

Fire Risk Assessment

Property assessed: 1-94 Somerton Court Broadmoss Drive Manchester M9 7HG

Client: Northwards Housing

UPRN: 60121000080

Property Classification: Level 1

Document Print Date: 02/12/2019



FRA Inspection Date: 23/10/2018
FRA Issued to Client: 30/11/2018
FRA valid to: 30/11/2019
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Please Note - The Action Plan within this report will update to reflect the status of each recommendation as at the date on which the report is generated. Please refer to the Document Print Date on the cover page.

1 Executive Summary



1.1 Compliance and Risk Record

Property Classification	Level 1
BAFE SP205 -1 Certificate Number	Refer to Master Property List
Responsible Person	Northwards Housing
Assessment Completed by	Paul Murley
Assessment Checked by	John Herbison
Date of inspection	23/10/2018
Date of Assessment Issue to Client	30/11/2018

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

1.2 Recommendation Summary

Priority	Number of recommendations not complete		
	From previous assessments	At time of assessment	At report print date
U	0	0	0
A	0	7	7
B	0	3	3
C	0	7	7
R	0	2	2
Man1	0	3	1
Man2	0	12	12

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

1.3 Evacuation Strategy




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

2 Action Plan

2.1 Recommendations from this Assessment




Details		Comments/recommendations	Photo
Question	G.2	<p>Comment: Combustible items were noted close to an ignition source. There was a small amount of storage in the main electrical intake and in some of the electrical risers.</p> <p>Recommendation: All combustible items should be removed from the electrical intake cupboard and then electrical risers and the doors kept locked.</p>	
Section	House-Keeping		
Action ID	101869		
Quantity			
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 01/05/2019	Client Status: Approved
Question	G.3	<p>Comment: There were combustible items or waste materials in the escape routes. TV in flat lobby 69-71, Plastic paint pots outside flat 65 and items in the refuse chute lobby on the sixth floor. The mobility scooter on the sixth floor does not have a battery (acceptable). The plants in flat lobbies and the empty shopping trolleys at the base of the stairs are not hazardous.</p> <p>Recommendation: Combustible items noted should be removed from the common areas on the sixth floor and outside flat 65 and the areas kept clear.</p>	
Section	House-Keeping		
Action ID	102146		
Quantity			
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 01/05/2019	Client Status: Approved
Question	L.8	<p>Comment: Letterboxes fitted to flats 39, 60 and 92 entrance doors are defective (no external flaps).</p> <p>Recommendation: Letterboxes to flat entrance doors of flats 39, 60 and 92 should be replaced with fire rated letterboxes.</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	102163		
Quantity			
- Known	3		
- Potential	N/A		
Priority	A	Due Date: 04/12/2019	Client Status: Assigned
Question	P.2	<p>Comment: There was damage noted to the common fire alarm system equipment:- Burn to the smoke detector shield on the fifth floor outside flat 27.</p> <p>Recommendation: The smoke detector outside flat 27 should be replaced with equivalent</p>	
Section	Means of Giving Warning in Case of Fire		
Action ID	102291		
Quantity			
- Known	1		
- Potential	N/A		
Priority	A	Due Date: 04/12/2019	Client Status: Assigned
Question	B.3	<p>Comment: There was evidence of smoking in the common area in the form of 'smoke graffiti' throughout the stairs, to the smoke detector outside flat 27 on the fifth floor and a cigarette butt on the fifteenth floor beside flat 91.</p> <p>Recommendation: Management should confirm/ensure that the policy in relation to smoking within the common areas is enforced through communication with residents/employees or other building users.</p>	
Section	Smoking Policies		
Action ID	101857		
Quantity			
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 04/12/2019	Client Status: Assigned


Question	L.2	Comment: Fire rated flat entrance doors and frames appear to be in good condition, except for flats 47 (glazing, door and frame) and 56 (glazing and glazing frame damaged).		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	102086			
Quantity		Recommendation: Minor joinery repairs are required to the door of flat 56 (glass and glazing frame damaged).		
- Known	2			
- Potential	N/A			
Priority	A	Due Date: 31/03/2020	Client Status: Assigned	
Question	L.6	Comment: No adequate self-closing device was fitted to sampled flat 27 entrance door. No access to other flats other than flat 91 (overhead closer).		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	102154			
Quantity		Recommendation: An effective self-closing device should be fitted to the door of flat 27.		
- Known	1			
- Potential	N/A			
Priority	A	Due Date: 31/03/2020	Client Status: Assigned	
Question	M.1	Comment: All common area fire doors and/or frames appear to be appropriately fire rated, except for both steel doors to the lift motor room (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). Other common area fire doors appear to be the original FD30 fire doors.		
Section	Common Area Fire Doors			
Action ID	102166			
Quantity		Recommendation: Both lift motor room fire doors should be replaced with a locked FD30S fire doors, including appropriate 'Fire door keep locked' signage to the outside.		
- Known	2			
- 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 residents store cupboards on the third and sixth floors.		
Section	Common Area Fire Doors			
Action ID	102168			
Quantity		Recommendation: The residents store cupboard doors on the third and sixth floors should be replaced with FD30S lockable fire doors.		
- Known	2			
- Potential	N/A			
Priority	A	Due Date: 31/03/2020	Client Status: Assigned	
Question	O.1	Comment: No Fire Action Notices were displayed in the fifth, sixth and eighth floor lift lobbies.		
Section	Fire Safety Signs and Notices			
Action ID	102277			
Quantity		Recommendation: Fire action notices advising of the 'Stay Put' evacuation policy should be provided in the fifth and eighth floor lift lobbies.		
- Known	3			
- Potential	N/A			
Priority	A	Due Date: 31/03/2020	Client Status: Assigned	

Question	N.2	Comment: The emergency lighting provided is not in good working order, one light off on fourth floor stairs.	
Section	Emergency Lighting		
Action ID	102267		
Quantity		Recommendation: The defects noted to the emergency lighting system should be repaired (light off on stairs at fourth floor).	
- Known	1		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.4	Comment: The heating pipe penetrations through the floor/ceilings in the flat lobbies appeared to be sealed with conventional expanding foam. The enclosures were not continuous or fire rated. Additionally pink expanding foam sealant noted as being used to fire stop pipe penetrations and large gaps in compartmentation.	
Section	Limiting Fire Spread		
Action ID	118209		
Quantity		Recommendation: The pink foam sealant noted should be replaced with appropriate intumescent products applied to manufacturer's specifications.	
- Known	4		
- Potential	4		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.5	Comment: A waste chute is provided in the building, which is located in a permanently ventilated area, separated from the escape route by fire resisting construction of at least 30 minutes. Hopper doors on the second, third, ninth and fifteenth floors are not fully closing or have other smoke leak paths. A fusible link damper is fitted to the base of the waste chute.	
Section	Limiting Fire Spread		
Action ID	102355		
Quantity		Recommendation: The defective hopper doors to the waste chute on the second, third, ninth and fifteenth floors should be repaired or replaced as required.	
- Known	4		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	K.16	Comment: There was no evidence of occupation in the building by people with disabilities at the time of inspection	<p>No image available</p>
Section	Means of Escape		
Action ID	101880		
Quantity		Recommendation: Management should encourage tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. A contact reference for this assistance should be added to the fire action notices for the premises.	
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned

Question	L.1	Comment: Flat entrance doors/frames are replacement composite fire doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	102081			
Quantity		Recommendation: As flat entrances have been fitted with composite doorsets, MHCLG advise that these should have test evidence demonstrating they meet the performance requirement in Building Regulations guidance for fire resistance and smoke control from both sides. Management should confirm that suitable fire door test certificates are held and that these relate to the doors fitted. If adequacy cannot be confirmed it may be necessary for doorsets to be replaced under a risk-based programme.		
- Known	0			
- Potential	94			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	L.6	Comment: No adequate self-closing device was fitted to sampled flat 27 entrance door. No access to other flats other than flat 91 (overhead closer).		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	102155			
Quantity		Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that self-closers are fitted and remain effective.		No image available
- Known	0			
- Potential	92			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	L.7	Comment: No intumescent strips and cold smoke seals were fitted to sampled flats 27 and 91 entrance doors. No access to other flats.		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	102161			
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.		No image available
- Known	0			
- Potential	92			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	P.5	Comment: The Grade D smoke alarm was defective in the entrance hall to sample flat 27 (battery smoke alarm replacement). Flat 91 had a suitable mains powered smoke alarm. No access to other flats.		
Section	Means of Giving Warning in Case of Fire			
Action ID	102299			
Quantity		Recommendation: Flats not sampled at the time of this inspection should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS5839-6:2014.		No image available
- Known	0			
- Potential	92			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	




Question	Q.2	<p>Comment: Compartmentation would not appear to be adequate. Although fire stopping appeared to be adequate above false ceilings in most places, the use of expanding foam may not be appropriate in some places, especially on the third floor lobby of flats 15-17.</p>	
Section	Limiting Fire Spread		
Action ID	102307		
Quantity		<p>Recommendation: Management should undertake an intrusive inspection of the hidden voids noted to confirm/ensure that compartmentation within is adequate. Expanding fire rated foam has manufacturer's specifications as to the dimensions of penetrations it is limited to.</p>	
- Known	0		
- Potential	2		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.3	<p>Comment: There was no access to the redundant gas pipe risers. The construction appeared to be timber (fifteenth floor next to flat 88) and it was not possible due to lack of access to check for any floor/ceiling penetrations.</p>	<p>No image available</p>
Section	Limiting Fire Spread		
Action ID	102314		
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	32		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.4	<p>Comment: The heating pipe penetrations through the floor/ceilings in the flat lobbies appeared to be sealed with conventional expanding foam. The enclosures were not continuous or fire rated. Additionally pink expanding foam sealant noted as being used to fire stop pipe penetrations and large gaps in compartmentation.</p>	
Section	Limiting Fire Spread		
Action ID	102330		
Quantity		<p>Recommendation: Management should confirm/ensure that adequate firestopping is provided around any service cable, pipe or ducts exiting the inaccessible services cupboards/risers as noted.</p>	
- Known	0		
- Potential	30		
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 composite panels under the UPVC windows met the requirements of the Building Regulations with regards to limited combustibility and surface fire spread requirements.</p>	
Section	Limiting Fire Spread		
Action ID	102360		
Quantity		<p>Recommendation: Management should confirm that the composite panels under the UPVC windows 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	Comment: No suitable record of the fire safety arrangements for the building was available for inspection during the inspection.		
Section	Procedures and Arrangements			
Action ID	102370			
Quantity		Recommendation: Management should confirm/ensure that a suitable documentary record of the fire safety arrangements for the building is held within the building. This should cover all arrangements for general fire safety management and should include a plan for responding in the immediate aftermath of a fire incident.	No image available	
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	T.10	Comment: It is not known if liaison with the local Fire and Rescue Service takes place.		
Section	Procedures and Arrangements			
Action ID	102372			
Quantity		Recommendation: Management should confirm/ensure appropriate liaison takes place with the local Fire and Rescue Service and that familiarisation visits are carried out. Records of all engagement should be kept on-site or in a central database.	No image available	
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	W.1	Comment: No log book was available on site during the inspection (emergency lighting only).		
Section	Records			
Action ID	102375			
Quantity		Recommendation: Management should confirm/ensure that a fire safety log book is provided to enable recording as required of all relevant fire safety events such as fire drills, routine checks, Fire and Rescue Service visits, fire safety systems testing, staff training etc. as appropriate.	No image available	
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	K.2	Comment: The doorset between the flat/lift lobby and the escape stair on the ground floor would appear unlikely to achieve 60 minutes fire resistance. As the top floor exceeds 18m, and the stair is protected for both means of escape and as a firefighting shaft, the doorsets should be FD60S self-closing unless there is double door protection, as there is on all the upper floors.		
Section	Means of Escape			
Action ID	109611			
Quantity		Recommendation: The doorset between the ground floor lobby and the stair with a FD60S self-closing doorset, or preferably blocked with construction affording a minimum of 60 minutes fire resistance (ground floor door into stairs is not required for egress, convenience opening only).		
- Known	1			
- Potential	N/A			
Priority	C	Due Date: 04/06/2021	Client Status: Assigned	

Question	L.4	Comment: The glazing fitted in fanlights over flats 1 and 2 entrance doors in this Purpose Built/Stay Put block appears to have 30-minutes integrity only fire resistance. 30-minutes insulation is also required.	
Section	Flat Entrance/Residents' Bedroom/Bedsit: Doors		
Action ID	102151		
Quantity		Recommendation: EI 30 (30-minutes integrity and insulation) fire resisting glazing (and associated glazing channel and beading) should be installed in the fanlight(s) to flat entrance door(s) as noted. (Unless it can be confirmed by certification that the existing glazing is appropriately fire rated.)	
- Known	2		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	L.7	Comment: No intumescent strips and cold smoke seals were fitted to sampled flats 27 and 91 entrance doors. No access to other flats.	
Section	Flat Entrance/Residents' Bedroom/Bedsit: Doors		
Action ID	102160		
Quantity		Recommendation: intumescent strips and smoke seals should be fitted to the doors of flats 27 and 91.	
- Known	2		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	M.6	Comment: Electrical risers have strips and seals, most other common area fire doors are provided with intumescent strips, but no cold smoke seals. residents store cupboards had no strips or seals.	
Section	Common Area Fire Doors		
Action ID	102189		
Quantity		Recommendation: All common area fire doors should be fitted with intumescent strips and smoke seals.	
- Known	78		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	M.7	Comment: Other common area fire door issues noted at the time of inspection include - excessive frame to door gap to the electrical riser beside flat 81.	
Section	Common Area Fire Doors		
Action ID	102282		
Quantity		Recommendation: The fire doors noted should be repaired (or if necessary replaced) to reduce the perimeter gap between the door and frame to a maximum of 3mm.	
- Known	1		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned



Question	O.2	<p>Comment: Fire door signage is not considered adequate. No 'Fire Door Keep Locked' signs to all electrical risers, all residents store cupboards, both Lift Motor Room doors and the Caretaker's Room door. No 'Fire Door Keep Shut' on the stair side of the ground floor stair door.</p> <p>Recommendation: Provide 'Fire door keep locked' and/or 'Fire door keep shut' notices to common area fire doors as noted (Fire Door Keep Locked" signs to the outside of all electrical risers, all residents store cupboards, both Lift Motor Room doors and the Caretaker's Room door. 'Fire Door Keep Shut' on the stair side of the ground floor stair door.</p>	
Section	Fire Safety Signs and Notices		
Action ID	102285		
Quantity			
- Known	48		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	O.4	<p>Comment: 'In event of fire do not use lifts' signage has not been provided adjacent to the doors to the lift at the seventh floor level.</p> <p>Recommendation: Provide 'In event of fire do not use lifts' signage adjacent to the doors to the lift at the seventh floor level.</p>	
Section	Fire Safety Signs and Notices		
Action ID	102289		
Quantity			
- Known	1		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	X.17	<p>Comment: Other means of escape issues noted at the time of inspection include - Flat lobby doors and stair doors are fitted with lever latches. High traffic can lead to the lever latches wearing and falling. Latches are not required on these self-closing doors.</p> <p>Recommendation: Recommend that the lever latches on the flat lobby doors and the stair doors are removed. A pull handle will be required.</p>	
Section	Means of Escape		
Action ID	101886		
Quantity			
- Known	47		
- Potential	N/A		
Priority	R	Due Date: N/A	Client Status: Assigned
Question	P.5	<p>Comment: The Grade D smoke alarm was defective in the entrance hall to sample flat 27 (battery smoke alarm replacement). Flat 91 had a suitable mains powered smoke alarm. No access to other flats.</p> <p>Recommendation: A Grade D LD3 smoke alarm system to BS5839-6:2013 should be installed in the flat 27.</p>	
Section	Means of Giving Warning in Case of Fire		
Action ID	102298		
Quantity			
- Known	1		
- Potential	N/A		
Priority	R	Due Date: N/A	Client Status: Assigned

3 Introduction and Scope



3.1 Limitations of this assessment

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

3.2 Legislation

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

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

3.3 Risk Level

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

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

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

3.4 Recommendation Priorities

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

Recommendation Priority:	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	601210000B0
Number Range	1-94
Building Name	Somerton Court
Street Number	
Street	Broadmoss Drive
City/Town	Manchester
Postcode	M9 7HG
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	17
Total No. of Floors (common area only)	17
Total No. of Storeys (ground and above)	17
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	<p>17 storey purpose built block of 94 flats. The ground floor has the main entrance hallway with flats 1 and 2, and ancillary accommodation of the Caretaker's room, WC, main electric intake, cold water pump room and hot water pump room. The bin store and the main electrical sub-station are accessed externally. Flats 3-8 are on the first floor, flats 9-14 are on the second floor, 15-20 on the third, 21-26 on the fourth, 27-32 on the fifth, 33-38 on the sixth, 39-44 on the seventh, 45-50 on the eighth, 51-56 on the ninth, 57-62 on the tenth, 63-68 on the eleventh and 69-74 on the twelfth, 75-80 on the thirteenth, 81-86 on the fourteenth, 87-92 on the fifteenth and 93 and 94 on the sixteenth. The lift motor room and redundant water tank room are on the sixteenth floor, and there is level access to the roof. There is a single stair and 2 lifts from the ground floor to the fifteenth floor, both lifts stopping at all floors. The stair is accessed from the lift lobbies. The sixteenth floor is accessed by a separate stair from the fifteenth floor (no lift). Each of the floors from the first to the fifteenth has 6 flats and an electrical riser in 2 lobbies separated by the lift lobby. One of the flat lobbies on each floor (first to fourteenth) has a resident's store cupboard and (first to fifteenth) access to the refuse chute (in a lobby). A dry riser outlet is in each lift lobby on floors first to fifteenth, at the head of the stairs on the sixteenth floor and on the roof of the lift motor room.</p>
Extent of Common Areas (area assessed)	Ground floor entrance hallway. Caretaker's room, WC, main electric intake, cold water pump room and hot water pump room. External bin store. Single stairs from ground floor to fifteenth floor and separate stairs from the fifteenth floor to the sixteenth floor. Stair lobbies, flat lobbies and refuse chute lobbies on each floor from the first floor to the fifteenth floor, flat lobby on sixteenth floor. Lift motor room.
Areas of the building to which access was not available.	Electrical sub-station. All residents cupboards except first floor. All flats except flats 27 and 91.

Building Layout Information	
Total number of Flats/Bedsits/Bedrooms (as applicable)	94
Number accessed off the Common Area	94
Flats/Bedsits/Bedrooms sample inspected	Flats 27 and 91.
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	3
Block Accessibility	Level
Total No. of Common Staircases	1

Construction Information	
Construction Type	Concrete Frame
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1972
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Cavity Masonry
External Wall Finish Type	Brick
Other Construction Information	Composite panels under UPVC windows.

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

Other information	
Fire loss experience (since last FRA)	Evidence of a fire in the bin store, date unknown.
Any other relevant information	None.

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

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

Fire Safety Guidance	
Main fire safety guidance used in this assessment	01) LGA - 'Fire safety in purpose-built blocks of flats' - 2012
Other key fire safety guidance referred to	BS 5266-1:2016 - 'Emergency Lighting - Code of practice for the emergency lighting of premises' BS 5266-8:2004 - 'Emergency escape lighting systems' BS 5499-10:2014 - 'Guidance for the selection and use of safety signs and fire safety notices' BS 5499-4:2013 - 'Safety signs. Code of practice for escape route signage' BS 5839-1:2017 - 'Fire detection and alarm systems for buildings. Code of practice for non-domestic premises' BS 5839-6:2019 - 'Fire detection and alarm systems for buildings. Code of practice for domestic premises' BS 7346-4:2003 - 'Components for smoke and heat control 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:- 08/04/2016.	

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

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

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

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

B. Smoking Policies

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

Question - B.2: Is there a policy in place to prevent or restrict smoking within the building?	Yes
Comment: The policy prohibits smoking in the common areas and residents are permitted to smoke within their private accommodation only.	

Question - B.3: Does the policy in relation to smoking appear to be observed?	No
<p>Comment: There was evidence of smoking in the common area in the form of 'smoke graffiti' throughout the stairs, to the smoke detector outside flat 27 on the fifth floor and a cigarette butt on the fifteenth floor beside flat 91.</p>	
<p>Recommendation: Management should confirm/ensure that the policy in relation to smoking within the common areas is enforced through communication with residents/employees or other building users.</p>	
Priority: Man1	Known Quantity: N/A Potential Quantity: N/A Action ID: 101857



Question - B.4: Is there adequate provision of at least one legible 'No Smoking' sign covering the common area?	Yes
<p>Comment: Adequate 'No Smoking' signage is provided in the common area as required by the Smoke-free (Premises and Enforcement) Regulations 2006.</p>	

C. Arson

Question - C.1: Are the premises secured against arson by outsiders? (Please state how)	Yes
<p>Comment: The block entrance door is fitted with an intercom and door release system and was locked at the time of inspection.</p>	

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

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

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

D. Space Heating

Question - D.1: Are the common areas of the building provided with any form of fixed space heating system? (State type provided)	Yes
Comment: The block has a district heating system providing low-temperature hot water space heating throughout the building. The gas boilers are in a separate building remote from the block.	

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

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

E. Cooking

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


F. Lightning


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

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

G. House-Keeping

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

Question - G.2: Are combustible items kept clear from sources of ignition such as electrical equipment?				No	
Comment: Combustible items were noted close to an ignition source. There was a small amount of storage in the main electrical intake and in some of the electrical risers.					
Recommendation: All combustible items should be removed from the electrical intake cupboard and then electrical risers and the doors kept locked.					
Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 101869		

Question - G.3: Are escape routes kept clear of combustible items or waste materials?				No	
Comment: There were combustible items or waste materials in the escape routes. TV in flat lobby 69-71, Plastic paint pots outside flat 65 and items in the refuse chute lobby on the sixth floor. The mobility scooter on the sixth floor does not have a battery (acceptable). The plants in flat lobbies and the empty shopping trolleys at the base of the stairs are not hazardous.					
Recommendation: Combustible items noted should be removed from the common areas on the sixth floor and outside flat 65 and the areas kept clear.					
Priority: Man1	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 102146		

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

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

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

H. Contractors

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

Comment: Information received confirming 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: Information received confirming 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: Information received confirming that there are satisfactory controls in place over works carried out on the premises by in-house staff

I. Dangerous Substances

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

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

J. Other Significant Hazards

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

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


General Fire Protection Measures

K. Means of Escape

Question - K.1: Is the escape route design deemed satisfactory? (Consider current design codes)	Yes
Comment: The means of escape design is broadly in accordance with design codes in force at the time of construction and is deemed satisfactory (single stair).	
Question - K.2: Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)	No
Comment: The doorset between the flat/lift lobby and the escape stair on the ground floor would appear unlikely to achieve 60 minutes fire resistance. As the top floor exceeds 18m, and the stair is protected for both means of escape and as a firefighting shaft, the doorsets should be FD60S self-closing unless there is double door protection, as there is on all the upper floors.	
Recommendation: The doorset between the ground floor lobby and the stair with a FD60S self-closing doorset, or preferably blocked with construction affording a minimum of 60 minutes fire resistance (ground floor door into stairs is not required for egress, convenience opening only).	
Priority: C	Known Quantity: 1
Potential Quantity: N/A	Action ID: 109611
	
Question - K.3: Is there adequate provision of exits for the numbers who may be present?	Yes
Comment: The provision of exits is considered adequate for the number of people expected to be present	
Question - K.4: Is there adequate exit width for the numbers who may be present?	Yes
Comment: The exit widths provided appear adequate for the numbers expected to be present	
Question - K.5: Are doors on escape routes easily opened (and are sliding or revolving doors avoided)?	Yes
Comment: All doors on escape routes are fitted with ironmongery which is easily opened without the use of a key, and there are no sliding or revolving doors (see also question K17).	
Question - K.6: Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)	Yes
Comment: Doors or gates on escape routes are provided with electrically operated access control systems	

Question - K.7: Are electrically operated access control systems fitted to doors or gates on escape routes provided with override facilities and/or designed to 'fail-safe' on power failure?	Yes
Comment: The block entrance door has a green break-glass point fitted which overrides the access control system.	
Question - K.8: Do final exits open in the direction of escape where necessary?	Yes
Comment: Doors on escape routes open in the direction of escape.	
Question - K.9: Are travel distances satisfactory? (consider single direction and more than one direction)	Yes
Comment: Travel distances appear to be in line with that allowed in current guidance	
Question - K.10: Are the precautions for all inner rooms suitable?	Not Applicable
Comment: No inner rooms were identified at the time of inspection	
Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?	Not Applicable
Comment: There is a single means of escape route within the property, which leads to a final exit. Escape route separation is not required.	
Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required?	Not Applicable
Comment: No corridors requiring cross-corridor fire doors were noted in the property.	
Question - K.13: Do escape routes lead to a place of safety?	Yes
Comment: Escape routes lead to a place of safety	
Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)	Yes
Comment: The stairs and refuse chute lobbies are provided with adequate permanent ventilation openings for the control of smoke	
Question - K.15: Are the stairs and/or lobbies provided with an adequate automatic or remotely operated smoke ventilation system? (State provision)	Yes
Comment: The flat lobbies are provided with an adequate automatic smoke ventilation system.	

Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities?				Not Known
Comment: There was no evidence of occupation in the building by people with disabilities at the time of inspection				
Recommendation: Management should encourage tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. A contact reference for this assistance should be added to the fire action notices for the premises.				No image available
Priority: Mar2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 101880	

Question - K.17: Are all other means of escape issues satisfactory? [1]				No
Comment: Other means of escape issues noted at the time of inspection include - Flat lobby doors and stair doors are fitted with lever latches. High traffic can lead to the lever latches wearing and falling. Latches are not required on these self-closing doors.				
Recommendation: Recommend that the lever latches on the flat lobby doors and the stair doors are removed. A pull handle will be required.				
Priority: R	Known Quantity: 47	Potential Quantity: N/A	Action ID: 101886	


Question - K.18: Are all other means of escape issues satisfactory? [2]				Yes
Comment: There were no other means of escape issues noted at the time of inspection.				


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

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


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

L. Flat Entrance/Residents' Bedroom/Bedsit Doors


<p>Question - L.1: Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors)</p>				Not Known
<p>Comment: Flat entrance doors/frames are replacement composite fire doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).</p>				
<p>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.</p>				
Priority: Med	Known Quantity: 0	Potential Quantity: 94	Action ID: 102081	


<p>Question - L.2: Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?</p>				No
<p>Comment: Fire rated flat entrance doors and frames appear to be in good condition, except for flats 47 (glazing, door and frame) and 56 (glazing and glazing frame damaged).</p>				
<p>Recommendation: Minor joinery repairs are required to the door of flat 56 (glass and glazing frame damaged).</p>				
Priority: A	Known Quantity: 2	Potential Quantity: N/A	Action ID: 102086	


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

Question - L.4: Are fanlights above flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?				No
Comment: The glazing fitted in fanlights over flats 1 and 2 entrance doors in this Purpose Built/Stay Put block appears to have 30-minutes integrity only fire resistance. 30-minutes insulation is also required.				
Recommendation: EI 30 (30-minutes integrity and insulation) fire resisting glazing (and associated glazing channel and beading) should be installed in the fanlight(s) to flat entrance door(s) as noted. (Unless it can be confirmed by certification that the existing glazing is appropriately fire rated.)				
Priority: C	Known Quantity: 2	Potential Quantity: N/A	Action ID: 102151	

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?				No
Comment: No adequate self-closing device was fitted to sampled flat 27 entrance door. No access to other flats other than flat 91 (overhead closer).				
Recommendation: An effective self-closing device should be fitted to the door of flat 27.				
Priority: A	Known Quantity: 1	Potential Quantity: N/A	Action ID: 102154	
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.				
Priority: Mar2	Known Quantity: 0	Potential Quantity: 92	Action ID: 102155	No image available


<p>Question - L.7: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with intumescent strips and cold smoke seals and is there a rolling programme of fire door checks in place to include those not sampled?</p>				No
<p>Comment: No intumescent strips and cold smoke seals were fitted to sampled flats 27 and 91 entrance doors. No access to other flats.</p>				
<p>Recommendation: Intumescent strips and smoke seals should be fitted to the doors of flats 27 and 91.</p>				
Priority: C	Known Quantity: 2	Potential Quantity: N/A	Action ID: 102160	
<p>Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that strips and seals are fitted and remain effective.</p>				
Priority: Man2	Known Quantity: 0	Potential Quantity: 92	Action ID: 102161	No image available

<p>Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)</p>				No
<p>Comment: Letterboxes fitted to flats 39, 60 and 92 entrance doors are defective (no external flaps).</p>				
<p>Recommendation: Letterboxes to flat entrance doors of flats 39, 60 and 92 should be replaced with fire rated letterboxes.</p>				
Priority: A	Known Quantity: 3	Potential Quantity: N/A	Action ID: 102163	

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

M. Common Area Fire Doors

Question - M.1: Are all common area doors and frames requiring fire resistance appropriately fire rated?				No
Comment: All common area fire doors and/or frames appear to be appropriately fire rated, except for both steel doors to the lift motor room (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). Other common area fire doors appear to be the original FD30 fire doors.				
Recommendation: Both lift motor room fire doors should be replaced with a locked FD30S fire doors, including appropriate 'Fire door keep locked' signage to the outside.				
Priority: A	Known Quantity: 2	Potential Quantity: N/A	Action ID: 102166	

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 residents store cupboards on the third and sixth floors.				
Recommendation: The residents store cupboard doors on the third and sixth floors should be replaced with FD30S lockable fire doors.				
Priority: A	Known Quantity: 2	Potential Quantity: N/A	Action ID: 102168	

Question - M.3: Is all glazing to common area fire doors appropriately fire rated?				Yes
Comment: All glazing to common area fire doors appears to be appropriately fire rated (Georgian wired glazing to flat lobbies and stairs only).				

Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated?				Yes
Comment: Fanlights/side panels to common area fire doors appear to be appropriately fire rated (Georgian wired glazing to fanlights and side panels of flat lobbies and stairs, mineral boards over glazing to fanlights of refuse chute lobbies).				

Question - M.5: Are common area fire door sets fitted with adequate self-closing devices where required?				Yes
Comment: Common area fire doors are fitted with adequate self-closing devices or are kept locked shut.				

Question - M.6: Are intumescent strips and smoke seals provided to common area fire doors?				No
Comment: Electrical risers have strips and seals, most other common area fire doors are provided with intumescent strips, but no cold smoke seals. residents store cupboards had no strips or seals.				
Recommendation: All common area fire doors should be fitted with intumescent strips and smoke seals.				
Priority: C	Known Quantity: 78	Potential Quantity: N/A	Action ID: 102189	



Question - M.7: Are common area fire door sets adequate otherwise? (Ironmongery, hold open hooks etc.)				No
Comment: Other common area fire door issues noted at the time of inspection include - excessive frame to door gap to the electrical riser beside flat 81.				
Recommendation: The fire doors noted should be repaired (or if necessary replaced) to reduce the perimeter gap between the door and frame to a maximum of 3mm.				
Priority: C	Known Quantity: 1	Potential Quantity: N/A	Action ID: 102282	



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

N. Emergency Lighting

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

Question - N.2: From visual inspection, does the emergency lighting system appear to be in good working order?				No
Comment: The emergency lighting provided is not in good working order, one light off on fourth floor stairs.				
Recommendation: The defects noted to the emergency lighting system should be repaired (light off on stairs at fourth floor).				
Priority: B	Known Quantity: 1	Potential Quantity: N/A	Action ID: 102267	




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


O. Fire Safety Signs and Notices

Question - O.1: Is there adequate provision of fire action notices within the common areas? (Consider recommended evacuation strategy; unsuitability of generic notices and location/visibility of any notices provided)				No
Comment: No Fire Action Notices were displayed in the fifth, sixth and eighth floor lift lobbies.				
Recommendation: Fire action notices advising of the 'Stay Put' evacuation policy should be provided in the fifth and eighth floor lift lobbies.				
Priority: A	Known Quantity: 3	Potential Quantity: N/A	Action ID: 102277	



<p>Question - O.2: Is fire door signage adequate? (Consider 'Fire door keep shut', 'Fire door keep locked shut' and 'Automatic Fire Door Keep Clear' signage. Exclude doors recommended for replacement)</p>				No
<p>Comment: Fire door signage is not considered adequate. No 'Fire Door Keep Locked' signs to all electrical risers, all residents store cupboards, both Lift Motor Room doors and the Caretaker's Room door. No 'Fire Door Keep Shut' on the stair side of the ground floor stair door.</p>				
<p>Recommendation: Provide 'Fire door keep locked' and/or 'Fire door keep shut' notices to common area fire doors as noted (Fire Door Keep Locked* signs to the outside of all electrical risers, all residents store cupboards, both Lift Motor Room doors and the Caretaker's Room door. *Fire Door Keep Shut* on the stair side of the ground floor stair door.</p>				
Priority: C	Known Quantity: 48	Potential Quantity: N/A	Action ID: 102285	


<p>Question - O.3: If required, is directional/exit signage adequate?</p>				Yes
<p>Comment: Directional and exit signage is considered adequate (single stairs however primary access is by lift).</p>				

<p>Question - O.4: Are all other fire safety signs issues satisfactory? [1] (Consider lift signage, and escape door signs. 'No Smoking' signage is covered in the Smoking Policies section.)</p>				No
<p>Comment: 'In event of fire do not use lifts' signage has not been provided adjacent to the doors to the lift at the seventh floor level.</p>				
<p>Recommendation: Provide 'In event of fire do not use lifts' signage adjacent to the doors to the lift at the seventh floor level.</p>				
Priority: C	Known Quantity: 1	Potential Quantity: N/A	Action ID: 102289	


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

P. Means of Giving Warning in Case of Fire

<p>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)</p>				Yes
<p>Comment: There is a Grade A automatic smoke detection system within the flat lobbies for the operation of the smoke vent system.</p>				

<p>Question - P.2: From visual inspection, does the common area fire detection/alarm system appear to be in good working condition?</p>				No
<p>Comment: There was damage noted to the common fire alarm system equipment:- Burn to the smoke detector shield on the fifth floor outside flat 27.</p>				
<p>Recommendation: The smoke detector outside flat 27 should be replaced with equivalent</p>				
Priority: A	Known Quantity: 1	Potential Quantity: N/A	Action ID: 102291	

<p>Question - P.3: Is the Grade and Category of the common area fire detection/alarm system appropriate for the building type, occupancy and fire risk?</p>				Yes
<p>Comment: The Grade A system installed has smoke detectors within the flat lobbies for the operation of the smoke vent system only.</p>				

<p>Question - P.5: If applicable, are independent domestic hard-wired smoke/heat alarm systems within the sampled flats installed to a suitable standard and is there a rolling programme of checks in place to include those not sampled? (Grade D LD3 minimum standard)</p>				No
<p>Comment: The Grade D smoke alarm was defective in the entrance hall to sample flat 27 (battery smoke alarm replacement). Flat 91 had a suitable mains powered smoke alarm. No access to other flats.</p>				
<p>Recommendation: A Grade D LD3 smoke alarm system to BS5839-6:2013 should be installed in the flat 27.</p>				
Priority: R	Known Quantity: 1	Potential Quantity: N/A	Action ID: 102298	
<p>Recommendation: Flats not sampled at the time of this inspection should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS5839-6:2014.</p>				No image available
Priority: Man2	Known Quantity: 0	Potential Quantity: 92	Action ID: 102299	


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

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)	No
Comment: Compartmentation would not appear to be adequate. Although fire stopping appeared to be adequate above false ceilings in most places, the use of expanding foam may not be appropriate in some places, especially on the third floor lobby of flats 15-17.	

Recommendation: Management should undertake an intrusive inspection of the hidden voids noted to confirm/ensure that compartmentation within is adequate. Expanding fire rated foam has manufacturer's specifications as to the dimensions of penetrations it is limited to.				
<table border="1"> <tr> <td>Priority: Man2</td> <td>Known Quantity: 0</td> <td>Potential Quantity: 2</td> <td>Action ID: 102307</td> </tr> </table>		Priority: Man2	Known Quantity: 0	Potential Quantity: 2
Priority: Man2	Known Quantity: 0	Potential Quantity: 2	Action ID: 102307	

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 was no access to the redundant gas pipe risers. The construction appeared to be timber (fifteenth floor next to flat 88) and it was not possible due to lack of access to check for any floor/ceiling penetrations.					
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.	No image available				
<table border="1"> <tr> <td>Priority: Man2</td> <td>Known Quantity: 0</td> <td>Potential Quantity: 32</td> <td>Action ID: 102314</td> </tr> </table>	Priority: Man2	Known Quantity: 0	Potential Quantity: 32	Action ID: 102314	
Priority: Man2	Known Quantity: 0	Potential Quantity: 32	Action ID: 102314		

<p>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)</p>				Not Known
<p>Comment: The heating pipe penetrations through the floor/ceilings in the flat lobbies appeared to be sealed with conventional expanding foam. The enclosures were not continuous or fire rated. Additionally pink expanding foam sealant noted as being used to fire stop pipe penetrations and large gaps in compartmentation.</p>				
<p>Recommendation: Management should confirm/ensure that adequate firestopping is provided around any service cable, pipe or ducts exiting the inaccessible services cupboards/risers as noted.</p>				
Priority: Med	Known Quantity: 0	Potential Quantity: 30	Action ID: 102330	
<p>Recommendation: The pink foam sealant noted should be replaced with appropriate intumescent products applied to manufacturer's specifications.</p>				
Priority: B	Known Quantity: 4	Potential Quantity: 4	Action ID: 118209	

<p>Question - Q.5: If a waste chute is provided within the building are adequate measures in place to limit fire spread/growth? (Consider provision of fusible link dampers and sprinklers etc)</p>				No
<p>Comment: A waste chute is provided in the building, which is located in a permanently ventilated area, separated from the escape route by fire resisting construction of at least 30 minutes. Hopper doors on the second, third, ninth and fifteenth floors are not fully closing or have other smoke leak paths. A fusible link damper is fitted to the base of the waste chute.</p>				
<p>Recommendation: The defective hopper doors to the waste chute on the second, third, ninth and fifteenth floors should be repaired or replaced as required.</p>				
Priority: B	Known Quantity: 4	Potential Quantity: N/A	Action ID: 102355	

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

<p>Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)</p>	<p>Yes</p>		
<p>Comment: The main electrical intake cupboard appears to be adequately fire resisting and firestopped.</p>			
<p>Question - Q.8: Is compartmentation maintained behind electrical meter cabinets recessed into flat walls and/or between the meter cabinet and the common area?</p>	<p>Not Applicable</p>		
<p>Comment: There are no electrical meter cabinets recessed into flat compartment walls in this property.</p>			
<p>Question - Q.9: If present, are common ventilation systems, ventilation ducts and grills adequate to limit fire spread/growth? (Consider dampers etc.)</p>	<p>Not Applicable</p>		
<p>Comment: There were no common ventilation systems noted within this property.</p>			
<p>Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread?</p>	<p>Yes</p>		
<p>Comment: The wall and ceiling linings would appear to be appropriate to limit fire spread.</p>			
<p>Question - Q.11: If provided, are soft furnishings in common areas appropriate to limit fire spread/growth?</p>	<p>Not Applicable</p>		
<p>Comment: There were no soft furnishings noted within the common areas at the time of inspection.</p>			
<p>Question - Q.12: If provided, are curtains or drapes within common areas appropriate to limit fire spread/growth?</p>	<p>Not Applicable</p>		
<p>Comment: There were no curtains or drapes noted within the common areas at the time of inspection.</p>			
<p>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)</p>	<p>Not Known</p>		
<p>Comment: No information was available on site to confirm if the composite panels under the UPVC windows met the requirements of the Building Regulations with regards to limited combustibility and surface fire spread requirements.</p>			
<p>Recommendation: Management should confirm that the composite panels under the UPVC windows meets Building Regulations requirements with regards to limited combustibility and surface fire spread properties.</p>			
<p>Priority: Man2</p>	<p>Known Quantity: 0</p>	<p>Potential Quantity: 1</p>	<p>Action ID: 102360</p>

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

Comment: There were no other fire spread/compartimentation issues noted at the time of inspection. Cable penetrations in the electrical risers were fire stopped at floor level, not at ceilings. Risers also fitted with fire doors.

R. Fire Extinguishing Appliances

Question - R.1: Are portable fire extinguishers provided in the common areas, including staff/plant rooms? (Give details of any provision) Yes

Comment: Extinguishers were provided as follows:- Caretaker's room and lift motor room only. None in residential common areas.

Question - R.2: Is it considered appropriate to provide portable fire extinguishers given the building occupancy? Yes

Comment: The provision of portable fire extinguishers is considered appropriate for this property as staff are trained in their safe usage.

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

Comment: The provision of portable extinguishers is considered adequate for the risks present.

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

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

S. Other Fire Safety Systems and Equipment

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

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

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 dry fire main:- Inlet beside main entrance, outlets in each lift lobby, at the head of the stairs on the sixteenth floor and on the roof.

Question - S.3: Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift) Yes

Comment: The building is provided with 2 lifts used for fire safety purposes. Both lifts call at all floors except the sixteenth.

Question - S.4: Is the building provided with disabled evacuation aids? (Evacuation chairs, sheets, mats or sledges etc.)

No

Comment: The building has no apparatus for the evacuation of people with disabilities.

Question - S.5: Is a sprinkler system provided within the building? (provide details of type and extent)

No

Comment: No sprinkler system is provided within the building.

Question - S.6: Are hose reels provided within the building?

No

Comment: Hose reels are not provided within the building.

Question - S.7: Is any other relevant fire safety system or equipment installed? (1) (state type of system and comment as necessary)

No

Comment: There are no other relevant fire safety systems or equipment installed.

Fire Safety Management

T. Procedures and Arrangements

Question - T.1: Please CONFIRM the Property Designation	A designation other than General Needs (5 Storeys and under)
Comment: General needs, 17 storeys.	
Question - T.2: Has a competent person(s) been appointed within the organisation to assist in undertaking preventative and protective fire safety measures?	Yes
Comment: Management advise that a competent person has been appointed within the organisation to assist with undertaking preventative and protective fire safety measures. Savills is engaged to provide risk assessment and other fire safety advice.	
Question - T.3: Is there a suitable record of the fire safety arrangements?	Not Known
Comment: No suitable record of the fire safety arrangements for the building was available for inspection during the inspection.	
Recommendation: Management should confirm/ensure that a suitable documentary record of the fire safety arrangements for the building is held within the building. This should cover all arrangements for general fire safety management and should include a plan for responding in the immediate aftermath of a fire incident.	No image available
Priority: Man2	Known Quantity: N/A Potential Quantity: N/A Action ID: 102370
Question - T.4: Are there appropriate procedures in place in the event of fire and are these documented?	Yes
Comment: Documented fire safety procedures for both residents and staff were made available during the inspection, and are displayed in the Fire Action Notices.	
Question - T.5: Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?	Yes
Comment: The building is not staffed and residents are required to self-evacuate if necessary. Residents will call the Fire and Rescue Service if they become aware of a fire.	
Question - T.6: Are there suitable fire assembly points away from any risk?	Not Applicable
Comment: The building has a Stay Put evacuation strategy and no general assembly point(s) are required.	
Question - T.7: Are there adequate procedures in place for the evacuation of people with a disability who are likely to be present?	Not Applicable
Comment: The building has a Stay Put evacuation strategy, with no full-time staff presence. Residents are expected to self-evacuate if necessary. (Refer to Question K16)	

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

Question - T.9: Are staff nominated to assist with evacuations in the event of fire?	Not Applicable
Comment: The building has a Stay Put evacuation strategy, with no full-time staff presence. Residents are expected to self-evacuate if necessary. Staff have therefore not been nominated to assist with evacuation in the event of a fire. (Refer to Question K16)	

Question - T.10: Is there appropriate liaison with the local Fire and Rescue Service?	Not Known
Comment: It is not known if liaison with the local Fire and Rescue Service takes place.	
Recommendation: Management should confirm/ensure appropriate liaison takes place with the local Fire and Rescue Service and that familiarisation visits are carried out. Records of all engagement should be kept on-site or in a central database.	No image available
Priority: Man2	Known Quantity: N/A Potential Quantity: N/A Action ID: 102372

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

Question - T.12: Are all other fire safety management issues satisfactory?	Yes
Comment: There were no other fire safety management issues noted at the time of inspection.	

U. Training and Drills

Question - U.1: Do staff receive adequate induction and annual refresher fire safety training (to include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm)?	Yes
Comment: Management has advised that staff are appropriately and adequately trained on relevant aspects of fire safety.	

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

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

V. Testing and Maintenance

Question - V.1: Is the common area fire detection/alarm system tested and serviced in accordance with relevant guidance?	Yes
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Comment: Management advise that fire alarm systems are tested as per BS5839 (part 1 or part 6:2013 as appropriate) and records are held centrally.

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

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

Question - V.4: Are fire mains inspected, tested and serviced in accordance with relevant guidance?	Yes
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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
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Comment: Management has advised that annual inspection and testing of lightning protection systems takes place where fitted to properties.

Question - V.7: Is the smoke control system inspected, tested and serviced in accordance with relevant guidance?	Yes
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Comment: Management advise that smoke control systems are tested in accordance with the recommendations in BS9999.

Question - V.8: Are access control systems inspected, tested and serviced in accordance with relevant guidance?	Yes
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Comment: Management advise that access control systems are inspected, tested and serviced in accordance with relevant guidance, and records held on a central database.

Question - V.9: Are drop key override switch facilities for Fire and Rescue Service access inspected, tested and serviced in accordance with relevant guidance?	Yes
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Comment: Management confirm that regular inspection, testing and servicing is being carried out.

Question - V.10: Are lifts in the building used for fire safety purposes inspected, tested and serviced in accordance with relevant guidance? (Firefighting, fireman's or evacuation lift)	Yes
Comment: Management has advised that all lifts are inspected, tested and serviced in accordance with relevant legislation and guidance	

W. Records

Question - W.1: Is there a log book on the premises?	No
Comment: No log book was available on site during the inspection (emergency lighting only).	
Recommendation: Management should confirm/ensure that a fire safety log book is provided to enable recording as required of all relevant fire safety events such as fire drills, routine checks, Fire and Rescue Service visits, fire safety systems testing, staff training etc. as appropriate.	No image available
Priority: Med2	Known Quantity: N/A
Potential Quantity: N/A	Action ID: 102375

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

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

Question - W.4: Are routine in-house fire safety checks recorded?	Yes
Comment: Management confirm that up to date records of routine in-house fire safety checks are held on a central database.	

Question - W.5: Are fire detection/alarm system inspections, tests and servicing recorded?	Yes
Comment: Management advise that records of inspection, testing and/or servicing are held in a central database	

Question - W.6: Are emergency lighting system inspections, tests and servicing recorded?	Yes
Comment: Management advise that records of inspection, testing and/or servicing are held in a central database. A log book was also held on site.	

Question - W.7: Are records kept of the fire extinguisher inspections, tests and servicing?	Yes
Comment: Management advise that records of inspection, testing and/or servicing are held in a central database	

Question - W.8: Are fire mains inspections, tests and services recorded?	Yes
Comment: Management has advised that records of inspection, testing and/or servicing are held in a central database	

Question - W.9: Are records kept of the lightning protection system inspections, tests and servicing?	Yes
Comment: Management: has advised that records of inspection, testing and/or servicing are held in a central database	
Question - W.11: Are the smoke control system inspections, tests and servicing recorded?	Yes
Comment: Management: advise that records of inspection, testing and/or servicing are held in a central database	
Question - W.12: Are the access control system inspections, tests and servicing recorded?	Yes
Comment: Management: advise that records of inspection, testing and/or servicing are held in a central database	
Question - W.13: Are drop key override switch facilities inspections, tests and services recorded?	Yes
Comment: Management: confirm that regular inspection, testing and servicing of the system is carried out and recorded on a central database.	
Question - W.14: Are inspections, tests and servicing of lifts used for fire safety purposes recorded?	Yes
Comment: Management: has advised that records of inspection, testing and/or servicing are held in a central database	

Additional Issues

X. Electrical Services

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

Yes

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

Y. Gas Services

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

No

Comment: There are no gas installations within the building.

Z. Other Issues

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

Yes

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

BAFE Certificate



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

