

FIRE RISK ASSESSMENT



UPRN	NOT KNOWN	
Date of inspection	06/10/2015	
Address 1 (flat numbers)	1-94	
Address 2 (street)	KENTMERE COURT	
Address 3 (area)	BROAD MOSS DRIVE	
Fire Risk Assessor	Simon Roffey	
Checked by		
Approved by		
Postcode	M9 7HU	
Does the building have common areas?	YES	Please state YES
Was access available to the common areas?	YES	Please state YES
Building Description (i. means of escape, ii. purpose b/t, iii. no of flats, staircases,storeys, iv. no of entrances, v. lifts, vi. stepped/level access, vii. storage)	SIXTEEN STOREY BUILDING WITH A SINGLE ENCLOSED STAIR, A MAIN ENTRANCE/EXIT AT GROUND FLOOR WITH AN ALTERNATIVE EXIT FROM THE BASE OF THE STAIRWELL. 94 FLATS - GENERALLY 6 PER FLOOR WITH TWO FLATS ON THE GROUND AND TWO FLATS ON THE TOP FLOOR. THE TWO PASSENGER LIFTS SERVING ALL FLOOR LEVELS HAVE FIRE-FIGHTERS SWITCHES. LEVEL ACCESS TO THE MAIN ENTRANCE. THERE IS A COMMUNITY ROOM ON THE GROUND FLOOR (CONVERTED STORAGE AREA).	
Building Construction (i. approx. age, ii. building structure, iii. cladding, iv. floors, v. walls, vi. roof)	BUILT c. 1960'S OF REINFORCED CONCRETE AND STEEL FRAME WITH CONCRETE FLOORS AND STAIRS, INTERNAL WALLS ARE OF BRICK BLOCK AND PLASTER. THE FLAT ROOF COULD NOT BE INSPECTED.	
People who are especially at risk	RESIDENTS, EMPLOYEES, LONE WORKERS, CONTRACTORS AND VISITORS TO THE BUILDING.	
Number of employees	1-2, THE CARETAKER FOR THE BUILDING & VISITING STAFF	
Any other relevant information (Signs of arson, previous fires etc)	NONE REPORTED IN THE LAST YEAR	
Areas of the building to which access was not available	RESIDENTS FLATS AND RESIDENTS STORE ROOMS.	

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Question	Fire Safety Measures	Yes/ No/ N/A	Priority	Photo ref:	Category	Quantity	Detail
<b>Hazard Identification - House keeping</b>							
1	Are combustibles separated from ignition sources?	YES					NONE OBSERVED ON THIS OCCASION
2	Is unnecessary storage of combustible materials / waste avoided?	YES					NONE OBSERVED ON THIS OCCASION
3	Are hazardous materials stored appropriately?	N/A					NO HAZARDOUS MATERIALS WERE IDENTIFIED AT THE TIME OF THE FIRE RISK ASSESSMENT.
<b>Hazard Identification - Arson</b>							
4	Are premises secure against arson by outsiders? (Please state how - electro-magnetic lock, keypad, Yale lock etc)	YES		4			RESIDENTS ARE PROVIDED WITH A KEY FOB TO ACCESS THE ENTRANCE DOORS WHICH INCLUDES AN ELECTROMAGNETIC LOCKING DEVICE LINKED TO THE INTERCOM SECURITY AND CCTV SYSTEM.
5	Are bins secured and stored in a suitable location? (Please state bin type, location, if and how it is secured)	NO	M	5	Arson		THE GROUND FLOOR INTERNAL BIN CHUTE ROOM CONTAINS THE GENERAL WASTE METAL WHEELIE BINS. TWO LARGE METAL RECYCLING WHEELIE BINS ARE LOCATED OUTSIDE THE PREMISES AND SECURED. CONSIDER MOVING THE LOCATION OF THE BLUE BIN TO A POSITION AT LEAST 2M AWAY FROM ANY WINDOW.
6	Is fire load close to the premises minimised?	YES					THE AREA AROUND THE BUILDING IS CLEAR OF ALL COMBUSTIBLE MATERIALS.
<b>Hazard Identification - Any Other Issues?</b>							
7	Are all other hazards deemed satisfactory? Consider: Smoking in inappropriate places, Electrical (fixed installations & portable appliances) hazards in common areas (metal cable trays/clips?), Heating (fixed installations and portable heaters) in common areas, Lightning protection, Hazards from contractors (DLO and external) e.g. permits to work, hot work	YES					FIRE IN ELECTRICAL SERVICES RISER ON THE SIXTH FLOOR IN 2010; AN APPARENT ISOLATED FAULT ON UNITED UTILITIES CONTROLLED PLANT. NORTHWARDS M&E SECTION REQUESTED UNITED UTILITIES TO INSPECT OTHER SIMILAR PLANT WITHIN THE ELECTRICAL RISERS NO SMOKING SIGNS ARE PRESENT IN THE BUILDING. NORTHWARDS HOUSING PROPERTY SERVICES UNDERTAKE REGULAR SERVICING AND TESTING OF SERVICES WITHIN EACH BUILDING. RECORDS OF PLANNED PREVENTATIVE MAINTENANCE IS KEPT AND WAS AVAILABLE TO THE ASSESSOR AT THE M&E TEAM, HENDHAM VALE OFFICES, PARK VALE WAY, MANCHESTER, M8 0AD.

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<b>Means of Escape</b>							
8	Is escape route design considered satisfactory? (Consider current design codes)	NO	M	7 11			STORE ROOMS OFF LIFT LOBBIES AREAS NOT PROTECTED WITH FIRE RESISTANT MATERIALS. WITHIN EACH FLAT LOBBY AREA THERE IS FIXED OPEN VENTILATION <1M <sup>2</sup> . HOWEVER THERE IS AN OPENABLE WINDOW WITHIN EACH LOBBY AREA ALSO. AS SUCH COMMON AREA DO NOT COMPLY WITH CURRENT DESIGN CODES. COMPLIANCE WITH THE RECOMMENDATIONS FROM THE FIRE RISK ASSESSMENT WILL REDUCE THE LEVEL OF RISK AND AID COMPLIANCE.
9	Is the escape route adequately protected? (Consider lobby protection to staircase, if needed)	YES					LOBBY PROTECTION IS PROVIDED TO THE SINGLE STAIRWELL WHICH IS ALSO THE FIREFIGHTING SHAFT FOR THE BUILDING.
10	Are doors on escape routes easily opened?	YES					NORTHWARDS HOUSING M&E TEAM CONFIRMED THAT THE AUTOMATIC OPENING DEVICE INSTALLED TO THE MAIN ENTRANCE DOOR ARE READILY BE OPENED ON FAILURE OF THE ELECTRIC SUPPLY.
11	Are escape routes clear and unobstructed?	YES					
12	Are escape routes separated where appropriate?	YES					
13	Are corridors sub-divided where appropriate?	N/A					
14	Are floors free from slipping/tripping hazards?	YES					
15	Do escape routes lead to a place of safety?	YES					
16	Is the stair provided with adequate ventilation? (If considered satisfactory, please state provision)	YES					FIXED OPEN VENTILATION WITH OPENABLE AT EACH LEVEL ON THE STAIRWELL.
17a	Are all other MOE issues deemed satisfactory? [1]	N/A					
17b	Are all other MOE issues deemed satisfactory? [2]	YES	M	37	Means of escape		THERE ARE ARRANGEMENTS FOR COMMUNICATION WITH RESIDENTS ON ACTION TO TAKE IN THE EVENT OF FIRE OR ALARM. INFORMATION IS DISPLAYED IN THE GROUND FLOOR ENTRANCE FOYER AND AN INFORMATION LEAFLET WAS ISSUED TO RESIDENTS RE FIRE PROCEDURES.
<b>Flat entrance doors</b>							
18a	Are flat entrance <b>doors</b> appropriately fire rated?	YES		8 9	Compartmentation	94	NEW FD30S SELF-CLOSING FIRE DOORS FITTED AS PART SCHEME OF WORKS IN 2008.
18b	Are flat entrance <b>doors and frames</b> appropriately fire rated?	YES					
18c	Is <b>glazing</b> to flat entrance doors appropriately fire rated?	YES					
18d	Are <b>fan lights</b> above flat entrance doors appropriately fire rated?	YES					
18e	Are <b>side panels</b> to flat entrance doors appropriately fire rated?	N/A					
18f	Are flat entrance doors adequate otherwise? (intumescent strips, smoke seals and self-closing device)	N/A					
18g	Are letterboxes satisfactory? (state only if missing, broken or uPVC)	YES					

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Question	Fire Safety Measures	Yes/ No/ N/A	Priority	Photo ref:	Category	Quantity	Detail
	<b>Other fire doors [refuse chute, storage, electrical, lobby doors etc]</b>						
19a	Are other fire doors appropriately fire rated?	NO	D	10 13 14 15 16 33 36	New FD30S self-closing door & frame	6	GROUND FLOOR CAREATAKERS ROOM. 16TH FLOOR PLANT ROOMS (2 NO.); THE GROUND FLOOR DOOR TO THE ENCLOSED STAIRWELL; ACCESS DOOR TO GROUND FLOOR PLANT ROOM CORRIDOR, MAIN ELECTRICAL PLANT ROOM DOOR, GROUND FLOOR COMMUNITY ROOM
19b	Are other fire doors in good condition? (without need of repair/adjustment)	NO	D		Retrofit intum. strips / smoke seals only	74	STORE ROOMS OFF FLAT LOBBY (15), BIN CHUTES DOORS (15), STAIR LOBBY DOORS (14), FLAT LOBBY (30)
19c	Are fan lights above fire doors appropriately fire rated?	N/A					
19d	Are side panels to other fire doors appropriately fire rated?	N/A					
19e	Are intumescent strips and smoke seals provided to other fire doors?	N/A					
19f	Are self-closing devices on other fire doors adequate? (where appropriate)	NO	M	17	Repair fire door / frame		THERE ARE A FEW LIFT LOBBY DOORS TO THE STAIRWELL AND TO THE LIFT LOBBY THAT DID NOT CLOSE PROPERLY AND FULLY IN THE FRAME. THIS WILL BE AN ONGOING ISSUE WITH FAULTS OCCURRING REPEATEDLY AND RATHER THAN DETAIL SPECIFIC DOORS FOUND FAULTY AT THE TIME OF THE RISK ASSESSMENT IT IS RECOMMENDED THAT A REGULAR RECORDED INSPECTION SCHEDULE OF ALL SELF CLOSING FIRE DOORS IS UNDERTAKEN AND ANY FAULTS OR OBSTRUCTIONS PREVENTING THE DOORS CLOSING ARE RECTIFIED.
19g	Are other fire doors adequate otherwise? (ironmongery, hold open hooks etc)	YES					
	<b>Emergency Escape Lighting</b>						
20	If emergency lighting is provided, is it in good working order?	YES					FROM VISUAL INSPECTION. RECORDS OF SERVICING ARE MAINTAINED BY NORTHWARDS PROPERTY SERVICES.
21	If emergency lighting is provided, is coverage sufficient? (internal and external)	YES					EMERGENCY LIGHTING IS PROVIDED THROUGHOUT THE COMMON AREAS.
22	If EL not provided, is borrowed/artificial lighting sufficient for escape? (internal and external)	N/A					
	<b>Signage</b>						
23	Is there adequate provision of fire safety signs and notices? (Consider directional, exits, stairs, fire action notices fire equipment, and 'do not use lift' signage)	NO	B	37	Signage		PROVIDE ADDITIONAL SIGNS INDICATING THE POSITION AND USE OF THE EMERGENCY DOOR RELEASE 'GREEN BOXES' WHERE INSTALLED. A FIRE ACTION NOTICE IS DISPLAYED IN THE ENTRANCE FOYER AND FIRE ACTION INFORMATION HAS BEEN PROVIDED TO RESIDENTS
23a	Is fire door signage adequate? (Consider 'Fire door keep shut' and 'Fire door keep locked shut' signage)	YES					FIRE DOOR SIGNAGE NOTED
24	Are signs clearly visible?	YES					

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<b>Fire Detection and Alarm</b>							
25	If AFD and/or alarm system is installed, is it in good working order?	N/A					
26	If installed, is the AFD and/or manual alarm adequate?	YES					NO AFD IN COMMON AREAS. IT HAS BEEN CONFIRMED THAT SMOKE/HEAT DETECTION SYSTEM PROVIDED TO EACH FLAT SHOULD CONFORM TO GRADE D LD3 SYSTEM IN ACCORDANCE WITH BRITISH STANDARD 5839 PART 6. ANNUAL CHECK AS PART OF GAS SERVICING REGIME.
27	If not installed, are the premises deemed safe without a common fire detection and alarm system?	N/A	M	34 35	Other		THE COMMUNITY ROOM IS A CONVERTED STORE WITH EXTERNAL GROUND FLOOR ACCESS SEPARATE FROM THE MAIN FIRE ESCAPE ROUTE.
<b>Limiting Fire Spread</b>							
28	Is the level of compartmentation adequate? (special consideration should be given to converted or non 'purpose built' premises)	YES	M		Compartmentation		A SCHEME OF WORKS TO GAP FILL HOLES THE COMPARTMENTATION ABOVE THE FALSE CEILING ON THE GROUND FLOOR BETWEEN THE GROUND FLOOR FLATS AND THE PLANT ROOMS FROM THE LAST FIRE RISK ASSESSMENTS HAS BEEN CARRIED OUT. THIS INCLUDED REPRESENTATIVE INSPECTION WITHIN THE NEW BOXED IN SECTIONS (2 PER FLAT LOBBY) TO CONFIRM THAT THERE IS APPROPRIATE FIRE STOPPING.
29	Is compartmentation maintained in the roofspace?	N/A					THE BUILDING HAS A FLAT ROOF.
30	Is compartmentation maintained at electrical meter cupboards in flat walls?	YES	M	30	Compartmentation		ELECTRICAL RISERS OFF THE FLAT LOBBY AREA. SAMPLE OF RISERS INSPECTED NO VISIBLE BREACHES NOTED. HOWEVER HOUSEKEEPING PURGE ADVISED FOLLOWING RECENT FIRE IN ELECTRICAL RISER; IF BREACHES NOTED REINSTATE AS REQUIRED
31	Are linings appropriate to limit fire spread?	YES					FROM VISUAL INSPECTION.
32	If required, are dampers provided? (base of refuse chute, ductwork etc)	YES					FUSIBLE LINK AT THE BASE OF THE BIN CHUTE; CONFIRMED AS REINSTATED
33	Are all other compartmentation issues satisfactory?	NO	M		Compartmentation		ALTHOUGH BEYOND THE SCOPE OF THE RRO RECOMMEND THAT WHEN VOIDS BECOME AVAILABLE OR FLATS ARE BEING REFURBISHED THAT COMPARTMENTATION IS CHECKED BETWEEN FLAT & RISER / COMMON AREA.

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	<b>Fire Fighting</b>						
34	Is there reasonable access for the Fire Service? (adequate hard-standing, turning circles, floor layout plans, service controls, access to the riser, identifiable entry point)	YES		32	Other		FIRE APPLIANCE ACCESS IS AVAILABLE UP TO THE FRONT OF THE BUILDING. THERE IS ONGOING MANAGEMENT ACTION TO ENSURE THAT ACCESS IS MAINTAINED FOLLOWING RECENT ISSUES RE UNAUTHORISED PARKING.
35	Is there adequate provision for the Fire Service? (over-ride switch, water supply, risers, fire fighting lift, etc)	NO					THE FIRE SERVICE HAVE BEEN GIVEN FOB ACCESS TO THE BLOCK INSTEAD OF PROVIDING AN ADDITIONAL SWITCH OR MECHANISM TO THE MAIN ENTRANCE DOOR.THE TWO PASSENGER LIFTS ARE FIREFIGHTING LIFTS WITH AN OVERRIDE FACILITY. THE TWO PASSENGER LIFTS ARE FITTED WITH AN OVERRIDE FACILITY.
36	Are all other fire fighting issues deemed satisfactory? Consider: Provision, accessibility & condition of portable fire extinguishers, Provision & condition of other fire extinguishing systems, Dry / wet risers in good order?	YES					THE DRY RISING MAINS IS LOCATED WITHIN THE LIFT LOBBY ON EACH LEVEL. EVIDENCE OF ONGOING INSPECTION & TEST REGIME. INLET NEXT TO FRONT DOOR TO THE BUILDING. OUTLETS ON EACH FLOOR BEHIND LOCKED GLAZED DOORS; REPRESENTATIVE INSPECTION FOUND THEM TO BE IN GOOD CONDITION.
	<b>Additional Information</b>						
37	Are all issues deemed satisfactory? [1]	NO			Other		THERE IS ONGOING COMMUNICATION WITH THE LOCAL FIRE AND RESCUE SERVICE IS BEING ARRANGED.
38	Are all issues deemed satisfactory? [2]						
39	Are all issues deemed satisfactory? [3]						
	<b>Asset Register</b> (The information below is required to compile a register of fire safety equipment)	Yes/ No					<b>Detail</b> (Only provide details if answer is YES)
40a	Is there emergency lighting in the building? (If yes please state coverage)	YES					EMERGENCY LIGHTING UNITS ARE PROVIDED THROUGHOUT THE COMMON AREAS.
40b	Is there automatic fire detection and / or alarm in the building? (If yes please state coverage)	YES					No AFD IN COMMUNAL AREAS. SMOKE DETECTION SYSTEM PROVIDED TO EACH FLAT CONFIRMED TO GRADE D LD3 SYSTEM IN ACCORDANCE WITH BRITISH STANDARD 5839 PART 6.
40c	Are there any fire extinguishers in the building? (If yes please state number, type and location)	YES					NO EXTINGUISHERS IN THE COMMON AREAS. FIRE EXTINGUISHERS ARE AVAILABLE IN THE CARETAKERS OFFICE / PLANT ROOMS.
40d	Are there any fire blankets in the building? (If yes please state number, type and location)	NO					
40e	Is there a sprinkler system in the building? (Please state coverage)	NO					
40f	Is there a dry or wet riser in the building? (If yes, please state type and number)	NO					
<b>Overall Risk Classification of Premises [LOW, NORMAL, HIGH]</b>							<b>NORMAL</b>

Priority: A - Immediate, B - within on year, C - within two years, D - rolling maintenance programme, M - management or procedural