

Fire Risk Assessment

Property assessed: 1-94 Rusland Court Broadmoss
Drive Manchester M9 7BS

Client: Northwards Housing

UPRN: 601200000B0

Property Classification: Level 1

Document Print Date: 02/12/2019



FRA Inspection Date: 19/10/2018
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	19/10/2018
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
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1.2 Recommendation Summary

Priority	Number of recommendations not complete		
	From previous assessments	At time of assessment	At report print date
U	0	0	0
A	0	2	2
B	0	4	4
C	0	7	7
R	0	1	1
Man1	0	2	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	G.2	<p>Comment: Small amounts of combustibile items were noted in the main electrical intake and the electric risers next to flats 33, 36, 63 and 84</p> <p>Recommendation: All combustibile items should be removed from the electrical intake cupboard and electrical risers and the doors kept locked.</p>	
Section	House-Keeping		
Action ID	101612		
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 on the half-landing between the eighth and ninth floors.</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	101610		
Quantity			
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 04/12/2019	Client Status: Assigned
Question	L.8	<p>Comment: The letterbox fitted to flat 18 entrance door is defective (no flap).</p> <p>Recommendation: The letterbox fitted to flat 18 entrance door should be replaced with a fire rated letterbox.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	101738		
Quantity			
- Known	1		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned
Question	M.4	<p>Comment: Fanlights/side panels to common area fire doors do not appear to be appropriately fire rated. The lower side panel was missing at the stairs door on the sixteenth floor. All other side panels and fanlights were Georgian wired glazing and acceptable for stair and lobby doors, or mineral board to residents stores and refuse chute lobbies.</p> <p>Recommendation: 30 minute fire resisting material should be installed in the side panel to the sixteenth floor stair fire door.</p>	
Section	Common Area Fire Doors		
Action ID	101741		
Quantity			
- Known	1		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned
Question	M.7	<p>Comment: Other common area fire door issues noted at the time of inspection include - defective lock to the electrical riser next to flat 63.</p> <p>Recommendation: Minor joinery repairs are required to the door(s)/frame(s) noted - Lock to electrical riser next to flat 63 requires repair</p>	
Section	Common Area Fire Doors		
Action ID	123995		
Quantity			
- Known	1		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned

Question	Q.4	Comment: Expanding foam sealant noted as being used to fire stop pipe penetrations and cable runs through compartment walls.		
Section	Limiting Fire Spread			
Action ID	118206			
Quantity		Recommendation: The foam sealant noted should be replaced with appropriate intumescent products applied to manufacturer's specifications. Firestopping around the service cable, pipe or duct (as noted) should be fitted to provide 60 minutes fire rating. See also Q4.		
- Known	4			
- 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. The hopper door on the fifteenth floor is slightly twisted and not sealing fully. There is a fusible link at the base of the chute and all refuse chute lobbies have permanent ventilation.		
Section	Limiting Fire Spread			
Action ID	101817			
Quantity		Recommendation: The defective hopper door to the waste chute should be repaired/replaced as required.		
- Known	1			
- Potential	N/A			
Priority	B	Due Date: 27/12/2020	Client Status: Assigned	
Question	Q.7	Comment: The electrical intake/meter enclosure did not appear to be adequately fire-resisting. There were several cable penetrations with inadequate or missing fire stopping.		
Section	Limiting Fire Spread			
Action ID	101818			
Quantity		Recommendation: The hole/s noted 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	101614			
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 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	101698		
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	94		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	L.1	Comment: Flat entrance doors/frames are replacement composite fire doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).	<p>No image available</p>
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	117892		
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	94		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	L.6	Comment: Sampled flat 83 entrance door was fitted with an adequate self-closing device. No access to other flats.	<p>No image available</p>
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	101731		
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	93		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	L.7	Comment: No intumescent strips and cold smoke seals were fitted to sampled flat 83 entrance door. No access to other flats.	<p>No image available</p>
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	101733		
Quantity		Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that strips and seals are fitted and remain effective.	
- Known	0		
- Potential	93		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned

Question	P.5	Comment: A Grade D smoke alarm was noted within the entrance hallway of sample flat 83. No access to other flats.		No image available
Section	Means of Giving Warning in Case of Fire			
Action ID	101778			
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	93			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	Q.3	Comment: No access was possible to check fire resistance and firestopping within services risers as no access was provided. The heating pipe penetrations through the floor slabs are sealed with expanding foam, fire resistance not known. The gas riser is redundant (no gas in building), but no access was possible to check floor penetrations and the construction of the risers appears to be plywood.		
Section	Limiting Fire Spread			
Action ID	101816			
Quantity		Recommendation: Management should check within services risers/shafts/ducts/cupboards as noted to confirm that they are appropriately enclosed with fire resisting construction and adequately fire-stopped. See also Q4.		
- Known	0			
- Potential	62			
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 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	101819			
Quantity		Recommendation: Management should confirm that the external 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 (the Caretaker had to leave).		No image available
Section	Procedures and Arrangements			
Action ID	101821			
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	T.10	Comment: It is not known if liaison with the local Fire and Rescue Service takes place.		
Section	Procedures and Arrangements			
Action ID	101822			
Quantity		Recommendation: Management should confirm/ensure appropriate liaison takes place with the local Fire and Rescue Service and that familiarisation visits are carried out. Records of all engagement should be kept on-site or in a central database.		No image available
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	W.1	Comment: Log book not available, Caretaker had to leave.		
Section	Records			
Action ID	101823			
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.2	Comment: The doorset between the flat/lift lobby and the escape stair on the ground floor would appear unlikely to achieve 60 minutes fire resistance. As the top floor exceeds 18m, and the stair is protected for both means of escape and as a firefighting shaft, the doorsets should be FD60S self-closing unless there is double door protection, as there is on all the upper floors.		
Section	Means of Escape			
Action ID	109636			
Quantity		Recommendation: The doorset between the ground floor lobby and the stair with a FD60S self-closing doorset, or preferably blocked with construction affording a minimum of 60 minutes fire resistance (ground floor door into stairs is not required for egress, convenience opening only).		
- Known	1			
- Potential	N/A			
Priority	C	Due Date: 04/06/2021	Client Status: Assigned	
Question	K.14	Comment: The stairs leading to the sixteenth floor from the fifteenth floor are not provided with adequate permanent or manually operated ventilation openings for the control of smoke. The main stairs have permanent vents at each floor level and all flat lobbies and refuse chute lobbies have permanent vents.		
Section	Means of Escape			
Action ID	101613			
Quantity		Recommendation: Smoke ventilation should be provided in the stairwell to the sixteenth floor as either 1x2 manually openable or permanent vent.		
- Known	1			
- Potential	N/A			
Priority	C	Due Date: 04/06/2021	Client Status: Assigned	

Question	L.4	<p>Comment: The glazing fitted in fanlights over flats 1 and 2 entrance doors in this Purpose Built/Stay Put block appears to have 30-minutes integrity only fire resistance. 30-minutes insulation is also required.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	101729		
Quantity			
- Known	2		
- Potential	N/A	<p>Recommendation: EI 30 (30-minutes integrity and insulation) fire resisting glazing (and associated glazing channel and beading) should be installed in the fanlights to flat entrance doors as noted. (Unless it can be confirmed by certification that the existing glazing is appropriately fire rated.)</p>	
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	L.7	<p>Comment: No intumescent strips and cold smoke seals were fitted to sampled flat 83 entrance door. No access to other flats.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	101732		
Quantity			
- Known	1		
- Potential	N/A	<p>Recommendation: Intumescent strips and smoke seals should be fitted to the door of flat 83.</p>	
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	M.6	<p>Comment: Common area fire doors are not provided with smoke seals (intumescent strips only to most doors).</p>	
Section	Common Area Fire Doors		
Action ID	101751		
Quantity			
- Known	112		
- Potential	N/A	<p>Recommendation: All common area fire doors should be fitted with intumescent strips and smoke seals.</p>	
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	O.2	<p>Comment: Fire door signage is not considered adequate, the doors to the electrical risers, plant rooms, the residents stores and the ground floor stair door have no fire door signage.</p>	
Section	Fire Safety Signs and Notices		
Action ID	101775		
Quantity			
- Known	48		
- Potential	N/A	<p>Recommendation: Provide 'Fire door keep locked' signage to outside of the electrical riser, plant rooms and residents store cupboard fire doors.</p>	
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	O.2	<p>Comment: Fire door signage is not considered adequate, the doors to the electrical risers, plant rooms, the residents stores and the ground floor stair door have no fire door signage.</p>	
Section	Fire Safety Signs and Notices		
Action ID	101776		
Quantity			
- Known	2		
- Potential	N/A	<p>Recommendation: Provide 'Fire door keep shut' notices to both sides of the ground floor stair door.</p>	
Priority	C	Due Date: 04/06/2021	Client Status: Assigned

Question	K.17	Comment: The doors to the flat/lift lobbies and the stairs have lever latches fitted. These are not required on self-closing doors and will impede egress if they fall through wear.	
Section	Means of Escape		
Action ID	109609		
Quantity		Recommendation: The lever latches should be removed from the doors to the stairs and the flat/lift lobbies. A pull handle would be required.	
- Known	48		
- Potential	N/A		
Priority	R	Due Date: N/A	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	60120000080
Number Range	1-94
Building Name	Rusland Court
Street Number	
Street	Broadmoss Drive
City/Town	Manchester
Postcode	M9 7HS
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	17
Total No. of Floors (common area only)	17
Total No. of Storeys (ground and above)	17
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	<p>A 17 storey purpose built block of 94 flats. The ground floor has the main entrance hallway with flats 1 and 2, and ancillary accommodation of the Caretaker's room, WC, main electric intake, cold water pump room and hot water pump room. The bin store and the main electrical sub-station are accessed externally. Flats 3-8 are on the first floor, flats 9-14 are on the second floor, 15-20 on the third, 21-26 on the fourth, 27-32 on the fifth, 33-38 on the sixth, 39-44 on the seventh, 45-50 on the eighth, 51-56 on the ninth, 57-62 on the tenth, 63-68 on the eleventh and 69-74 on the twelfth, 75-80 on the thirteenth, 81-86 on the fourteenth, 87-92 on the fifteenth and 93 and 94 on the sixteenth. The lift motor room and redundant water tank room are on the sixteenth floor and there is level access to the roof. There is a single stair and 2 lifts from the ground floor to the fifteenth floor; both lifts stopping at all floors. The stair is accessed from the lift lobbies. The sixteenth floor is accessed by a separate stair from the fifteenth floor (no lift). Each of the floors from the first to the fifteenth has 6 flats and an electrical riser in 2 lobbies separated by the lift lobby. One of the flat lobbies on each floor (first to fourteenth) has a resident's store cupboard and (first to fifteenth) access to the refuse chute (in a lobby). A dry riser outlet is in each lift lobby on floors first to fifteenth, at the head of the stairs on the sixteenth floor and on the roof of the lift motor room.</p>
Extent of Common Areas (area assessed)	<p>Ground floor entrance hallway, Caretaker's room, WC, main electric intake, cold water pump room and hot water pump room. External bin store. Single stairs from ground floor to fifteenth floor and separate stairs from the fifteenth floor to the sixteenth floor. Stair lobbies, flat lobbies and refuse chute lobbies on each floor from the first floor to the fifteenth floor, flat lobby on sixteenth floor. Lift motor room.</p>
Areas of the building to which access was not available.	<p>All flats except flat 83. Main electrical sub-station. Residents' store cupboards.</p>

Building Layout Information	
Total number of Flats/Bedsits/Bedrooms (as applicable)	94
Number accessed off the Common Area	94
Flats/Bedsits/Bedrooms sample inspected	83
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.)	1972
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Cavity Masonry
External Wall Finish Type	Brick
Other Construction Information	Composite panels under windows.

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	Caretaker on duty till midday.
Person managing fire safety in the premises	Matthew Reynolds, Fire Safety Manager, Design and Delivery Team, Northwards Housing.
Person consulted during the FRA	Matyida Orekoya, Caretaker. XXXXXXXXXX
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:- one caretaker mornings only.
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.

Other information

Any other relevant information: None.

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

Fire Safety Legislation

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

Fire Safety Guidance

Main fire safety guidance used in this assessment:	01) LGA - 'Fire safety in purpose-built blocks of flats' - 2012
Other key fire safety guidance referred to	BS 5266-1:2016 - 'Emergency Lighting - Code of practice for the emergency lighting of premises' BS 5266-8:2004 - 'Emergency escape lighting systems' BS 5499-10:2014 - 'Guidance for the selection and use of safety signs and fire safety notices' BS 5499-4:2013 - 'Safety signs. Code of practice for escape route signage' BS 5839-6:2019 - 'Fire detection and alarm systems for buildings. Code of practice for domestic premises' PAS79 - 'Fire Risk Assessment - a recommended methodology' - 2012

5 FRA Questionnaire

Elimination or Reduction of Fire Hazards

A. Electrical Ignition Sources

Question - A.1: Was access gained to the electrical intake/meter cupboard(s) for the block?	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:- 17/11/2015.	

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 areas 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 on the half-landing between the eighth and ninth floors.

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: **101610**

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

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

C. Arson

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

Comment: The block entrance door(s) are fitted with an intercom and door release system and were locked at the time of inspection.

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.

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 was stored in a dedicated area 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 no heating in the common areas but the flats have piped hot water from a district heating system close to Somerton Court.

Question - D.2: Is the fixed heating system within the common areas maintained annually?	Yes
Comment: Management advise that all common heating systems are serviced annually by a competent person.	

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?	No
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Comment: Small amounts of combustible items were noted in the main electrical intake and the electric risers next to flats 33, 36, 63 and 84

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



Priority: **Med** Known Quantity: **N/A** Potential Quantity: **N/A** Action ID: **101612**

Question - G.3: Are escape routes kept clear of combustible items or waste materials? Yes

Comment: The common escape routes were clear of combustible materials and waste at the time of inspection

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

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

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

Comment: No hazardous materials were noted in the common area at the time of inspection

Question - G.6: Are all other house-keeping issues satisfactory? Yes

Comment: There were no other house-keeping issues noted at the time of inspection.

H. Contractors

Question - H.1: Are fire safety conditions imposed on outside contractors when working on the premises? Yes

Comment: Northwards Housing advise that fire safety conditions are imposed on outside contractors when working on the premises.

Question - H.2: Are there satisfactory controls in place over works carried out on the premises by outside contractors? (e.g. Hot Work Permits) Yes

Comment: Northwards Housing advise that there are satisfactory controls in place over works carried out on the premises by outside contractors.

Question - H.3: Are there satisfactory controls in place over works carried out in the premises by in-house staff? (e.g. Hot Work Permits) Yes

Comment: Northwards Housing advise that there are satisfactory controls in place over works carried out on the premises by in-house staff.

I. Dangerous Substances

Question - I.1: Are any 'dangerous substances' stored or in use within the property? No

Comment: No dangerous substances noted being stored or in use at the time of inspection

J. Other Significant Hazards

Question - J.1: Are all other Fire Hazard issues considered satisfactory? (1) Yes

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

General Fire Protection Measures

K. Means of Escape

Question - K.1: Is the escape route design deemed satisfactory? (Consider current design codes)	Yes
Comment: The means of escape design is broadly in accordance with the design codes in use at the time of construction and is deemed satisfactory.	

Question - K.2: Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)	No
Comment: The doorset between the flat/lift lobby and the escape stair on the ground floor would appear unlikely to achieve 60 minutes fire resistance. As the top floor exceeds 18m, and the stair is protected for both means of escape and as a firefighting shaft, the doorsets should be FD60S self-closing unless there is double door protection, as there is on all the upper floors.	

Recommendation: The doorset between the ground floor lobby and the stair with a FD60S self-closing doorset, or preferably blocked with construction affording a minimum of 60 minutes fire resistance (ground floor door into stairs is not required for egress, convenience opening only).



Priority: C	Known Quantity: 1	Potential Quantity: N/A	Action ID: 109636
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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	

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

Comment: The block entrance door has a green break-glass point fitted which overrides the access control system.

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

Comment: Doors on escape routes open in the direction of escape where more than 60 people are expected to use them

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

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

Question - K.10: Are the precautions for all inner rooms suitable? **Not Applicable**

Comment: No inner rooms were identified at the time of inspection

Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required? **Not Applicable**


Comment: There is a single means of escape route within the property, which leads to a final exit. Escape route separation is not required.

Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required? **Not Applicable**

Comment: No corridors requiring cross-corridor fire doors were noted in the property.


Question - K.13: Do escape routes lead to a place of safety? **Yes**

Comment: Escape routes lead to a place of safety

Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)				No
Comment: The stairs leading to the sixteenth floor from the fifteenth floor are not provided with adequate permanent or manually operated ventilation openings for the control of smoke. The main stairs have permanent vents at each floor level and all flat lobbies and refuse chute lobbies have permanent vents.				
Recommendation: Smoke ventilation should be provided in the stairwell to the sixteenth floor as either 1m ² manually openable or permanent vent.				
Priority: C	Known Quantity: 1	Potential Quantity: N/A	Action ID: 101613	

Question - K.15: Are the stairs and/or lobbies provided with an adequate automatic or remotely operated smoke ventilation system? (State provision)				Not Applicable
Comment: An automatic or remotely operated smoke ventilation system is not required in this building				

Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities?				Not Known
Comment: There was no evidence of occupation in the building by people with disabilities at the time of inspection				
Recommendation: Management should encourage tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. A contact reference for this assistance should be added to the fire action notices for the premises.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 101614	

Question - K.17: Are all other means of escape issues satisfactory? [1]				No
Comment: The doors to the flat/lift lobbies and the stairs have lever latches fitted. These are not required on self-closing doors and will impede egress if they fail through wear.				
Recommendation: The lever latches should be removed from the doors to the stairs and the flat/lift lobbies. A pull handle would be required.				
Priority: R	Known Quantity: 48	Potential Quantity: N/A	Action ID: 109609	

Question - K.18: Are all other means of escape issues satisfactory? [2]	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
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Comment: Flat entrance doors/frames are 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: 94	Action ID: 101698
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Recommendation: As flat entrances have been fitted with composite doorsets, an intrusive inspection should be carried out to confirm the adequacy of the fixings and firestopping between the frame and the wall.

No image available

Priority: Man2	Known Quantity: 0	Potential Quantity: 94	Action ID: 117892
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Question - L.2: Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?	Yes
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Comment: The fire rated flat entrance doors appear to be in good condition.

Question - L.3: Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	No
Comment: The glazing fitted to flat entrance doors in this Purpose Built/Stay Put block appears to have 30-minutes integrity only fire resistance. 30-minutes insulation is also required. Refer to question L1	

Question - L.4: Are fanlights above flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	No
Comment: The glazing fitted in fanlights over flats 1 and 2 entrance doors in this Purpose Built/Stay Put block appears to have 30-minutes integrity only fire resistance. 30-minutes insulation is also required.	

Recommendation: EI 30 (30-minutes integrity and insulation) fire resisting glazing (and associated glazing channel and beading) should be installed in the fanlights to flat entrance doors as noted. (Unless it can be confirmed by certification that the existing glazing is appropriately fire rated.)



Priority: C	Known Quantity: 2	Potential Quantity: N/A	Action ID: 101729
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Question - L.5: Are side panels to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
Comment: There are no side panels to the flat entrance doors in this property.	

Question - L.6: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with adequate self-closing devices and is there a rolling programme of fire door checks in place to include those not sampled?	Not Known
Comment: Sampled flat 83 entrance door was fitted with an adequate self-closing device. No access to other flats.	

Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that self-closers are fitted and remain effective.

No image available

Priority: Man2	Known Quantity: 0	Potential Quantity: 93	Action ID: 101731
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<p>Question - L.7: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with intumescent strips and cold smoke seals and is there a rolling programme of fire door checks in place to include those not sampled?</p>				No
<p>Comment: No intumescent strips and cold smoke seals were fitted to sampled flat: 83 entrance door. No access to other flats.</p>				
<p>Recommendation: Intumescent strips and smoke seals should be fitted to the door of flat 83.</p>				
Priority: C	Known Quantity: 1	Potential Quantity: N/A	Action ID: 101732	
<p>Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that strips and seals are fitted and remain effective.</p>				No image available
Priority: Man2	Known Quantity: 0	Potential Quantity: 93	Action ID: 101733	



<p>Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)</p>				No
<p>Comment: The letterbox fitted to flat 18 entrance door is defective (no flap).</p>				
<p>Recommendation: The letterbox fitted to flat 18 entrance door should be replaced with a fire rated letterbox.</p>				
Priority: A	Known Quantity: 1	Potential Quantity: N/A	Action ID: 101738	



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

M. Common Area Fire Doors

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

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 lift lobbies and stairs only).

Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated? No

Comment: Fanlights/side panels to common area fire doors do not appear to be appropriately fire rated. The lower side panel was missing at the stairs door on the sixteenth floor. All other side panels and fanlights were Georgian wired glazing and acceptable for stair and lobby doors, or mineral board to residents stores and refuse chute lobbies.

Recommendation: 30 minute fire resisting material should be installed in the side panel to the sixteenth floor stair fire door.



Priority: A Known Quantity: 1 Potential Quantity: N/A Action ID: 101741

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

Comment: Common area fire doors are fitted with adequate self-closing devices or are kept locked shut.


Question - M.6: Are intumescent strips and smoke seals provided to common area fire doors? No

Comment: Common area fire doors are not provided with smoke seals (intumescent strips only to most doors).

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



Priority: C Known Quantity: 112 Potential Quantity: N/A Action ID: 101751

Question - M.7: Are common area fire door sets adequate otherwise? (Ironmongery, hold open hooks etc.)				No
Comment: Other common area fire door issues noted at the time of inspection include - defective lock to the electrical riser next to flat 63.				
Recommendation: Minor joinery repairs are required to the door(s)/frame(s) noted - Lock to electrical riser next to flat 63 requires repair				
Priority: B	Known Quantity: 1	Potential Quantity: N/A	Action ID: 123995	

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 (see question K18).				

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. Battery packs are built into the primary lighting.				

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 common area				

Question - O.2: Is fire door signage adequate? (Consider 'Fire door keep shut', 'Fire door keep locked shut' and 'Automatic Fire Door Keep Clear' signage. Exclude doors recommended for replacement)	No
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Comment: Fire door signage is not considered adequate, the doors to the electrical risers, plant rooms, the residents stores and the ground floor stair door have no fire door signage.

Recommendation: Provide 'Fire door keep locked' signage to outside of the electrical riser, plant rooms and residents store cupboard fire doors.



Priority: C	Known Quantity: 48	Potential Quantity: N/A	Action ID: 101775
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Recommendation: Provide 'Fire door keep shut' notices to both sides of the ground floor stair door.



Priority: C	Known Quantity: 2	Potential Quantity: N/A	Action ID: 101776
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Question - O.3: If required, is directional/exit signage adequate?	Yes
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Comment: Directional and exit signage is considered adequate (single escape route but primary access is by lift).

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

P. Means of Giving Warning in Case of Fire

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

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

<p>Question - P.5: If applicable, are independent domestic hard-wired smoke/heat alarm systems within the sampled flats installed to a suitable standard and is there a rolling programme of checks in place to include those not sampled? (Grade D LD3 minimum standard)</p>	Yes
<p>Comment: A Grade D smoke alarm was noted within the entrance hallway of sample flat 83. No access to other flats.</p>	
<p>Recommendation: Flats not sampled at the time of this inspection should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS5839-6:2014.</p>	No image available
Priority: Med	Known Quantity: 0 Potential Quantity: 93 Action ID: 101778

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

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

Q. Limiting Fire Spread

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

<p>Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings)</p>	Yes
<p>Comment: Compartmentation appears to be adequate (subject to recommendations which may be noted elsewhere in this report)</p>	

Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?				Not Known
<p>Comment: No access was possible to check fire resistance and firestopping within services risers as no access was provided. The heating pipe penetrations through the floor slabs are sealed with expanding foam, fire resistance not known. The gas riser is redundant (no gas in building), but no access was possible to check floor penetrations and the construction of the risers appears to be plywood.</p>				
<p>Recommendation: Management should check within services risers/shafts/ducts/cupboards as noted to confirm that they are appropriately enclosed with fire resisting construction and adequately fire-stopped. See also Q4.</p>				
Priority: Man2	Known Quantity: 0	Potential Quantity: 62	Action ID: 101816	



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
<p>Comment: Expanding foam sealant noted as being used to fire stop pipe penetrations and cable runs through compartment walls.</p>				
<p>Recommendation: The foam sealant noted should be replaced with appropriate intumescent products applied to manufacturer's specifications. Firestopping around the service cable, pipe or duct (as noted) should be fitted to provide 60 minutes fire rating. See also Q4.</p>				
Priority: B	Known Quantity: 4	Potential Quantity: N/A	Action ID: 118206	




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)				No
<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. The hopper door on the fifteenth floor is slightly twisted and not sealing fully. There is a fusible link at the base of the chute and all refuse chute lobbies have permanent ventilation.</p>				
<p>Recommendation: The defective hopper door to the waste chute should be repaired/replaced as required.</p>				
Priority: B	Known Quantity: 1	Potential Quantity: N/A	Action ID: 101817	



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: The electrical intake/meter enclosure did not appear to be adequately fire-resisting. There were several cable penetrations with inadequate or missing fire stopping.	

Recommendation: The hole/s noted should be sealed to provide 60 minutes fire resistance.				
<table border="1"> <tr> <td>Priority: B</td> <td>Known Quantity: 4</td> <td>Potential Quantity: N/A</td> <td>Action ID: 101818</td> </tr> </table>		Priority: B	Known Quantity: 4	Potential Quantity: N/A
Priority: B	Known Quantity: 4	Potential Quantity: N/A	Action ID: 101818	


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. Fan in wall of Caretaker's room connects with plant room corridor only. Acceptable.	

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 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 composite panels under the windows meets Building Regulations requirements with regards to limited combustibility and surface fire spread properties.				
Priority: Med	Known Quantity: 0	Potential Quantity: 1	Action ID: 101819	

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:- caretaker's room and lift motor room not accessible to residents. None in residential common areas.				

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 satisfactorily when tested.				

<p>Question - S.2: Is the building provided with a fire mains system? (Dry or wet riser etc.)</p>	<p>Yes</p>
<p>Comment: The building is provided with a fire mains:- dry rising main, inlet beside the main entrance, outlets in each lift lobby and the sixteenth floor (no lift at the sixteenth floor).</p>	
<p>Question - S.3: Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift)</p>	<p>Yes</p>
<p>Comment: The building is provided with lifts used for fire safety purposes:- 2 firefighters' lifts, both lift cars calling at all floors except the sixteenth.</p>	
<p>Question - S.4: Is the building provided with disabled evacuation aids? (Evacuation chairs, sheets, mats or sledges etc.)</p>	<p>No</p>
<p>Comment: The building has no apparatus for the evacuation of people with disabilities.</p>	
<p>Question - S.5: Is a sprinkler system provided within the building? (provide details of type and extent)</p>	<p>No</p>
<p>Comment: No sprinkler system is provided within the building.</p>	
<p>Question - S.6: Are hose reels provided within the building?</p>	<p>No</p>
<p>Comment: Hose reels are not provided within the building.</p>	
<p>Question - S.7: Is any other relevant fire safety system or equipment installed? [1] (state type of system and comment as necessary)</p>	<p>No</p>
<p>Comment: There are no other relevant fire safety systems or equipment installed.</p>	

Fire Safety Management

T. Procedures and Arrangements

Question - T.1: Please CONFIRM the Property Designation	A designation other than General Needs (5 Storeys and under)		
Comment: General needs, 17 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 (the Caretaker had to leave).			
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: Med	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 101821
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 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 Known
Comment: It is not known if liaison with the local Fire and Rescue Service takes place.	

Recommendation: Management should confirm/ensure appropriate liaison takes place with the local Fire and Rescue Service and that familiarisation visits are carried out. Records of all engagement should be kept on-site or in a central database.	No image available
Priority: Man2	Known Quantity: N/A
Potential Quantity: N/A	Action ID: 101822

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?	Yes
Comment: Management confirm that regular inspection, testing and servicing is being carried out.	
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?	Not Known
Comment: Log book not available, Caretaker had to leave.	
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: Med	Known Quantity: N/A Potential Quantity: N/A Action ID: 101823

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 training records are held centrally.	
Question - W.4: Are routine in-house fire safety checks recorded?	Yes
Comment: Management confirm that routine in-house fire safety checks are recorded.	
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: 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.13: Are drop key override switch facilities inspections, tests and services recorded?	Yes
Comment: Management confirm that records of regular inspection, testing and/or servicing of the system are held centrally.	
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)

No

Comment: There were no gas installations within the building

Z. Other Issues

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

Yes

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

BAFE Certificate



Part 1a	Name & Address of Certificated Organisation: Savills (UK) Ltd, 33 Margaret Street, London, W1G 0JD
Part 1b	BAFE registration number of Issuing Certificated Organization: NSI00539
Part 2	Name of client: Northwards Housing
Part 3a	Address of premises for which the fire risk assessment was carried out: 1-94 Rusland Court Broadmoss Drive Manchester M9 7HS
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

