

# Fire Risk Assessment

Property assessed: 1-62 Vauxhall Court 46 Hamerton Road Manchester M40 7RD

Client: Northwards Housing

UPRN: 623400000B0

Property Classification: Level 1

Document Print Date: 19/12/2019



FRA Inspection Date: 25/10/2018  
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

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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	25/10/2018
Date of Assessment Issue to Client	30/11/2018

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	1	1
B	0	5	5
C	0	7	7
R	0	1	1
Man1	0	0	0
Man2	0	11	11

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




## 1.3 Evacuation Strategy

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

## 2 Action Plan

### 2.1 Recommendations from this Assessment

Details		Comments/recommendations	Photo
Question	M.1	<p>Comment: All common area fire doors and/or frames appear to be appropriately fire rated, except for the ground floor plant room access doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).</p> <p>Recommendation: The doors to the plant rooms should be replaced with lockable FD30S fire doors, including appropriate 'Fire door keep locked' signage to the outer face.</p>	
Section	Common Area Fire Doors		
Action ID	109962		
Quantity			
- Known	2		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned
Question	K.2	<p>Comment: The staircase has not been provided with lobby protection on the ground floor. This is required given the design of the building. The stair exits into a lobby between the main entrance and the ground floor, but the screen separating the 2 areas is not fire rated.</p> <p>Recommendation: The screen in the ground floor entrance hallway should be replaced with 60 minutes fire resisting construction with insulated glazing provided where required. FD60S S/C doors required.</p>	
Section	Means of Escape		
Action ID	109942		
Quantity			
- Known	1		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.3	<p>Comment: The services riser/cupboards sampled did not appear to be adequately fire resisting and/or fire-stopped. Most cable penetrations through the floors/ceilings of the electric risers, and some through the walls, have not been fire stopped.</p> <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>	
Section	Limiting Fire Spread		
Action ID	110119		
Quantity			
- Known	26		
- Potential	26		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.5	<p>Comment: A waste chute is provided in the building, which is located in a permanently ventilated area, separated from the escape route by fire resisting construction of at least 30 minutes. Hopper doors are self-closing and have adequate seals. A fusible link damper is not fitted to the base of the waste chute.</p> <p>Recommendation: A fusible link damper should be fitted to the base of the waste chute.</p>	
Section	Limiting Fire Spread		
Action ID	110011		
Quantity			
- Known	1		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned

Question	Q.7	Comment: The electrical intake/meter enclosure did not appear to be adequately fire-resisting, several cable penetrations were not adequately fire stopped.	
Section	Limiting Fire Spread		
Action ID	110015		
Quantity		Recommendation: The hole/s noted should be sealed with a suitable fire-stopping material such as an intumescent paste. Period of fire resistance required is 60 minutes.	
- Known	1		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	Q.14	Comment: Other fire spread/compartmentation issues noted at the time of inspection include - cable penetrations in plant room was not adequately fire stopped and a cable penetration from the bin store into a timber duct in the main entrance hallway.	
Section	Limiting Fire Spread		
Action ID	110020		
Quantity		Recommendation: Cable penetrations through compartment walls in the ground floor bin store and plant rooms should be sealed with materials affording a minimum of 60 minutes fire resistance.	
- Known	2		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Question	K.16	Comment: There was no evidence of occupation in the building by people with disabilities at the time of inspection	
Section	Means of Escape		
Action ID	109949		
Quantity		Recommendation: Management should encourage tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. A contact reference for this assistance should be added to the fire action notices for the premises.	No image available
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	L.1	Comment: All flat entrance doors/frames, except flats 23 and 53, 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	109950		
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	59		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned

Question	L.1	Comment: All flat entrance doors/frames, except flats 23 and 53, are replacement composite fire doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).		No image available
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	118626			
Quantity - Known - Potential	0 59	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	Due Date: 27/12/2020	Client Status: Assigned	
Question	L.6	Comment: Sampled flats 25, 32 and 51 entrance doors were fitted with adequate self-closing devices. No access to other flats.		No image available
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	109959			
Quantity - Known - Potential	0 58	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	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 25, 32 and 51 entrance doors. No access to other flats.		No image available
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	109961			
Quantity - Known - Potential	0 58	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.		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	P.5	Comment: Grade D smoke alarms were noted within the entrance hallways of sample flats 25, 32 and 51. No access to other flats.		No image available
Section	Means of Giving Warning in Case of Fire			
Action ID	109999			
Quantity - Known - Potential	0 58	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	Due Date: 27/12/2020	Client Status: Assigned	
Question	Q.3	Comment: The services riser/cupboards sampled did not appear to be adequately fire resisting and/or fire-stopped. Most cable penetrations through the floors/ceilings of the electric risers, and some through the walls, have not been fire stopped.		No image available
Section	Limiting Fire Spread			
Action ID	110006			
Quantity - Known - Potential	0 26	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	Due Date: 27/12/2020	Client Status: Assigned	

Question	Q.13	Comment: No information was available on site to confirm if the external wall rain screen cladding/insulation system met the requirements of the Building Regulations with regards to limited combustibility and surface fire spread requirements.		
Section	Limiting Fire Spread			
Action ID	110019			
Quantity		Recommendation: Management should confirm that the external wall rain screen cladding/insulation system meets Building Regulations requirements with regards to limited combustibility and surface fire spread properties.		
- Known	0			
- Potential	1			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	T.3	Comment: No suitable record of the fire safety arrangements for the building was available for inspection during the inspection.		<p>No image available</p>
Section	Procedures and Arrangements			
Action ID	110024			
Quantity		Recommendation: Management should confirm/ensure that a suitable documentary record of the fire safety arrangements for the building is held within the building. This should cover all arrangements for general fire safety management and should include a plan for responding in the immediate aftermath of a fire incident.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	T.10	Comment: It is not known if liaison with the local Fire and Rescue Service takes place.		<p>No image available</p>
Section	Procedures and Arrangements			
Action ID	110025			
Quantity		Recommendation: Management should confirm/ensure appropriate liaison takes place with the local Fire and Rescue Service and that familiarisation visits are carried out. Records of all engagement should be kept on-site or in a central database.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	W.1	Comment: Emergency lighting log book only.		<p>No image available</p>
Section	Records			
Action ID	110118			
Quantity		Recommendation: Management should confirm/ensure that a fire safety log book is provided to enable recording as required of all relevant fire safety events such as fire drills, routine checks, Fire and Rescue Service visits, fire safety systems testing, staff training etc. as appropriate.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	



Question	L.4	Comment: The glazing fitted in fanlights over flat entrance doors in this Purpose Built/Stay Put block appears to have 30-minutes integrity only fire resistance. 30-minutes insulation is also required.
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors	
Action ID	118628	
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	61	
- Potential	N/A	

No image available

Priority	C	Due Date: 04/06/2021	Client Status: Assigned
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Question	L.7	Comment: No intumescent strips and cold smoke seals were fitted to sampled flats 25, 32 and 51 entrance doors. No access to other flats.
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors	
Action ID	109960	



Quantity		Recommendation: Intumescent strips and smoke seals should be fitted to the doors of flats 25, 32 and 51.
- Known	3	
- Potential	N/A	

Priority	C	Due Date: 04/06/2021	Client Status: Assigned
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Question	M.6	Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals, except for the gas riser doors.
Section	Common Area Fire Doors	
Action ID	109970	



Quantity		Recommendation: Common area fire doors as noted should be fitted with intumescent strips and smoke seals.
- Known	26	
- Potential	N/A	

Priority	C	Due Date: 04/06/2021	Client Status: Assigned
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Question	O.2	Comment: Fire door signage is not considered adequate. No fire door signage to riser doors and the main electrical intake.
Section	Fire Safety Signs and Notices	
Action ID	109990	



Quantity		Recommendation: Provide 'Fire door keep locked' signage to the electrical cupboard and riser fire door.
- Known	39	
- Potential	N/A	




Priority	C	Due Date: 04/06/2021	Client Status: Assigned
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Question	O.4	Comment: Other fire safety signs issues noted include:- No "Do Not Use Lifts" signs. (Included on fire action notices but not prominent).
Section	Fire Safety Signs and Notices	
Action ID	109992	



Quantity		Recommendation: Provide prominent 'In event of fire do not use lifts' signage adjacent to the doors to the lift at each floor level.
- Known	13	
- Potential	N/A	

Priority	C	Due Date: 04/06/2021	Client Status: Assigned
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Question	O.5	Comment: Other fire safety signs issues noted include:- No instructions for the operation of the electronic door locks or green break glass overrides. No dry riser inlet sign.	
Section	Fire Safety Signs and Notices		
Action ID	109998	Recommendation: Provide notices with instructions for the use of the electronic door release system and green break glass override.	
Quantity			
- Known	3		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	O.5	Comment: Other fire safety signs issues noted include:- No instructions for the operation of the electronic door locks or green break glass overrides. No dry riser inlet sign.	
Section	Fire Safety Signs and Notices		
Action ID	110122	Recommendation: Provide a 'Dry Riser Inlet' sign for the Inlet box in the main entrance hallway.	
Quantity			
- Known	1		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Question	Q.11	Comment: There were no labels seen on the soft furnishings sampled in the common areas (single chair in the entrance hallway).	
Section	Limiting Fire Spread		
Action ID	110021	Recommendation: When it is time for replacement, the soft furnishings noted in the small lounge area should be replaced by furniture conforming to BS 7176 for medium hazard premise	
Quantity			
- Known	1		
- Potential	1		
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, bi.) 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, bi.) the person in control of the premises, or b.ii) the owner/landlord.
Article 13	Requires the recording of significant findings from the fire risk assessment, where a.) five or more people are employed, b.) a licence under an enactment is in force, or c.) an alterations notice is in force.
Article 14	Requires that escape routes and exits are kept clear and accessible at all times.
Article 15	Highlights the need for fire drills and competent persons to assist in their undertaking.
Article 17	Requires suitable maintenance of fire safety facilities and equipment.
Article 19	Requires communication with employees, including the significant findings of the fire risk assessment.
Article 20	Requires that any external employers / employees who are working (or have staff working) in premises are provided with relevant information on the risks and the preventive and protective measures in place.
Article 21	Requires that employees are provided with suitable and appropriate training.
Article 22	Requires co-operation / coordination where two or more responsible persons share duties in premises.
Article 23	Lists the general duties of employees at work.

### 3.3 Risk Level

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

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

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

### 3.4 Recommendation Priorities

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

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

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

Construction Information	
Construction Type	Concrete Frame
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1960
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Precast Concrete Panels
External Wall Finish Type	Cementitious render and composite panels.
Other Construction Information	There is no flat 20, therefore only 4 flats on the fourth floor. The stairs are only accessed from within the ground floor.

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	Caretaker available office hours.
Person managing fire safety in the premises	Matthew Reynolds, Fire Safety Manager, Design and Delivery Team, Northwards Housing.
Person consulted during the FRA	Kwasi Asante, Caretaker, [REDACTED] [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:- Caretaker available office hours, but also looks after other blocks.
Number of members of the public (maximum estimated)	Residential - low number
-Comments	Residential block - low number of visitors expected at any one time
Identified people especially at risk	General Needs - No information
-Comments	No information, however, General Needs premises so occupants are typical of the general population

Other information	
Fire loss experience (since last FRA)	None reported.
Any other relevant information	None.

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

# 4 Property Details



UPRN	6234000080
Number Range	1-62
Building Name	Vauxhall Court
Street Number	46
Street	Hamerton Road
City/Town	Manchester
Postcode	M40 7RD
Property Designation	General Needs (6 Storeys and over)

Building Layout Information	
Total No. of Floors	13
Total No. of Floors (common area only)	13
Total No. of Storeys (ground and above)	13
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	A 13 storey purpose built block of 61 flats. Ground floor contains flats 1 and 2, 2x plant rooms, caretaker's room, 2x gas risers, main electrics, electric riser and a telephone kiosk. The bin store and a storeroom are accessed externally. The first to the twelfth floors each have 5 flats, except the fourth floor which has 4 flats, 2x gas risers and a dry riser all in a lobby with the lift. The lobby is accessed via a stair lobby which also contains the refuse chute lobby and the electric riser. There is a single stair from the ground floor to the twelfth floor. The lift motor room and a redundant plant room is on the roof accessed by a vertical ladder from the twelfth floor flat/lift lobby. There are 2 lifts serving alternate floors.
Extent of Common Areas (area assessed)	Ground floor entrance hallway and plant rooms, stairs from the ground floor to the twelfth floors, lift/flat lobbies on each floor, stair lobbies and refuse chute lobbies on each floor, lift motor room and redundant plant room on the roof.
Areas of the building to which access was not available.	All flats except flats 25, 32 and 51.
Total number of Flats/Bedsits/Bedrooms (as applicable)	61
Number accessed off the Common Area	61
Flats/Bedsits/Bedrooms sample inspected	Flats 25, 32 and 51.
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

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

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

# 5 FRA Questionnaire

## Elimination or Reduction of Fire Hazards

### A. Electrical Ignition Sources

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

Comment: The electrical intake/meter cupboard for the block was accessed at the time of inspection.

Question - A.2: Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available) Yes

Comment: The fixed electrical installation appears to have been tested within the last five years according to the test sticker attached. Date of last test: - January 2014 and March 2017.

Question - A.3: Is the common area fixed electrical installation free from visible defects? (from cursory visual inspection only) Yes

Comment: No defects were noted in the common area fixed electrical installation (from cursory visual inspection only)

Question - A.4: Is portable appliance testing (PAT) being completed within the common areas? Not Applicable

Comment: No portable electrical appliances were seen within the common areas during this inspection

Question - A.5: Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection? Yes

Comment: Use of personal portable electrical appliances is prohibited within the common areas. No breach of this policy was observed during the inspection.

Question - A.6: If occurring, is the use of multi-way plug adaptors and/or extension leads within the common areas considered acceptable? Not Applicable

Comment: No multi-way adaptors or extension leads were noted in use in the common areas during this inspection.

### B. Smoking Policies

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

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

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

Comment: Northwards Housing advises that smoking is not permitted in the communal area(s) in accordance with the Smoke-free (Premises and Enforcement) Regulations 2006.



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

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

### C. Arson

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

Comment: The block entrance door is fitted with an Intercom and door release system and was locked at the time of inspection.

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

Comment: Paladin/Wheelie bins were stored in an integral bin storage room with excess storage in a dedicated external area away from the building at the time of inspection.

Question - C.3: Are bins adequately secured at or within their storage location? (Please state how bins are secured) Yes

Comment: Paladin/Wheelie bins were stored in an integral bin storage room with excess storage in a dedicated external area away from the building at the time of inspection.

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 their own gas fired heating systems.

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

Comment: No portable heaters were noted within the common area at the time of inspection.

## E. Cooking

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

## F. Lightning

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

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

## G. House-Keeping

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

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

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. A small book cabinet on the ground floor is acceptable.	

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

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

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

## H. Contractors

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

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

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

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

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

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

## I. Dangerous Substances

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

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

## J. Other Significant Hazards

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

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

## General Fire Protection Measures

### K. Means of Escape

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

Question - K.2: Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)	No
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Comment: The staircase has not been provided with lobby protection on the ground floor. This is required given the design of the building. The stair exits into a lobby between the main entrance and the ground floor, but the screen separating the 2 areas is not fire rated.

Recommendation: The screen in the ground floor entrance hallway should be replaced with 60 minutes fire resisting construction with insulated glazing provided where required. FD60S S/C doors required.



Priority: B	Known Quantity: 1	Potential Quantity: N/A	Action ID: 109942
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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
--	-----

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

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

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: Northwards Housing advise that all access control systems fitted in properties are designed to 'fail safe' (i.e. release/open) if the power supply is interrupted. The electrical access control systems fitted to the ground floor stair door. The main entrance door has a green break glass override.	
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 stair 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)	Not Applicable
Comment: An automatic or remotely operated smoke ventilation system is not required in this building	

Question - K.16: Are there suitable arrangements in the building for means of escape for people with disabilities? Not Known

Comment: There was no evidence of occupation in the building by people with disabilities at the time of inspection

Recommendation: Management should encourage tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. A contact reference for this assistance should be added to the fire action notices for the premises.

No image available

Priority: Man2      Known Quantity: N/A      Potential Quantity: N/A      Action ID: 109949

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.


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

Comment:

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

<p><b>Question - L.1: Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors)</b></p>				Not Known
<p><b>Comment:</b> All flat entrance doors/frames, except flats 23 and 53, are replacement composite fire doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).</p>				
<p><b>Recommendation:</b> 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: Man2	Known Quantity: 0	Potential Quantity: 59	Action ID: 109950	
<p><b>Recommendation:</b> 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.</p>				
Priority: Man2	Known Quantity: 0	Potential Quantity: 59	Action ID: 118626	No image available
<p><b>Question - L.2: Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?</b></p>				Yes
<p><b>Comment:</b> The fire rated flat entrance doors appear to be in good condition.</p>				
<p><b>Question - L.3: Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?</b></p>				No
<p><b>Comment:</b> The glazing fitted to flat entrance doors in this Purpose Built/Stay Put block appears to have 30-minutes integrity only fire resistance. 30-minutes insulation is also required. Refer to question L1</p>				
<p><b>Question - L.4: Are fanlights above flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?</b></p>				No
<p><b>Comment:</b> The glazing fitted in fanlights over flat entrance doors in this Purpose Built/Stay Put block appears to have 30-minutes integrity only fire resistance. 30-minutes insulation is also required.</p>				
<p><b>Recommendation:</b> 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.)</p>				No image available
Priority: C	Known Quantity: 61	Potential Quantity: N/A	Action ID: 118628	
<p><b>Question - L.5: Are side panels to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?</b></p>				Not Applicable
<p><b>Comment:</b> There are no side panels to the flat entrance doors in this property.</p>				

Question - L.6: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with adequate self-closing devices and is there a rolling programme of fire door checks in place to include those not sampled?				Not Known
Comment: Sampled flats 25, 32 and 51 entrance doors were fitted with adequate self-closing devices. No access to other flats.				
Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that self-closers are fitted and remain effective.				No image available
Priority: Man2	Known Quantity: 0	Potential Quantity: 58	Action ID: 109959	

Question - L.7: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with intumescent strips and cold smoke seals and is there a rolling programme of fire door checks in place to include those not sampled?				No
Comment: No intumescent strips and cold smoke seals were fitted to sampled flats 25, 32 and 51 entrance doors. No access to other flats.				
Recommendation: Intumescent strips and smoke seals should be fitted to the doors of flats 25, 32 and 51.				
Priority: C	Known Quantity: 3	Potential Quantity: N/A	Action ID: 109960	
Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that strips and seals are fitted and remain effective.				No image available
Priority: Man2	Known Quantity: 0	Potential Quantity: 58	Action ID: 109961	

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

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



## M. Common Area Fire Doors

Question - M.1: Are all common area doors and frames requiring fire resistance appropriately fire rated?

No

Comment: All common area fire doors and/or frames appear to be appropriately fire rated, except for the ground floor plant room access doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

Recommendation: The doors to the plant rooms should be replaced with lockable FD30S fire doors, including appropriate 'Fire door keep locked' signage to the outer face.



Priority: A

Known Quantity: 2

Potential Quantity: N/A

Action ID: 109962

Question - M.2: Are all common area fire rated fire door sets in good condition - and not in need of repair?

Yes

Comment: All common area fire rated fire doors and frames appear to be in good condition.

Question - M.3: Is all glazing to common area fire doors appropriately fire rated?

Yes

Comment: All glazing to common area fire doors appears to be appropriately fire rated (stair lobby and refuse chute lobby doors 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 (stair lobby and refuse chute lobby doors only).

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 where required.

Question - M.6: Are intumescent strips and smoke seals provided to common area fire doors?	No
Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals, except for the gas riser doors.	
Recommendation: Common area fire doors as noted should be fitted with intumescent strips and smoke seals.	
Priority: C	Known Quantity: 26 Potential Quantity: N/A Action ID: 109970



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

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

## N. Emergency Lighting

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

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

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

## O. Fire Safety Signs and Notices

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



Question - O.2: Is fire door signage adequate? (Consider 'Fire door keep shut', 'Fire door keep locked shut' and 'Automatic Fire Door Keep Clear' signage. Exclude doors recommended for replacement)				No
Comment: Fire door signage is not considered adequate. No fire door signage to riser doors and the main electrical intake.				
Recommendation: Provide 'Fire door keep locked' signage to the electrical cupboard and riser fire door.				
Priority: C	Known Quantity: 39	Potential Quantity: N/A	Action ID: 109990	



Question - O.3: If required, is directional/exit signage adequate?				Yes
Comment: Directional and exit signage is considered adequate. There is a single stair but the primary access route is by the lifts.				

Question - O.4: Are all other fire safety signs issues satisfactory? [1] (Consider lift signage, and escape door signs. 'No Smoking' signage is covered in the Smoking Policies section.)				No
Comment: Other fire safety signs issues noted include:- No 'Do Not Use Lifts' signs. (included on fire action notices but not prominent).				
Recommendation: Provide prominent 'In event of fire do not use lifts' signage adjacent to the doors to the lift at each floor level.				
Priority: C	Known Quantity: 13	Potential Quantity: N/A	Action ID: 109992	



Question - O.5: Are all other fire safety signs issues satisfactory? [2]				No
Comment: Other fire safety signs issues noted include:- No instructions for the operation of the electronic door locks or green break glass overrides. No dry riser inlet sign.				
Recommendation: Provide notices with instructions for the use of the electronic door release system and green break glass override.				
Priority: C	Known Quantity: 3	Potential Quantity: N/A	Action ID: 109998	
Recommendation: Provide a 'Dry Riser Inlet' sign for the inlet box in the main entrance hallway.				
Priority: C	Known Quantity: 1	Potential Quantity: N/A	Action ID: 110122	

## 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)				Not Known
Comment: Grade D smoke alarms were noted within the entrance hallways of sample flats 25, 32 and 51. No access to other flats.				
Recommendation: Flats not sampled at the time of this inspection should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS5839-6:2014.				No image available
Priority: Man2	Known Quantity: 0	Potential Quantity: 58	Action ID: 109999	

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


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

**Q. Limiting Fire Spread**

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

Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings)	Not Applicable
Comment: No hidden voids were identified during this inspection. (A Type 1 Fire Risk Assessment (non-intrusive/non-destructive) is unable to provide full information in this regard)	

Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?	No
Comment: The services riser/cupboards sampled did not appear to be adequately fire resisting and/or fire-stopped. Most cable penetrations through the floors/ceilings of the electric risers, and some through the walls, have not been fire stopped.	

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		
Priority: Man2	Known Quantity: 0	Potential Quantity: 26	Action ID: 110006
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			

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)

Not Applicable

Comment: Not applicable to this property at the time of this assessment, no plastic pipes seen in the common areas.

Question - Q.5: If a waste chute is provided within the building are adequate measures in place to limit fire spread/growth? (Consider provision of fusible link dampers and sprinklers etc)

No

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 not fitted to the base of the waste chute.

Recommendation: A fusible link damper should be fitted to the base of the waste chute.



Priority: B

Known Quantity: 1

Potential Quantity: N/A

Action ID: 110011

Question - Q.6: Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?

Not Applicable

Comment: There were no roof voids noted above the common areas - the building has a flat roof.

Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)

No

Comment: The electrical intake/meter enclosure did not appear to be adequately fire-resisting, several cable penetrations were not adequately fire stopped.

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: 110015

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 was not possible to inspect the ventilation systems for the kitchens, bathrooms and WCs from the flats. This has been checked previously as part of a Type 4 inspection.

Question - Q.10: Are wall and ceiling linings appropriate to limit fire spread? Yes

Comment: The wall and ceiling linings would appear to be appropriate to limit fire spread.

Question - Q.11: If provided, are soft furnishings in common areas appropriate to limit fire spread/growth? Not Known

Comment: There were no labels seen on the soft furnishings sampled in the common areas (single chair in the entrance hallway).

Recommendation: When it is time for replacement, the soft furnishings noted in the small lounge area should be replaced by furniture conforming to BS 7176 for medium hazard premise



Priority: R Known Quantity: 1 Potential Quantity: 1 Action ID: 110021

Question - Q.12: If provided, are curtains or drapes within common areas appropriate to limit fire spread/growth? Not Applicable

Comment: There were no curtains or drapes noted within the common areas at the time of inspection.

Question - Q.13: Are the external walls of the building satisfactory with regard to fire spread? (Consider combustibility of cladding, external insulation systems and balconies if provided) Not Known

Comment: No information was available on site to confirm if the external wall rain screen cladding/insulation system met the requirements of the Building Regulations with regards to limited combustibility and surface fire spread requirements.

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



Priority: Man2 Known Quantity: 0 Potential Quantity: 1 Action ID: 110019

Question - Q.14: Are all other fire spread/compartmentation issues satisfactory? [1] No

Comment: Other fire spread/compartmentation issues noted at the time of inspection include - cable penetrations in plant room was not adequately fire stopped and a cable penetration from the bin store into a timber duct in the main entrance hallway.

Recommendation: Cable penetrations through compartment walls in the ground floor bin store and plant rooms should be sealed with materials affording a minimum of 60 minutes fire resistance.



Priority: B      Known Quantity: 2      Potential Quantity: N/A      Action ID: 110020

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

Comment: There were no other fire spread/compartmentation issues noted at the time of inspection.

## R. Fire Extinguishing Appliances

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

Comment: Extinguishers were provided as follows:- Plant rooms and lift motor room.

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

Comment: The provision of portable fire extinguishers is considered appropriate for this property as staff are present who 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: 2 drop key override switch facilities are provided which worked satisfactorily when tested.



Question - S.2: Is the building provided with a fire mains system? (Dry or wet riser etc.)	Yes
Comment: The building is provided with a fire mains:- dry rising fire main with the inlet within the entrance hallway and outlets in the flat/lift lobbies.	
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, calling at alternate floors.	
Question - S.4: Is the building provided with disabled evacuation aids? (Evacuation chairs, sheets, mats or sledges etc.)	No
Comment: The building has no apparatus for the evacuation of people with disabilities.	
Question - S.5: Is a sprinkler system provided within the building? (provide details of type and extent)	No
Comment: No sprinkler system is provided within the building.	
Question - S.6: Are hose reels provided within the building?	No
Comment: Hose reels are not provided within the building.	
Question - S.7: Is any other relevant fire safety system or equipment installed? [1] (state type of system and comment as necessary)	No
Comment: There are no other relevant fire safety systems or equipment installed.	

## Fire Safety Management

### T. Procedures and Arrangements

Question - T.1: Please CONFIRM the Property Designation	A designation other than General Needs (5 Storeys and under)
Comment: General Needs, 13 floors.	
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: 110024
Question - T.4: Are there appropriate procedures in place in the event of fire and are these documented?	Yes
Comment: Documented fire safety procedures for both residents and staff were made available during the inspection, and are displayed in the Fire Action Notices.	
Question - T.5: Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?	Yes
Comment: The building is not staffed and residents are required to self-evacuate if necessary. Residents will call the Fire and Rescue Service if they become aware of a fire.	
Question - T.6: Are there suitable fire assembly points away from any risk?	Not Applicable
Comment: The building has a Stay Put evacuation strategy and no general assembly points are required.	
Question - T.7: Are there adequate procedures in place for the evacuation of people with a disability who are likely to be present?	Not Applicable
Comment: The building has a Stay Put evacuation strategy, with no full-time staff presence. Residents are expected to self-evacuate if necessary. (Refer to Question K16)	

Question - T.8: Are staff nominated to use fire extinguishing appliances in the event of fire? Yes

Comment: Management advises that staff have been nominated to use fire extinguishing appliances in the event of a fire.

Question - T.9: Are staff nominated to assist with evacuations in the event of fire? Not Applicable

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

Question - T.10: Is there appropriate liaison with the local Fire and Rescue Service? Not Known

Comment: It is not known if liaison with the local Fire and Rescue Service takes place.

Recommendation: Management should confirm/ensure appropriate liaison takes place with the local Fire and Rescue Service and that familiarisation visits are carried out. Records of all engagement should be kept on-site or in a central database.

No image available

Priority: Man2 Known Quantity: N/A Potential Quantity: N/A Action ID: 110025

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

Comment: Management advises that routine in-house fire safety checks are being carried out by staff.

Question - T.12: Are all other fire safety management issues satisfactory? Yes

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

## U. Training and Drills

Question - U.1: Do staff receive adequate induction and annual refresher fire safety training (to include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm)? Yes

Comment: Management has advised that staff are appropriately and adequately trained on relevant aspects of fire safety.

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

Comment: Management has advised that staff nominated to use fire extinguishing appliances receive appropriate additional training.

Question - U.4: Are fire drills carried out at appropriate intervals? Not Applicable

Comment: The building has a Stay Put evacuation strategy so fire drills are not required.

## V. Testing and Maintenance

Question - V.2: Is the common area emergency lighting system tested and serviced in accordance with relevant guidance? Yes

Comment: Management advise that emergency lighting is tested as per 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: There was evidence available on-site to confirm that regular inspection, testing and servicing is being carried out.

Question - V.4: Are fire mains inspected, tested and serviced in accordance with relevant guidance? Yes

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

Question - V.5: Is the lightning protection system inspected and tested in accordance with relevant guidance? Yes

Comment: Management has advised that annual inspection and testing of lightning protection systems takes place where fitted to properties.

Question - V.8: Are access control systems inspected, tested and serviced in accordance with relevant guidance? Yes

Comment: Management advise that access control systems (including drop key switches) are inspected, tested and serviced in accordance with relevant guidance, and records held on a central database.

Question - V.9: Are drop key override switch facilities for Fire and Rescue Service access inspected, tested and serviced in accordance with relevant guidance? Yes

Comment: Management advise that access control systems (including drop key switches) are inspected, tested and serviced in accordance with relevant guidance, and records held on a central database.

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

Comment: Management has advised that all lifts are inspected, tested and serviced in accordance with relevant legislation and guidance

## W. Records

Question - W.1: Is there a log book on the premises?			No
Comment: Emergency lighting log book only.			
Recommendation: Management should confirm/ensure that a fire safety log book is provided to enable recording as required of all relevant fire safety events such as fire drills, routine checks, Fire and Rescue Service visits, fire safety systems testing, staff training etc. as appropriate.			No image available
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 110118
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 fire safety checks records are held on a central database.			
Question - W.6: Are emergency lighting system inspections, tests and servicing recorded?			Yes
Comment: There were records on site of regular inspection, testing and/or servicing of the system installed.			
Question - W.7: Are records kept of the fire extinguisher inspections, tests and servicing?			Yes
Comment: There were records on site of regular inspection, testing and/or servicing of the system installed.			
Question - W.8: Are fire mains inspections, tests and services recorded?			Yes
Comment: There were records on site of regular inspection, testing and/or servicing of the system installed.			
Question - W.9: Are records kept of the lightning protection system inspections, tests and servicing?			Yes
Comment: Management has advised that records of inspection, testing and/or servicing are held in a central database			
Question - W.12: Are the access control system inspections, tests and servicing recorded?			Yes
Comment: Management advise that records of inspection, testing and/or servicing are held in a central database			

Question - W.13: Are drop key override switch facilities inspections, tests and services recorded? Yes

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

Question - W.14: Are inspections, tests and servicing of lifts used for fire safety purposes recorded? Yes

Comment: Management has advised that records of inspection, testing and/or servicing are held in a central database

## Additional Issues

### X. Electrical Services

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

Yes

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

### Y. Gas Services

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

Yes

Comment: Gas Installation pipework was noted within the common parts

Question - Y.2: Are the fixed gas installations within the common areas adequately enclosed in fire resisting construction where required?

Yes

Comment: FD30 fire doors and intumescent ventilation grills.

Question - Y.3: Is the location and routing of the fixed gas installations within the common areas considered adequate? (Consider proximity to electrical services)

Yes

Comment: No electrical services in the gas risers.

### 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.

## Assessment Risk Rating

### AA. Assessment Risk Rating

Question - AA.1: 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
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Comment:

Question - AA.2: 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
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Comment:

Question - AA.3: The derived assessment risk rating of the property is:	Moderate
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Comment:

Question - AA.4: On satisfactory completion of all remedial works the risk rating of this property may be reduced to:	Tolerable
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Comment:



Part 1a	Name & Address of Certificated Organisation: Savills (UK) Ltd, 33 Margaret Street, London, W1G 0JD
Part 1b	BAFE registration number of issuing Certificated Organization: NSI00539
Part 2	Name of client: Northwards Housing
Part 3a	Address of premises for which the fire risk assessment was carried out: 1-62 Vauxhall Court 46 Hamerton Road Manchester M40 7RD
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

