

Fire Risk Assessment

Property assessed: 1-124 Bradford Court Whitstable
Road Manchester M40 0DT

Client: Northwards Housing

UPRN: 667780000B0

Property Classification: Level 1

Document Print Date: 02/12/2019



FRA Inspection Date: 05/11/2018
FRA Issued to Client: 30/11/2018
FRA valid to: 30/11/2019
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Please Note - The Action Plan within this report will update to reflect the status of each recommendation as at the date on which the report is generated. Please refer to the Document Print Date on the cover page.

1 Executive Summary



1.1 Compliance and Risk Record

Property Classification	Level 1
BAFE SP205 -1 Certificate Number	Refer to Master Property List
Responsible Person	Northwards Housing
Assessment Completed by	Paul Murley
Assessment Checked by	John Herbison
Date of inspection	05/11/2018
Date of Assessment Issue to Client	30/11/2018

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

1.2 Recommendation Summary

Priority	Number of recommendations not complete		
	From previous assessments	At time of assessment	At report print date
U	0	0	0
A	0	3	3
B	0	3	3
C	0	7	7
R	0	0	0
Man1	0	1	1
Man2	0	10	9





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




1.3 Evacuation Strategy


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



2 Action Plan

2.1 Recommendations from this Assessment

Details		Comments/recommendations	Photo
Question	B.3	<p>Comment: There was evidence of smoking in the common area in the form of cigarette butts (dry riser outlet in ground floor lift/flat lobby).</p> <p>Recommendation: Management should confirm/ensure that the policy in relation to smoking within the common areas is enforced through communication with residents/employees or other building users.</p> <p>Due Date: 04/12/2019 Client Status: Assigned</p>	
Section	Smoking Policies		
Action ID	103798		
Quantity			
- Known	N/A		
- Potential	N/A		
Priority	Man1		
Question	L.2	<p>Comment: Fire rated flat entrance doors and frames appear to be in good condition, except for flat 31, which is damaged.</p> <p>Recommendation: The door and, if necessary, the frame to flat 31 should be replaced with a FD30S self-closing fire door and frameset.</p> <p>Due Date: 31/03/2020 Client Status: Assigned</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	110853		
Quantity			
- Known	1		
- Potential	N/A		
Priority	A		
Question	L.8	<p>Comment: The letterbox fitted to flat 63 entrance door is defective, no external flap.</p> <p>Recommendation: The letterbox to flat 63 entrance door should be replaced with a fire rated letterbox.</p> <p>Due Date: 31/03/2020 Client Status: Assigned</p>	
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors		
Action ID	110886		
Quantity			
- Known	1		
- Potential	N/A		
Priority	A		
Question	M.1	<p>Comment: All common area fire doors and/or frames appear to be appropriately fire rated, except for the doors to the lift motor room and the ventilation fan room (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). The door to the stairs to the lift motor room and the ventilation fan room does not need to be fire resisting if the remote smoke ventilation system is restored (see question K14).</p> <p>Recommendation: The doors to the lift motor room and the ventilation fan room should be replaced with lockable FD30S fire doors, including appropriate 'Fire door keep locked' signage to the outer face.</p> <p>Due Date: 31/03/2020 Client Status: Assigned</p>	
Section	Common Area Fire Doors		
Action ID	111322		
Quantity			
- Known	2		
- Potential	N/A		
Priority	A		

Question	K.2	Comment: The staircase has not been provided with lobby protection at the ground floor: because the stairs and the flat lobby of flats 1 and 2 discharge into the entrance hallway, as does the Caretaker's room. There is no alternative exit route from the stairs.		
Section	Means of Escape			
Action ID	103819			
Quantity		Recommendation: The Caretaker's room should not open into the only egress route from the block. There is an external door to the Caretaker's room, therefore one solution would be to seal the doorway to the Caretaker's room with construction affording a minimum of 60 minutes fire resistance.		
- Known	1			
- Potential	1			
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 (single cable penetration without fire stopping).		
Section	Limiting Fire Spread			
Action ID	111397			
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 - The heating pipes and some electric cables go through the bin store without adequate fire stopping.		
Section	Limiting Fire Spread			
Action ID	111477			
Quantity		Recommendation: The penetrations in the bin store should be fire stopped with materials affording a minimum of 60 minutes fire resistance.		
- Known	1			
- Potential	N/A			
Priority	B	Due Date: 27/12/2020	Client Status: Assigned	
Question	K.16	Comment: There was no evidence of occupation in the building by people with disabilities at the time of inspection		<p>No image available</p>
Section	Means of Escape			
Action ID	110850			
Quantity		Recommendation: Management should encourage tenants to contact the building manager if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. A contact reference for this assistance should be added to the fire action notices for the premises.		
- Known	N/A			
- Potential	N/A			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	

Question	L.1	Comment: Flat entrance doors/frames are replacement composite fire doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).		
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	110852			
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	50			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	L.1	Comment: Flat entrance doors/frames are replacement composite fire doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).		No image available
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	118686			
Quantity		Recommendation: As flat entrances have been fitted with composite doorsets, an intrusive inspection should be carried out to confirm the adequacy of the fixings and firestopping between the frame and the wall.		
- Known	0			
- Potential	50			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	L.6	Comment: Sampled flat 122 entrance door was fitted with an adequate self-closing device. No access to other flats.		No image available
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	110882			
Quantity		Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that self-closers are fitted and remain effective.		
- Known	0			
- Potential	49			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	
Question	L.7	Comment: No intumescent strips and cold smoke seals were fitted to sampled flat 122 entrance door. No access to other flats.		No image available
Section	Flat Entrance/Residents' Bedroom/Bedsit Doors			
Action ID	110885			
Quantity		Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that strips and seals are fitted and remain effective.		
- Known	0			
- Potential	49			
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned	

Question	P.5	Comment: A Grade D smoke alarm was noted within the entrance hallway of sample flat 122. No access to other flats.	
Section	Means of Giving Warning in Case of Fire		
Action ID	111373		
Quantity		Recommendation: Flats not sampled at the time of this inspection should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS5839-6:2014.	No image available
- Known	0		
- Potential	49		
Priority	Man2	Due Date: 27/12/2020	Client Status: Approved
Question	Q.2	Comment: It was not possible to sample inspect most of the hidden voids above the false ceiling due to the fixing method of the steel tiles. Of those accessible, fire stopping was adequate.	
Section	Limiting Fire Spread		
Action ID	111385		
Quantity		Recommendation: Management should undertake an intrusive inspection of the hidden voids noted to confirm/ensure that compartmentation within is adequate.	
- Known	0		
- Potential	1		
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	111409		
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.10	Comment: It is not known if liaison with the local Fire and Rescue Service takes place.	
Section	Procedures and Arrangements		
Action ID	111471		
Quantity		Recommendation: Management should confirm/ensure appropriate liaison takes place with the local Fire and Rescue Service and that familiarisation visits are carried out. Records of all engagement should be kept on-site or in a central database.	No image available
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned
Question	W.1	Comment: No log book was available on site during the inspection (emergency lighting only).	
Section	Records		
Action ID	111473		
Quantity		Recommendation: Management should confirm/ensure that a fire safety log book is provided to enable recording as required of all relevant fire safety events such as fire drills, routine checks, Fire and Rescue Service visits, fire safety systems testing, staff training etc. as appropriate.	No image available
- Known	N/A		
- Potential	N/A		
Priority	Man2	Due Date: 27/12/2020	Client Status: Assigned

Question	B.4	Comment: No signage was seen in the lift lobbies on the first, second, third, fifth, sixth, seventh and tenth floors to advise that smoking is prohibited as required by the Smoke-free (Premises and Enforcement) Regulations 2006.
Section	Smoking Policies	
Action ID	103800	
Quantity		Recommendation: 'No Smoking' signage should be provided in the lift lobbies on the first, second, third, fifth, sixth, seventh and tenth floors.
- Known	7	
- Potential	N/A	
Priority	C	Due Date: 04/06/2021 Client Status: Assigned



Question	K.14	Comment: There was what appeared to be a single smoke detector in the ground floor lift/flats lobby, control boxes in the ground floor entrance hallway and the lift motor room, an electro-magnetic lock to the door to the stairs to the lift motor room and a vent at the head of the stairs in the lift motor room, but the door to the lift motor room does not open via the remote smoke vent switch because it is fitted with a mortice lock.
Section	Means of Escape	
Action ID	110849	
Quantity		Recommendation: Smoke ventilation should be provided in the stairwell as a 1m2 automatic openable vent at the head of the stairs.
- Known	1	
- Potential	N/A	
Priority	C	Due Date: 04/06/2021 Client Status: Assigned



Question	L.7	Comment: No intumescent strips and cold smoke seals were fitted to sampled flat 122 entrance door. No access to other flats.
Section	Flat Entrance/Residents' Bedroom/Bedsl: Doors	
Action ID	110884	
Quantity		Recommendation: Intumescent strips and smoke seals should be fitted to the door of flat 122.
- Known	1	
- Potential	N/A	
Priority	C	Due Date: 04/06/2021 Client Status: Assigned



Question	M.6	Comment: Common area fire doors are provided with adequate intumescent strips and smoke seals, except for the refuse chute lobby doors.
Section	Common Area Fire Doors	
Action ID	111331	
Quantity		Recommendation: Common area fire doors as noted should be fitted with intumescent strips and smoke seals.
- Known	12	
- Potential	N/A	
Priority	C	Due Date: 04/06/2021 Client Status: Assigned



Question	O.2	Comment: Fire door signage is not considered adequate. Most lobby and stair doors have signage only on one side, and refuse chute doors do not have signage (the riser doors do not need to be fire resisting and therefore do not require signage).
Section	Fire Safety Signs and Notices	
Action ID	111363	
Quantity		Recommendation: Provide 'Fire door keep shut' notices to the outside of the refuse chute lobby doors and 'Fire door keep shut' notices to both sides of the stair and lobby doors.
- Known	49	
- Potential	N/A	
Priority	C	Due Date: 04/06/2021 Client Status: Assigned



Question	O.4	Comment: 'In event of fire do not use lifts' signage has not been provided adjacent to the doors to the lift at each floor level (included on Fire Action notices but not prominent enough).	
Section	Fire Safety Signs and Notices		
Action ID	111369		
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
Question	O.5	Comment: Other fire safety signs issues noted include:- No prominent sign for the main entrance door release switches.	
Section	Fire Safety Signs and Notices		
Action ID	111372		
Quantity		Recommendation: Provide prominent notices to show the location and method of operation of the main entrance door release switches.	
- Known	2		
- Potential	N/A		
Priority	C	Due Date: 04/06/2021	Client Status: Assigned



3 Introduction and Scope



3.1 Limitations of this assessment

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

3.2 Legislation

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

Article 3	Defines the responsible person as a.) the employer, b.i.) 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.i.) the person in control of the premises, or b.ii) the owner/landlord.
Article 13	Requires the recording of significant findings from the fire risk assessment, where a.) five or more people are employed, b.) a licence under an enactment is in force, or c.) an alterations notice is in force.
Article 14	Requires that escape routes and exits are kept clear and accessible at all times.
Article 15	Highlights the need for fire drills and competent persons to assist in their undertaking.
Article 17	Requires suitable maintenance of fire safety facilities and equipment.
Article 19	Requires communication with employees, including the significant findings of the fire risk assessment.
Article 20	Requires that any external employers / employees who are working (or have staff working) in premises are provided with relevant information on the risks and the preventive and protective measures in place.
Article 21	Requires that employees are provided with suitable and appropriate training.
Article 22	Requires co-operation / coordination where two or more responsible persons share duties in premises.
Article 23	Lists the general duties of employees at work.

3.3 Risk Level

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

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

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

3.4 Recommendation Priorities

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

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

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

4 Property Details

UPRN	66778000B0
Number Range	1-124
Building Name	Bradford Court
Street Number	
Street	Whitstable Road
City/Town	Manchester
Postcode	M40 0DT
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 50 flats. 4 flats on each floor except ground floor which has 2 flats. Main entrance leads to entrance hallway with access to the lift lobby, which also contains flats 1 and 2. The stairs and the caretaker's rooms are also accessed directly from the entrance hallway. The bin store, main electric intake, the water tank room and 2 large store rooms are accessed externally. The lift motor room and a ventilation extract room are on the roof, accessed from the head of the stairs on the twelfth floor. Each of the first to the twelfth floors is accessed by a single stair to the lift lobby, 2 flat lobbies have 2 flats each. One of the lobbies has a refuse chute lobby, which also contains a service riser. The boiler room is in a separate building.
Extent of Common Areas (area assessed)	Ground floor entrance hallway, caretaker's rooms and lift/flat lobby. Single stairs from ground floor to twelfth floor. Lift lobby, refuse chute lobby and 2 flat lobbies on each floor from the first to the twelfth. Roof top lift motor room and ventilation room. Externally accessed ground floor main electric intake, bin store, water tank room and 2 store rooms. External gas powered boiler room.
Areas of the building to which access was not available.	All flats except flat 122.
Total number of Flats/Bedsits/Bedrooms (as applicable)	50
Number accessed off the Common Area	50
Flats/Bedsits/Bedrooms sample inspected	Flat 122.
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	1
Block Accessibility	Level

Building Layout Information

Total No. of Common Staircases 1

Construction Information

Construction Type	Concrete Frame
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1960
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Precast Concrete Panels
External Wall Finish Type	Brick to ground floor, render to other floors. Presumed render and bricks cover insulation.
Other Construction Information	It is presumed that the render and brick wall finish is on top of insulation due to the lightning conductors being covered and the windows deeply recessed. Refurbished 1993.

Occupant Information

Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of any onsite management	One caretaker, 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	Alex Adegoroye, Caretaker. XXXXXXXXXXXX
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:- one caretaker, office hours.
Number of members of the public (maximum estimated)	Residential - low number
-Comments	Residential block - low number of visitors expected at any one time
Identified people especially at risk	General Needs - No information
-Comments	No information, however, General Needs premises so occupants are typical of the general population

Other Information

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

In preparing this report reference has been made to a number of key legislative and guidance documents as identified below. Other guidance documents may also be applicable to the assessment which have not been listed

here. A full list of guidance documents used in the assessment is available from the risk assessment company on request.

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

Fire Safety Guidance	
Main fire safety guidance used in this assessment	01) LGA - 'Fire safety in purpose-built blocks of flats' - 2012
Other key fire safety guidance referred to	BS 5266-1:2016 - 'Emergency Lighting - Code of practice for the emergency lighting of premises' BS 5266-8:2004 - 'Emergency escape lighting systems' BS 5499-10:2014 - 'Guidance for the selection and use of safety signs and fire safety notices' BS 5499-4:2013 - 'Safety signs. Code of practice for escape route signage' BS 5839-6:2019 - 'Fire detection and alarm systems for buildings. Code of practice for domestic premises' BS 7346-4:2003 - 'Components for smoke and heat control systems' PAS79 - 'Fire Risk Assessment - a recommended methodology' - 2012

5 FRA Questionnaire

Elimination or Reduction of Fire Hazards

A. Electrical Ignition Sources

Question - A.1: Was access gained to the electrical intake/meter cupboard(s) for the block?	Yes
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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
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Comment: Northwards Housing advise that an ongoing 5-year inspection and testing programme is in place for all common area electrical installations. Date of last test:- 18/06/2014 (photo voltaic array panel in lift motor room August 2008).

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

Question - A.4: Is portable appliance testing (PAT) being completed within the common areas?	Yes
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Comment: Records/information available on site confirms that all portable electrical appliances in use in the common areas (Caretaker's rooms) are inspected and tested annually.

Question - A.5: Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection?	Yes
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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
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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
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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
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Comment: Northwards Housing advises that smoking is not permitted in the communal areas in accordance with the Smoke-free (Premises and Enforcement) Regulations 2006.

Question - B.3: Does the policy in relation to smoking appear to be observed?				No
Comment: There was evidence of smoking in the common area in the form of cigarette butts (dry riser outlet in ground floor lift/flat lobby).				
Recommendation: Management should confirm/ensure that the policy in relation to smoking within the common areas is enforced through communication with residents/employees or other building users.				
Priority: Med	Known Quantity: N/A	Potential Quantity: N/A	Action ID: 103798	



Question - B.4: Is there adequate provision of at least one legible 'No Smoking' sign covering the common area?				No
Comment: No signage was seen in the lift lobbies on the first, second, third, fifth, sixth, seventh and tenth floors to advise that smoking is prohibited as required by the Smoke-free (Premises and Enforcement) Regulations 2006.				
Recommendation: 'No Smoking' signage should be provided in the lift lobbies on the first, second, third, fifth, sixth, seventh and tenth floors.				
Priority: C	Known Quantity: 7	Potential Quantity: N/A	Action ID: 103800	



C. Arson

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

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

Question - C.3: Are bins adequately secured at or within their storage location? (Please state how bins are secured)				Yes
Comment: Paladin/Wheelie bins were stored in an integral bin storage room at the time of inspection. Excess capacity is stored away from the main 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: The block has a communal gas fired low-temperature hot water central heating system with wall mounted radiators within all flats. The boiler room is in a detached adjacent building.	

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

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

E. Cooking

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

F. Lightning

Question - F.1: Does the building have a lightning protection system installed?	Yes
Comment: A lightning protection system is provided; it appears to be under the external render/insulation.	

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. Northwards Housing confirm that the lightning conductors under the external insulation run in a rock wool lined channel.	

G. House-Keeping

Question - G.1: Is the property regularly cleaned to prevent the build up of combustibles?	Yes
Comment: The common areas are clean and a cleaning rota is displayed	

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

Question - G.3: Are escape routes kept clear of combustible items or waste materials?	Yes
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Comment: The common escape routes were clear of combustible materials and waste at the time of inspection (gym equipment outside flat 91 is temporary and the resident will be taking it back into his flat).

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

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

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

H. Contractors

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

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

Yes

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

General Fire Protection Measures

K. Means of Escape

Question - K.1: Is the escape route design deemed satisfactory? (Consider current design codes)	Yes
Comment: The means of escape design is broadly in accordance with 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)	No
Comment: The staircase has not been provided with lobby protection at the ground floor because the stairs and the flat lobby of flats 1 and 2 discharge into the entrance hallway, as does the Caretaker's room. There is no alternative exit route from the stairs.	

Recommendation: The Caretaker's room should not open into the only egress route from the block. There is an external door to the Caretaker's room, therefore one solution would be to seal the doorway to the Caretaker's room with construction affording a minimum of 60 minutes fire resistance.



Priority: B Known Quantity: 1 Potential Quantity: 1 Action ID: 103819


Question - K.3: Is there adequate provision of exits for the numbers who may be present?	Yes
Comment: The provision of exits is considered adequate for the number of people expected to be present	

Question - K.4: Is there adequate exit width for the numbers who may be present?	Yes
Comment: The exit widths provided appear adequate for the numbers expected to be present	

Question - K.5: Are doors on escape routes easily opened (and are sliding or revolving doors avoided)?	Yes
Comment: All doors on escape routes are fitted with ironmongery which is easily opened without the use of a key, and there are no sliding or revolving doors	

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	

<p>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?</p>	<p>Yes</p>
<p>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.</p>	
<p>Question - K.8: Do final exits open in the direction of escape where necessary?</p>	<p>Yes</p>
<p>Comment: Doors on escape routes open in the direction of escape.</p>	
<p>Question - K.9: Are travel distances satisfactory? (consider single direction and more than one direction)</p>	<p>Yes</p>
<p>Comment: Travel distances appear to be in line with that allowed in current guidance</p>	
<p>Question - K.10: Are the precautions for all inner rooms suitable?</p>	<p>Not Applicable</p>
<p>Comment: No inner rooms were identified at the time of inspection</p>	
<p>Question - K.11: Are escape routes adequately separated from each other, with fire resisting construction where required?</p>	<p>Not Applicable</p>
<p>Comment: There is a single means of escape route within the property, which leads to a final exit(s). Escape route separation is not required.</p>	
<p>Question - K.12: Are corridors sub-divided with a cross-corridor fire resisting door where required?</p>	<p>Not Applicable</p>
<p>Comment: No corridors requiring cross-corridor fire doors were noted in the property.</p>	
<p>Question - K.13: Do escape routes lead to a place of safety?</p>	<p>Yes</p>
<p>Comment: Escape routes lead to a place of safety</p>	

Question - K.14: Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)				No
Comment: There was what appeared to be a single smoke detector in the ground floor lift/flats lobby, control boxes in the ground floor entrance hallway and the lift motor room, an electro-magnetic lock to the door to the stairs to the lift motor room and a vent at the head of the stairs in the lift motor room, but the door to the lift motor room does not open via the remote smoke vent switch because it is fitted with a mortice lock.				
Recommendation: Smoke ventilation should be provided in the stairwell as a 1m2 automatic openable vent at the head of the stairs.				
Priority: C	Known Quantity: 1	Potential Quantity: N/A	Action ID: 110849	
				

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: See question K14.				

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: 110850	

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

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

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.



Priority: Man2 Known Quantity: 0 Potential Quantity: 50 Action ID: 110852

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

No image available

Priority: Man2 Known Quantity: 0 Potential Quantity: 50 Action ID: 118686

Question - L.2: Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?	No
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Comment: Fire rated flat entrance doors and frames appear to be in good condition, except for flat 31, which is damaged.

Recommendation: The door and, if necessary, the frame to flat 31 should be replaced with a FD30S self-closing fire door and frameset.



Priority: A Known Quantity: 1 Potential Quantity: N/A Action ID: 110853

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

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 flat 122 entrance door was fitted with an adequate self-closing device. No access to other flats.

Recommendation: Flat entrance doors not sampled at the time of this inspection should be checked as part of a rolling programme to confirm that self-closers are fitted and remain effective.	No image available		
Priority: Man2	Known Quantity: 0	Potential Quantity: 49	Action ID: 110882

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
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Comment: No intumescent strips and cold smoke seals were fitted to sampled flat 122 entrance door. No access to other flats.

Recommendation: Intumescent strips and smoke seals should be fitted to the door of flat 122.			
Priority: C		Known Quantity: 1	Potential Quantity: N/A

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: 49	Action ID: 110885

<p>Question - L.8: Are letterboxes to flat entrance (or residents' bedroom/beds:) doors satisfactory? (State only if missing, damaged or uPVC)</p>				No
<p>Comment: The letterbox fitted to flat 63 entrance door is defective, no external flap.</p>				
<p>Recommendation: The letterbox to flat 63 entrance door should be replaced with a fire rated letterbox.</p>				
Priority: A	Known Quantity: 1	Potential Quantity: N/A	Action ID: 110886	



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

M. Common Area Fire Doors

<p>Question - M.1: Are all common area doors and frames requiring fire resistance appropriately fire rated?</p>				No
<p>Comment: All common area fire doors and/or frames appear to be appropriately fire rated, except for the doors to the lift motor room and the ventilation fan room (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed). The door to the stairs to the lift motor room and the ventilation fan room does not need to be fire resisting if the remote smoke ventilation system is restored (see question K14).</p>				
<p>Recommendation: The doors to the lift motor room and the ventilation fan room should be replaced with lockable FD30S fire doors, including appropriate 'Fire door: keep locked' signage to the outer face.</p>				
Priority: A	Known Quantity: 2	Potential Quantity: N/A	Action ID: 111322	



<p>Question - M.2: Are all common area fire rated fire door sets in good condition - and not in need of repair?</p>				Yes
<p>Comment: All common area fire rated fire doors and frames appear to be in good condition (original FD30 fire doors).</p>				

<p>Question - M.3: Is all glazing to common area fire doors appropriately fire rated?</p>				Yes
<p>Comment: All glazing to the stair and lobby fire doors appears to be appropriately fire rated</p>				

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

Comment: Fanlights and side panels to stair and lobby fire doors appear to be appropriately fire rated.

Question - M.5: Are common area fire door sets fitted with adequate self-closing devices where required? 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 refuse chute lobby doors.

Recommendation: Common area fire doors as noted should be fitted with intumescent strips and smoke seals.



Priority: C Known Quantity: 12 Potential Quantity: N/A Action ID: 111331

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, integrated into the primary lighting.


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. Most lobby and stair doors have signage only on one side, and refuse chute doors do not have signage (the riser doors do not need to be fire resisting and therefore do not require signage).	
Recommendation: Provide 'Fire door keep shut' notices to the outside of the refuse chute lobby doors and 'Fire door keep shut' notices to both sides of the stair and lobby doors.	
Priority: C Known Quantity: 49 Potential Quantity: N/A Action ID: 111363	

Question - O.3: If required, is directional/exit signage adequate?	Yes
Comment: Directional and exit signage is considered adequate. There is a single egress route however 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: 'In event of fire do not use lifts' signage has not been provided adjacent to the doors to the lift at each floor level (included on Fire Action notices but not prominent enough).	
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: 111369	

Question - O.5: Are all other fire safety signs issues satisfactory? [2]				No
Comment: Other fire safety signs issues noted include:- No prominent sign for the main entrance door release switches.				
Recommendation: Provide prominent notices to show the location and method of operation of the main entrance door release switches.				
Priority: C	Known Quantity: 2	Potential Quantity: N/A	Action ID: 111372	

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 (there appears to be a single smoke detector in the ground floor lift lobby, purpose unknown. No other components).				

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: A Grade D smoke alarm was noted within the entrance hallway of sample flat 122. 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: Med	Known Quantity: 0	Potential Quantity: 49	Action ID: 111373	

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

<p>Question - Q.1: In general, is the level of compartmentation adequate for the use and evacuation strategy for the property? (Special consideration should be given to converted or non 'purpose built' premises)</p>	<p>Yes</p>
<p>Comment: The property is a purpose built block with what appears to be an adequate standard of compartmentation (subject to recommendations which may be noted elsewhere in this report).</p>	
<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>	<p>Not Known</p>
<p>Comment: It was not possible to sample inspect most of the hidden voids above the false ceiling due to the fixing method of the steel tiles. Of those accessible, fire stopping was adequate.</p>	
<p>Recommendation: Management should undertake an intrusive inspection of the hidden voids noted to confirm/ensure that compartmentation within is adequate.</p>	
<p>Priority: Man2 Known Quantity: 0 Potential Quantity: 1 Action ID: 111385</p>	
<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>	<p>Yes</p>
<p>Comment: The services risers are ventilated to the outside and also form part of the ventilation of the refuse chute lobbies, the fire separation is provided by the refuse chute lobbies. All services are fire stopped at floor penetrations.</p>	
<p>Question - Q.4: Are pipes and other services provided with adequate fire-stopping measures as required where they pass through fire resisting construction? (Consider fire collars etc)</p>	<p>Not Known</p>
<p>Comment: Access was not possible to check firestopping around services exiting the risers within the flats risers (bathroom, WC and kitchen ventilation and drainage). Previous Type 4 inspection completed however</p>	
<p>Question - Q.5: If a waste chute is provided within the building are adequate measures in place to limit fire spread/growth? (Consider provision of fusible link dampers and sprinklers etc)</p>	<p>Yes</p>
<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 fitted to the base of the waste chute.</p>	
<p>Question - Q.6: Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?</p>	<p>Not Applicable</p>
<p>Comment: There were no roof voids noted above the common areas - the building has a flat roof.</p>	

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 (single cable penetration without fire stopping).				
Recommendation: The hole/s noted should be sealed with a suitable fire-stopping material such as an intumescent paste. Period of fire resistance required is 60 minutes.				
Priority: B	Known Quantity: 1	Potential Quantity: N/A	Action ID: 111397	


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: The flats have ventilation of the kitchens, WCs and bathrooms via common service risers, not accessible from the common areas. 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 Applicable
Comment: There were no soft furnishings noted within the common areas at the time of inspection.				

Question - Q.12: If provided, are curtains or drapes within common areas appropriate to limit fire spread/growth?				Not Applicable
Comment: There were no curtains or drapes noted within the common areas at the time of inspection.				

Question - Q.13: Are the external walls of the building satisfactory with regard to fire spread? (Consider combustibility of cladding, external insulation systems and balconies if provided)				Not - Known
Comment: No information was available on site to confirm if the external 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: 111409	

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 heating pipes and some electric cables go through the bin store without adequate fire stopping.				
Recommendation: The penetrations in the bin store should be fire stopped with materials affording a minimum of 60 minutes fire resistance.				
Priority: B	Known Quantity: 1	Potential Quantity: N/A	Action ID: 111477	

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:- Lift motor room and plant rooms only.				

Question - R.2: Is it considered appropriate to provide portable fire extinguishers given the building occupancy?				Yes
Comment: The provision of portable fire extinguishers is considered appropriate for this property as they are in non-residential areas only where staff/contractors are expected to be trained in their safe usage.				

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

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

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

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

S. Other Fire Safety Systems and Equipment

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

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

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

Comment: The building is provided with a fire mains:- Dry rising fire main, inlet beside the bin store and outlets in the 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 lifts used for fire safety purposes:- 2 firefighting lifts 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 storeys.	
Question - T.2: Has a competent person(s) been appointed within the organisation to assist in undertaking preventative and protective fire safety measures?	Yes
Comment: Management advise that a competent person has been appointed within the organisation to assist with undertaking preventative and protective fire safety measures. Savills is engaged to provide risk assessment and other fire safety advice.	
Question - T.3: Is there a suitable record of the fire safety arrangements?	Not Applicable
Comment: The fire safety arrangements are in development.	
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?	Not Applicable
Comment: There is no staff presence in the building except for occasional attendance.	

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

Not Applicable

Comment: 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 K1.6)

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: 111471

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.4: Are fire drills carried out at appropriate intervals?

Not Applicable

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

V. Testing and Maintenance

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

Yes

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

Question - V.3: Are all fire extinguishers tested and serviced in accordance with relevant guidance?

Yes

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

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

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

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

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

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

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

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

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

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

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

W. Records

Question - W.1: Is there a log book on the premises? No

Comment: No log book was available on site during the inspection (emergency lighting only).

Recommendation: Management should confirm/ensure that a fire safety log book is provided to enable recording as required of all relevant fire safety events such as fire drills, routine checks, Fire and Rescue Service visits, fire safety systems testing, staff training etc. as appropriate.

No image available

Priority: **Med** Known Quantity: N/A Potential Quantity: N/A Action ID: 111473

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 confirms that training records 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.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)	No
Comment: There were no gas installations noted within the common parts of the building (detached boiler room).	

Z. Other Issues

Question - Z.1: Are all other issues deemed satisfactory? [1]	Yes
Comment: There were no other relevant issues noted at the time of inspection.	

BAFE Certificate



Part 1a	Name & Address of Certificated Organisation: Savills (UK) Ltd, 33 Margaret Street, London, W1G 0JD
Part 1b	BAFE registration number of Issuing Certificated Organization: NSI00539
Part 2	Name of client: Northwards Housing
Part 3a	Address of premises for which the fire risk assessment was carried out: 1-124 Bradford Court Whitstable Road Manchester M40 0DT
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

