

## Fire Risk Assessment

Property assessed: 1-58 Sandyhill Court Sandyhill  
Road Manchester M9 8JR

Client: Northwards Housing

UPRN: 653620000B0

Property Classification: Level 1

Document Print Date: 02/12/2019



FRA Inspection Date: 12/11/2018  
FRA Issued to Client: 30/11/2018  
FRA valid to: 30/11/2019  
FRA completed by: Savills (UK) Ltd,  
33 Margaret Street, London W1G 0JD  
T: 020 7409 8737  
E: [fireriskhousing@savills.com](mailto:fireriskhousing@savills.com)





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Please Note - The Action Plan within this report will update to reflect the status of each recommendation as at the date on which the report is generated. Please refer to the Document Print Date on the cover page.

# 1 Executive Summary



## 1.1 Compliance and Risk Record

Property Classification	Level 1
BAFE SP205 -1 Certificate Number	Refer to Master Property List
Responsible Person	Northwards Housing
Assessment Completed by	Neill Cook
Assessment Checked by	John Herbison
Date of inspection	12/11/2018
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
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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	4	4
B	0	6	6
C	0	4	4
R	0	0	0
Man1	0	3	0
Man2	0	23	23

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. Provide actions detailed in the Fire Risk Assessment are implemented within recommended timescales.
Recommended evacuation strategy for this property	Stay Put



## 2 Action Plan



### 2.1 Recommendations from this Assessment

Details		Comments/recommendations	Photo
Question	G.4	<p>Comment: There were trip hazards noted within the common escape routes at the time of inspection. There were mats in the ground floor lobby and unsuitable doormats on several floors.</p> <p>Recommendation: Trip hazards noted should be removed from the common area and the area kept clear.</p>	
Section	House-Keeping		
Action ID	115515		
Quantity			
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 01/05/2019	Client Status: Approved
Question	G.5	<p>Comment: There were hazardous materials noted in the ancillary area at the time of inspection. There was an LPG cylinder in the cupboard opposite the electrical intake.</p> <p>Recommendation: Hazardous materials noted should be removed from the ancillary area and stored appropriately.</p>	
Section	House-Keeping		
Action ID	115516		
Quantity			
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 01/05/2019	Client Status: Approved
Question	J.1	<p>Comment: Other fire hazard issues noted at the time of inspection include - There were burn marks on the internal UPVC windows within the protected staircase example shown at 11th floor.</p> <p>Recommendation: It is recommended that the risk is investigated and reviewed by management with fire safety preventative measures in mind such as CCTV. Also see action detailed in Q.10 and surface spread of flame.</p>	
Section	Other Significant Hazards		
Action ID	115521		
Quantity			
- Known	0		
- Potential	1		
Priority	Man1	Due Date: 01/05/2019	Client Status: Approved
Question	L.3	<p>Comment: The glazing to flat entrance door(s) does not appear to be appropriately fire rated. The glazing to flat 14 appears to be plain glazing also note L.1 in relation to composite doors.</p> <p>Recommendation: EI 30 (30-minutes integrity and insulation) fire resisting glazing (and associated glazing channel) and beading) should be installed in the flat entrance door(s) as noted.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	115559		
Quantity			
- Known	1		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned
Question	L.8	<p>Comment: Letterboxes fitted to flat 16, 26 &amp; 41 entrance door(s) are defective, they were missing from the doors.</p> <p>Recommendation: Letterboxes to flat entrance doors as noted should be replaced with fire rated letterboxes.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	115572		
Quantity			
- Known	3		
- 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 following FD30s doors: 1. Stair door has glazing bead missing; 2. Floor 10 & 11 excessive gap at base; 3. Service cupboard door 11th floor water damage.		
Section	Common Area Fire Doors			
Action ID	115584			
Quantity		Recommendation: The common area fire door(s) as noted 11th floor to service riser should be replaced with an FD30S lockable fire door.		
- Known	1			
- Potential	N/A			
Priority	A	Due Date: 31/03/2020	Client Status: Assigned	
Question	M.5	Comment: Not all common area fire doors are fitted with adequate self-closing devices were required - the door to the office has the self-closing device removed.		
Section	Common Area Fire Doors			
Action ID	115666			
Quantity		Recommendation: An effective self-closing device should be fitted to the common area door(s) as noted.		
- 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 following FD30s doors: 1. Stair door has glazing bead missing; 2. Floor 10 & 11 excessive gap at base; 3. Service cupboard door 11th floor water damage.		
Section	Common Area Fire Doors			
Action ID	115585			
Quantity		Recommendation: Minor joinery repairs are required to the door(s)/frame(s) noted - glazing bead replaced.		
- Known	1			
- Potential	N/A			
Priority	B	Due Date: 27/12/2020	Client Status: Assigned	
Question	Q.4	Comment: Firestopping around services exiting the ancillary area adjacent to the electric intake has examples of potential compartment breaches.		
Section	Limiting Fire Spread			
Action ID	115622			
Quantity		Recommendation: Firestopping around the service openings in blocks, holes, pipe or duct (as noted) should be infilled/fitted to provide 60 minutes fire rating.		
- Known	3			
- Potential	N/A			
Priority	B	Due Date: 27/12/2020	Client Status: Assigned	
Question	Q.6	Comment: Compartmentation would not appear to be adequate. The lift motor plant area above the 11th-floor common area is not separated by fire resisting construction where the ladder passes through the ceiling.		
Section	Limiting Fire Spread			
Action ID	115623			
Quantity		Recommendation: Provide compartmentation to the roof space as noted. Period of fire resistance required is 60 minutes.		
- Known	1			
- Potential	N/A			
Priority	B	Due Date: 27/12/2020	Client Status: Assigned	



Question	Q.7	<p>Comment: The electrical intake/meter enclosure did not appear to be adequately fire-resisting. Penetration noted in the electrical intake cupboard on the ground floor located in the caretakers ancillary room area. There is the misuse of flame retardant expansion foam.</p>	
Section	Limiting Fire Spread		
Action ID	115625		
Quantity		<p>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.</p>	
- Known	1		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.14	<p>Comment: Other fire spread/compartmentation issues noted at the time of inspection include - There are intumescent ventilation grills present from the service risers x2 each floor into the common stair. These will not prevent cold smoke entering the protected lobby to flats.</p>	
Section	Limiting Fire Spread		
Action ID	115632		
Quantity		<p>Recommendation: The ventilation grills noted should be sealed up with fire resisting construction OR replaced with new FD30s doors - period of fire resistance required is 30-minutes.</p>	
- Known	22		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.15	<p>Comment: Other fire spread/compartmentation issues noted at the time of inspection include - ventilation grill in the boiler room.</p>	
Section	Limiting Fire Spread		
Action ID	115634		
Quantity		<p>Recommendation: The ventilation grills noted should be sealed up with fire resisting construction - period of fire resistance required is 60-minutes fire resistance.</p>	
- Known	2		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	A.4	<p>Comment: No items in common areas but in ancillary areas no record to confirm that all portable electrical appliances are inspected and tested annually and a record kept. There were some items in the ancillary areas either not tested or on a 3-year cycle with equipment potentially used in the common area.</p>	
Section	Electrical Ignition Sources		
Action ID	115505		
Quantity		<p>Recommendation: Management should confirm/ensure that all portable electrical appliances in common areas are inspected and tested annually and records kept on-site or in a central database.</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	K.16	<p>Comment: There was no evidence of occupation in the building by people with disabilities at the time of inspection. The caretaker confirmed there was no-one with a disability from a telephone conversation.</p>	<p>No image available</p>
Section	Means of Escape		
Action ID	115527		
Quantity		<p>Recommendation: Management should encourage tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. A contact reference for this assistance should be added to the fire action notices for the premises.</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned



Question	L.1	Comment: Flat entrance doors/frames are a mixture of replacement composite [x15] fire doors and notional original 44mm solid wood doors or 44mm solid wood with a Georgian wire upper panel. The composite doors from observation on site are a Permadoor solid and glazed unit and consistent throughout the building. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). Flat entrance door and frames have been fitted into openings with architraves/cover-slips indicating the potential for voids behind the frame example flat 18 & 43. Further intrusive inspection is needed to confirm the adequacy of the fixings and fire stopping behind.	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	115530		
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	15		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned







Question	L.1	Comment: Flat entrance doors/frames are a mixture of replacement composite [x15] fire doors and notional original 44mm solid wood doors or 44mm solid wood with a Georgian wire upper panel. The composite doors from observation on site are a Permadoor solid and glazed unit and consistent throughout the building. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). Flat entrance door and frames have been fitted into openings with architraves/cover-slips indicating the potential for voids behind the frame example flat 18 & 43. Further intrusive inspection is needed to confirm the adequacy of the fixings and fire stopping behind.	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	118074		
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	15		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned

No image available





Question	L.6	Comment: Sampled flat 3, 7, 9 & 29 entrance door was fitted with an adequate self-closing device. No access to other flats.	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	115569		
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	54		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned





Question	L.7	Comment: Sampled flat 3, 7, 9 & 29 entrance door was fitted with intumescent strips and cold smoke seals. No access to other flats.	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	115571		
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	54		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	M.8	Comment: The following common fire door issue(s) were noted at the time of inspection:- There appear to be alterations on the 6th & 7th floors where flat entrance doors have been recessed and additional store/service created not on suited key and also a blank with no access lock or handle. Both blank and door appear to be fire doors but without access, this cannot be fully determined. The existing service cupboard on 7th appears damaged and the blank does not fully enclose the opening fully.	
Section	Common Area Fire Doors		
Action ID	115592		
Quantity		Recommendation: It is recommended that management confirm the fire resistance and appropriate design of openings into the common area as noted.	
- Known	0		
- Potential	5		
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 3, 7, 9 & 29. No access to other flats.	
Section	Means of Giving Warning in Case of Fire		
Action ID	115599		
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	54		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.2	Comment: There are boxed-in services ducts and false ceilings within the common area of unknown construction where plumbing is supplied to flats. It is not possible to check compartmentation behind without intrusive inspection to ensure the compartmentation is maintained between floors and flats to common area.	
Section	Limiting Fire Spread		
Action ID	115607		
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	58		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned



Question	Q.3	<p>Comment: There are 2 service risers on each level that pass through the height of the building with unknown compartmentation where services pass out of the shaft. There were examples where 60 minutes fire-resistance had been compromised.</p>	
Section	Limiting Fire Spread		
Action ID	115620		
Quantity		<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.</p>	
- Known	0		
- Potential	24		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.9	<p>Comment: It is presumed there is a common ventilation system that runs the height of the building with an extraction system located on the roof. The configuration is unknown.</p>	
Section	Limiting Fire Spread		
Action ID	115627		
Quantity		<p>Recommendation: Recommend further investigation is undertaken by a specialist to confirm location and condition of the common ventilation system.</p>	
- Known	0		
- Potential	1		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.10	<p>Comment: It would not appear that wall and/or ceiling linings are appropriate to limit fire spread. The staircase has the internal sections of the uPVC windows and there is the ducting to plumbing to flats.</p>	
Section	Limiting Fire Spread		
Action ID	115628		
Quantity		<p>Recommendation: Management should confirm/ensure that the wall/ceiling linings noted will achieve a surface lining classification of Class 0.</p>	
- Known	0		
- Potential	1		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.13	<p>Comment: No information was available on site to confirm if the external EWI met the requirements of the Building Regulations with regards to limited combustibility and surface fire spread requirements. There is a section to the rear of the building.</p>	
Section	Limiting Fire Spread		
Action ID	115630		
Quantity		<p>Recommendation: Management should confirm that the external EWI meets Building Regulations requirements with regards to limited combustibility and surface fire spread properties.</p>	
- Known	0		
- Potential	1		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	T.3	<p>Comment: No suitable record of the fire safety arrangements for the building was available for inspection during the inspection. There were limited records and limited overall fire safety procedures to demonstrate robust management of fire safety at the premises and understanding by the staff on site. The record located was a daily and weekly check by caretakers but limited further information.</p>	<p>No image available</p>
Section	Procedures and Arrangements		
Action ID	115639		
Quantity		<p>Recommendation: Management should confirm/ensure that a suitable documentary record of the fire safety arrangements for the building is held within the building. This should cover all arrangements for general fire safety management and should include a plan for responding in the immediate aftermath of a fire incident.</p>	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned





Question	T.4	Comment: It is not known what the procedures in event of a fire are due to an absence of information on-site. See O.1. The caretaker explained that residents would be expected to call 999 if staff were not on site, which is limited. The caretaker did explain that there is a call out to the maintenance team or Northwards staff if there was an emergency incident.		No image available
Section	Procedures and Arrangements			
Action ID	115640			
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.		
- 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.		No image available
Section	Procedures and Arrangements			
Action ID	115643			
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	T.11	Comment: Management advises that routine in-house fire safety checks are being carried out by staff. This was observed in the daily and weekly checks on other sites but no member of staff to provide documentation during the inspection as they needed to be on another site.		No image available
Section	Procedures and Arrangements			
Action ID	115644			
Quantity		Recommendation: Management should confirm/ensure that routine in-house fire safety checks are carried out on a regular basis (daily or weekly depending on building usage) and records kept on-site or in a central database.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	U.1	Comment: It is not known if staff receive appropriate and adequate fire safety training. Anecdotal evidence from the liaison with Paul Rigg Caretaker for Liverton & Sandyhill on the previous site but no evidence of training records available.		No image available
Section	Training and Drills			
Action ID	115646			
Quantity		Recommendation: Management should confirm/ensure that staff receive adequate and appropriate induction and refresher training on aspects of fire safety relevant to their role.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	U.3	Comment: It is not known if staff nominated to use fire extinguishing appliances receive appropriate additional training.		No image available
Section	Training and Drills			
Action ID	115647			
Quantity		Recommendation: It is recommended staff nominated to use fire extinguishing appliances receive appropriate additional training.		
- Known	1			
- Potential	N/A			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	



Question	V.9	Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.	
Section	Testing and Maintenance		
Action ID	115651		
Quantity		Recommendation: Management should confirm/ensure that the drop key override switch facilities for Fire and Rescue Service access are inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.	No image available
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	W.1	Comment: No log book was available on site during the inspection, however, there wasn't a member of staff and it was not readily visible or easily located in the filing cabinet and only loose blank sheets located.	
Section	Records		
Action ID	115653		
Quantity		Recommendation: Management should confirm/ensure that a fire safety log book is provided to enable recording as required of all relevant fire safety events such as fire drills, routine checks, Fire and Rescue Service visits, fire safety systems testing, staff training etc. as appropriate.	No image available
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	W.3	Comment: No training records were available on site during the inspection	
Section	Records		
Action ID	115654		
Quantity		Recommendation: Management should confirm/ensure that records of fire safety training are kept on-site or in a central database.	No image available
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	W.4	Comment: No up to date records of routine in-house fire safety checks were available on-site at the time of inspection.	
Section	Records		
Action ID	115655		
Quantity		Recommendation: Management should confirm/ensure that records of routine fire safety checks are kept in the fire safety log book 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	B.4	Comment: Additional 'No Smoking' signage is required to cover all entrances to the building.	
Section	Smoking Policies		
Action ID	115508		
Quantity		Recommendation: Additional 'No Smoking' signage should be provided in the common area as noted in the comment.	
- Known	1		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned





Question	C.3	Comment: Paladin/Wheelie bins were stored in an attached/integral/detached bin storage room at the time of inspection OR adjacent to the gate with padlocks to lids.	No image available
Section	Arson		
Action ID	118073		
Quantity		Recommendation: A method of securing the bins in the designated bin storage area should be provided, such as post and chain fittings.	
- Known	1		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	M.2	Comment: All common area fire rated fire doors appear to be in good condition except for the following FD30s doors: 1. Stair door has glazing bead missing; 2. Floor: 10 & 11 excessive gap at base; 3. Service cupboard door 11th floor water damage.	
Section	Common Area Fire Doors		
Action ID	115586		
Quantity		Recommendation: The common area doors noted should be repaired (or if necessary replaced) to reduce the threshold gap to a maximum of 6mm. Alternatively, a threshold seal capable of resisting cold smoke should be fitted.	
- Known	2		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	O.2	Comment: Fire door signage is not considered adequate. There are a number of fire doors not provided with fire door notice which includes the external door to caretaker rooms, door from lift lobby to electric intake corridor, FD30s to stairs floor 6 and doors on 6th & 7th where alterations are.	
Section	Fire Safety Signs and Notices		
Action ID	115594		
Quantity		Recommendation: Provide 'Fire door keep locked' and/or 'Fire door keep shut' notices to common area fire doors as noted.	
- Known	12		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned



# 3 Introduction and Scope



## 3.1 Limitations of this assessment

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

## 3.2 Legislation

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

Article 3	Defines the responsible person as a.) the employer, b.) the person in control of the premises, or b.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, b.) the person in control of the premises, or b.iii) 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	653620000B0
Number Range	1-58
Building Name	Sandyhill Court
Street Number	
Street	Sandyhill Road
City/Town	Manchester
Postcode	M9 8JR
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	<p>13 storey 1960's purpose built block consisting of 57 general needs flats over 12 floors with roof top plant rooms. Entrance to the common area is via a secure door to the front elevation to the entrance lobby giving access to 2 x passenger lifts (one to odd numbers and one to even numbers), 2 flat entrance doors, caretakers office, service risers, service cupboard and caretakers ancillary rooms. Upper floors are all similar with a stair lobby off the stairway containing bin chute room and access to flat entrance lobby. The flat entrance lobby contains 5 flat entrance doors, passenger lift, service risers and the dry riser. There is secured access to the roof and lift plant room off the flat entrance lobby on the 11th floor. Level entrance to the block. Ancillary rooms accessed from the flat entrance lobby and direct from the outside. The stairs are separated from the entrance lobby and has a ground floor entrance/egress adjacent to the main entrance to the block direct to the outside.</p>
Extent of Common Areas (area assessed)	Communal entrance hall, stairs, stair lobbies, entrance lobbies, service cupboards, service riser, passenger lift, community room and ancillary rooms.
Areas of the building to which access was not available.	Service cupboards/service risers apart from sample inspected, residents flats apart from sample inspected. No access to new blank doors/panels and adjacent storage 6th & 7th floors as not on standard locks and keys not provided by the caretaker. The room next to the boiler room was not on a suited key and Northwards M&E could not open it who were on site.
Total number of Flats/Beds/Bedrooms (as applicable)	58
Number accessed off the Common Area	58
Flats/Beds/Bedrooms sample inspected	3, 7, 9 & 29
Building Use	Single Use



Building Layout Information	
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	2
Block Accessibility	Level
Total No. of Common Staircases	1

Construction Information	
Construction Type	Steel frame with brick infill, suspended intermediate concrete floors, concrete stairs and a flat roof. The building appears to be clad to the rear with EWI.
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1960
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	External Wall Insulation
External Wall Finish Type	The wall is mainly brick with sections of EWI & uPVC windows.
Other Construction Information	During the previous inspection, the caretaker confirmed there had been significant work in last few years but could not confirm the exact year of renovation however there has been work with regard to an upgrade to the block which includes - External EWI system, replacement external windows, upgrade of emergency lighting system, installation of composite FD30s doors to some flats, ducting of hot water heating pipes in boxing, suspended ceilings and installation of intumescent strips and seals to common area doors. There also is a change to flat entrance doors on 6th & 7th floor where a larger lobby has been created.

Occupant Information	
Management Extent	Managed Building (Manager or Senior Staff onsite regularly)
Details of any onsite management	Caretaker on site Monday - Friday 8.00am - 12.00pm. occasional management and maintenance staff on site.
Person managing fire safety in the premises	Matthew Reynolds Fire Safety Manager.
Person consulted during the FRA	Paul Rigg Caretaker - 07899664778 - works from Liverton Court a.m. and Sandyhill p.m.
Number of Residents	Assumed to be two residents per flat
-Comments	Exact numbers not known
Number of Employees	Staff on site during working hours - see comment
-Comments	Number of staff is:- Caretaker on site Monday to Friday 8.00am - 12.00pm. occasional management and maintenance staff on site.
Number of members of the public (maximum estimated)	Residential - low number
-Comments	Residential block - low number of visitors expected at any one time



Occupant information	
Identified people especially at risk	General Needs - No information
-Comments	No information, however, General Needs premises so occupants are typical of the general population. Caretaker questioned to ascertain if there were any residents with known disabilities and caretaker confirmed no residents with disabilities known at present.

Other information	
Fire loss experience (since last FRA)	None reported, however, 8th-floor flat lobby appears to have smoke damage.
Any other relevant information	Previous FRA 27.07.17. Appointments arranged but staff could not meet on site as had other arrangements. Therefore whilst keys were provided limited opportunity to view records. It was indicated that these were in the filing cabinet but these did not appear complete. No access to the altered layout and unknown alterations and door blanks on the 6th & 7th floors with suited keys supplied unable to open the new store/riser. There also appears to be smoke damage to the ceiling of the 8th-floor lobby and no information to confirm if there was a fire or smoke damage only and what outcomes of any incident.

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' BS 9990 2015 Non automatic fire fighting systems 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:- April 2014	

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). However, it was noted there was cable runs in service and intakes not in structured conduit or cable runs.	

Question - A.4: Is portable appliance testing (PAT) being completed within the common areas?	Not Known
Comment: No items in common areas but in ancillary areas no record to confirm that all portable electrical appliances are inspected and tested annually and a record kept. There were some items in the ancillary areas either not tested or on a 3-year cycle with equipment potentially used in the common area.	

Recommendation: Management should confirm/ensure that all portable electrical appliances in common areas are inspected and tested annually and records kept on-site or in a central database.



Priority: **Man2**    Known Quantity: **N/A**    Potential Quantity: **N/A**    Action ID: **115505**

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

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



## B. Smoking Policies

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

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

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

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

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

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

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

Comment: Additional 'No Smoking' signage is required to cover all entrances to the building.

Recommendation: Additional 'No Smoking' signage should be provided in the common area as noted in the comment.



Priority: C      Known Quantity: 1      Potential Quantity: N/A      Action ID: 115508

## C. Arson

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

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

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

Comment: Paladin/Wheelie bins were stored in an attached/integral/detached bin storage room at the time of inspection OR adjacent to the gate with padlocks to lids.



Question - C.3: Are bins adequately secured at or within their storage location? (Please state how bins are secured)			No
Comment: Paladin/Wheelie bins were stored in an attached/integral/detached bin storage room at the time of inspection OR adjacent to the gate with padlocks to lids.			
Recommendation: A method of securing the bins in the designated bin storage area should be provided, such as post and chain fittings.			No image available
Priority: C	Known Quantity: 1	Potential Quantity: N/A	Action ID: 118073

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

#### D. Space Heating

Question - D.1: Are the common areas of the building provided with any form of fixed space heating system? (State type provided)			No
Comment: The common area has no form of fixed heating and individual residential units have domestic hot water & heating systems from central boilers. These are located off the main lobby and were observed to be Gasafe tested 08.05.18.			

Question - D.3: Are the common areas of the building provided with any form of portable space heating system? (State type provided)			No
Comment: No portable heaters were noted within the common area at the time of inspection.			

#### E. Cooking

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

#### F. Lightning

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

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



## G. House-Keeping

Question - G.1: Is the property regularly cleaned to prevent the build up of combustibles?	Yes
Comment: Caretaker undertakes daily cleaning duties.	

Question - G.2: Are combustible items kept clear from sources of ignition such as electrical equipment?	Yes
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
Comment: The common escape routes were clear of combustible materials and waste at the time of inspection	

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

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



Priority: Med Known Quantity: N/A Potential Quantity: N/A Action ID: 115515

Question - G.5: Are any hazardous materials noted being stored correctly?	No
Comment: There were hazardous materials noted in the ancillary area at the time of inspection. There was an LPG cylinder in the cupboard opposite the electrical intake.	

Recommendation: Hazardous materials noted should be removed from the ancillary area and stored appropriately.



Priority: Med Known Quantity: N/A Potential Quantity: N/A Action ID: 115516

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] No

Comment: Other fire hazard issues noted at the time of inspection include - There were burn marks on the internal uPVC windows within the protected staircase example shown at 11th floor.

Recommendation: It is recommended that the risk is investigated and reviewed by management with fire safety preventative measures in mind such as CCTV. Also see action detailed in Q.10 and surface spread of flame.



Priority: Man1	Known Quantity: 0	Potential Quantity: 1	Action ID: 115521
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Question - J.2: Are all other Fire Hazard issues considered satisfactory? [2] 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
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Comment: The means of escape design is broadly in accordance with current design codes and is deemed satisfactory. Upper flats discharge into a communal entrance lobby leading to a lobby protected common stairway descending to the ground floor and exiting at ground floor level with a door to outside. Ground floor flats discharge into entrance lobby leading to the main entrance/egress door.

Question - K.2: Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)	Yes
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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
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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
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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
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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. Electronic push button with emergency override green break glass to main entrance/egress and stair exit.

Question - K.6: Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)	Yes
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Comment: Doors or gates on escape routes are provided with electrically operated access control systems. Doors or gates on escape routes are provided with electrically operated access control systems with fob access and electronic button release emergency override green break glass.

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
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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
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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. Flat entrance doors are within 7.5m to the protected stair lobby doors.</p>	
<p>Question - K.10: Are the precautions for all inner rooms suitable?</p>	<p>Not Applicable</p>
<p>Comment: Not applicable to this property at the time of this assessment.</p>	
<p>Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?</p>	<p>Yes</p>
<p>Comment: Corridors are provided with smoke control doors where 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/or lobbies are provided with adequate permanent or manually operated ventilation openings for the control of smoke provided to head of stairs and to stair lobbies on all levels.</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: An automatic or remotely operated smoke ventilation system is not required in this building</p>	
<p>Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities?</p>	<p>Not Known</p>
<p>Comment: There was no evidence of occupation in the building by people with disabilities at the time of inspection. The caretaker confirmed there was no-one with a disability from a telephone conversation.</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: <b>Med</b></p>	<p>Known Quantity: <b>N/A</b></p>
<p>Potential Quantity: <b>N/A</b></p>	<p>Action ID: <b>115527</b></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' 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. Provide actions detailed in the Fire Risk Assessment are implemented within recommended timescales.	

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

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

Question - L.1: Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors)	Not Known
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Comment: Flat entrance doors/frames are a mixture of replacement composite (x15) fire doors and notional original 44mm solid wood doors or 44mm solid wood with a Georgian wire upper panel. The composite doors from observation on site are a Pernadoor solid and glazed unit and consistent throughout the building. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). Flat entrance door and frames have been fitted into openings with architraves/cover-slips indicating the potential for voids behind the frame example flat 18 & 43. Further intrusive inspection is needed to confirm the adequacy of the fixings and fire stopping behind.

Recommendation: As flat entrances have been fitted with composite doorsets, an intrusive inspection should be carried out to confirm the adequacy of the fixings and firestopping between the frame and the wall.



Priority: Man2	Known Quantity: 0	Potential Quantity: 15	Action ID: 115530
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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: 15	Action ID: 118074
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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
Comment: The fire rated flat entrance doors appear to be in good condition. Note L.1	

Question - L.3: Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	No
Comment: The glazing to flat entrance door(s) does not appear to be appropriately fire rated. The glazing to flat 14 appears to be plain glazing also note L.1 in relation to composite doors.	


Recommendation: EI 30 (30-minutes integrity and insulation) fire resisting glazing (and associated glazing channel and beading) should be installed in the flat entrance door(s) as noted.				
<table border="1"> <tr> <td>Priority: A</td> <td>Known Quantity: 1</td> <td>Potential Quantity: N/A</td> <td>Action ID: 115559</td> </tr> </table>		Priority: A	Known Quantity: 1	Potential Quantity: N/A
Priority: A	Known Quantity: 1	Potential Quantity: N/A	Action ID: 115559	


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

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

Question - L.6: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with adequate self-closing devices and is there a rolling programme of fire door checks in place to include those not sampled?	Not Known			
Comment: Sampled flat 3, 7, 9 & 29 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.				
<table border="1"> <tr> <td>Priority: Man2</td> <td>Known Quantity: 0</td> <td>Potential Quantity: 54</td> <td>Action ID: 115569</td> </tr> </table>		Priority: Man2	Known Quantity: 0	Potential Quantity: 54
Priority: Man2	Known Quantity: 0	Potential Quantity: 54	Action ID: 115569	



<p><b>Question - L.7:</b> 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>	Not Known
<p><b>Comment:</b> Sampled flat 3, 7, 9 &amp; 29 entrance door was fitted with intumescent strips and cold smoke seals. No access to other flats.</p>	
<p><b>Recommendation:</b> Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that strips and seals are fitted and remain effective.</p>	
<p>Priority: <b>Man2</b>      Known Quantity: 0      Potential Quantity: 54      Action ID: 115571</p>	

<p><b>Question - L.8:</b> Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)</p>	No
<p><b>Comment:</b> Letterboxes fitted to flat 16, 26 &amp; 41 entrance door(s) are defective, they were missing from the doors.</p>	
<p><b>Recommendation:</b> Letterboxes to flat entrance doors as noted should be replaced with fire rated letterboxes.</p>	
<p>Priority: <b>A</b>      Known Quantity: 3      Potential Quantity: N/A      Action ID: 115572</p>	

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

### M. Common Area Fire Doors

<p><b>Question - M.1:</b> Are all common area doors and frames requiring fire resistance appropriately fire rated?</p>	Yes
<p><b>Comment:</b> Common area doors appear to be notional fire rated doors from visual inspection. Internal store cupboard doors within the caretaker's store area were not all fire rated doors, deemed satisfactory as the entrance door to these areas are fire rated. Notwithstanding vents identified in section Q.</p>	

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 following FD30s doors: 1. Stair door has glazing bead missing; 2. Floor: 10 & 11 excessive gap at base; 3. Service cupboard door 11th floor water damage.

Recommendation: The common area fire door(s) as noted 11th floor to service riser should be replaced with an FD30S lockable fire door.



Priority: A      Known Quantity: 1      Potential Quantity: N/A      Action ID: 115584

Recommendation: Minor joinery repairs are required to the door(s)/frame(s) noted - glazing bead replaced.



Priority: B      Known Quantity: 1      Potential Quantity: N/A      Action ID: 115585

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



Priority: C      Known Quantity: 2      Potential Quantity: N/A      Action ID: 115586


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

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


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



Question - M.5: Are common area fire door sets fitted with adequate self-closing devices where required?	No
Comment: Not all common area fire doors are fitted with adequate self-closing devices were required - the door to the office has the self-closing device removed.	
Recommendation: An effective self-closing device should be fitted to the common area door(s) as noted.	
Priority: A	Known Quantity: 1 Potential Quantity: N/A Action ID: 115666
	

Question - M.6: Are intumescent strips and smoke seals provided to common area fire doors?	Yes
Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals. These are a mixture of surface retro fitting and routed into door or frame.	

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) note ventilation grills in section Q.14.	

Question - M.8: Are all other common area fire door issues satisfactory?	No
Comment: The following common fire door issue(s) were noted at the time of inspection:- There appear to be alterations on the 6th & 7th floors where flat entrance doors have been recessed and additional store/service created not on suited key and also a blank with no access lock or handle. Both blank and door appear to be fire doors but without access, this cannot be fully determined. The existing service cupboard on 7th appears damaged and the blank does not fully enclose the opening fully.	
Recommendation: It is recommended that management confirm the fire resistance and appropriate design of openings into the common area as noted.	
Priority: Med	Known Quantity: 0 Potential Quantity: 5 Action ID: 115592
	

## N. Emergency Lighting

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



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

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

### O. Fire Safety Signs and Notices

Question - O.1: Is there adequate provision of fire action notices within the common areas? (Consider recommended evacuation strategy; unsuitability of generic notices and location/visibility of any notices provided)	Yes
Comment: A suitable Fire Action Notice(s) indicating the recommended Stay Put evacuation strategy was displayed within the common area.	

Question - O.2: Is fire door signage adequate? (Consider 'Fire door keep shut', 'Fire door keep locked shut' and 'Automatic Fire Door Keep Clear' signage. Exclude doors recommended for replacement)	No
Comment: Fire door signage is not considered adequate. There are a number of fire doors not provided with fire door notice which includes the external door to caretaker rooms, door from lift lobby to electric intake corridor, FD30s to stairs floor 6 and doors on 6th & 7th where alterations are.	

Recommendation: Provide 'Fire door keep locked' and/or 'Fire door keep shut' notices to common area fire doors as noted.



Priority: C      Known Quantity: 12      Potential Quantity: N/A      Action ID: 115594

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

Question - O.4: Are all other fire safety signs issues satisfactory? [1] (Consider lift signage, and escape door signs. 'No Smoking' signage is covered in the Smoking Policies section.)	Yes
Comment: No other fire safety signs issues were noted at the time of inspection. No smoking sign provided, do not use the lift sign, incorporated in Fire Action Notice adjacent to lift doors.	



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

Question - P.1: Has the building got an electrical fire alarm system (or detection only system) comprising manual call points and/or automatic detection? (Provide details)

No

Comment: There is no fire alarm system provided in the common areas of the building

Question - P.4: Are the premises considered safe without a common area fire detection/alarm system?

Yes

Comment: A common fire alarm system is not required as the building is purpose built and suitable for the recommended Stay Put strategy

Question - P.5: If applicable, are independent domestic hard-wired smoke/heat alarm systems within the sampled flats installed to a suitable standard and is there a rolling programme of checks in place to include those not sampled? (Grade D LD3 minimum standard)

Yes

Comment: A Grade D smoke alarm was noted within the entrance hallway of sample flat 3, 7, 9 & 29. No access to other flats.

Recommendation: Flats not sampled at the time of this inspection should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS5839-6:2014.



Priority: Man2

Known Quantity: 0

Potential Quantity: 54

Action ID: 115599

Question - P.6: Is a system for remote monitoring of fire alarm signals required, such as social alarms linked to smoke alarm systems within individual flats (e.g. in Sheltered Housing), and/or a connection from the common fire alarm system (if provided) to an Alarm Rece

No

Comment: A social alarm system is not required to allow remote monitoring of independent domestic hard-wired smoke/heat alarm systems within the flats. However, depending on the results of K.16 and PEEP there may be a requirement for a social alarm system.

Question - P.9: Are all other fire detection and alarm system issues satisfactory? [1]

Yes

Comment: There were no other fire detection and alarm issues noted at the time of inspection.


## Q. Limiting Fire Spread


Question - Q.1: In general, is the level of compartmentation adequate for the use and evacuation strategy for the property? (Special consideration should be given to converted or non 'purpose built' premises)


Yes

Comment: The property is a purpose built block with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report).



Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings)				Not Known
Comment: There are boxed-in services ducts and false ceilings within the common area of unknown construction where plumbing is supplied to flats. It is not possible to check compartmentation behind without intrusive inspection to ensure the compartmentation is maintained between floors and flats to common area.				
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: 58	Action ID: 115607	

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
Comment: There are 2 service risers on each level that pass through the height of the building with unknown compartmentation where services pass out of the shaft. There were examples where 60 minutes fire-resistance had been compromised.				
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.				
Priority: Man2	Known Quantity: 0	Potential Quantity: 24	Action ID: 115620	

Question - Q.4: Are pipes and other services provided with adequate fire-stopping measures as required where they pass through fire resisting construction? (Consider fire collars etc)				No
Comment: Firestopping around services exiting the ancillary area adjacent to the electric intake has examples of potential compartment breaches.				
Recommendation: Firestopping around the service openings in blocks, holes, pipe or duct (as noted) should be infilled/fitted to provide 60 minutes fire rating.				
Priority: B	Known Quantity: 3	Potential Quantity: N/A	Action ID: 115622	



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. A sprinkler IS NOT provided at 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? No

Comment: Compartmentation would not appear to be adequate. The lift motor plant area above the 11th-floor common area is not separated by fire resisting construction where the ladder passes through the ceiling.

Recommendation: Provide compartmentation to the roof space as noted. Period of fire resistance required is 60 minutes.



Priority: B Known Quantity: 1 Potential Quantity: N/A Action ID: 115623

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. Penetration noted in the electrical intake cupboard on the ground floor located in the caretakers ancillary room area. There is the misuse of flame retardant expansion foam.


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.

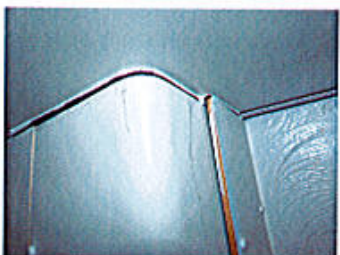


Priority: B Known Quantity: 1 Potential Quantity: N/A Action ID: 115625

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 Known
Comment: It is presumed there is a common ventilation system that runs the height of the building with an extraction system located on the roof. The configuration is unknown.				
Recommendation: Recommend further investigation is undertaken by a specialist to confirm location and condition of the common ventilation system.				
Priority: Man2	Known Quantity: 0	Potential Quantity: 1	Action ID: 115627	
				

Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread?				Not Known
Comment: It would not appear that wall and/or ceiling linings are appropriate to limit fire spread. The staircase has the internal sections of the uPVC windows and there is the ducting to plumbing to flats.				
Recommendation: Management should confirm/ensure that the wall/ceiling linings noted will achieve a surface lining classification of Class 0.				
Priority: Man2	Known Quantity: 0	Potential Quantity: 1	Action ID: 115628	
				

Question - Q.11: If provided, are soft furnishings in common areas appropriate to limit fire spread/growth?				Yes
Comment: From sample inspection, soft furnishings in the common areas are appropriately labelled as conforming to BS 7176 for medium hazard premises. Note G.4				

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 EWI met the requirements of the Building Regulations with regards to limited combustibility and surface fire spread requirements. There is a section to the rear of the building.

Recommendation: Management should confirm that the external EWI meets Building Regulations requirements with regards to limited combustibility and surface fire spread properties.



Priority: **Man2**      Known Quantity: 0      Potential Quantity: 1      Action ID: 115630

Question - Q.14: Are all other fire spread/compartimentation issues satisfactory? [1]

No

Comment: Other fire spread/compartimentation issues noted at the time of inspection include - There are intumescent ventilation grills present from the service risers x2 each floor into the common stair. These will not prevent cold smoke entering the protected lobby to flats.

Recommendation: The ventilation grills noted should be sealed up with fire resisting construction OR replaced with new FD30s doors - period of fire resistance required is 30-minutes.



Priority: **B**      Known Quantity: 22      Potential Quantity: N/A      Action ID: 115632

Question - Q.15: Are all other fire spread/compartimentation issues satisfactory? [2]

No

Comment: Other fire spread/compartimentation issues noted at the time of inspection include - ventilation grill in the boiler room.

Recommendation: The ventilation grills noted should be sealed up with fire resisting construction - period of fire resistance required is 60-minutes fire resistance.



Priority: **B**      Known Quantity: 2      Potential Quantity: N/A      Action ID: 115634

Question - Q.16: Are all other fire spread/compartimentation issues satisfactory? [3]

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:- In ancillary areas where staff operate.	

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 main:- there is a dry riser with an inlet located on the ground floor external to the main door and outlets in each lobby on upper floors.	

Question - S.3: Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift)	No
Comment: The building has a lift(s) but not one used for fire safety purposes.	

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: Passenger lifts provided with fireman's override switch, no service records available for inspection; not considered a firefighting lift.

## 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)
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Comment: The property designation is General Needs as detailed from the client. This was confirmed on site from staff questioned during the inspection and from observations. The premises is General Needs (6 Storey and over).

Question - T.2: Has a competent person(s) been appointed within the organisation to assist in undertaking preventative and protective fire safety measures?	Yes
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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
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Comment: No suitable record of the fire safety arrangements for the building was available for inspection during the inspection. There were limited records and limited overall fire safety procedures to demonstrate robust management of fire safety at the premises and understanding by the staff on site. The record located was a daily and weekly check by caretakers but limited further information.

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
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Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 115639
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Question - T.4: Are there appropriate procedures in place in the event of fire and are these documented?	Not Known
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Comment: It is not known what the procedures in event of a fire are due to an absence of information on-site. See O.1. The caretaker explained that residents would be expected to call 999 if staff were not on site, which is limited. The caretaker did explain that there is a call out to the maintenance team or Northwards staff if there was an emergency incident.

Recommendation: Management should confirm/ensure that appropriate documented Fire Safety procedures are in place to cover both resident and staff actions in event of a fire.	No image available
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Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 115640
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Question - T.5: Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?	Yes
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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
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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 K.16)	

Question - T.8: Are staff nominated to use fire extinguishing appliances in the event of fire?	Yes
Comment: Management advises that staff have been nominated to use fire extinguishing appliances in the event of a fire.	

Question - T.9: Are staff nominated to assist with evacuations in the event of fire?	Not Applicable
Comment: The building has a Stay Put evacuation strategy, with no full-time staff presence. Residents are expected to self-evacuate if necessary. Staff have therefore not been nominated to assist with evacuation in the event of a fire. (Refer to Question K.16)	

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: <b>Med</b>	Known Quantity: N/A    Potential Quantity: N/A    Action ID: 115643

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)	Not Known
Comment: Management advises that routine in-house fire safety checks are being carried out by staff. This was observed in the daily and weekly checks on other sites but no member of staff to provide documentation during the inspection as they needed to be on another site.	
Recommendation: Management should confirm/ensure that routine in-house fire safety checks are carried out on a regular basis (daily or weekly depending on building usage) and records kept on-site or in a central database.	No image available
Priority: <b>Med</b>	Known Quantity: N/A    Potential Quantity: N/A    Action ID: 115644

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)?				Not Known
Comment: It is not known if staff receive appropriate and adequate fire safety training. Anecdotal evidence from the liaison with Paul Rigg Caretaker for Liverton & Sandyhill on the previous site but no evidence of training records available.				
Recommendation: Management should confirm/ensure that staff receive adequate and appropriate induction and refresher training on aspects of fire safety relevant to their role.				No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 115646	

Question - U.3: Are the staff nominated to use fire extinguishing appliances, in the event of fire, given appropriate additional training?				Not Known
Comment: It is not known if staff nominated to use fire extinguishing appliances receive appropriate additional training.				
Recommendation: It is recommended staff nominated to use fire extinguishing appliances receive appropriate additional training.				No image available
Priority: Man2	Known Quantity: 1	Potential Quantity: N/A	Action ID: 115647	

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: Northwards Housing advise that emergency lighting is tested as per BS EN 50172:2004/BS 5266-8:2004 and 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: From sample inspection, it would appear that fire extinguisher servicing is carried out annually. Last service date noted was:- 11/17 and due servicing.				

Question - V.4: Are fire mains inspected, tested and serviced in accordance with relevant guidance?				Yes
Comment: There was evidence available on-site to confirm that regular inspection, testing and servicing is being carried out.				

Question - V.5: Is the lightning protection system inspected and tested in accordance with relevant guidance?				Yes
Comment: Northwards Housing advise that annual inspection and testing of lightning protection systems takes place where fitted to properties.				



Question - V.8: Are access control systems inspected, tested and serviced in accordance with relevant guidance?	Yes
Comment: Northwards Housing advise that door access systems are maintained in accordance with relevant guidance and records held centrally.	

Question - V.9: Are drop key override switch facilities for Fire and Rescue Service access inspected, tested and serviced in accordance with relevant guidance?	Not Known
Comment: No evidence was available on-site to confirm regular inspection, testing and servicing of the system is being carried out.	
Recommendation: Management should confirm/ensure that the drop key override switch facilities for Fire and Rescue Service access are inspected, tested and serviced in accordance with relevant guidance and records kept on-site or in a central database.	No image available
Priority: Man2	Known Quantity: N/A Potential Quantity: N/A Action ID: 115651

## 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, however, there wasn't a member of staff and it was not readily visible of easily located in the filing cabinet and only loose blank sheets located.	
Recommendation: Management should confirm/ensure that a fire safety log book is provided to enable recording as required of all relevant fire safety events such as fire drills, routine checks, Fire and Rescue Service visits, fire safety systems testing, staff training etc. as appropriate.	No image available
Priority: Man2	Known Quantity: N/A Potential Quantity: N/A Action ID: 115653

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

Question - W.3: Are details of fire safety training recorded?	Not Known
Comment: No training records were available on site during the inspection	
Recommendation: Management should confirm/ensure that records of fire safety training are kept on-site or in a central database.	No image available
Priority: Man2	Known Quantity: N/A Potential Quantity: N/A Action ID: 115654

Question - W.4: Are routine in-house fire safety checks recorded?	Not Known
Comment: No up to date records of routine in-house fire safety checks were available on-site at the time of inspection.	
Recommendation: Management should confirm/ensure that records of routine fire safety checks are kept in the fire safety log book on-site or in a central database.	No image available
Priority: Man2	Known Quantity: N/A Potential Quantity: N/A Action ID: 115655

Question - W.6: Are emergency lighting system inspections, tests and servicing recorded? Yes

Comment: Northwards Housing advise that records of inspection, testing and/or servicing are held in a central database

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? Not Known

Comment: No records were available on site of regular inspection, testing and/or servicing of the system installed.

Question - W.12: Are the access control system inspections, tests and servicing recorded? Yes

Comment: Northwards Housing advise that records of inspection, testing and/or servicing are held in a central database



## Additional Issues

### X. Electrical Services

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

Yes

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

### Y. Gas Services

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

No

Comment: There were no gas installations noted within the common parts of 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 Certified Organisation: Savills (UK) Ltd, 33 Margaret Street, London, W1G 0JD
Part 1b	BAFE registration number of issuing Certified Organization: NSI00539
Part 2	Name of client: Northwards Housing
Part 3a	Address of premises for which the fire risk assessment was carried out: 1-58 Sandyhill Court Sandyhill Road Manchester M9 8JR
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



