

UPRN	NOT KNOWN					
Date of inspection	23/03/10					
Address 1 (flat numbers)	1-94					
Address 2 (street)	SOMERTON COURT					
Address 3 (area)	BROADMOSS DRIVE					
Fire Risk Assessor	MR. JOHN PATTEN MIFireE					
Checked by	SYD FRIZELLE MBEng					
Approved by	JOHN HERBISON MIFireE					
Postcode	M9 7HS					
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 bit, 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 FIREFIGHTERS SWITCHES. LEVEL ACCESS TO THE MAIN ENTRANCE.					
Building Construction (i. approx. age, ii. building structure, iii. cladding, iv. floors, v. walls, vi. roof)	BUILT c. 1980'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. MR. DAVE PARKER IS CURRENTLY THE CARETAKER FOR THE BUILDING.					
Any other relevant information (Signs of arson, previous fires etc)	NO INFORMATION AVAILABLE.					
Areas of the building to which access was not available	RESIDENTS FLATS AND RESIDENTS STORE ROOMS.					
Question	Yes/ No/ N/A	Priority	Photo ref.	Category	Quantity	Detail
Fire Safety Measures						
Hazard Identification - House keeping						
1 Are combustibles separated from ignition sources?	YES					THE PLANT ROOM WAS CLEAR OF COMBUSTIBLE ITEMS.
2 Is unnecessary storage of combustible materials / waste avoided?	NO	M	77, 90	Other		REMOVE THE EXCESSIVE AMOUNT OF FOLIAGE FROM THE 15th FLOOR AND THE FRIDGE/FREEZER FROM THE 5th FLOOR.
3 Are hazardous materials stored appropriately?	N/A					NO HAZARDOUS MATERIALS WERE IDENTIFIED AT THE TIME OF THE FIRE RISK ASSESSMENT.
Hazard Identification - Arson						
4 Are premises secure against arson by outsiders? (Please state how - electro-magnetic lock, keypad, Yale lock etc)	YES					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	59, 60	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.

Question	Fire Safety Measures	Yes/ No/ N/A	Priority	Photo ref:	Category	Quantity	Detail
7	<p>Hazard Identification - Any Other Issues?</p> <p>Are all other hazards deemed satisfactory? Consider: Smoking in inappropriate places, Electrical (fixed installations & portable appliances) hazards in common areas (metal cable trays/cables?), Heating (fixed installations and portable heaters) in common areas, Lightning protection, Hazards from contractors (DLO and external) e.g. permits to work, hot work</p>	YES					NO SMOKING SIGNS ARE PRESENT IN THE BUILDING AND NO EVIDENCE OF ILLICIT SMOKING WERE IDENTIFIED. 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 IN THE PROPERTY SERVICES DEPARTMENT AT THE PARKSIDE CENTRE, SHEEPFOOT LANE, PRESTWICH, MANCHESTER, M25 0BW. RECORDS MAINTAINED AND INSPECTED INCLUDE; EMERGENCY LIGHTING, DOOR ENTRY, FIRE ALARM (WHERE APPROPRIATE) LIGHTNING, DRY RISER, FIXED WIRING AND PORTABLE APPLIANCE TESTING.
	<p>Means of Escape</p>						
8	Is escape route design considered satisfactory? (Consider current design codes)	NO					ELECTRIC CUPBOARDS AND STORE ROOMS NOT PROTECTED WITH FIRE RESISTANT MATERIALS IN THE 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	M	62	Other		NORTHWARDS HOUSING SHOULD CONFIRM THAT THE AUTOMATIC OPENING DEVICE INSTALLED TO THE MAIN ENTRANCE DOOR CAN 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		63, 73			AUTOMATIC OPENING WINDOWS OPERATED BY DEDICATED SMOKE DETECTION ARE PROVIDED TO EACH FLAT LOBBY. THE CONTROL AND INDICATING PANEL IS POSITIONED ON THE GROUND FLOOR. NORTHWARDS PROPERTY SERVICES MAINTAIN THE SERVICING RECORDS FOR THE SYSTEM.
17a	Are all other MOE issues deemed satisfactory? [1]	YES					
17b	Are all other MOE issues deemed satisfactory? [2]	YES					

Question	Fire Safety Measures	Yes/ No/ N/A	Priority	Photo ref:	Category	Quantity	Detail
	Flat entrance doors						
18a	Are flat entrance doors appropriately fire rated?	YES	A	81, 84	New FD30S self-closing door	2	FLATS 47 AND 72
18b	Are flat entrance doors and frames appropriately fire rated?	YES					
18c	Is glazing to flat entrance doors appropriately fire rated?	YES					
18d	Are fan lights above flat entrance doors appropriately fire rated?	YES					
18e	Are side panels 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)	NO	D	81, 76	Repair fire door / frame	1	FLAT 87 REQUIRES NEW INTUMESCENT LETTERBOX
	Other fire doors (refuse chute, storage, electrical, lobby doors etc)						
19a	Are other fire doors appropriately fire rated?	NO	A	65, 68, 69, 75, 85, 94	New FD30S self-closing door	5	TO THE GROUND FLOOR PLANT ROOM AND THE ELECTRICAL DISTRIBUTION ROOM. A NEW DOOR AND FRAME TO THE LIFT MOTOR ROOM ON THE 16th FLOOR AND A NEW FD30S DOOR TO REPLACE THE DAMAGED RESIDENTS STORE ROOM DOOR ADJACENT TO FLAT 38 ON THE 6th FLOOR. THE GROUND FLOOR DOOR TO THE ENCLOSED STAIRWELL. THE BOTTOM DOOR PANEL OF THE STAIR LOBBY DOOR ON THE 14th FLOOR SHOULD BE REPLACED WITH FIRE RESISTANT MATERIAL.
19b	Are other fire doors in good condition? (without need of repair/adjustment)	NO	B	80	Repair fire door / frame	1	
19c	Are fan lights above fire doors appropriately fire rated?	N/A					
19d	Are side panels to other fire doors appropriately fire rated?	YES					
19e	Are intumescent strips and smoke seals provided to other fire doors?	NO	D	79, 82	Retrofit intum. strips / smoke seals only	15	THE RESIDENTS STORE ROOMS ON EACH FLOOR.
19f	Are self-closing devices on other fire doors adequate? (where appropriate)	NO	B	83	Repair fire door / frame	1	THERE WERE NUMEROUS 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					



Question	Fire Safety Measures	Yes/ No/ N/A	Priority	Photo ref:	Category	Quantity	Detail
	Emergency Escape Lighting						
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					
	Signage						
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	C		Signage		PROVIDE ADDITIONAL SIGNS INDICATING THE POSITION AND USE OF THE EMERGENCY DOOR RELEASE 'GREEN BOXES' WHERE INSTALLED AND 'DO NOT USE THE LIFT IN CASE OF FIRE' NOTICES ADJACENT TO ALL LIFT ENTRANCE DOORS.
23a	Is fire door signage adequate? (Consider 'Fire door keep shut' and 'Fire door keep locked shut' signage)	YES					
24	Are signs clearly visible?	YES					
	Fire Detection and Alarm						
25	If AFD and/or alarm system is installed, is it in good working order?	YES					FROM VISUAL INSPECTION OF THE DETECTORS INSTALLED TO OPERATE THE AUTOMATIC OPENING VENTS ON EACH FLOOR. NORTHWARDS PROPERTY SERVICES MAINTAIN RECORDS OF SERVICING.
26	If installed, is the AFD and/or manual alarm adequate?	YES					
27	If not installed, are the premises deemed safe without a common fire detection and alarm system?	YES	M		AFD and alarm		AFD IS NOT CONSIDERED NECESSARY IN THE COMMON AREAS. HOWEVER, IT SHOULD BE CONFIRMED THAT THE SMOKE/HEAT DETECTION SYSTEM PROVIDED TO EACH FLAT SHOULD CONFORM TO GRADE D LD2 OR LD3 SYSTEM IN ACCORDANCE WITH BRITISH STANDARD 5839 PART 6.
	Limiting Fire Spread						
28	Is the level of compartmentation adequate? (special consideration should be given to converted or non 'purpose built' premises)	NO	A	71, 72, 66, 67	Compartmentation		THERE WERE NUMEROUS GAPS AND HOLES IN THE COMPARTMENTATION ABOVE THE FALSE CEILING ON THE GROUND FLOOR BETWEEN THE GROUND FLOOR FLATS AND THE PLANT ROOMS. THERE ARE ALSO GAPS IN THE WALLS OF THE PLANT ROOMS AND ABOVE THE FALSE CEILING BETWEEN THE FLAT LOBBIES AND THE LIFT LOBBIES ON EACH FLOOR. IT IS STRONGLY ADVISED THAT A COMPETENT PERSON INSPECTS THE FIRE SEPARATION ABOVE THE FALSE CEILING THROUGHOUT THE BUILDING AND INFILLS ANY GAPS/HOLES OR REINSTATES THE FIRE COMPARTMENTATION TO COMPLY WITH BUILDING REGULATIONS.
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?	N/A					
31	Are linings appropriate to limit fire spread?	YES					FROM VISUAL INSPECTION.
32	If required, are dampers provided? (base of refuse chute, ductwork etc)	N/A	M		Other		NORTHWARDS HOUSING SHOULD CONFIRM THERE IS A SUITABLE FUSIBLE LINK AT THE BASE OF THE BIN CHUTE.

FIRE RISK ASSESSMENT



Question	Fire Safety Measures	Yes/ No/ N/A	Priority	Photo ref:	Category	Quantity	Detail
33	Are all other compartmentation issues satisfactory?	YES					

Question	Fire Safety Measures	Yes/ No/ N/A	Priority	Photo ref:	Category	Quantity	Detail
	Fire Fighting						
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					FIRE APPLIANCE ACCESS IS AVAILABLE UP TO THE FRONT OF THE BUILDING.
35	Is there adequate provision for the Fire Service? (over-ride switch, water supply, risers, firefighting lift, etc)	NO	D		Other		CONSIDER PROVIDING A FIRE SERVICE OVERRIDE SWITCH OR MECHANISM TO THE MAIN ENTRANCE DOOR. THE TWO PASSENGER LIFTS ARE FIREFIGHTING LIFTS 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 AND CONSIDERED SATISFACTORY. THE DRY RISER WAS LAST SERVICED ON 13/05/09.
	Additional Information						
37	Are all issues deemed satisfactory? [1]	NO	A	87, 88	Fire-rated glazing	1	TO THE STAIRWELL DOOR ON THE 6th FLOOR.
38	Are all issues deemed satisfactory? [2]	NO	D	78	Other		THE BIN CHUTE COVER ON THE 15th FLOOR HAS BEEN DAMAGED AND REQUIRES REPAIR TO ENSURE THAT THE COVER CLOSES FULLY IN THE FRAME.
39	Are all issues deemed satisfactory? [3]						
	Asset Register (The information below is required to compile a register of fire safety equipment)	Yes/ No					Detail (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					AUTOMATIC FIRE DETECTION IS PROVIDED IN THE FLAT LOBBIES DEDICATED TO THE OPERATION OF THE AUTOMATIC OPENING VENTS ON EACH FLOOR ONLY
40c	Are there any fire extinguishers in the building? (If yes please state number, type and location)	YES					NO EXTINGUISHERS IN THE COMMON AREAS. IT IS REPORTED THAT FIRE EXTINGUISHERS ARE AVAILABLE IN THE CARETAKERS OFFICE.
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					
Overall Risk Classification of Premises [LOW, NORMAL, HIGH]							
NORMAL							

Priority: A - Immediate, B - within 6 months, C - within a year, D - rolling maintenance programme, M - management or procedural