

Fire Risk Assessment

Property assessed: 1-71 Rushcroft Court Weybourne Avenue Manchester M9 7DU

Client: Northwards Housing

UPRN: 666910000B0

Property Classification: Level 1

Document Print Date: 02/12/2019



FRA Inspection Date: 24/10/2018
FRA Issued to Client: 30/11/2018
FRA valid to: 30/11/2019
FRA completed by: Savills (UK) Ltd,
33 Margaret Street, London W1G 0JD
T: 020 7409 8737
E: fireriskhousing@savills.com

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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	24/10/2018
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	3	3
B	0	4	4
C	0	6	6
R	0	0	0
Man1	0	3	1
Man2	0	11	11

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






1.3 Evacuation Strategy


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



2 Action Plan

2.1 Recommendations from this Assessment

Details		Comments/recommendations	Photo
Question	C.4	<p>Comment: There was unnecessary fire load noted close to the building at the time of inspection. Scrap car parts were stored close to the building. The Caretaker confirmed that they were planned to go in a skip.</p> <p>Recommendation: The combustible items noted should be disposed of or removed a safe distance away from the exterior walls of the building.</p>	
Section	Arson		
Action ID	102754		
Quantity			
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 01/05/2019	Client Status: Approved
Question	G.3	<p>Comment: There were combustible items or waste materials in the escape routes. The main stairs are open to the ground floor entrance hallway, which also has storeroom constructed of lightweight materials (timber, mineral board and Georgian wired glass).</p> <p>Recommendation: The small storeroom in the main entrance hallway and stairs should be removed and the area kept clear.</p>	
Section	House-Keeping		
Action ID	102755		
Quantity			
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 01/05/2019	Client Status: Approved
Question	B.3	<p>Comment: There was evidence of smoking in the common area in the form of cigarette butts in the lift.</p> <p>Recommendation: Management should confirm/ensure that the policy in relation to smoking within the common areas is enforced through communication with residents/employees or other building users.</p>	
Section	Smoking Policies		
Action ID	102751		
Quantity			
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 04/12/2019	Client Status: Assigned
Question	K.5	<p>Comment: The escape route from the ground floor flats is back through the entrance lobby (2 gates on the external route are padlocked shut). The final exit door is fitted with an electronic lock which requires the use of a key-fob to open and is not suitable for means of escape.</p> <p>Recommendation: The padlocks to the gates noted on the escape route from the ground floor should be removed or replaced with a lock which can be easily opened without the use of a key. These devices must not be openable from the outside - security required.</p>	
Section	Means of Escape		
Action ID	102756		
Quantity			
- Known	2		
- 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 flats 20, 39 and 62 (20 lock repaired with steel plate, fire resistance unknown. 39 and 62 poor condition).</p> <p>Recommendation: The door to flat 62 should be replaced with FD30S self-closing fire doors.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsi: Doors		
Action ID	102761		
Quantity			
- Known	3		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned

Question	L.3	Comment: The glazing to flat entrance door(s) does not appear to be appropriately fire rated. Cracked glass to flat 44. Georgian wired glazing to other flat doors acceptable for balcony access.		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	102786			
Quantity		Recommendation: The glazing to flat 44 entrance door should be replaced with suitable 30 minute fire rated glazing.		
- Known	1			
- Potential	N/A			
Priority	A	Due Date: 31/03/2020	Client Status: Assigned	
Question	N.2	Comment: The emergency lighting provided is not in good working order, a small number did not appear to be working.		
Section	Emergency Lighting			
Action ID	102790			
Quantity		Recommendation: The defects noted to the emergency lighting system should be repaired.		
- Known	1			
- Potential	N/A			
Priority	B	Due Date: 27/12/2020	Client Status: Assigned	
Question	Q.4	Comment: A single duct found running through a redundant gas riser from flat 50 (small risk of fire spread into the redundant gas riser can travel up through to the riser above then into the flat above if there are holes in the walls. Intumescent collars in poor condition on the rainwater drains but the plastic drain pipes through the redundant gas risers drain the balconies only, acceptable.		
Section	Limiting Fire Spread			
Action ID	103141			
Quantity		Recommendation: The ventilation pipe through the wall of flat 50 into the redundant gas riser should be removed and the hole sealed with materials affording a minimum of 60 minutes fire resistance.		
- Known	1			
- Potential	N/A			
Priority	B	Due Date: 27/12/2020	Client Status: Assigned	
Question	Q.5	Comment: A waste chute is provided in the building, which is located in a permanently ventilated area, separated from the escape route by fire resisting construction of at least 30 minutes. Hopper doors are self-closing and have adequate seals. However a fusible link damper is not fitted to the base of the waste chute.		
Section	Limiting Fire Spread			
Action ID	102805			
Quantity		Recommendation: A fusible link damper should be fitted to the base of the waste chute.		
- Known	1			
- Potential	N/A			
Priority	B	Due Date: 27/12/2020	Client Status: Assigned	
Question	V.9	Comment: The drop key override did not work.		
Section	Testing and Maintenance			
Action ID	102811			
Quantity		Recommendation: The defective Fire Service drop key override switch should be repaired.		
- Known	1			
- Potential	N/A			
Priority	B	Due Date: 27/12/2020	Client Status: Assigned	

Question	K.16	Comment: There was no evidence of occupation in the building by people with disabilities at the time of inspection		
Section	Means of Escape			
Action ID	102758			
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.		No image available
- 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).		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	102760			
Quantity		Recommendation: As flat entrances have been fitted with composite doorsets, MHCLG advise that these should have test evidence demonstrating they meet the performance requirement in Building Regulations guidance for fire resistance and smoke control from both sides. Management should confirm that suitable fire door test certificates are held and that these relate to the doors fitted. If adequacy cannot be confirmed it may be necessary for doorsets to be replaced under a risk-based programme.		
- Known	0			
- Potential	29			
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	118674			
Quantity		Recommendation: As flat entrances have been fitted with composite doorsets, an intrusive inspection should be carried out to confirm the adequacy of the fixings and firestopping between the frame and the wall.		
- Known	0			
- Potential	29			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	L.6	Comment: Sampled flats 48 and 49 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	102770			
Quantity		Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that self-closers are fitted and remain effective.		
- Known	0			
- Potential	69			
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 flats 48 and 49. No access to other flats.	No image available
Section	Means of Giving Warning in Case of Fire		
Action ID	102804		
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	68		
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 or the composite panels under the windows met the requirements of the Building Regulations with regards to limited combustibility and surface fire spread requirements. Appears to be cementitious render over a fibre glass mesh on top of a thick layer of polyurethane foam (see Pevesey Court). Note the thick layer standing out from the original line of the windows necessitating wide external cills) Additional 4 photos of insulation from Pevesey Court.	
Section	Limiting Fire Spread		
Action ID	102806		
Quantity		Recommendation: Management should confirm that the external wall rain screen cladding/insulation system meets Building Regulations requirements with regards to limited combustibility and surface fire spread properties.	
- Known	0		
- Potential	1		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.13	Comment: No information was available on site to confirm if the external wall rain screen cladding/insulation system or the composite panels under the windows met the requirements of the Building Regulations with regards to limited combustibility and surface fire spread requirements. Appears to be cementitious render over a fibre glass mesh on top of a thick layer of polyurethane foam (see Pevesey Court). Note the thick layer standing out from the original line of the windows necessitating wide external cills) Additional 4 photos of insulation from Pevesey Court.	
Section	Limiting Fire Spread		
Action ID	102807		
Quantity		Recommendation: Management should confirm that 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	102808		
Quantity		Recommendation: Management should confirm/ensure that a suitable documentary record of the fire safety arrangements for the building is held within the building. This should cover all arrangements for general fire safety management and should include a plan for responding in the immediate aftermath of a fire incident.	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned

Question	V.3	Comment: The extinguisher in the boiler room appears to have missed the last test (lift motor room OK).	
Section	Testing and Maintenance		
Action ID	102809		
Quantity		Recommendation: Management should confirm/ensure that the fire extinguishers are tested and serviced in accordance with the requirements of BS 5306-3 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
Question	V.9	Comment: The drop key override d.d not work.	
Section	Testing and Maintenance		
Action ID	102810		
Quantity		Recommendation: Management should confirm/ensure that the drop key override switch facilities for Fire and Rescue Service access are inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	W.1	Comment: No log book was available on site during the inspection	
Section	Records		
Action ID	102812		
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	K.14	Comment: The stairs at the second, third, fifth and seventh floor levels are not provided with an openable window, and the windows at the other levels do not open sufficiently wide to compensate for the control of smoke	
Section	Means of Escape		
Action ID	102757		
Quantity		Recommendation: Smoke ventilation should be provided in the stairwell as a 1m2 automatic openable vent at the head of the stairs.	
- Known	4		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	M.6	Comment: Stair fire doors are not provided with adequate smoke seals, intumescent strips only.	
Section	Common Area Fire Doors		
Action ID	102789		
Quantity		Recommendation: All stair fire doors should be fitted with intumescent strips and smoke seals.	
- 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 rooms or the Caretaker's room, electricity riser signs faded.	
Section	Fire Safety Signs and Notices		
Action ID	102796		
Quantity		Recommendation: Provide 'Fire door keep shut' signage to the refuse chute doors, the electrical risers and the Caretaker's room door.	
- Known	17		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	O.4	Comment: Separate 'in event of fire do not use lifts' signage has not been provided adjacent to the doors to the lift at each floor level. The instruction is in the Fire Action Notice only.	
Section	Fire Safety Signs and Notices		
Action ID	102801		
Quantity		Recommendation: Provide prominent 'In event of fire do not use lifts' signage adjacent to the doors to the lift at each floor level, separate to the Fire Action Notices.	
- Known	9		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	O.5	Comment: Other fire safety signs issues noted include:- No dry riser inlet sign and no Green Break Glass notice.	
Section	Fire Safety Signs and Notices		
Action ID	102802		
Quantity		Recommendation: Provide dry riser inlet sign at the inlet next to the front entrance.	
- Known	1		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	O.5	Comment: Other fire safety signs issues noted include:- No dry riser inlet sign and no Green Break Glass notice.	
Section	Fire Safety Signs and Notices		
Action ID	102803		
Quantity		Recommendation: Provide Green Break Glass notice that details the egress override operation.	
- 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.i.) 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.i.) 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	66691000080
Number Range	1-71
Building Name	Rushcroft Court
Street Number	
Street	Weybourne Avenue
City/Town	Manchester
Postcode	M9 7DU
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 70 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 refuse chute 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. Dry riser cupboards are within each 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, 72x heating pipe riser cupboards.
Areas of the building to which access was not available.	All flats except flat 48 and flat 49.
Total number of Flats/Bedsits/Bedrooms (as applicable)	70
Number accessed off the Common Area	70
Flats/Bedsits/Bedrooms sample inspected	Flat 48 and flat 49.
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	External Wall Insulation
External Wall Finish Type	Cementitious render over fibre glass mesh covering polyurethane foam insulation. Composite panels under UPVC windows to stairs and several of the flats windows.
Other Construction Information	Balconies 52m long, divided into 2x sections of 18.5m and 33.5m from the single stairs. Originally 71 flats, Flat 3 converted into Caretaker's rooms.

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	Caretaker available during office hours.
Person managing fire safety in the premises	Matthew Reynolds, Fire Safety Manager, Design and Delivery Team, Northwards Housing.
Person consulted during the FRA	Matthew Reynolds, Fire Safety Manager, Design and Delivery Team, Northwards Housing.
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:- 14/03/2016.	

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

Question - A.4: Is portable appliance testing (PAT) being completed within the common areas?	Not Applicable
Comment: No portable electrical appliances were seen within the common areas during this inspection.	


Question - A.5: Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection?	Yes
Comment: Use of personal portable electrical appliances is prohibited within the common areas. No breach of this policy was observed during the inspection.	

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

B. Smoking Policies

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

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

Question - B.3: Does the policy in relation to smoking appear to be observed?	No
Comment: There was evidence of smoking in the common area in the form of cigarette butts in the lift.	
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: Med	Known Quantity: N/A Potential Quantity: N/A Action ID: 102751

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.	

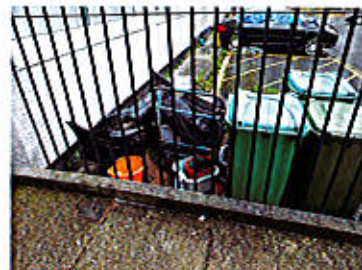
C. Arson

Question - C.1: Are the premises secured against arson by outsiders? (Please state how)	Yes
Comment: The block entrance doors are both fitted with an intercom and an electro-magnetic door release system and were locked at the time of inspection.	

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

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

Question - C.4: Is fire load close to the premises minimised?				No
Comment: There was unnecessary fire load noted close to the building at the time of inspection. Scrap car parts were stored close to the building. The Caretaker confirmed that they were planned to go in a skip.				
Recommendation: The combustible items noted should be disposed of or removed a safe distance away from the exterior walls of the building.				
Priority: High	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 102754	



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 building has a centralised gas fired low-temperature hot water central heating system with wall mounted radiators in the flats. The boiler room is on the roof.				

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

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

Question - G.2: Are combustible items kept clear from sources of ignition such as electrical equipment? Yes

Comment: The electrical intake/meter cupboard was clear of combustible storage at the time of inspection (minor storage only away from the electricals).

Question - G.3: Are escape routes kept clear of combustible items or waste materials? No

Comment: There were combustible items or waste materials in the escape routes. The main stairs are open to the ground floor entrance hallway, which also has storeroom constructed of lightweight materials (timber, mineral board and Georgian wired glass).

Recommendation: The small storeroom in the main entrance hallway and stairs should be removed and the area kept clear.



Priority: **Med** Known Quantity: **N/A** Potential Quantity: **N/A** Action ID: 102755

Question - G.4: Are escape routes kept clear of any trip hazards? Yes

Comment: The common escape routes were kept clear of any trip hazards at the time of inspection

Question - G.5: Are any hazardous materials noted being stored correctly? Not Applicable

Comment: No hazardous materials were noted in the common area at the time of inspection other than small amounts of cleaning materials in the ground floor store (see question G3).

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. Outdoor furniture and plants at the ends of the balconies acceptable.

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
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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 in use at the time of construction and is deemed satisfactory.			
Question - K.2: Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)		Yes	
Comment: The escape stairs are provided with adequate lobby protection except as mentioned in question G3. No lobby on the ground floor, however if the store cupboard is removed only the lifts will be in the same enclosure as the stairs (acceptable).			
Question - K.3: Is there adequate provision of exits for the numbers who may be present?		Yes	
Comment: The provision of exits is considered adequate for the number of people expected to be present			
Question - K.4: Is there adequate exit width for the numbers who may be present?		Yes	
Comment: The exit widths provided appear adequate for the numbers expected to be present			
Question - K.5: Are doors on escape routes easily opened (and are sliding or revolving doors avoided)?		No	
Comment: The escape route from the ground floor flats is back through the entrance lobby (2 gates on the external route are padlocked shut). The final exit door is fitted with an electronic lock which requires the use of a key-fob to open and is not suitable for means of escape.			
Recommendation: The padlocks to the gates noted on the escape route from the ground floor should be removed or replaced with a lock which can be easily opened without the use of a key. These devices must not be openable from the outside - security required.			
Priority: A	Known Quantity: 2		Potential Quantity: N/A

Question - K.6: Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)		Yes
Comment: Both ground floor doors on escape routes are provided with electrically operated access control systems.		

<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?</p>	<p>Yes</p>
<p>Comment: The front entrance door has a green break-glass point fitted which overrides the access control system (not required on the inside of the rear entrance door, egress direction into the building or by external route - see question K5).</p>	
<p>Question - K.8: Do final exits open in the direction of escape where necessary?</p>	<p>Yes</p>
<p>Comment: Doors on escape routes open in the direction of escape.</p>	
<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 a final exit(s). 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>				No
<p>Comment: The stairs at the second, third, fifth and seventh floor levels are not provided with an openable window, and the windows at the other levels do open sufficiently wide to compensate for the control of smoke</p>				
<p>Recommendation: Smoke ventilation should be provided in the stairwell as a 1m² automatic openable vent at the head of the stairs.</p>				
Priority: C	Known Quantity: 4	Potential Quantity: N/A	Action ID: 102757	

<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: An automatic or remotely operated smoke ventilation system is not required in this building</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: 102758	

<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 property is a purpose built block with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.</p>				

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
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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.



Priority: Man2	Known Quantity: 0	Potential Quantity: 29	Action ID: 102760
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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.

Priority: Man2	Known Quantity: 0	Potential Quantity: 29	Action ID: 118674
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No image available


Question - L.2: Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?	No
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Comment: Fire rated flat entrance doors and frames appear to be in good condition, except for flats 20, 39 and 62 (20 lock repaired with steel plate, fire resistance unknown. 39 and 62 poor condition).

Recommendation: The door to flat 62 should be replaced with FD30S self-closing fire doors.



Priority: A	Known Quantity: 3	Potential Quantity: N/A	Action ID: 102761
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Question - L.3: Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?				No
Comment: The glazing to flat entrance door(s) does not appear to be appropriately fire rated. Cracked glass to flat 44. Georgian wired galzing to other flat doors acceptable for balcony access.				
Recommendation: The glazing to flat 44 entrance door should be replaced with suitable 30 minute fire rated glazing.				
Priority: A	Known Quantity: 1	Potential Quantity: N/A	Action ID: 102786	

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.				

Question - L.6: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with adequate self-closing devices and is there a rolling programme of fire door checks in place to include those not sampled?				Not Known
Comment: Sampled flats 48 and 49 entrance doors were fitted with adequate self-closing devices. No access to other flats.				
Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that self-closers are fitted and remain effective.				No image available
Priority: Man2	Known Quantity: 0	Potential Quantity: 69	Action ID: 102770	

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 Applicable
Comment: Strips and seals not required for balcony access flats.				

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

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

M. Common Area Fire Doors

Question - M.1: Are all common area doors and frames requiring fire resistance appropriately fire rated?	Yes
Comment: All common area fire doors and/or frames appear to be appropriately fire rated. Original FD 30 doors to the stairs, refuse rooms, electrical risers and main electrical intake. Fire doors not necessary to lift lobbies from balconies (stair doors provide the separation), the dry rising fire main cupboards or to the redundant gas riser doors (no gas, just hot water heating pipes and minor electrics) (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).	

Question - M.2: Are all common area fire rated fire door sets in good condition - and not in need of repair?	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: Glazing to the stair fire doors appears to be appropriately fire rated (Georgian wired glazing).	

Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated?	Yes
Comment: Glazing to the stair fire door fanlights and side panels appears to be appropriately fire rated (Georgian wired glazing).	

Question - M.5: Are common area fire door sets fitted with adequate self-closing devices where required?	Yes
Comment: Stair and refuse chute room fire doors are fitted with adequate self-closing devices where required. Electric risers and the main electric intake are locked shut.	

Question - M.6: Are intumescent strips and smoke seals provided to common area fire doors?	No
Comment: Stair fire doors are not provided with adequate smoke seals, intumescent strips only.	

Recommendation: All stair fire doors should be fitted with intumescent strips and smoke seals.



Priority: C	Known Quantity: 8	Potential Quantity: N/A	Action ID: 102789
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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?	No
Comment: The emergency lighting provided is not in good working order, a small number did not appear to be working.	

Recommendation: The defects noted to the emergency lighting system should be repaired.


Priority: B Known Quantity: 1 Potential Quantity: N/A Action ID: 102790




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 rooms or the Caretaker's room, electricity riser signs faded.				
Recommendation: Provide 'Fire door keep shut' signage to the refuse chute doors, the electrical risers and the Caretaker's room door.				
Priority: C	Known Quantity: 17	Potential Quantity: N/A	Action ID: 102796	

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.				

Question - O.4: Are all other fire safety signs issues satisfactory? [1] (Consider lift signage, and escape door signs. 'No Smoking' signage is covered in the Smoking Policies section.)				No
Comment: Separate 'In event of fire do not use lifts' signage has not been provided adjacent to the doors to the lift at each floor level. The instruction is in the Fire Action Notice only.				
Recommendation: Provide prominent 'In event of fire do not use lifts' signage adjacent to the doors to the lift at each floor level, separate to the Fire Action Notices.				
Priority: C	Known Quantity: 9	Potential Quantity: N/A	Action ID: 102801	

Question - O.5: Are all other fire safety signs issues satisfactory? [2]				No
Comment: Other fire safety signs issues noted include:- No dry riser inlet sign and no Green Break Glass notice.				
Recommendation: Provide dry riser inlet sign at the inlet next to the front entrance.				
Priority: C	Known Quantity: 1	Potential Quantity: N/A	Action ID: 102802	
Recommendation: Provide Green Break Glass notice that details the egress override operation.				
Priority: C	Known Quantity: 1	Potential Quantity: N/A	Action ID: 102803	

P. Means of Giving Warning in Case of Fire

Question - P1: 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 - P4: 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 - P5: 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 ID3 minimum standard)				Not Known
Comment: A Grade D smoke alarm was noted within the entrance hallway of sample flats 48 and 49. 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: Max2	Known Quantity: 0	Potential Quantity: 68	Action ID: 102804	

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?

Yes

Comment: From sample inspection, electrical risers/cupboards appear to be adequately fire-resisting and firestopped. The redundant gas risers now only contain the heating pipes, water drain pipes from the balconies and minor electrics. Fire stopping only necessary through flat walls, not floors.

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)

No

Comment: A single duct found running through a redundant gas riser from flat 50 (small risk of fire spread into the redundant gas riser can travel up through to the riser above then into the flat above if there are holes in the walls. Intumescent collars in poor condition on the rainwater drains but the plastic drain pipes through the redundant gas risers drain the balconies only, acceptable.

Recommendation: The ventilation pipe through the wall of flat 50 into the redundant gas riser should be removed and the hole sealed with materials affording a minimum of 60 minutes fire resistance.




Priority: B

Known Quantity: 1

Potential Quantity: N/A

Action ID: 103141

<p>Question - Q.5: If a waste chute is provided within the building are adequate measures in place to limit fire spread/growth? (Consider provision of fusible link dampers and sprinklers etc)</p>	<p>No</p>		
<p>Comment: A waste chute is provided in the building, which is located in a permanently ventilated area, separated from the escape route by fire resisting construction of at least 30 minutes. Hopper doors are self-closing and have adequate seals. However a fusible link damper is not fitted to the base of the waste chute.</p>			
<p>Recommendation: A fusible link damper should be fitted to the base of the waste chute.</p>			
			
<p>Priority: B</p>	<p>Known Quantity: 1</p>	<p>Potential Quantity: N/A</p>	<p>Action ID: 102805</p>
<p>Question - Q.6: Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?</p>	<p>Not Applicable</p>		
<p>Comment: There were no roof voids noted above the common areas - the building has a flat roof.</p>			
<p>Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)</p>	<p>Yes</p>		
<p>Comment: The electrical intake/meter cupboard appears to be adequately fire resisting and firestopped.</p>			
<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?</p>	<p>Not Applicable</p>		
<p>Comment: There are no electrical meter cabinets recessed into flat compartment walls in this property.</p>			
<p>Question - Q.9: If present, are common ventilation systems, ventilation ducts and grills adequate to limit fire spread/growth? (Consider dampers etc.)</p>	<p>Not Applicable</p>		
<p>Comment: There were no common ventilation systems noted within this property.</p>			
<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>Not Applicable</p>		
<p>Comment: There were no soft furnishings noted within the common areas at the time of inspection.</p>			

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 or the composite panels under the windows met the requirements of the Building Regulations with regards to limited combustibility and surface fire spread requirements. Appears to be cementitious render over a fibre glass mesh on top of a thick layer of polyurethane foam (see Pevensey Court). Note the thick layer standing out from the original line of the windows necessitating wide external sills) Additional 4 photos of insulation from Pevensey Court.

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



Priority: Man2 Known Quantity: 0 Potential Quantity: 1 Action ID: 102806

Recommendation: Management should confirm that 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: 102807

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, boiler room and Caretaker's rooms

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, however it did not work when tested.	

Question - S.2: Is the building provided with a fire mains system? (Dry or wet riser etc.)	Yes
Comment: The building is provided with a fire mains:- dry rising main, inlet at the main entrance, outlets in each lift lobby.	

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

Question - S.4: Is the building provided with disabled evacuation aids? (Evacuation chairs, sheets, mats or sledges etc.)	No
Comment: The building has no apparatus for the evacuation of people with disabilities.	

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

Question - S.6: Are hose reels provided within the building?	No
Comment: Hose reels are not provided within the building.	

Question - S.7: Is any other relevant fire safety system or equipment installed? [1] (state type of system and comment as necessary)	No
Comment: There are no other relevant fire safety systems or equipment installed.	

Fire Safety Management

T. Procedures and Arrangements

Question - T.1: Please CONFIRM the Property Designation	A designation other than General Needs (5 Storeys and under)
Comment: General Needs, 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: Man2	Known Quantity: N/A
Potential Quantity: N/A	Action ID: 102808

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 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
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 K16)	

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?	Not Known
Comment: The extinguisher in the boiler room appears to have missed the last test (lift motor room OK).	
Recommendation: Management should confirm/ensure that the fire extinguishers are tested and serviced in accordance with the requirements of BS 5306-3 and records kept on-site or in a central database.	No image available
Priority: Med	Known Quantity: N/A Potential Quantity: N/A Action ID: 102809

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

Question - V.9: Are drop key override switch facilities for Fire and Rescue Service access inspected, tested and serviced in accordance with relevant guidance?				NO
Comment: The drop key override did not work.				
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: Mar2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 102810	
Recommendation: The defective Fire Service drop key override switch should be repaired.				
Priority: B	Known Quantity: 1	Potential Quantity: N/A	Action ID: 102811	

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				

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: Mar2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 102812	

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

Question - W.3: Are details of fire safety training recorded?				Yes
Comment: Management confirm that records of training undertaken are held on a central database.				

Question - W.4: Are routine in-house fire safety checks recorded?	Yes
Comment: Management confirm that records of routine in-house fire safety checks are held 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.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 - W.14: 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 main for the boiler room is a steel pipe that goes through the refuse chute rooms.

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 fire resisting room (refuse chute room).

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: Single pipe, no connections to the flats.

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 Rushcroft Court Weybourne Avenue Manchester M9 7DU
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

