

Fire Risk Assessment

Property assessed: 1-62 Sanderson Court Redbrook Avenue Manchester M40 8QJ

Client: Northwards Housing

UPRN: 649500000B0

Property Classification: Level 1

Document Print Date: 02/12/2019



FRA Inspection Date: 06/11/2018
FRA Issued to Client: 30/11/2018
FRA valid to: 30/11/2019
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Contents



- 1 Executive Summary
 - 1.1 Compliance and Risk Record
 - 1.2 Recommendation Summary
 - 1.3 Evacuation Strategy
- 2 Action Plan
 - 2.1 Recommendations from this Assessment
- 3 Introduction and Scope
 - 3.1 Limitations
 - 3.2 Legislation
 - 3.3 Risk Level
 - 3.4 Recommendation Priorities
- 4 Property Details
- 5 FRA Questionnaire
- 6 BAFE Certificate

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	06/11/2018
Date of Assessment issue to Client	30/11/2018

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

1.2 Recommendation Summary

Priority	Number of recommendations not complete		
	From previous assessments	At time of assessment	At report print date
U	0	0	0
A	0	6	6
B	0	6	6
C	0	7	7
R	0	1	1
Man1	0	1	1
Man2	0	12	12



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	B.3	Comment: There was evidence of smoking in the common area in the form of cigarette butts and burns. 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.	
Section	Smoking Policies		
Action ID	111493		
Quantity		Due Date: 04/12/2019 Client Status: Assigned	
- Known	N/A		
- Potential	N/A		
Question	L.2	Comment: Fire rated flat entrance doors and frames appear to be in good condition, except flat 3 door frame is damaged. See also L1. Recommendation: The door to flat 3 (if necessary) and the frame should be replaced with a FD30S self-closing fire door and frameset.	
Section	Flat Entrance/Residents' Bedroom/Bedst: Doors		
Action ID	111834		
Quantity		Due Date: 31/03/2020 Client Status: Assigned	
- Known	1		
- Potential	N/A		
Question	L.3	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). Flat 48 entrance door appears to have non-fire rated glazing. Recommendation: Flat 48, E1 30 (30-minutes integrity and insulation) fire resisting glazing (and associated glazing channel and beading) should be installed in the flat entrance door(s) as noted. (Unless it can be confirmed by certification that the existing glazing is appropriately fire rated.)	
Section	Flat Entrance/Residents' Bedroom/Bedst: Doors		
Action ID	118665		
Quantity		Due Date: 31/03/2020 Client Status: Assigned	
- Known	1		
- Potential	N/A		
Question	L.4	Comment: Very few fanlights were visible due to the boxing-in of the communal heating pipes, which appear to enter the flats above the doors where the fanlights would be (see question Q2). Of those visible the fanlights appeared to be timber. Recommendation: 30-minute fire resisting material should be installed in the fanlights to the doors 1, 2, 10 and 46.	
Section	Flat Entrance/Residents' Bedroom/Bedst: Doors		
Action ID	111844		
Quantity		Due Date: 31/03/2020 Client Status: Assigned	
- Known	4		
- Potential	N/A		
Question	L.4		

Question	L.8	Comment: The letterbox fitted to flat 18 entrance door is defective, no external flap.	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	111862		
Quantity		Recommendation: The letterbox to flat 18 entrance doors as noted should be replaced with a fire rated letterbox.	
- Known	1		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned
Question	M.2	Comment: All common area fire rated fire doors appear to be in good condition except for the stairs door on the fourth floor.	
Section	Common Area Fire Doors		
Action ID	112086		
Quantity		Recommendation: The fourth floor stairs fire door should be replaced with an FD30S self-closing fire door.	
- Known	1		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned
Question	O.1	Comment: No Fire Action Notices were displayed within the common areas.	
Section	Fire Safety Signs and Notices		
Action ID	112011		
Quantity		Recommendation: Fire action notices advising of the 'Stay Put' evacuation policy should be provided in every flat/lift lobby.	No image available
- Known	13		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned
Question	O.3	Comment: Directional and exit signage is not considered adequate. Although there is a single egress route, the primary egress and access route is via the lifts. Most of the exit signs have been removed from the stairs and some from the doors to lobbies and/or stairs.	
Section	Fire Safety Signs and Notices		
Action ID	112059		
Quantity		Recommendation: Replace the exit signage on the stairs and those flat/lift lobby and stair doors where the signage is missing.	
- Known	15		
- 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 fire stopping.	
Section	Limiting Fire Spread		
Action ID	112126		
Quantity		Recommendation: The hole/s noted should be sealed with a suitable fire-stopping material such as an intumescent paste. Period of fire resistance required is 60 minutes.	
- Known	10		
- Potential	10		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned



Question	Q.9	Comment: Compartmentation would not appear to be adequate. Flats 1 and 2 appear to have ventilation into the lobby.	
Section	Limiting Fire Spread		
Action ID	112132		
Quantity		Recommendation: The ventilation grills in flats 1 and 2 should be sealed with a suitable fire-stopping material. Period of fire resistance required is 60 minutes.	
- Known	2		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.10	Comment: It would not appear that wall and/or ceiling linings are appropriate to limit fire spread. The casings for the communal heating system is constructed of chipboard and communicates with flats through the entrance door fanlights (fire resistance unknown) The exterior finish is not appropriate and the internal finish could provide a direct route for fire spread between flats.	
Section	Limiting Fire Spread		
Action ID	112151		
Quantity		Recommendation: The existing communal heating pipes casings should be replaced with fire resisting board systems to provide a minimum of 60 minutes fire resistance and a surface lining classification of Class 0.	
- Known	13		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	Y.2	Comment: The gas risers in the flat/lift lobbies appear to be constructed of mineral board but have permanent vents fitted.	
Section	Gas Services		
Action ID	112207		
Quantity		Recommendation: The mains gas pipework/and or meter apparatus located within the common escape route as noted should be enclosed to 30 minutes fire resisting standard and any vents provided should not open into the common areas.	
- Known	1		
- Potential	1		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	Y.3	Comment: Riser ventilation is via vents in fire doors	
Section	Gas Services		
Action ID	124125		
Quantity		Recommendation: Recommend all riser cupboards doors (fitted with vents for the gas system) are replaced with 30 minute lockable fire doors.	
- Known	26		
- 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	No image available
Section	Means of Escape		
Action ID	111501		
Quantity		Recommendation: Management should encourage tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. A contact reference for this assistance should be added to the fire action notices for the premises.	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned




Question	L.1	Comment: Flat entrance doors/frames are a mix of original 'notional' timber fire doors and replacement composite fire doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). There appears to be gaps infilled with intumescent foam around the door to flat Flat 40 which may be indicative of other composite doors in the block.		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	111826			
Quantity		Recommendation: As flat entrances have been fitted with composite doorsets, MHCLG advise that these should have test evidence demonstrating they meet the performance requirement in Building Regulations guidance for fire resistance and smoke control from both sides. Management should confirm that suitable fire door test certificates are held and that these relate to the doors fitted. If adequacy cannot be confirmed it may be necessary for doorsets to be replaced under a risk-based programme.		No image available
- Known	0			
- Potential	32			
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). There appears to be gaps infilled with intumescent foam around the door to flat Flat 40 which may be indicative of other composite doors in the block.		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	118663			No image available
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	32			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	L.6	Comment: Sampled flats 10 and 42 entrance doors were fitted with adequate self-closing devices. No access to other flats.		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	111846			No image available
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	60			
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 42 entrance door, and intumescent strips only to flat 10. No access to other flats.		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	111850			No image available
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	60			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	

Question	P.5	Comment: Grade D smoke alarms were noted within the entrance hallways of sample flats 10 and 42, however flat 10 relied on a battery alarm because the grade D alarm was faulty. No access to other flats.
Section	Means of Giving Warning in Case of Fire	
Action ID	112077	
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	60	
Priority	Man2	Due Date: 27/12/2020 Client Status: Assigned
Question	Q.2	Comment: It was not possible to sample inspect the hidden voids in the casings for the communal heating pipes in the flat/lift lobbies and the refuse chute lobbies without causing damage or requiring opening up.
Section	Limiting Fire Spread	
Action ID	112083	
Quantity		Recommendation: A sample check should be made of the boxed-in services ductwork to confirm that the construction is adequately fire resisting and that compartmentation behind has not been compromised at services penetrations etc.
- Known	0	
- Potential	24	
Priority	Man2	Due Date: 27/12/2020 Client Status: Assigned
Question	Q.3	Comment: The services riser/cupboards sampled did not appear to be adequately fire resisting and/or fire-stopped. Cables exiting the electrical risers into the heating pipe casings did not appear to be adequately fire stopped.
Section	Limiting Fire Spread	
Action ID	112116	
Quantity		Recommendation: Management should check within electrical services risers to confirm that they are appropriately enclosed with fire resisting construction and adequately fire-stopped.
- Known	0	
- Potential	6	
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 composite panels beneath windows met the requirements of the Building Regulations with regards to limited combustibility and surface fire spread requirements.
Section	Limiting Fire Spread	
Action ID	112156	
Quantity		Recommendation: Management should confirm that the external composite panels beneath 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.4	Comment: Documented procedures for residents and staff in event of a fire were not seen during the inspection. See O.1
Section	Procedures and Arrangements	
Action ID	112165	
Quantity		Recommendation: Management should confirm/ensure that appropriate documented Fire Safety procedures are in place to cover both resident and staff actions in event of a fire (Fire Action Notices).
- Known	N/A	
- Potential	N/A	
Priority	Man2	Due Date: 27/12/2020 Client Status: Assigned

No image available



No image available

Question	T.10	Comment: It is not known if liaison with the local Fire and Rescue Service takes place.		No image available
Section	Procedures and Arrangements			
Action ID	112169			
Quantity		Recommendation: Management should confirm/ensure appropriate liaison takes place with the local Fire and Rescue Service and that familiarisation visits are carried out. Records of all engagement should be kept on-site or in a central database.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	W.1	Comment: No log book was available on site during the inspection (emergency lighting log book only).		No image available
Section	Records			
Action ID	112186			
Quantity		Recommendation: Management should confirm/ensure that a fire safety log book is provided to enable recording as required of all relevant fire safety events such as fire drills, routine checks, Fire and Rescue Service visits, fire safety systems testing, staff training etc. as appropriate.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	B.4	Comment: Additional 'No Smoking' signage is required to cover all flat/lift lobbies, several were missing.		
Section	Smoking Policies			
Action ID	111494			
Quantity		Recommendation: Additional 'No Smoking' signage should be provided in the lift lobbies.		
- Known	10			
- Potential	N/A			
Priority	C	Due Date: 04/06/2021	Client Status: Assigned	
Question	L.7	Comment: No intumescent strips and cold smoke seals were fitted to sampled flat 42 entrance door, and intumescent strips only to flat 10. No access to other flats.		
Section	Flat Entrance/Residents' Bedroom/Bedsit: Doors			
Action ID	111849			
Quantity		Recommendation: Intumescent strips and smoke seals should be fitted to the doors of flats 10 and 42.		
- Known	2			
- Potential	N/A			
Priority	C	Due Date: 04/06/2021	Client Status: Assigned	
Question	M.6	Comment: Common area fire doors are provided with adequate intumescent strips, but no smoke seals.		
Section	Common Area Fire Doors			
Action ID	112006			
Quantity		Recommendation: The ground floor caretaker's room and laundry fire doors should be fitted with intumescent strips and smoke seals. It is not considered necessary to have smoke seals to electric riser, stair, refuse chute lobby and flat/lift lobby doors due to the well ventilated nature of their locations.		
- Known	2			
- Potential	N/A			
Priority	C	Due Date: 04/06/2021	Client Status: Assigned	

Question	O.2	<p>Comment: Fire door signage is not considered adequate. No fire door signage was fitted to the electric riser doors, the refuse chute lobby doors, the caretaker's room, main electrics or laundry.</p>	
Section	Fire Safety Signs and Notices		
Action ID	112043		
Quantity			
- Known	29	<p>Recommendation: Provide 'Fire door keep locked' signs to the outside of the lift motor room door, electric riser doors, the caretaker's room and main electrics, and 'Fire door keep shut' notices to the refuse chute lobby and both sides of the laundry fire doors as noted.</p>	
- Potential	N/A		
Priority	C		
Due Date:	04/06/2021		
Question	O.4	<p>Comment: 'In event of fire do not use lifts' signage has not been provided adjacent to the doors to the lift at each floor level.</p>	<p>No image available</p>
Section	Fire Safety Signs and Notices		
Action ID	112060		
Quantity			
- Known	13	<p>Recommendation: Provide 'In event of fire do not use lifts' signage adjacent to the doors to the lift at each floor level.</p>	
- Potential	N/A		
Priority	C		
Due Date:	04/06/2021		
Question	O.5	<p>Comment: The 'dry riser inlet' sign is illegible and there are no signs to highlight the location and method of operation of the ground floor exit push-buttons and green break-glass override.</p>	
Section	Fire Safety Signs and Notices		
Action ID	112063		
Quantity			
- Known	1	<p>Recommendation: Provide a 'Dry Riser Inlet' sign.</p>	
- Potential	N/A		
Priority	C		
Due Date:	04/06/2021		
Question	O.5	<p>Comment: The 'dry riser inlet' sign is illegible and there are no signs to highlight the location and method of operation of the ground floor exit push-buttons and green break-glass override.</p>	
Section	Fire Safety Signs and Notices		
Action ID	112064		
Quantity			
- Known	3	<p>Recommendation: Provide signs to highlight the location and method of operation of the ground floor exit push-buttons and green break-glass override.</p>	
- Potential	N/A		
Priority	C		
Due Date:	04/06/2021		
Question	P.5	<p>Comment: Grade D smoke alarms were noted within the entrance hallways of sample flats 10 and 42, however flat 10 relied on a battery alarm because the grade D alarm was faulty. No access to other flats.</p>	
Section	Means of Giving Warning in Case of Fire		
Action ID	112076		
Quantity			
- Known	1	<p>Recommendation: A Grade D LD3 smoke alarm system to BS5839-6:2013 should be installed in flat 10.</p>	
- Potential	N/A		
Priority	R		
Due Date:	N/A		

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

3.3 Risk Level

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

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

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

3.4 Recommendation Priorities

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

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

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

4 Property Details



UPRN	64950000B0
Number Range	1-62
Building Name	Sanderson Court
Street Number	
Street	Redbrook Avenue
City/Town	Manchester
Postcode	M40 8QJ
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	13
Total No. of Floors (common area only)	13
Total No. of Storeys (ground and above)	13
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	A 13 storey purpose built block of 62 flats. Ground floor has flats 1 and 2, laundry, pump room, main electrical intake and caretaker's room. The boiler room and the lift motor room are in the roof space. The bin store is on the ground floor accessed externally. 5 flats are on each floor within a lobby that also houses 2 lifts. The single stairs are accessed via an open lobby with the electrical riser and the refuse chute lobby.
Extent of Common Areas (area assessed)	All ground floor except flats 1 and 2. Single stairs from ground floor to twelfth floor. Flat/lift lobbies on all upper floors. Open stair lobbies and refuse chute lobbies on all floors. Roof top lift motor room and boiler room.
Areas of the building to which access was not available.	All flats except flats 10 and 42.
Total number of Flats/Bedsits/Bedrooms (as applicable)	62
Number accessed off the Common Area	62
Flats/Bedsits/Bedrooms sample inspected	Flats 10 and 42.
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	4
Block Accessibility	Level
Total No. of Common Staircases	1

Construction Information	
Construction Type	Concrete Frame
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1960
Floor Construction Type	Concrete

Construction Information	
Stair Construction Type	Concrete
External Wall Construction Type	Precast Concrete Panels
External Wall Finish Type	Brick
Other Construction Information	Composite panels beneath windows. Pitched steel roof added to original flat roof.

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	Caretaker available 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	Peter Norman, Caretaker, Paul O'Leary, Flat 10, Mr. Norman, Rep
Number of Residents	Assumed to be two residents per flat
-Comments	Exact numbers not known
Number of Employees	Staff on site during working hours - see comment
-Comments	Number of staff is:- Caretaker available office hours, however also looks after other blocks.
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	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:- 17/04/2018.	

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

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

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

B. Smoking Policies

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

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

Question - B.3: Does the policy in relation to smoking appear to be observed?	No
Comment: There was evidence of smoking in the common area in the form of cigarette butts and burns.	
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: Man1	Known Quantity: N/A Potential Quantity: N/A Action ID: 111493



Question - B.4: Is there adequate provision of at least one legible 'No Smoking' sign covering the common area?	No
Comment: Additional 'No Smoking' signage is required to cover all flat/lift lobbies, several were missing.	
Recommendation: Additional 'No Smoking' signage should be provided in the lift lobbies.	
Priority: C	Known Quantity: 10 Potential Quantity: N/A Action ID: 111494



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. Excess capacity was stored away from the building.	
Question - C.3: Are bins adequately secured at or within their storage location? (Please state how bins are secured)	Yes
Comment: Paladin/Wheelie bins were stored in an integral bin storage room at the time of inspection. Excess capacity was stored away from the building.	
Question - C.4: Is fire load close to the premises minimised?	Yes
Comment: There was no unnecessary fire load noted close to the building at the time of inspection.	

D. Space Heating

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

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

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

Question - F.3: From visual inspection, does the lightning protection system appear to be in good condition?	Yes
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Comment: The visible parts of the lightning protection system appear to be intact and in good condition from visual inspection

G. House-Keeping

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

Question - G.2: Are combustible items kept clear from sources of ignition such as electrical equipment?	Yes
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Comment: The electrical intake/meter cupboard was clear of combustible storage at the time of inspection.

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

Question - G.4: Are escape routes kept clear of any trip hazards?	Yes
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Comment: The common escape routes were kept clear of any trip hazards at the time of inspection

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

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

H. Contractors

Question - H.1: Are fire safety conditions imposed on outside contractors when working on the premises?	Yes
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Comment: Northwards Housing advise that fire safety conditions are imposed on outside contractors when working on the premises.

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

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	
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. There are no latches on the lobby or stair 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: Management confirmed that the access control system fails safe (i.e. releases) if the power supply is interrupted.	
Question - K.8: Do final exits open in the direction of escape where necessary?	Yes
Comment: Doors on escape routes open in the direction of escape.	

<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. Escape route separation is not required.</p>			
<p>Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required?</p>	<p>Not Applicable</p>		
<p>Comment: No corridors requiring cross-corridor fire doors were noted in the property.</p>			
<p>Question - K.13: Do escape routes lead to a place of safety?</p>	<p>Yes</p>		
<p>Comment: Escape routes lead to a place of safety</p>			
<p>Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)</p>	<p>Yes</p>		
<p>Comment: The stairs and stair lobbies are provided with adequate permanent or manually operated ventilation openings for the control of smoke</p>			
<p>Question - K.15: Are the stairs and/or lobbies provided with an adequate automatic or remotely operated smoke ventilation system? (State provision)</p>	<p>Not Applicable</p>		
<p>Comment: See K14</p>			
<p>Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities?</p>	<p>Not Known</p>		
<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>	<p>No image available</p>		
<p>Priority: Med</p>	<p>Known Quantity: N/A</p>	<p>Potential Quantity: N/A</p>	<p>Action ID: 111501</p>

Question - K.17: Are all other means of escape issues satisfactory? [1] Yes

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

Question - K.19: What is the current evacuation strategy for the property? Stay Put

Comment: The current evacuation strategy is "Stay Put". There were no fire action notices.

Question - K.20: Is the current evacuation strategy for the property considered appropriate? Yes

Comment: The property is a purpose built block with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.

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

Comment :

L. Flat Entrance/Residents' Bedroom/Bedsit Doors

Question - L.1: Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors) Not Known

Comment: Flat entrance doors/frames are a mix of original 'notional' timber fire doors and replacement composite fire doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). There appears to be gaps infilled with intumescent foam around the door to flat Flat 40 which may be indicative of other composite doors in the block.

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


No image available


Priority: **Man2** Known Quantity: 0 Potential Quantity: 32 Action ID: 111826


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: 32 Action ID: 118663


Question - L.2: Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?				No
Comment: Fire rated flat entrance doors and frames appear to be in good condition, except: flat 3 door frame is damaged. See also L1.				
Recommendation: The door to flat 3 (if necessary) and the frame should be replaced with a FD30S self-closing fire door and frameset.				
Priority: A	Known Quantity: 1	Potential Quantity: N/A	Action ID: 111834	
				


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). Flat 48 entrance door appears to have non-fire rated glazing.				
Recommendation: Flat 48, E1 30 (30-minutes integrity and insulation) fire resisting glazing (and associated glazing channel and beading) should be installed in the flat entrance door(s) as noted. (Unless it can be confirmed by certification that the existing glazing is appropriately fire rated.)				
Priority: A	Known Quantity: 1	Potential Quantity: N/A	Action ID: 111865	
				

Question - L.4: Are fanlights above flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?				Not Known
Comment: Very few fanlights were visible due to the boxing-in of the communal heating pipes, which appear to enter the flats above the doors where the fanlights would be (see question Q2). Of those visible the fanlights appeared to be timber.				
Recommendation: 30-minute fire resisting material should be installed in the fanlights to the doors 1, 2, 10 and 46.				
Priority: A	Known Quantity: 4	Potential Quantity: N/A	Action ID: 111844	
				

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 10 and 42 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: 60	Action ID: 111846	

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?				No
Comment: No intumescent strips and cold smoke seals were fitted to sampled flat 42 entrance door, and intumescent strips only to flat 10. No access to other flats.				
Recommendation: Intumescent strips and smoke seals should be fitted to the doors of flats 10 and 42.				
Priority: C	Known Quantity: 2	Potential Quantity: N/A	Action ID: 111849	
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.				No image available
Priority: Man2	Known Quantity: 0	Potential Quantity: 60	Action ID: 111850	

Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)				No
Comment: The letterbox fitted to flat 18 entrance door is defective, no external flap.				
Recommendation: The letterbox to flat 18 entrance doors as noted should be replaced with a fire rated letterbox.				
Priority: A	Known Quantity: 1	Potential Quantity: N/A	Action ID: 111862	

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 FD30 fire doors) (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?		No
Comment: All common area fire rated fire doors appear to be in good condition except for the stairs door on the fourth floor.		
Recommendation: The fourth floor stairs fire door should be replaced with an FD30S self-closing fire door.		
Priority: A	Known Quantity: 1	
Action ID: 112086		
Question - M.3: Is all glazing to common area fire doors appropriately fire rated?		Not Applicable
Comment: There are no glazed common area fire doors in this property		
Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated?		Yes
Comment: Fanlights/side panels to flat/lift lobby, stairs and refuse chute lobby fire doors appears to be appropriately fire rated.		
Question - M.5: Are common area fire door sets fitted with adequate self-closing devices where required?		Yes
Comment: Common area fire doors are fitted with adequate self-closing devices, or locked shut, where required.		
Question - M.6: Are intumescent strips and smoke seals provided to common area fire doors?		No
Comment: Common area fire doors are provided with adequate intumescent strips, but no smoke seals.		
Recommendation: The ground floor caretaker's room and laundry fire doors should be fitted with intumescent strips and smoke seals. It is not considered necessary to have smoke seals to electric riser, stair, refuse chute lobby and flat/lift lobby doors due to the well ventilated nature of their locations.		
Priority: C	Known Quantity: 2	
Action ID: 112006		

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

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

N. Emergency Lighting

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


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


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

O. Fire Safety Signs and Notices

Question - O.1: Is there adequate provision of fire action notices within the common areas? (Consider recommended evacuation strategy; unsuitability of generic notices and location/visibility of any notices provided)	No
Comment: No Fire Action Notices were displayed within the common areas.	

Recommendation: Fire action notices advising of the 'Stay Put' evacuation policy should be provided in every flat/lift lobby.	No image available		
Priority: A	Known Quantity: 13	Potential Quantity: N/A	Action ID: 112011

<p>Question - O.2: Is fire door signage adequate? (Consider 'Fire door keep shut', 'Fire door keep locked shut' and 'Automatic Fire Door Keep Clear' signage. Exclude doors recommended for replacement)</p>				No
<p>Comment: Fire door signage is not considered adequate. No fire door signage was fitted to the electric riser doors, the refuse chute lobby doors, the caretaker's room, main electrics or laundry.</p>				
<p>Recommendation: Provide 'Fire door keep locked' signs to the outside of the lift motor room door, electric riser doors, the caretaker's room and main electrics, and 'Fire door keep shut' notices to the refuse chute lobby and both sides of the laundry fire doors as noted.</p>				
Priority: C	Known Quantity: 29	Potential Quantity: N/A	Action ID: 112043	

<p>Question - O.3: If required, is directional/exit signage adequate?</p>				No
<p>Comment: Directional and exit signage is not considered adequate. Although there is a single egress route, the primary egress and access route is via the lifts. Most of the exit signs have been removed from the stairs and some from the doors to lobbies and/or stairs.</p>				
<p>Recommendation: Replace the exit signage on the stairs and those flat/lift lobby and stair doors where the signage is missing.</p>				
Priority: B	Known Quantity: 15	Potential Quantity: N/A	Action ID: 112059	

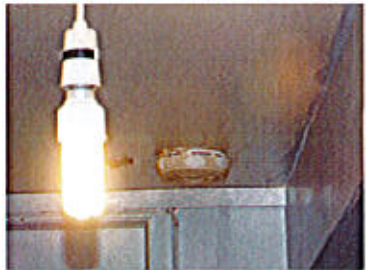
<p>Question - O.4: Are all other fire safety signs issues satisfactory? (1) (Consider lift signage, and escape door signs. 'No Smoking' signage is covered in the Smoking Policies section.)</p>				No
<p>Comment: 'In event of fire do not use lifts' signage has not been provided adjacent to the doors to the lift at each floor level.</p>				
<p>Recommendation: Provide 'In event of fire do not use lifts' signage adjacent to the doors to the lift at each floor level.</p>				
Priority: C	Known Quantity: 13	Potential Quantity: N/A	Action ID: 112060	No image available

Question - O.5: Are all other fire safety signs issues satisfactory? [2]				No
Comment: The "dry riser inlet" sign is illegible and there are no signs to highlight the location and method of operation of the ground floor exit push-buttons and green break-glass override.				
Recommendation: Provide a "Dry Riser Inlet" sign.				
Priority: C	Known Quantity: 1	Potential Quantity: N/A	Action ID: 112063	
Recommendation: Provide signs to highlight the location and method of operation of the ground floor exit push-buttons and green break-glass override.				
Priority: C	Known Quantity: 3	Potential Quantity: N/A	Action ID: 112064	



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				


<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>				No
<p>Comment: Grade D smoke alarms were noted within the entrance hallways of sample flats 10 and 42, however flat 10 relied on a battery alarm because the grade D alarm was faulty. No access to other flats.</p>				
<p>Recommendation: A Grade D LD3 smoke alarm system to BS5839-6:2013 should be installed in flat 10.</p>				
Priority: 3	Known Quantity: 1	Potential Quantity: N/A	Action ID: 112076	
<p>Recommendation: Flats not sampled at the time of this inspection should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS5839-6:2014.</p>				
Priority: Man2	Known Quantity: 0	Potential Quantity: 60	Action ID: 112077	No image available


<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>				

Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings)				Not Known
Comment: It was not possible to sample inspect the hidden voids in the casings for the communal heating pipes in the flat/lift lobbies and the refuse chute lobbies without causing damage or requiring opening up.				
Recommendation: A sample check should be made of the boxed-in services ductwork to confirm that the construction is adequately fire resisting and that compartmentation behind has not been compromised at services penetrations etc.				
Priority: Man2	Known Quantity: 0	Potential Quantity: 24	Action ID: 112083	

Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?				No
Comment: The services riser/cupboards sampled did not appear to be adequately fire resisting and/or fire-stopped. Cables exiting the electrical risers into the heating pipe casings did not appear to be adequately fire stopped.				
Recommendation: Management should check within electrical services risers to confirm that they are appropriately enclosed with fire resisting construction and adequately fire-stopped.				
Priority: Man2	Known Quantity: 0	Potential Quantity: 6	Action ID: 112116	

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)				Yes
Comment: Access from the common areas was not possible to check firestopping around services exiting risers/cupboards for the ventilation and drainage from flats. Previous Type 4 inspection completed however				

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

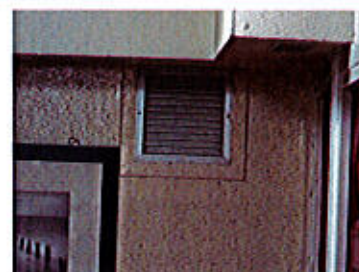
Question - Q.6: Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?				Not Applicable
Comment: There were no roof voids noted above the common areas - the building has a concrete flat roof with a lightweight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

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 fire stopping.				
Recommendation: The hole/s noted should be sealed with a suitable fire-stopping material such as an intumescent paste. Period of fire resistance required is 60 minutes.				
Priority: B	Known Quantity: 10	Potential Quantity: 10	Action ID: 112126	



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.)				No
Comment: Compartmentation would not appear to be adequate. Flats 1 and 2 appear to have ventilation into the lobby.				
Recommendation: The ventilation grills in flats 1 and 2 should be sealed with a suitable fire-stopping material. Period of fire resistance required is 60 minutes.				
Priority: B	Known Quantity: 2	Potential Quantity: N/A	Action ID: 112132	




Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread?				No
Comment: It would not appear that wall and/or ceiling linings are appropriate to limit fire spread. The casings for the communal heating system is constructed of chipboard and communicates with flats through the entrance door fanlights (fire resistance unknown) The exterior finish is not appropriate and the internal finish could provide a direct route for fire spread between flats.				
Recommendation: The existing communal heating pipes casings should be replaced with fire resisting board systems to provide a minimum of 60 minutes fire resistance and a surface lining classification of Class 0.				
Priority: B	Known Quantity: 13	Potential Quantity: N/A	Action ID: 112151	



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 composite panels beneath 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 beneath windows meets Building Regulations requirements with regards to limited combustibility and surface fire spread properties.				
<table border="1"> <tr> <td>Priority: Man2</td> <td>Known Quantity: 0</td> <td>Potential Quantity: 1</td> <td>Action ID: 112156</td> </tr> </table>		Priority: Man2	Known Quantity: 0	Potential Quantity: 1
Priority: Man2	Known Quantity: 0	Potential Quantity: 1	Action ID: 112156	

Question - Q.14: Are all other fire spread/compartimentation issues satisfactory? [1]	Yes
Comment: There were no other fire spread/compartimentation 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:- plant 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 they are in non-residential areas only where staff/contractors are expected to be trained in their safe usage.	

Question - R.3: Is the existing provision of portable fire extinguishers considered adequate for the building (type, number, location etc.)?	Yes
Comment: The provision of portable extinguishers is considered adequate for the risks present.	

Question - R.4: Are all fire extinguishing appliances suitably located and readily accessible? Yes

Comment: All the fire extinguishing appliances provided are appropriately located and readily accessible.

S. Other Fire Safety Systems and Equipment

Question - S.1: Is the building provided with drop key override switch facilities for Fire and Rescue Service access? Yes

Comment: A drop key override switch facility is provided which worked satisfactorily when tested.

Question - S.2: Is the building provided with a fire mains system? (Dry or wet riser etc.) Yes

Comment: The building is provided with a fire mains:- Dry rising fire main with the inlet beside the main entrance and outlets in the roof space and each flat/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, both calling at all 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, 13 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?	Yes
Comment: The fire safety arrangements are a work in progress.	
Question - T.4: Are there appropriate procedures in place in the event of fire and are these documented?	No
Comment: Documented procedures for residents and staff in event of a fire were not seen during the inspection. See O.1	
Recommendation: Management should confirm/ensure that appropriate documented Fire Safety procedures are in place to cover both resident and staff actions in event of a fire (Fire Action Notices).	No image available
Priority: Med	Known Quantity: N/A Potential Quantity: N/A Action ID: 112165
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?	Not Applicable
Comment: There is no staff presence in the building except for occasional attendance.	

Question - T.9: Are staff nominated to assist with evacuations in the event of fire?	Not Applicable
Comment: There is no staff presence in the building except for occasional attendance.	

Question - T.10: Is there appropriate liaison with the local Fire and Rescue Service?	Not Known
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: Med	Known Quantity: N/A Potential Quantity: N/A Action ID: 112169

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. Management are aware of the problem with intruders (see questions B3 and O3).	

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

V. Testing and Maintenance

Question - V.2: Is the common area emergency lighting system tested and serviced in accordance with relevant guidance?	Yes
Comment: There was evidence available on-site to confirm that regular inspection, testing and servicing is being carried out.	

Question - V.3: Are all fire extinguishers tested and serviced in accordance with relevant guidance?	Yes
Comment: 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 (including drop key switches) 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 advise that access control systems (including drop key switches) are inspected, tested and serviced in accordance with relevant guidance, and records held on a central database.	
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 (emergency lighting log book only).	
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: 112186
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 were stored on a central database.	
Question - W.4: Are routine in-house fire safety checks recorded?	Yes
Comment: Management confirm that routine in-house fire safety checks records were stored on a central database.	
Question - W.6: Are emergency lighting system inspections, tests and servicing recorded?	Yes
Comment: There were records on site of regular inspection, testing and/or servicing of the system installed.	
Question - W.7: Are records kept of the fire extinguisher inspections, tests and servicing?	Yes
Comment: There were records on site of regular inspection, testing and/or servicing of the system installed.	
Question - W.8: Are fire mains inspections, tests and services recorded?	Yes
Comment: There were records on site of regular inspection, testing and/or servicing of the system installed.	
Question - W.9: Are records kept of the lightning protection system inspections, tests and servicing?	Yes
Comment: 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 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. Gas fired communal heating boilers in the roof space, gas boiler and condemned gas fired tumble dryer in the laundry. Some flats continue to use gas cookers.	

Question - Y.2: Are the fixed gas installations within the common areas adequately enclosed in fire resisting construction where required?	No
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Comment: The gas risers in the flat/lift lobbies appear to be constructed of mineral board but have permanent vents fitted.

Recommendation: The mains gas pipework/and or meter apparatus located within the common escape route as noted should be enclosed to 30 minutes fire resisting standard and any vents provided should not open into the common areas.



Priority: B Known Quantity: 1 Potential Quantity: 1 Action ID: 112207

Question - Y.3: Is the location and routing of the fixed gas installations within the common areas considered adequate? (Consider proximity to electrical services)	No
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Comment: Riser ventilation is via vents in fire doors

Recommendation: Recommend all riser cupboards doors (fitted with vents for the gas system) are replaced with 30 minute lockable fire doors.



Priority: B Known Quantity: 26 Potential Quantity: N/A Action ID: 124125

2. Other Issues

Question - 2.1: 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: 1-62 Sanderson Court Redbrook Avenue Manchester M40 8QJ
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

