

Fire Risk Assessment

Property assessed: 1-91 Whitebeck Court Moorway Drive Manchester M9 7HR

Client: Northwards Housing

UPRN: 739410000B0

Property Classification: Level 1

Document Print Date: 02/12/2019



FRA Inspection Date: 02/07/2019
FRA Issued to Client: 08/07/2019
FRA valid to: 08/07/2020
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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	02/07/2019
Date of Assessment Issue to Client	08/07/2019

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	08/07/2020

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	1	1	1
B	2	8	8
C	3	2	2
R	2	0	0
Man1	3	1	0
Man2	3	6	2




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


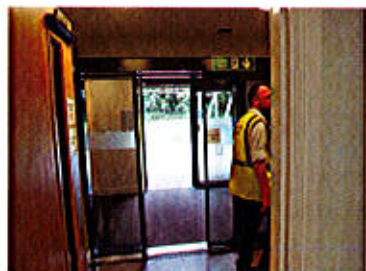
1.3 Evacuation Strategy




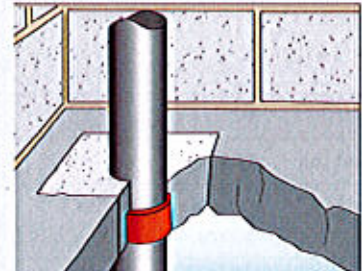
Evacuation strategy for this property at time of assessment	Stay Put
Notes	The property is a purpose built block with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.
Recommended evacuation strategy for this property	Stay Put

2 Action Plan

2.1 Recommendations from this Assessment

Details		Comments/recommendations	Photo
Question	G.6	<p>Comment: Other house-keeping issues notes at the time of inspection include - there was storage in the sprinkler riser cupboards on the third and the fourth floors.</p> <p>Recommendation: The sprinkler riser cupboards should be cleared of all storage (third and fourth floors).</p>	
Section	House-Keeping		
Action ID	235939		
Quantity		<p>Recommendation: Management should confirm/ensure that all portable electrical appliances in common areas are inspected and tested annually and records kept on-site or in a central database.</p>	
- Known	2		
- Potential	2		
Priority	Man1	Due Date: 08/08/2019	Client Status: Approved
Question	A.4	<p>Comment: Portable Appliance Testing was confirmed as taking place annually however a number of items would appear to have been missed.</p> <p>Recommendation: Management should confirm/ensure that all portable electrical appliances in common areas are inspected and tested annually and records kept on-site or in a central database.</p>	
Section	Electrical Ignition Sources		
Action ID	235636		
Quantity		<p>Recommendation: Management should ensure and confirm that any measures required by the Person-Centred Fire Risk Assessments undertaken for any resident identified as vulnerable have been put in place.</p>	<p>No image available</p>
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 08/10/2019	Client Status: Approved
Question	K.16	<p>Comment: There appear to be suitable arrangements in the building for means of escape for people with disabilities. Social Services interview all residents before placement and carry out a Person Centred Fire Risk Assessment. There is a care team located within the building who are informed of the findings and then carry out their own risk assessment. It is not known what, if any, additional safety measures have been put in place for individual residents.</p> <p>Recommendation: Management should ensure and confirm that any measures required by the Person-Centred Fire Risk Assessments undertaken for any resident identified as vulnerable have been put in place.</p>	<p>No image available</p>
Section	Means of Escape		
Action ID	236074		
Quantity		<p>Recommendation: Management should ensure and confirm that any measures required by the Person-Centred Fire Risk Assessments undertaken for any resident identified as vulnerable have been put in place.</p>	<p>No image available</p>
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 08/10/2019	Client Status: Approved
Question	L.6	<p>Comment: Sampled flats 37, 41 and 81 entrance doors were fitted with adequate self-closing devices (swing free linked to the fire alarm). No access to other flats.</p> <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 self-closers are fitted and remain effective.</p>	<p>No image available</p>
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	235762		
Quantity		<p>Recommendation: Management should ensure and confirm that any measures required by the Person-Centred Fire Risk Assessments undertaken for any resident identified as vulnerable have been put in place.</p>	<p>No image available</p>
- Known	0		
- Potential	88		
Priority	Man2	Due Date: 08/10/2019	Client Status: Approved

Question	L.7	Comment: Sampled flats 37, 41 and 81 entrance doors were fitted with intumescent strips and cold smoke seals. No access to other flats.	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	235765		
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	88		
Priority	Man2	Due Date: 08/10/2019	Client Status: Approved
Question	Q.13	Comment: From information available on-site it would appear that the external wall rain screen cladding/insulation system (Trespa HPL and Kingspan K15 on the north facing and short south facing walls) does not meet the requirements of the Building Regulations with regards to limited combustibility and surface fire spread requirements. The white rendered walls are insulated with Rockwool. It is understood that works are underway to resolve this.	
Section	Limiting Fire Spread		
Action ID	236214		
Quantity		Recommendation: The external wall rain screen cladding/insulation system should be confirmed as replaced with a system which meets Building Regulations requirements with regards to limited combustibility and surface fire spread properties. The fixings and cavity barriers should be addressed where the existing system is not as designed. It is understood that these works are underway.	
- Known	0		
- Potential	1		
Priority	Man2	Due Date: 08/10/2019	Client Status: Assigned
Question	O.5	Comment: Other fire safety signs issues noted include:- the lobby door to the main entrance can be physically slid open when the power is off or on; there is no notice.	
Section	Fire Safety Signs and Notices		
Action ID	235960		
Quantity		Recommendation: A notice stating 'slide to open', with an arrow, should be fitted to the main entrance lobby door.	
- Known	1		
- Potential	1		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned
Question	Q.9	Comment: No access into the ventilation systems for the flats. Ventilation provided in the bathrooms, but from sample inspection this did not go into the service riser. kitchen cooker hood assumed to ventilate direct to an outside wall.	<p>No image available</p>
Section	Limiting Fire Spread		
Action ID	235938		
Quantity		Recommendation: Further examination is required to locate the routes of the flat ventilation systems. Unless the systems exhaust directly to the outside without penetrating compartment walls or floors, automatic smoke and fire dampers will be required, if not already provided.	
- Known	0		
- Potential	61		
Priority	Man2	Due Date: 31/03/2020	Client Status: Assigned



Question	Q.2	<p>Comment: Compartmentation would not appear to be adequate. There were several cable and pipe penetrations, and small gaps, above the false ceilings without suitable fire stopping, especially into the service and sprinkler risers.</p>	
Section	Limiting Fire Spread		
Action ID	235877		
Quantity		<p>Recommendation: The penetrations into the sprinkler risers above the false ceilings should be sealed with suitable materials</p>	
- Known	10		
- Potential	10		
Priority	B	Due Date: 08/07/2020	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. Many of the door frames were either not sealed, inadequately sealed, or sealed with expanding foam.</p>	
Section	Limiting Fire Spread		
Action ID	235929		
Quantity		<p>Recommendation: The gaps between the riser door frames and wall should be sealed with a suitable material, such as intumescent paste, to achieve a minimum of 60 minutes fire resistance. All remaining door frames should be checked as fitted correctly and where not, sealed to a minimum 60 minute fire resistance.</p>	
- Known	62		
- Potential	62		
Priority	B	Due Date: 08/07/2020	Client Status: Assigned
Question	Q.4	<p>Comment: From sample inspection of flats 37 and 81, firestopping around services exiting the risers/cupboards sampled would not appear to be adequate. water and drainage pipes accessed from the bathrooms were in a partial timber enclosure and penetrated the floor slabs without fire stopping.</p>	
Section	Limiting Fire Spread		
Action ID	235931		
Quantity		<p>Recommendation: Firestopping around the pipes where they penetrate floor slabs should be provided. Period of fire resistance required is 60 minutes (it is not considered necessary to provide fire additional fire separation between flats where the 2 bathrooms are back-to-back; each bathroom has tiles on top of plasterboard, each bathroom has little fire load and all flats have sprinklers).</p>	
- Known	62		
- Potential	62		
Priority	B	Due Date: 08/07/2020	Client Status: Assigned
Question	Q.4	<p>Comment: From sample inspection of flats 37 and 81, firestopping around services exiting the risers/cupboards sampled would not appear to be adequate. water and drainage pipes accessed from the bathrooms were in a partial timber enclosure and penetrated the floor slabs without fire stopping.</p>	
Section	Limiting Fire Spread		
Action ID	235932		
Quantity		<p>Recommendation: A 60 minutes fire rated collar should be fitted around the non fire rated service pipe or duct up to 200mm diameter. The manufacturers instructions should be followed because fitting collars after the floor slab penetrations have been sealed may be difficult. (in-slab collars are available).</p>	
- Known	62		
- Potential	62		
Priority	B	Due Date: 08/07/2020	Client Status: Assigned



Question	Q.7	<p>Comment: The electrical intake/meter enclosure did not appear to be adequately fire-resisting, there are cable penetrations into the ceiling void without fire stopping and the door frames are sealed with foam.</p> <p>Recommendation: The expanding foam used inappropriately to firestop/seal fire resisting construction (the door frame) should be removed and replaced with a suitable product.</p>	
Section	Limiting Fire Spread		
Action ID	235937		
Quantity			
- Known	1		
- Potential	1	Due Date: 08/07/2020	Client Status: Assigned
Question	Q.15	<p>Comment: Other fire spread/compartmentation issues noted at the time of inspection include - there are gaps between some of the flat walls and ceilings of the lobbies, some of which have been sealed with expanding foam.</p> <p>Recommendation: Gaps between flat walls and lobby ceilings should be sealed with suitable materials, such as intumescent paste, to obtain a minimum of 60 minutes fire resistance. All remaining gaps should be checked to ensure they are suitably sealed; where not sealed these should be sealed to a minimum 60 minute fire resisting standard.</p>	
Section	Limiting Fire Spread		
Action ID	235949		
Quantity			
- Known	61		
- Potential	61	Due Date: 08/07/2020	Client Status: Assigned
Question	Q.16	<p>Comment: Other fire spread/compartmentation issues noted at the time of inspection include - small gap above plant room door.</p> <p>Recommendation: The gap above the plant room door should be sealed with suitable materials, such as intumescent paste, to obtain a minimum of 60 minutes fire resistance.</p>	
Section	Limiting Fire Spread		
Action ID	235950		
Quantity			
- Known	1		
- Potential	1	Due Date: 08/07/2020	Client Status: Assigned
Question	Q.17	<p>Comment: Other fire spread/compartmentation issues noted at the time of inspection include - there is a large hole covered by plywood in the wall of the sprinkler riser on the fifteenth floor which penetrates the service riser of flat 85.</p> <p>Recommendation: The hole in the wall between the sprinkler riser and the service riser of flat 85 on the fifteenth floor should be sealed with construction affording a minimum of 60 minutes fire resistance.</p>	
Section	Limiting Fire Spread		
Action ID	235953		
Quantity			
- Known	1		
- Potential	1	Due Date: 08/07/2020	Client Status: Assigned
Question	M.8	<p>Comment: The glazed fire doors had glazing held in place with pinned beading (no glue or screws).</p> <p>Recommendation: Minor joinery repairs are required to the doors, the glazing beads should be refitted with glue and screw fixings (reduced risk for stair doors due to lack of fire loading on both sides and sprinklers in the lobbies).</p>	
Section	Common Area Fire Doors		
Action ID	235801		
Quantity			
- Known	20		
- Potential	20	Due Date: 08/07/2021	Client Status: Assigned

Question	O.4	Comment: Other fire safety signs issues noted include:- The ground floor dry riser outlet next to the laundry has an inlet sign on it.	
Section	Fire Safety Signs and Notices		
Action ID	235837		
Quantity		Recommendation: Provide a 'Dry Riser Outlet' sign to the dry riser outlet next to the laundry.	
- Known	1		
- Potential	1		
Priority	C	Due Date: 08/07/2021	Client Status: Assigned





2.2 Status of Previous Recommendations

Details	Comments/recommendations	Photo	
Question	B.4		
Section	Smoking Policies		
Action ID	115373		
Quantity			
- Known	21		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
		Review Status: Not Completed	
Question	J.1		
Section	Other Significant Hazards		
Action ID	115441		
Quantity			
- Known	1		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
		Review Status: Not Completed	
Question	X.17		
Section	Means of Escape		
Action ID	115529		
Quantity			
- Known	1		
- Potential	N/A		
Priority	A	Due Date: 31/03/2020	Client Status: Assigned
		Review Status: Unable to Confirm	

Question	M.7	Comment: Other common area fire door issues noted at the time of inspection include - The kitchen door was being held open.		
Section	Common Area Fire Doors			
Action ID	115531			
Quantity		Recommendation: Management should inform/remind all staff/residents that self-closing fire doors must not be wedged open.		
- Known	1			
- Potential	N/A			
Priority	Man1	Due Date: 04/12/2019	Client Status: Assigned	
		Review Status: Unable to Confirm		
Question	P.5	Comment: Grade D smoke alarms were noted within the entrance hallways of sample flats 49, 80 and 86. No access to other rooms within individual flats. No access to other flats.		<p>No image available</p>
Section	Means of Giving Warning in Case of Fire			
Action ID	119051			
Quantity		Recommendation: The NFCC Specialised Housing Guide strongly recommends that LD1 standard of coverage is provided to sheltered accommodation when upgrading or replacing fire alarm systems within flats. Management should adopt a policy of installing Grade D LD1 smoke alarm systems to BS 5839-6:2013 when upgrading or replacing smoke alarm systems within flats.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
		Review Status: Unable to Confirm		
Question	Q.5	Comment: A waste chute is provided in the building, which is not located in a permanently ventilated area. It is separated from the escape route by fire resisting construction of at least 30 minutes. Hopper doors are self-closing and have adequate seals. A fusible link damper is fitted to the base of the waste chute. A sprinkler is not provided at the base of the waste chute or in the bin store.		
Section	Limiting Fire Spread			
Action ID	115595			
Quantity		Recommendation: Recommend a sprinkler system located over the bins in the refuse room, with either frangible bulb or fusible link sprinkler heads, or open sprinkler heads with water discharge controlled by smoke detectors. The building contains a sprinkler system, it is usual to have sprinklers throughout.		
- Known	1			
- Potential	N/A			
Priority	C	Due Date: 04/06/2021	Client Status: Assigned	
		Review Status: Not Completed		

Question	Q.5	<p>Comment: A waste chute is provided in the building, which is not located in a permanently ventilated area. It is separated from the escape route by fire resisting construction of at least 30 minutes. Hopper doors are self-closing and have adequate seals. A fusible link damper is fitted to the base of the waste chute. A sprinkler is not provided at the base of the waste chute or in the bin store.</p> <p>Recommendation: The rooms containing the waste chute hoppers should be provided with a form of permanent ventilation.</p>	
Section	Limiting Fire Spread		
Action ID	115596		
Quantity			
- Known	16		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned
Review Status: Not Completed			
Question	Q.11	<p>Comment: From sample inspection, soft furnishings noted in the common area are of domestic standard (labels cite the Furniture and Furnishings Fire Safety Regulations 1988) and are not suitable for this property.</p> <p>Recommendation: When it is time for replacement, the soft furnishings noted in the common areas should be replaced by furniture conforming to BS 7176 for medium hazard premises</p>	
Section	Limiting Fire Spread		
Action ID	115608		
Quantity			
- Known	1		
- Potential	N/A		
Priority	R	Due Date: N/A	Client Status: Approved
Review Status: Not Completed			
Question	Q.12	<p>Comment: No information was available to confirm the suitability and compliance of the curtains and drapes with BS 5867-2: 2008.</p> <p>Recommendation: When it is time for renewal, the curtains/drapes within the common area should be replaced with ones which comply with BS 5867-2: 2008 Type B and are labelled accordingly.</p>	
Section	Limiting Fire Spread		
Action ID	115610		
Quantity			
- Known	1		
- Potential	N/A		
Priority	R	Due Date: N/A	Client Status: Assigned
Review Status: Not Completed			
Question	Q.14	<p>Comment: Other fire spread/compartmentation issues noted at the time of inspection include - The Emergency Generator has the cooling radiator in the wall of the bin store, consequently there is no fire separation between the bin store and the Emergency Generator.</p> <p>Recommendation: The ventilation grills noted should be sealed up with fire resisting construction - period of fire resistance required is 60 minutes. The ventilation for cooling the Emergency Generator should be direct to the outside, by a fire rated duct if necessary.</p>	
Section	Limiting Fire Spread		
Action ID	115615		
Quantity			
- Known	1		
- Potential	N/A		
Priority	B	Due Date: 27/12/2020	Client Status: Assigned
Review Status: Not Completed			



Question	R.4	<p>Comment: Not all of the fire extinguishing appliances provided are appropriately located and readily accessible. There were several extinguishers (14x 6L AFFF) missing in the residential areas. The extinguishers in the boiler room are inaccessible.</p> <p>Recommendation: The portable fire fighting appliances noted should be returned to their designated location stand/wallmount.</p>	
Section	Fire Extinguishing Appliances		
Action ID	115635		
Quantity			
- Known	N/A		
- Potential	N/A		
Priority	Man1	Due Date: 01/05/2019	Client Status: Approved
Review Status: Not Completed			
Question	R.4	<p>Comment: Not all of the fire extinguishing appliances provided are appropriately located and readily accessible. There were several extinguishers (14x 6L AFFF) missing in the residential areas. The extinguishers in the boiler room are inaccessible.</p> <p>Recommendation: The fire extinguishers in the boiler room should be sited close to the exit doors.</p>	
Section	Fire Extinguishing Appliances		
Action ID	115678		
Quantity			
- Known	1		
- Potential	N/A		
Priority	Man1	Due Date: 01/05/2019	Client Status: Approved
Review Status: Not Completed			
Question	T.10	<p>Comment: It is not known if liaison with the local Fire and Rescue Service takes place.</p> <p>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.</p>	<p>No image available</p>
Section	Procedures and Arrangements		
Action ID	115659		
Quantity			
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 27/12/2020	Client Status: Approved
Review Status: Unable to Confirm			
Question	Z.1	<p>Comment: Other issues considered unsatisfactory at the time of inspection include - The sprinkler system.</p> <p>Recommendation: Management should consult with the designers and installers to confirm that the design and installation conforms with BS 9251 category 2.</p>	<p>No image available</p>
Section	Other Issues		
Action ID	115657		
Quantity			
- Known	N/A		
- Potential	1		
Priority	Man2	Due Date: 27/12/2020	Client Status: Approved
Review Status: Unable to Confirm			

3 Introduction and Scope



3.1 Limitations of this assessment

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

3.2 Legislation

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

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

3.3 Risk Level

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

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

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

3.4 Recommendation Priorities

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

Recommendation Priorities:	Recommended Timescales
U	1 day
A	3 months
B	12 months
C	18 months
R	Unlimited
Man1	1 month
Man2	3 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.

Building Layout Information

Total No. of Common Entrances/Exits	7
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.)	2011
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Curtain Walling
External Wall Finish Type	Render with rockwool beneath and HPL panels with foam beneath (Trespa high pressure laminate and Kingspan K15 insulation).
Other Construction Information	Converted in 2011, built 1970s. Insulated render and panel external wall.

Occupant Information

Management Extent	Managed Building (Manager or Senior Staff onsite regularly)
Details of any onsite management	Minimum of 2 staff at night and weekends. Office hours there are 2x scheme managers, a facilities manager, 2x cleaners, hairdresser, part-time manicurist, 2x kitchen staff, 5 or 6 Care Team workers.
Person managing fire safety in the premises	Matthew Reynolds, Fire Safety Manager, Design and Delivery Team, Northwards Housing.
Person consulted during the FRA	Paul Rigg, Facilities Manager. Andy...
Number of Residents	See comment
-Comments	Currently 122 residents.
Number of Employees	Staff on site at all times - see comment
-Comments	Number of staff is:- maximum 15, minimum 2.
Number of members of the public (maximum estimated)	Number advised by client - see comment
-Comments	Advised that the maximum number is:- 100
Identified people especially at risk	See comment
-Comments	Extra Care, assumed that most residents will have some degree of vulnerability.

Other Information

Fire loss experience (since last FRA)	None reported.
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4 Property Details



UPRN	739410000B0
Number Range	1-91
Building Name	Whitebeck Court
Street Number	
Street	Moorway Drive
City/Town	Manchester
Postcode	M9 7HR
Property Designation	Extra Care

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 block of 91 flats in an Extra Care Scheme. The ground floor is a public area with a restaurant, kitchen, lounge, ICT room, shop, hairdressers, therapy room, offices, staff room, electric buggy room and 4x WCs. The residential part of the ground floor has no flats, but has a laundry, emergency generator room, main electric intake, boiler room, bin store and cupboards. The first floor has the Extra Care Team offices (2 offices and WC), Guest room and flats 1 to 5. Floors 2 to 15 each have 6 flats accessed from a lobby containing 2 lifts. Floor 16 has 2 flats and the "Sky Lounge" (includes 2x WCs and 2x cupboards). All upper floors have a refuse chute lobby, 2 electric risers, 2 empty risers and a riser for the sprinkler zone valves (floor 16 has a single electric riser and empty riser). There is a single stair separated from the flats by the lift lobby, i.e. single lobby. The stair has 2 doors at the ground floor, one into a corridor and the other to an exit via a protected corridor. There is no lift motor room, the sixteenth floor has 2x plant rooms, one housing the sprinkler pumps and valves, the other has the domestic water and sprinkler tanks.</p>
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Extent of Common Areas (area assessed)	Entire ground floor. Single stairs from ground floor to the sixteenth floor. First floor offices. Sixteenth floor sky lounge and plant rooms. Lift/flat lobbies and refuse chute lobbies on all upper floors.
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Areas of the building to which access was not available.	All flats except flats 37, 41 and 81. Kitchen, dining room and associated areas (closed before inspection finished).
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Total number of Flats/Bedsits/Bedrooms (as applicable)	91
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Number accessed off the Common Area	91
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Flats/Bedsits/Bedrooms sample inspected	Flats 37, 41 and 81.
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Building Use	Mixed Use
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Details of ancillary use (if applicable)	Ground floor restaurant, lounge, hairdresser, therapy room, ICT room and shop.
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Other information

Any other relevant information: None.

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

Fire Safety Legislation

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

Fire Safety Guidance

Main fire safety guidance used in this assessment	03) NFCC - 'Fire Safety in Specialised Housing' - 2017
Other key fire safety guidance referred to	<p>BS 5266-1:2016 - 'Emergency Lighting - Code of practice for the emergency lighting of premises'</p> <p>BS 5266-8:2004 - 'Emergency escape lighting systems'</p> <p>BS 5499-10:2014 - 'Guidance for the selection and use of safety signs and fire safety notices'</p> <p>BS 5839-1:2017 - 'Fire detection and alarm systems for buildings. Code of practice for non-domestic premises'</p> <p>BS 5839-6:2019 - 'Fire detection and alarm systems for buildings. Code of practice for domestic premises'</p> <p>BS 7346-4:2003 - 'Components for smoke and heat control systems'</p> <p>BS 9251:2014 - 'Fire sprinkler systems for domestic and residential occupancies'</p> <p>PAS79 - 'Fire Risk Assessment - a recommended methodology' - 2012</p>

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: Northwards Housing advise that an ongoing 5-year inspection and testing programme is in place for all common area electrical installations.	

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?	No
Comment: Portable Appliance Testing was confirmed as taking place annually however a number of items would appear to have been missed.	

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



Priority: Med	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 235636
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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?	Yes
Comment: The use of multi-way adaptors and/or extension leads observed during the inspection was considered acceptable (used in the offices for low power IT equipment).	

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?

Yes

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

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

No

Comment: A single sign was seen in the kitchen; no other signage was seen in the common area to advise that smoking is prohibited 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 doors are fitted with an intercom and door release system, with fob access to the residential areas, 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 bins were stored in an integral bin storage room at the time of inspection. Additional storage is kept in a designated area away from the building.

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

Yes

Comment: Paladin bins were stored in an integral bin storage room at the time of inspection. Additional storage is kept in a designated area away from the building.

Question - C.4: Is fire load close to the premises minimised?

Yes

Comment: There was no unnecessary fire load noted close to the building at the time of inspection.

D. Space Heating

Question - D.1: Are the common areas of the building provided with any form of fixed space heating system? (State type provided)	Yes
Comment: There is a communal gas fired low-temperature hot water central heating system with 2 additional gas fired boilers in the plant room. Each flat has a underfloor heating system via a heat exchanger and metering unit.	

Question - D.2: Is the fixed heating system within the common areas maintained annually?	Yes
Comment: Northwards Housing advise that fixed heating systems are serviced annually (every 5 years for electrical storage/panel heaters)	

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?	Yes
Comment: There are extensive cooking facilities provided in the commercial standard kitchen in the block (no access, closed before the end of the inspection).	

Question - E.2: Are reasonable measures in place to prevent fires as a result of cooking?	Yes
Comment: Reasonable measures appear to be in place to prevent fires as a result of cooking.	

Question - E.3: Are kitchen extract filters changed when required and is duct work regularly cleaned? (Commercial type/scale kitchens only).	Yes
Comment: There is a commercial extract system over the cooking appliances which is regularly cleaned and filters changed.	

Question - E.4: Are fire blankets provided in the common kitchen?	Yes
Comment: There was a fire blanket wall mounted in the kitchen which was serviced annually.	

Question - E.5: Is the provision of fire blankets within the common kitchen considered adequate?	Yes
Comment: There was a fire blanket wall mounted in the kitchen which was serviced annually.	

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. Management confirm that the the external insulation is separated from the lightning conductors with rock wool.

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, emergency generator room and the plant room were 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 (empty shopping trolleys in the foot of the stairs only).

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? No

Comment: Other house-keeping issues notes at the time of inspection include - there was storage in the sprinkler riser cupboards on the third and the fourth floors.

Recommendation: The sprinkler riser cupboards should be cleared of all storage (third and fourth floors).



Priority: **Med** Known Quantity: **2** Potential Quantity: **2** Action ID: **235939**

H. Contractors

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

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

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

I. Dangerous Substances

Question - I.1: Are any 'dangerous substances' stored or in use within the property?	No
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Comment: No dangerous substances noted being stored or in use at the time of inspection.

J. Other Significant Hazards

Question - J.1: Are all other Fire Hazard issues considered satisfactory? [1]	No
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Comment: Other fire hazard issues noted at the time of inspection include - the Emergency Generator appears to have the fuel tank vented within the room and there is a drain tap on the sump without a blank plug.

Question - J.2: Are all other Fire Hazard issues considered satisfactory? [2]	Yes
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Comment: There were no other fire hazard issues noted at the time of inspection.

General Fire Protection Measures

K. Means of Escape

Question - K.1: Is the escape route design deemed satisfactory? (Consider current design codes)	Yes
Comment: The means of escape design is broadly in accordance with the design codes in use at the time of construction and is deemed satisfactory.	
Question - K.2: Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)	Yes
Comment: The escape stairs are provided with single lobby protection. This is sufficient due to the building having sprinklers throughout and automatic smoke ventilation to the lobbies.	
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, the powered sliding doors to the main entrance have a green box fitted and the powered entrance lobby door can be pushed open with the power on/off. Doors to the stairs do not have catches, held closed by self-closing devices. Both doors to the sixteenth floor lobby and to the laundry are powered and have green box overrides fitted.	
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 (see question K5).	
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. All control systems also have Green Box override (see also question K5).	
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?	Yes		
Comment: There are suitable precautions for all inner rooms. The lounge, ICT room, hairdressers, shop and office all have vision panels and the access room has smoke detection.			
Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?	Yes		
Comment: Lobbies are provided with smoke control doors where 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)	Not Applicable		
Comment: See question K15.			
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 stairs and lobbies are provided with an adequate automatic and remotely operated 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 appear to be suitable arrangements in the building for means of escape for people with disabilities. Social Services interview all residents before placement and carry out a Person Centred Fire Risk Assessment. There is a care team located within the building who are informed of the findings and then carry out their own risk assessment. It is not known what, if any, additional safety measures have been put in place for individual residents.			
Recommendation: Management should ensure and confirm that any measures required by the Person-Centred Fire Risk Assessments undertaken for any resident identified as vulnerable have been put in place.	No image available		
Priority: Man2	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 236074

Question - K.17: Are all other means of escape issues satisfactory? [1]	No
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Comment: Other means of escape issues noted at the time of inspection include - The push-bar fastening to the kitchen exit is redundant and is unnecessary (electro-magnetic door lock with push-button and green box overrides provided).

Question - K.18: Are all other means of escape issues satisfactory? [2]	Yes
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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
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Comment: The current evacuation strategy is 'Stay Put' in the residential areas and 'Full Evacuation' for the ground floor and the Sky Lounge 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
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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
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Comment: Stay Put appropriate for the apartments, Full Evacuation appropriate for the Sky Lounge and the ground floor.

L. Flat Entrance/Residents' Bedroom/Bedsit Doors

Question - L.1: Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors)	Yes
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Comment: Flat entrance doors appear to be FD30S timber fire doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

Question - L.2: Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?	Yes
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Comment: The fire rated flat entrance doors appear to be in good condition.

Question - L.3: Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?	Not Applicable
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Comment: There is no glazing present to any flat entrance doors in this property.

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

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

Question - L.6: Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with adequate self-closing devices and is there a rolling programme of fire door checks in place to include those not sampled?	Not Known
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Comment: Sampled flats 37, 41 and 81 entrance doors were fitted with adequate self-closing devices (swing free linked to the fire alarm). 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: Mar2	Known Quantity: 0	Potential Quantity: 88	Action ID: 235762

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?	Not Known
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Comment: Sampled flats 37, 41 and 81 entrance doors were fitted with intumescent strips and cold smoke seals. 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 strips and seals are fitted and remain effective.	No image available		
Priority: Mar2	Known Quantity: 0	Potential Quantity: 88	Action ID: 235765

Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)	Yes
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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
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Comment: There were no other flat entrance door issues noted at the time of inspection.

M. Common Area Fire Doors

Question - M.1: Are all common area doors and frames requiring fire resistance appropriately fire rated?	Yes
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Comment: All common area fire doors and/or frames appear to be appropriately fire rated (new FD30S fire doors) (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

Question - M.2: Are all common area fire rated fire door sets in good condition - and not in need of repair?	Yes
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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
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Comment: All glazing to common area fire doors appears to be appropriately fire rated

Question - M.4: Are fanlights/side panels to common area fire doors appropriately fire rated?	Not Applicable
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Comment: There are no fanlights/side panels to common area fire doors in this property. Ground floor doors with side panels do not require fire resistance.

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

Question - M.6: Are intumescent strips and smoke seals provided to common area fire doors?	Yes
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Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals.

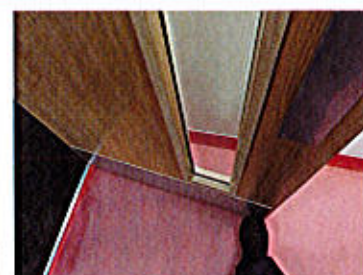
Question - M.7: Are common area fire door sets adequate otherwise? (Ironmongery, hold open hooks etc.)	No
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Comment: Other common area fire door issues noted at the time of inspection include - The kitchen door was being held open.

Question - M.8: Are all other common area fire door issues satisfactory?	No
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Comment: The glazed fire doors had glazing held in place with pinned beading (no glue or screws).

Recommendation: Minor joinery repairs are required to the doors, the glazing beads should be refitted with glue and screw fixings (reduced risk for stair doors due to lack of fire loading on both sides and sprinklers in the lobbies).



Priority: C	Known Quantity: 20	Potential Quantity: 20	Action ID: 235801
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N. Emergency Lighting

Question - N.1: Is emergency lighting provided to the common areas of the block? (If 'Yes' then describe provision)	Yes
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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
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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
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Comment: The coverage of the emergency lighting provided appears to be 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
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Comment: Suitable Fire Action Notices indicating the recommended Stay Put evacuation strategy were displayed within the common area.

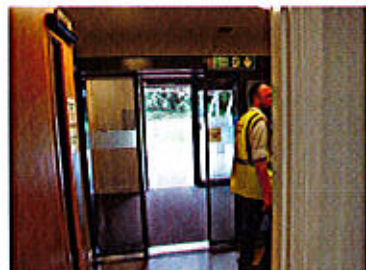
Question - O.2: Is fire door signage adequate? (Consider 'Fire door keep shut', 'Fire door keep locked shut' and 'Automatic Fire Door Keep Clear' signage. Exclude doors recommended for replacement)	Yes
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Comment: Fire door signage is considered adequate.

Question - O.3: If required, is directional/exit signage adequate?	Yes
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Comment: Directional and exit signage is considered adequate (there is a single escape route but the primary access route is via 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:- The ground floor dry riser outlet next to the laundry has an inlet sign on it.			
Recommendation: Provide a 'Dry Riser Outlet' sign to the dry riser outlet next to the laundry.			
			
Priority: C	Known Quantity: 1	Potential Quantity: 1	Action ID: 235837

Question - O.5: Are all other fire safety signs issues satisfactory? [2]	No		
Comment: Other fire safety signs issues noted include:- the lobby door to the main entrance can be physically slid open when the power is off or on; there is no notice.			
Recommendation: A notice stating "slide to open", with an arrow, should be fitted to the main entrance lobby door.			
			
Priority: A	Known Quantity: 1	Potential Quantity: 1	Action ID: 235960

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)	Yes
Comment: There is a Grade A automatic fire alarm system within the ground floor areas and the Sky Lounge comprising of a fire alarm panel, smoke detectors and sounders. Smoke detection is provided in the residential lobbies for the purpose of activating the smoke vents and the flat self-closers.	
Question - P.2: From visual inspection, does the common area fire detection/alarm system appear to be in good working condition?	Yes
Comment: The common area fire alarm system appears to be in good working order (from visual inspection only - no system tests were carried out).	
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?	Yes
Comment: The Grade A/Part 1 system installed in this Sheltered Housing scheme is configured to support the Stay Put policy. From information received and/or sample inspection, the system is designed and zoned so that detector activation within an individual flat will not raise a general alarm. It has been confirmed that the sound pressure level within flats from the common system does not exceed 45 dB(A).	

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 37, 41 and 81. No access to other flats.

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

Yes

Comment: A social alarm system is required to allow remote monitoring of independent domestic hard-wired smoke/heat alarm systems within the flats.

Question - P.7: Is the property provided with the required systems for remote monitoring of any common fire alarm system and/or independent domestic hard-wired smoke/heat alarm systems within the flats? (Specialised Housing/Residential Care Homes)?

Yes

Comment: A social alarm system is installed which connects to staff when on site and to a remote alarm receiving centre when staff are not on site. See S.7 and V.14 for servicing etc.

Question - P.8: Are independent domestic hard-wired smoke/heat alarm systems within the flats adequately monitored via the social alarm system?

Yes

Comment: The independent domestic hard-wired smoke/heat alarm systems within the flats are adequately monitored via a social alarm system.

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

Yes


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


Q. Limiting Fire Spread

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

Yes

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

<p>Question - Q.2: Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings)</p>				No
<p>Comment: Compartmentation would not appear to be adequate. There were several cable and pipe penetrations, and small gaps, above the false ceilings without suitable fire stopping, especially into the service and sprinkler risers.</p>				
<p>Recommendation: The penetrations into the sprinkler risers above the false ceilings should be sealed with suitable materials</p>				
Priority: B	Known Quantity: 10	Potential Quantity: 10	Action ID: 235877	
				

<p>Question - Q.3: Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?</p>				No
<p>Comment: The services riser/cupboards sampled did not appear to be adequately fire resisting and/or fire-stopped. Many of the door frames were either not sealed, inadequately sealed, or sealed with expanding foam.</p>				
<p>Recommendation: The gaps between the riser door frames and wall should be sealed with a suitable material, such as intumescent paste, to achieve a minimum of 60 minutes fire resistance. All remaining door frames should be checked as fitted correctly and where not, sealed to a minimum 60 minute fire resistance.</p>				
Priority: B	Known Quantity: 62	Potential Quantity: 62	Action ID: 235929	
				

Question - Q.4: Are pipes and other services provided with adequate fire-stopping measures as required where they pass through fire resisting construction? (Consider fire collars etc)	No
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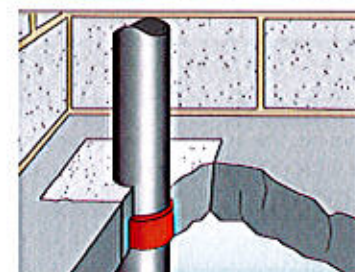
Comment: From sample inspection of flats 37 and 81, firestopping around services exiting the risers/cupboards sampled would not appear to be adequate, water and drainage pipes accessed from the bathrooms were in a partial timber enclosure and penetrated the floor slabs without fire stopping.

Recommendation: Firestopping around the pipes where they penetrate floor slabs should be provided. Period of fire resistance required is 60 minutes (it is not considered necessary to provide fire additional fire separation between flats where the 2 bathrooms are back-to-back; each bathroom has tiles on top of plasterboard, each bathroom has little fire load and all flats have sprinklers).



Priority: B	Known Quantity: 62	Potential Quantity: 62	Action ID: 235931
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Recommendation: A 60 minutes fire rated collar should be fitted around the non fire rated service pipe or duct up to 200mm diameter. The manufacturers instructions should be followed because fitting collars after the floor slab penetrations have been sealed may be difficult. (in-slab collars are available).




Priority: B	Known Quantity: 62	Potential Quantity: 62	Action ID: 235932
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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
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Comment: A waste chute is provided in the building, which is not located in a permanently ventilated area. It is separated from the escape route by fire resisting construction of at least 30 minutes. Hopper doors are self-closing and have adequate seals. A fusible link damper is fitted to the base of the waste chute. A sprinkler is not provided at the base of the waste chute or in the bin store.

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

Question - Q.7: Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)				No
Comment: The electrical intake/meter enclosure did not appear to be adequately fire-resisting, there are cable penetrations into the ceiling void without fire stopping and the door frames are sealed with foam.				
Recommendation: The expanding foam used inappropriately to firestop/seal fire resisting construction (the door frame) should be removed and replaced with a suitable product.				
Priority: B	Known Quantity: 1	Potential Quantity: 1	Action ID: 235937	


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: No access into the ventilation systems for the flats. Ventilation provided in the bathrooms, but from sample inspection this did not go into the service riser. kitchen cooker hood assumed to ventilate direct to an outside wall.				
Recommendation: Further examination is required to locate the routes of the flat ventilation systems. Unless the systems exhaust directly to the outside without penetrating compartment walls or floors, automatic smoke and fire dampers will be required, if not already provided.				No image available
Priority: Man2	Known Quantity: 0	Potential Quantity: 61	Action ID: 235938	


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?				No
Comment: From sample inspection, soft furnishings noted in the common area are of domestic standard (labels cite the Furniture and Furnishings Fire Safety Regulations 1988) and are not suitable for this property.				


Question - Q.12: If provided, are curtains or drapes within common areas appropriate to limit fire spread/growth?				Not Known
Comment: No information was available to confirm the suitability and compliance of the curtains and drapes with BS 5867-2: 2008.				

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)				No
Comment: From information available on-site it would appear that the external wall rain screen cladding/insulation system (Trespa HPL and Kingspan K15 on the north facing and short south facing walls) does not meet the requirements of the Building Regulations with regards to limited combustibility and surface fire spread requirements. The white rendered walls are insulated with Rockwool. It is understood that works are underway to resolve this.				
Recommendation: The external wall rain screen cladding/insulation system should be confirmed as replaced with a system which meets Building Regulations requirements with regards to limited combustibility and surface fire spread properties. The fixings and cavity barriers should be addressed where the existing system is not as designed. It is understood that these works are underway.				
Priority: Man2	Known Quantity: 0	Potential Quantity: 1	Action ID: 236214	

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 - The Emergency Generator has the cooling radiator in the wall of the bin store, consequently there is no fire separation between the bin store and the Emergency Generator.				

Question - Q.15: Are all other fire spread/compartmentation issues satisfactory? [2]				No
Comment: Other fire spread/compartmentation issues noted at the time of inspection include - there are gaps between some of the flat walls and ceilings of the lobbies, some of which have been sealed with expanding foam.				
Recommendation: Gaps between flat walls and lobby ceilings should be sealed with suitable materials, such as intumescent paste, to obtain a minimum of 60 minutes fire resistance. All remaining gaps should be checked to ensure they are suitably sealed; where not sealed these should be sealed to a minimum 60 minute fire resisting standard.				
Priority: B	Known Quantity: 61	Potential Quantity: 61	Action ID: 235949	

Question - Q.16: Are all other fire spread/compartmentation issues satisfactory? [3]				No
Comment: Other fire spread/compartmentation issues noted at the time of inspection include - small gap above plant room door.				
Recommendation: The gap above the plant room door should be sealed with suitable materials, such as intumescent paste, to obtain a minimum of 60 minutes fire resistance.				
Priority: B	Known Quantity: 1	Potential Quantity: 1	Action ID: 235950	

Question - Q.17: Are all other fire spread/compartmentation issues satisfactory? [4]				No
Comment: Other fire spread/compartmentation issues noted at the time of inspection include - there is a large hole covered by plywood in the wall of the sprinkler riser on the fifteenth floor which penetrates the service riser of flat 85.				
Recommendation: The hole in the wall between the sprinkler riser and the service riser of flat 85 on the fifteenth floor should be sealed with construction affording a minimum of 60 minutes fire resistance.				
Priority: B	Known Quantity: 1	Potential Quantity: 1	Action ID: 235953	

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:- Throughout the common areas and the plant rooms.		

Question - R.2: Is it considered appropriate to provide portable fire extinguishers given the building occupancy?		Yes
Comment: The provision of portable fire extinguishers is considered appropriate for this property as 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?		No
Comment: Not all of the fire extinguishing appliances provided are appropriately located and readily accessible. There were several extinguishers missing in the residential areas. The extinguishers in the boiler room are inaccessible.		

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?		No
Comment: No drop key override switch facility is provided		

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:- A dry rising fire main is provided; the inlet is beside the main entrance and outlets are provided in each flat/lift lobby and next to the laundry.

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 2x firefighting lifts with both cars calling at all floors.

Question - S.4: Is the building provided with disabled evacuation aids? (Evacuation chairs, sheets, mats or sledges etc.) No

Comment: The building has no apparatus for the evacuation of people with disabilities. There is a refuge on the sixteenth floor for users of the Sky Lounge, but this does not have a communication system.

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

Comment: The sprinkler system provided in the building is a residential system that is installed in all of the upper floors and most of the ground floor except the plant rooms, the sprinkler pump room and bin room. There are no sprinklers in ceiling voids or risers. The sprinkler heads are conventional in some staffed areas, concealed heads with fusible links in the public areas and compressed fusible solder pendant type within flats and the Sky Lounge. See question 21.

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

<p>Question - T.1: Please CONFIRM the Property Designation</p>	<p>A designation other than General Needs (5 Storeys and under)</p>
<p>Comment: Extra Care, 17 storeys.</p>	
<p>Question - T.2: Has a competent person(s) been appointed within the organisation to assist in undertaking preventative and protective fire safety measures?</p>	<p>Yes</p>
<p>Comment: Northwards Housing 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.</p>	
<p>Question - T.3: Is there a suitable record of the fire safety arrangements?</p>	<p>Yes</p>
<p>Comment: There is a suitable record of the fire safety arrangements for the building contained in the fire safety file/logbook</p>	
<p>Question - T.4: Are there appropriate procedures in place in the event of fire and are these documented?</p>	<p>Yes</p>
<p>Comment: Documented fire safety procedures for both residents and staff were made available during the inspection, and are displayed in the Fire Action Notices.</p>	
<p>Question - T.5: Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?</p>	<p>Yes</p>
<p>Comment: There are suitable arrangements in place for calling the Fire Service, meeting them on arrival and providing relevant information. Residents or staff may call the Fire Service. The fire alarm system is linked through a call-centre to the Fire Service.</p>	
<p>Question - T.6: Are there suitable fire assembly points away from any risk?</p>	<p>Yes</p>
<p>Comment: The assembly point identified is considered suitable. Grassed area opposite main reception.</p>	
<p>Question - T.7: Are there adequate procedures in place for the evacuation of people with a disability who are likely to be present?</p>	<p>Not Applicable</p>
<p>Comment: The residential areas have a Stay Put evacuation strategy. Residents are expected to self-evacuate if necessary (refer to Question K16)</p>	
<p>Question - T.8: Are staff nominated to use fire extinguishing appliances in the event of fire?</p>	<p>Yes</p>
<p>Comment: Management advises that staff have been nominated to use fire extinguishing appliances in the event of a fire.</p>	

Question - T.9: Are staff nominated to assist with evacuations in the event of fire? Yes

Comment: From information received on-site, it would appear that staff have been nominated to assist with evacuation in the event of a fire (from the actual flat affected if possible, not for a full building evacuation).

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, Fire Officer vague as to visits to these premises.

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.2: Are the staff nominated to assist with evacuations, in event of fire, given appropriate additional training? Yes

Comment: Management has advised that staff nominated to help with fire evacuations receive appropriate additional training.

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: Northwards Housing 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: Northwards Housing advise that emergency lighting is tested as per BS EN 50172:2004/BS 5266-8:2004 and BS5266-1:2016 and records are held centrally.

Question - V.3: Are all fire extinguishers tested and serviced in accordance with relevant guidance?	Yes
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Comment: Northwards Housing advise that fire extinguisher servicing is carried out annually. Last service date noted was:- March 2019.

Question - V.4: Are fire mains inspected, tested and serviced in accordance with relevant guidance?	Yes
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Comment: Management has advised that six monthly inspections and annual testing and servicing of wet or dry fire mains are carried out where these systems are fitted in properties.

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

Question - V.6: Are fire blankets inspected and serviced in accordance with relevant guidance?	Yes
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Comment: Northwards Housing advise that fire blankets are serviced annually.

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

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

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: Northwards Housing advise that all lifts are inspected, tested and serviced in accordance with relevant legislation and guidance.	

Question - V.11: Is the sprinkler system provided within the building inspected, tested and serviced in accordance with relevant guidance?	Yes
Comment: Northwards Housing advise that sprinkler systems (where fitted) are inspected, tested and serviced in accordance with relevant guidance.	

W. Records

Question - W.1: Is there a log book on the premises?	Yes
Comment: A log book was available on site during the inspection	

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: Records of training undertaken are held on a central database.	

Question - W.4: Are routine in-house fire safety checks recorded?	Yes
Comment: There were up to date records of routine in-house fire safety checks available on-site at the time of inspection.	

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

Question - W.6: Are emergency lighting system inspections, tests and servicing recorded?	Yes
Comment: Northwards Housing advise that records of inspection, testing and/or servicing are held in a central database	

Question - W.7: Are records kept of the fire extinguisher inspections, tests and servicing?	Yes
Comment: There were records on site of regular inspection, testing and/or servicing of the system installed.	

Question - W.8: Are fire mains inspections, tests and services recorded? Yes

Comment: There were records on site of regular inspection, testing and/or servicing of the system installed.

Question - W.9: Are records kept of the lightning protection system inspections, tests and servicing? Yes

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

Question - W.10: Are fire blanket inspections and servicing recorded? Yes

Comment: There were records on site of regular inspection, testing and/or servicing of the system installed.

Question - W.11: Are the smoke control system inspections, tests and servicing recorded? Yes

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

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

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

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

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

Question - W.15: Are the sprinkler systems inspections, tests and services recorded? Yes

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

Additional Issues

X. Electrical Services

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

Yes

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

Y. Gas Services

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

Yes

Comment: Gas installation pipework/meters were noted within the common parts (ground floor kitchen, boiler room and laundry only - none in upper floors).

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

Yes

Comment: Steel p.p.e.

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: It does not appear that routing of the gas system in ducts or risers has electrical equipment within.

Z. Other Issues

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

No

Comment: Other issues considered unsatisfactory at the time of inspection include - The sprinkler system.

Question - Z.2: Are all other issues deemed satisfactory? [2]

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: 1-91 Whitebeck Court Moorway Drive Manchester M9 7HR
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: 08/07/2019
Part 6	Recommended date for reassessment of the premises: 08/07/2020
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

08/07/2019

