. Space Heating

Question - D.1: Are the common areas of the building provided with any form of fixed space heating system? (State type provided)	Yes
Comment: The block has a communal gas fired low-temperature hot water central heating system with wall mounted radiators in the flats.	

Question - D.2: Is the fixed heating system within the common areas maintained annually?	Yes
Comment: There was evidence available on-site to confirm that regular inspection, testing and servicing is being carried out. Last service 03/07/2018.	

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
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Comment: No cleaning rota is displayed but the common area is clean and tidy

Question - G.2: Are combustible items kept clear from sources of ignition such as electrical equipment?	No
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Comment: Combustible items were noted close to an ignition source (storage in the electrical intake).

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



Priority: Maj1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 102980
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Question - G.3: Are escape routes kept clear of combustible items or waste materials?	No
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Comment: There were combustible items in the escape routes. There is a store cupboard in the ground floor entrance hallway and stairs.

Recommendation: The store cupboard should be removed from the entrance hallway. Store cupboards are not permitted in a single stair building of this size.



Priority: Maj1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 102981
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Question - G.4: Are escape routes kept clear of any trip hazards?	Yes
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Comment: The common escape routes were kept clear of any trip hazards at the time of inspection

Question - G.5: Are any hazardous materials noted being stored correctly?	Not Applicable
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Comment: No hazardous materials were noted in the common area at the time of inspection

Question - G.6: Are all other house-keeping issues satisfactory?	Yes
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Comment: There were no other house-keeping issues noted at the time of inspection.

## H. Contractors

Question - H.1: Are fire safety conditions imposed on outside contractors when working on the premises?	Yes
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Comment: 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
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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
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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
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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
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Comment: There were no other fire hazard issues noted at the time of inspection.

## General Fire Protection Measures

### K. Means of Escape

Question - K.1: Is the escape route design deemed satisfactory? (Consider current design codes)	Yes
Comment: The means of escape design is broadly in accordance with design codes current at the time of construction and is deemed satisfactory (except as question G3).	
Question - K.2: Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)	Yes
Comment: The escape stairs are provided with adequate lobby protection (although not required - balcony access). No lobby on ground floor.	
Question - K.3: Is there adequate provision of exits for the numbers who may be present?	Yes
Comment: The provision of exits is considered adequate for the number of people expected to be present	
Question - K.4: Is there adequate exit width for the numbers who may be present?	Yes
Comment: The exit widths provided appear adequate for the numbers expected to be present	
Question - K.5: Are doors on escape routes easily opened (and are sliding or revolving doors avoided)?	Yes
Comment: All doors on escape routes are fitted with ironmongery which is easily opened without the use of a key, and there are no sliding or revolving doors	
Question - K.6: Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)	Yes
Comment: Doors or gates on escape routes are provided with electrically operated access control systems (electro-magnetic lock and powered overhead closer).	
Question - K.7: Are electrically operated access control systems fitted to doors or gates on escape routes provided with override facilities and/or designed to 'fail-safe' on power failure?	Yes
Comment: The block entrance door has a green break-glass point fitted which overrides the access control system. 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 where more than 60 people are expected to use them	

<p>Question - K.9: Are travel distances satisfactory? (consider single direction and more than one direction)</p>	<p>Yes</p>		
<p>Comment: Travel distances appear to be in line with that allowed in current guidance</p>			
<p>Question - K.10: Are the precautions for all inner rooms suitable?</p>	<p>Not Applicable</p>		
<p>Comment: No inner rooms were identified at the time of inspection</p>			
<p>Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?</p>	<p>Not Applicable</p>		
<p>Comment: There is a single means of escape route within the property, which leads to final exits. Escape route separation is not required.</p>			
<p>Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required?</p>	<p>Not Applicable</p>		
<p>Comment: No corridors requiring cross-corridor fire doors were noted in the property.</p>			
<p>Question - K.13: Do escape routes lead to a place of safety?</p>	<p>Yes</p>		
<p>Comment: Escape routes lead to a place of safety</p>			
<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>	<p>No</p>		
<p>Comment: The stairs are not provided with adequate permanent or manually operated ventilation openings for the control of smoke. All windows were sealed shut.</p>			
<p>Recommendation: Smoke ventilation should be provided in the stairwell as a 1m<sup>2</sup> automatic openable vent at the head of the stairs (balcony access single stair building).</p>			
<p>Priority: C</p>	<p>Known Quantity: 1</p>	<p>Potential Quantity: N/A</p>	<p>Action ID: 102983</p>
<p>Question - K.15: Are the stairs and/or lobbies provided with an adequate automatic or remotely operated smoke ventilation system? (State provision)</p>	<p>Not Applicable</p>		
<p>Comment: See K15 above.</p>			

Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities?	Not Known
Comment: There was no evidence of occupation in the building by people with disabilities at the time of inspection.	
Recommendation: Management should encourage tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. A contact reference for this assistance should be added to the fire action notices for the premises.	No image available
Priority: Man2	Known Quantity: N/A Potential Quantity: N/A Action ID: 102984

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

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


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


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

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

Question - L.1: Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors)	Not Known
Comment: Flat entrance doors/frames are a mix of original 'notional' timber fire doors and replacement composite fire doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).	
Recommendation: As flat entrances have been fitted with composite doorsets, MHCLG advise that these should have test evidence demonstrating they meet the performance requirement in Building Regulations guidance for fire resistance and smoke control from both sides. Management should confirm that suitable fire door test certificates are held and that these relate to the doors fitted. If adequacy cannot be confirmed it may be necessary for doorsets to be replaced under a risk-based programme.	No image available
Priority: Man2	Known Quantity: 0 Potential Quantity: 44 Action ID: 102985
Recommendation: As flat entrances have been fitted with composite doorsets, an intrusive inspection should be carried out to confirm the adequacy of the fixings and firestopping between the frame and the wall.	No image available
Priority: Man2	Known Quantity: 0 Potential Quantity: 44 Action ID: 118625




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 flats 41 and 60.	
Recommendation: Doors and frames to flats 41 and 60 should be replaced with FD30 self-closing fire doors and framesets.	
Priority: A	Known Quantity: 2    Potential Quantity: N/A    Action ID: 102987


Question - L.3: Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	No
Comment: The glazing to flat 21 entrance door does not appear to be appropriately fire rated, and the glazing to flats 51 and 53 is damaged.	
Recommendation: EI 30 (30-minutes integrity and insulation) fire resisting glazing (and associated glazing channel and beading) should be installed in the flat entrance door(s) as noted.	
Priority: A	Known Quantity: 3    Potential Quantity: N/A    Action ID: 102991

Question - L.4: Are fanlights above flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
Comment: There are no fanlights over the flat entrance doors in this property.	

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.	

<p><b>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?</b></p>				No
<p><b>Comment:</b> Sampled flat 12 had no self-closing device, flats 20 and 71 entrance doors were fitted with adequate self-closing devices. No access to other flats.</p>				
<p><b>Recommendation:</b> An effective self-closing device should be fitted to the door of flat 12.</p>				
Priority: A	Known Quantity: 1	Potential Quantity: N/A	Action ID: 102995	
<p><b>Recommendation:</b> 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>				
Priority: Man2	Known Quantity: 0	Potential Quantity: 68	Action ID: 102996	No image available

<p><b>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?</b></p>				Not Applicable
<p><b>Comment:</b> Intumescent strips and cold smoke seals are not required to be fitted to balcony access flats.</p>				

<p><b>Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)</b></p>				No
<p><b>Comment:</b> The letterbox fitted to flat 58 entrance door is defective (no external flap)</p>				
<p><b>Recommendation:</b> The letterbox to flat 58 entrance door should be replaced with a fire rated letterbox.</p>				
Priority: A	Known Quantity: 1	Potential Quantity: N/A	Action ID: 103005	

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

## M. Common Area Fire Doors

Question - M.1: Are all common area doors and frames requiring fire resistance appropriately fire rated?

No

Comment: All common area fire doors and/or frames appear to be appropriately fire rated (original FD30 fire doors) except the ground floor gas meter room (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). Fire doors are not necessary to the dry rising fire main or the redundant gas riser cupboards. The main electrical intake on the ground floor is not accessed from the balcony and is not close to an escape route therefore a fire door is not required.

Recommendation: The door to the gas meter room should be replaced with a lockable FD30 fire doors, including appropriate 'Fire door keep locked' signage to the outer face. Ventilation for the gas meter room may be through the front wall of the building (away from the egress route from the ground floor flats).



Priority: A

Known Quantity: 1

Potential Quantity: N/A

Action ID: 103094

Question - M.2: Are all common area fire rated fire door sets in good condition - and not in need of repair?

Yes

Comment: All common area fire rated fire doors and frames appear to be in good condition.

Question - M.3: Is all glazing to common area fire doors appropriately fire rated?

Yes

Comment: All glazing to common area fire doors appears to be appropriately fire rated (Georgian wired glazing to stair doors).

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 (Georgian wired glazing to fanlights and side panels of stair doors).

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 to stair doors and refuse chute doors, electrical risers locked shut.

Question - M.6: Are intumescent strips and smoke seals provided to common area fire doors?				No
Comment: Common area fire doors are not provided with adequate intumescent strips and smoke seals. Intumescent strips were fitted but no smoke seals.				
Recommendation: Lift lobby or stair fire doors should be fitted with smoke seals in addition to the existing intumescent strips.				
Priority: C	Known Quantity: 8	Potential Quantity: N/A	Action ID: 103018	
				

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

Question - M.8: Are all other common area fire door issues satisfactory?				Yes
Comment: No other common area fire door issues noted at the time of inspection.				

## N. Emergency Lighting

Question - N.1: Is emergency lighting provided to the common areas of the block? (if 'Yes' then describe provision)				Yes
Comment: Emergency lighting is provided throughout the common areas of the block, built into the primary units.				

Question - N.2: From visual inspection, does the emergency lighting system appear to be in good working order?				Yes
Comment: The emergency lighting provided appears to be in good working order from visual inspection (System not tested at time of inspection).				

Question - N.3: From visual inspection, does the coverage of the emergency lighting system provided appear to be adequate? (Internal and external)				Yes
Comment: The coverage of the emergency lighting provided is adequate				

## O. Fire Safety Signs and Notices

Question - O.1: Is there adequate provision of fire action notices within the common areas? (Consider recommended evacuation strategy; unsuitability of generic notices and location/visibility of any notices provided)

Yes

Comment: Suitable Fire Action Notices indicating the recommended Stay Put evacuation strategy were displayed within the lift lobbies.

Question - O.2: Is fire door signage adequate? (Consider 'Fire door keep shut', 'Fire door keep locked shut' and 'Automatic Fire Door Keep Clear' signage. Exclude doors recommended for replacement)

No

Comment: Fire door signage is not considered adequate. No signage to the refuse chute doors, the bin store and the electrical risers.

Recommendation: Provide 'Fire door keep locked' notices to the electrical risers and 'Fire door keep shut' notices to the refuse chute doors from the first to the eighth floors (ground floor doors not on the balcony).



Priority: C

Known Quantity: 17

Potential Quantity: N/A

Action ID: 103086

Question - O.3: If required, is directional/exit signage adequate?

Not Applicable

Comment: Directional and exit signage is not required in this property as there is a single escape route with only one final exit required.

<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>				No
<p>Comment: Other fire safety signs issues noted include:- No "Dry Riser" sign on the eighth floor, no "Green Box" notice, no "Do not use lift" signs (included on fire action notice, but not prominent enough), no "Dry Riser Inlet" sign and no "Push Bar to Open" sign.</p>				
<p>Recommendation: Provide a "Dry Riser Inlet sign for the dry riser inlet beside the front entrance.</p>				
Priority: C	Known Quantity: 1	Potential Quantity: N/A	Action ID: 103099	
<p>Recommendation: Provide a "Break Glass to Open Door" notice next to the Green Box exit override at the front entrance.</p>				
Priority: C	Known Quantity: 1	Potential Quantity: N/A	Action ID: 103100	
<p>Recommendation: Provide a "Push Bar to Open" sign at the ground floor rear exit.</p>				
Priority: C	Known Quantity: 1	Potential Quantity: N/A	Action ID: 103101	
<p>Recommendation: Provide "In event of fire do not use lifts" signage adjacent to the doors to the lift at each floor level.</p>				
Priority: C	Known Quantity: 9	Potential Quantity: N/A	Action ID: 103102	
<p>Recommendation: Provide "Dry Riser" sign on the eighth floor.</p>				
Priority: C	Known Quantity: 1	Potential Quantity: N/A	Action ID: 103106	

Question - O.5: Are all other fire safety signs issues satisfactory? [2]	Yes
Comment: No other fire safety signs issues were noted at the time of inspection.	

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

Question - P.1: Has the building got an electrical fire alarm system (or detection only system) comprising manual call points and/or automatic detection? (Provide details)	No
Comment: There is no fire alarm system provided in the common areas of the building	

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

Question - P.5: If applicable, are independent domestic hard-wired smoke/heat alarm systems within the sampled flats installed to a suitable standard and is there a rolling programme of checks in place to include those not sampled? (Grade D LD3 minimum standard)	Not Known
Comment: Grade D smoke alarms were noted within the entrance hallways of sample flats 20 and 71. No access to other flats.	
Recommendation: Flats not sampled at the time of this inspection should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS5839-6:2014.	No image available
Priority: <b>Man2</b>	Known Quantity: 0
Potential Quantity: 69	Action ID: 103110

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

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

## Q. Limiting Fire Spread

Question - Q.1: In general, is the level of compartmentation adequate for the use and evacuation strategy for the property? (Special consideration should be given to converted or non 'purpose built' premises)	Yes
Comment: The property is a purpose built block with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report).	

Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings)	Not Applicable
Comment: No hidden voids were identified during this inspection. (A Type 1 Fire Risk Assessment (non-intrusive/non-destructive) is unable to provide full information in this regard)	

Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?	No
Comment: From sample inspection, services risers/cupboards appear to be adequately fire-resisting and firestopped, except for the risers to flats 21, 43 and 44. Redundant gas risers are directly above each other and do not require fire stopping through the floors/ceilings. Fire spread between flats via the risers can only be if there are breaches in the walls of 2 flats, one above the other, and fire spreads through the wall of the lower flat, up through the floor/ceiling and then back through the wall of the upper flat (very low probability with ventilated riser doors). The dry riser cupboards are sealed at each floor level.	

Recommendation: The ventilation holes in flats 21 and 43 and the waste pipe hole in the riser of flat 44 should be sealed to provide 60 minutes fire resistance.




Priority: B	Known Quantity: 3	Potential Quantity: N/A	Action ID: 103128
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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
Comment: See question Q3. Rainwater drainage pipes from the balconies go through the redundant gas risers. The intumescent collars are in poor condition but are not necessary. The waste water pipes from the flats are small bore and not considered a significant risk.	

Question - Q.5: If a waste chute is provided within the building are adequate measures in place to limit fire spread/growth? (Consider provision of fusible link dampers and sprinklers etc)	Yes
Comment: A waste chute is provided in the building, which is located in a permanently ventilated area, separated from the escape route by fire resisting construction of at least 30 minutes. Hopper doors are self-closing and have adequate seals. A fusible link damper is fitted to the base of the waste chute. At the time of the inspection the waste chute was blocked, but was being rectified by the time the inspection finished.	

Question - Q.6: Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?	Not Applicable
Comment: There were no roof voids noted above the common areas - the building has a flat roof.	



Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)				No
Comment: Electrical installations/meters within the common escape route are not enclosed with fire-resisting construction. There are holes through the walls into the gas meter cupboard and the bin store.				
Recommendation: The holes in the electric cupboard walls should be sealed to provide 60 minutes fire resistance.				
Priority: B	Known Quantity: 4	Potential Quantity: N/A	Action ID: 103133	
				


Question - Q.8: Is compartmentation maintained behind electrical meter cabinets recessed into flat walls and/or between the meter cabinet and the common area?				Not Applicable
Comment: There are no electrical meter cabinets recessed into flat compartment walls in this property.				

Question - Q.9: If present, are common ventilation systems, ventilation ducts and grills adequate to limit fire spread/growth? (Consider dampers etc.)				Not Applicable
Comment: There were no common ventilation systems noted within this property.				

Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread?				Yes
Comment: The wall and ceiling linings would appear to be appropriate to limit fire spread.				

Question - Q.11: If provided, are soft furnishings in common areas appropriate to limit fire spread/growth?				Not Applicable
Comment: There were no soft furnishings noted within the common areas at the time of inspection.				

Question - Q.12: If provided, are curtains or drapes within common areas appropriate to limit fire spread/growth?				Not Applicable
Comment: There were no curtains or drapes noted within the common areas at the time of inspection.				

Question - Q.13: Are the external walls of the building satisfactory with regard to fire spread? (Consider combustibility of cladding, external insulation systems and balconies if provided)				Not Known
Comment: No information was available on site to confirm if the external wall rain screen cladding/insulation system and the composite panels under the windows met the requirements of the Building Regulations with regards to limited combustibility and surface fire spread requirements.				
Recommendation: Management should confirm that the external wall rain screen cladding/insulation system and the composite panels under the windows meets Building Regulations requirements with regards to limited combustibility and surface fire spread properties.				
Priority: Man2	Known Quantity: 0	Potential Quantity: 1	Action ID: 103136	

Question - Q.14: Are all other fire spread/compartmentation issues satisfactory? [1]				Yes
Comment: There were no other fire spread/compartmentation issues noted at the time of inspection.				

## R. Fire Extinguishing Appliances

Question - R.1: Are portable fire extinguishers provided in the common areas, including staff/plant rooms? (Give details of any provision)				Yes
Comment: Extinguishers were provided as follows:- CO2 extinguishers in the lift motor room and boiler room.				

Question - R.2: Is it considered appropriate to provide portable fire extinguishers given the building occupancy?				Yes
Comment: The provision of portable fire extinguishers is considered appropriate for this property as staff are 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 intermittently when tested (vandalised)				

Question - S.2: Is the building provided with a fire mains system? (Dry or wet riser etc.)	Yes
Comment: The building is provided with a fire mains:- Dry riser, inlet beside the main entrance, outlets on each balcony.	
Question - S.3: Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift)	Yes
Comment: The building is provided with a lift(s) used for fire safety purposes:- 2 firefighters lifts calling at alternate floors.	
Question - S.4: Is the building provided with disabled evacuation aids? (Evacuation chairs, sheets, mats or sledges etc.)	No
Comment: The building has no apparatus for the evacuation of people with disabilities.	
Question - S.5: Is a sprinkler system provided within the building? (provide details of type and extent)	No
Comment: No sprinkler system is provided within the building, however it appears that preliminary works have begun on the ground and first floors.	
Question - S.6: Are hose reels provided within the building?	No
Comment: Hose reels are not provided within the building.	
Question - S.7: Is any other relevant fire safety system or equipment installed? [1] (state type of system and comment as necessary)	No
Comment: There are no other relevant fire safety systems or equipment installed.	

## Fire Safety Management

### T. Procedures and Arrangements

Question - T.1: Please CONFIRM the Property Designation	A designation other than General Needs (5 Storeys and under)
Comment: General Needs 9 storeys.	
Question - T.2: Has a competent person(s) been appointed within the organisation to assist in undertaking preventative and protective fire safety measures?	Yes
Comment: Management advise that a competent person has been appointed within the organisation to assist with undertaking preventative and protective fire safety measures. Savills is engaged to provide risk assessment and other fire safety advice.	
Question - T.3: Is there a suitable record of the fire safety arrangements?	Not Known
Comment: No suitable record of the fire safety arrangements for the building was available for inspection during the inspection.	
Recommendation: Management should confirm/ensure that a suitable documentary record of the fire safety arrangements for the building is held within the building. This should cover all arrangements for general fire safety management and should include a plan for responding in the immediate aftermath of a fire incident.	No image available
Priority: <b>Man2</b>	Known Quantity: <b>N/A</b>
Potential Quantity: <b>N/A</b>	Action ID: <b>103144</b>
Question - T.4: Are there appropriate procedures in place in the event of fire and are these documented?	Yes
Comment: Documented fire safety procedures for both residents and staff were made available during the inspection, and are displayed in the Fire Action Notices.	
Question - T.5: Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?	Yes
Comment: The building is not staffed and residents are required to self-evacuate if necessary. Residents will call the Fire and Rescue Service if they become aware of a fire.	
Question - T.6: Are there suitable fire assembly points away from any risk?	Not Applicable
Comment: The building has a Stay Put evacuation strategy and no general assembly points are required.	
Question - T.7: Are there adequate procedures in place for the evacuation of people with a disability who are likely to be present?	Not Applicable
Comment: The building has a Stay Put evacuation strategy, with no full-time staff presence. Residents are expected to self-evacuate if necessary. (Refer to Question K.16)	

Question - T.8: Are staff nominated to use fire extinguishing appliances in the event of fire? Yes

Comment: Management advises that staff have been nominated to use fire extinguishing appliances in the event of a fire.

Question - T.9: Are staff nominated to assist with evacuations in the event of fire? Not Applicable

Comment: The building has a Stay Put evacuation strategy, with no full-time staff presence. Residents are expected to self-evacuate if necessary. Staff have therefore not been nominated to assist with evacuation in the event of a fire. (Refer to Question K16)

Question - T.10: Is there appropriate liaison with the local Fire and Rescue Service? Not Applicable

Comment: The small size and simple layout of the building are such that liaison with the local Fire and Rescue Service is not considered necessary.

Question - T.11: Are routine in-house fire safety checks carried out? (Including control and indicating equipment normal, extinguishers in place and visible, lighting working, fire doors (frames/seals/closing), fastenings, final exits and escape routes clear) Yes

Comment: Management advises that routine in-house fire safety checks are being carried out by staff.

Question - T.12: Are all other fire safety management issues satisfactory? Yes

Comment: There were no other fire safety management issues noted at the time of inspection.

## U. Training and Drills

Question - U.1: Do staff receive adequate induction and annual refresher fire safety training (to include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm)? Yes

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

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

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

Question - U.4: Are fire drills carried out at appropriate intervals? Not Applicable

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

## V. Testing and Maintenance

Question - V.2: Is the common area emergency lighting system tested and serviced in accordance with relevant guidance?	Yes
Comment: Management advise that emergency lighting is tested as per BS5266-1:2016 and records are held centrally.	

Question - V.3: Are all fire extinguishers tested and serviced in accordance with relevant guidance?	Yes
Comment: There was evidence available on-site to confirm that regular inspection, testing and servicing is being carried out.	

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: Management has advised 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: Management advise that access control systems are inspected, tested and serviced in accordance with relevant guidance, and records held on a central database.	

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 Switch damaged through vandalism and working intermittently.	

Recommendation: The Fire Service drop key override switch should be repaired.



Priority: A	Known Quantity: 1	Potential Quantity: N/A	Action ID: 103149
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Question - V.10: Are lifts in the building used for fire safety purposes inspected, tested and serviced in accordance with relevant guidance? (Firefighting, fireman's or evacuation lift)	Yes
Comment: Management has advised that all lifts are inspected, tested and serviced in accordance with relevant legislation and guidance. The override switch had been vandalised, but the caretaker repaired it during the inspection.	

## 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	
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: <b>Med</b>	Known Quantity: <b>N/A</b> Potential Quantity: <b>N/A</b> Action ID: <b>103150</b>
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 Applicable
Comment: There are no staff present on-site so fire safety training is not required	
Question - W.4: Are routine in-house fire safety checks recorded?	Yes
Comment: Management confirm that routine in-house fire safety checks are recorded on a central database.	
Question - W.6: Are emergency lighting system inspections, tests and servicing recorded?	Yes
Comment: Management advise that records of inspection, testing and/or servicing are held in a central database	
Question - W.7: Are records kept of the fire extinguisher inspections, tests and servicing?	Yes
Comment: There were records on site of regular inspection, testing and/or servicing of the system installed.	
Question - W.8: Are fire mains inspections, tests and services recorded?	Yes
Comment: There were records on site of regular inspection, testing and/or servicing of the system installed.	
Question - W.9: Are records kept of the lightning protection system inspections, tests and servicing?	Yes
Comment: Management has advised that records of inspection, testing and/or servicing are held in a central database	
Question - W.12: Are the access control system inspections, tests and servicing recorded?	Yes
Comment: Management advise that records of inspection, testing and/or servicing are held in a central database	

Question - W14: Are inspections, tests and servicing of lifts used for fire safety purposes recorded? Yes

Comment: Management: has advised 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. The gas meter is on the ground floor, the boiler room on the roof is fed by a steel pipe running through the refuse chute rooms. No gas in the flats.

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

Yes

Comment: Steel pipe in the refuse chute rooms.

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: The gas installation locations are appropriate.

### Z. Other Issues

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

Yes

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

# BAFE Certificate



Part 1a	Name & Address of Certificated Organisation: Savills (UK) Ltd, 33 Margaret Street, London, W1G 0JD
Part 1b	BAFE registration number of issuing Certificated Organization: NSI00539
Part 2	Name of client: Northwards Housing
Part 3a	Address of premises for which the fire risk assessment was carried out: 1-71 Pevensey Court Dalham Avenue Manchester M9 7DX
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



