

Fire Risk Assessment

Fire Risk Assessment

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| 'Desktop' Risk Profile for Premises |
| Responsible Person: |
| BAFE SP205-1 Certificate Number |
| Date of FRA Issue to Client |

| |
|--------------------------|
| High |
| Northwards Housing |
| See Master Property List |
| 10 October 2017 |

V-160918 GN

General Information

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|--|
| UPRN |
| Address 1 |
| Address 2 |
| Address 3 (street) |
| Address 4 (area) |
| Postcode |
| Fire Risk Assessor |
| Date of inspection (enter as - dd/mm/yy) |
| Checked by: |
| Rec. review date (subject to appropriate interim management) |

| |
|---|
| N/K |
| Bradford Court |
| Whitstable Road |
| Manchester |
| M40 0DT |
| Neil Sturdy (IFE Registered Assessor) |
| 04 August 2017 |
| John Herbison MIFireE FCABE (IFE Registered Assessor) |
| 10 October 2018 |

The Premises

| |
|---|
| Property Designation |
| No of Floors |
| No of Flats (if applicable) |
| Ground floor area (m2) (if applicable) |
| Total area of all floors (m2) (if applicable) |
| Building Description i. no of staircases, storeys ii. no of entrances/exits iii. lifts iv. stepped/level access v. ancillary usage |
| Building Construction i. approx. age / year built |
| Extent of common areas (please describe common areas assessed) |
| Areas of the building to which access was not available |
| If applicable, state which flats were sample inspected |

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| GN over 5 storeys |
| 13 |
| 50 |
| N/A |
| N/A |
| 13 storey 1960's purpose built block consisting of 50 general needs flats. Entrance to the common area is via a secure door to the front elevation to a stepped entrance lobby giving access to the caretakers office, common stairs and a lift lobby. The lift lobby contains 2 x passenger lifts (one to odd numbers and one to even numbers), 2 flat entrance doors and a dry riser. Upper floors are all similar with a stair lobby off the stairway containing the dry riser and access to two flat entrance lobbies. One of the flat entrance lobbies contains 2 flat entrance doors, the other flat entrance lobby contains 2 flat entrance doors and a bin chute room with a service riser. There is secured access to the roof and 12th floor lift plant room off the stair landing on the 11th floor. Stepped entrance to the block. Ancillary rooms accessed direct from the outside and a separate boiler house to the rear of the block. The caretakers office contains a kitchenette, toilet and an alternative exit door. |
| Approx. 1960's purpose built building, steel frame portal with brick infill, suspended intermediate concrete floors, concrete stairs and a flat roof. The building appears to be clad with EWI. |
| Communal entrance hall, stairs, stair lobbies, entrance lobbies, service cupboards, passenger lift and caretakers office with a kitchenette. |
| Service cupboards/service risers apart from sample inspected, residents flats apart from sample inspected. |
| Flat 1 |

The Occupants

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| Management Extent |
| Details of any onsite management (hours onsite etc. if known) |

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| Managed Building - Manager or Senior Staff onsite regularly |
| Care taker on site Monday - Friday 8.00am - 12.00pm. occasional management and maintenance staff on site. |

Fire Risk Assessment

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| Person managing fire safety in premises (and position in Coy.) |
| Person consulted during the fire risk assessment |
| Number of occupants (maximum estimated) |
| Number of employees |
| Number of members of the public (maximum estimated) |
| Identify any people who are especially at risk -sleeping occupants |

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| Appointed by Andy Wood (Head of Responsive Repairs and Servicing) |
| Lee Wakefield - Caretaker |
| c. 100, presumed 2 per flat. |
| 1 caretaker. |
| General Needs premises - low number of visitors expected at any one time |
| No information available however this is a 'General Needs' premises so occupants are assumed to be typical of the general population |

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| Other Information |
| Fire loss experience (since last FRA) |
| Any other relevant information |

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| None reported. |
| The main entrance door mechanism was faulty at time of assessment and propped open, awaiting repair |

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| Fire Safety Legislation |
| The following fire safety legislation applies to these premises: |
| Other key fire safety legislation (other than Building Regs 2000): |

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| Regulatory Reform (Fire Safety) Order 2005 |
| The Housing Act 2004 |

Elimination or Reduction of Fire Hazards

| Electrical Ignition Sources | | | Response | Quantity | Photo Ref: |
|-----------------------------|---|-----|--|----------|------------|
| A1 | Is fixed installation periodically inspected and tested ? | N/K | Comment: <i>Date of last fixed electrical installation inspection</i> Recommendation: | | |
| | | | No information available. | | |
| | | | Recommend management confirm that the common area fixed electrical system has been inspected and tested within the last five years in accordance with BS 7671:2008 (as amended) | 1 | Man2 |
| A2 | Is PAT testing in common areas carried out (annually)? | N | Comment: Recommendation: | | |
| | | | No items expected in the communal areas but may be present in the caretakers office. | | |
| | | | Recommend management confirm that all portable electrical appliances in common areas are inspected and tested annually | 1 | Man2 |
| A3 | Is there a policy for personal electrical appliances? | N/K | Comment: Recommendation: | | |
| | | | No such items noted | | |
| | | | | 1 | N/A |
| A4 | Is the use of adapters and leads limited? | Y | Comment: Recommendation: | | |
| | | | No excessive use noted. | | |
| | | | | | N/A |

Smoking Policies

| Smoking Policies | | | Response | Quantity | Photo Ref: |
|------------------|--|---|---|----------|------------|
| B1 | Are there suitable arrangements for those who wish to smoke? (state what the arrangements are) | Y | Comment: Recommendation: | | |
| | | | Smoking is not permitted in the communal area in line with the "Smoke-free (Premises and Enforcement) Regulations 2006". Residents are permitted to smoke in their own flats. | | |
| | | | | | N/A |
| B2 | Does the policy in relation to smoking appear to be observed? | Y | | | |

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|-----------------|--|--|--|-----|
| Comment: | No evidence of smoking within the communal area. | | | |
| Recommendation: | | | | N/A |

| Arson | | Response | Quantity | Photo Ref: |
|-----------------|---|--|----------|------------|
| C1 | Are premises secure against arson by outsiders? (Please state how) | Y | | |
| Comment: | | The main entrance is secured by an electronic door entry system controlled by the residents with an emergency drop key override switch provided. | | |
| Recommendation: | | | | N/A |
| C2 | Are bins secured / stored in a suitable location? (Please state bin type, location, if and how it is secured) | Y | | |
| Comment: | | Bins are stored in the secure bin chute store built into the building or outside away from the building in a designated area. | | |
| Recommendation: | | | | N/A |
| C3 | Is fire load close to the premises minimised? | Y | | |
| Comment: | | Appears satisfactory from visual inspection at time of assessment. | | |
| Recommendation: | | | | N/A |

| Portable Heaters and Heating Installations | | Response | Quantity | Photo Ref: |
|--|--|--|----------|-------------|
| D1 | If used, is the use of portable heaters regarded as safe? | N/A | | |
| Comment: | | No such items noted at time of assessment. | | |
| Recommendation: | | | | N/A |
| D2 | Are fixed heating systems maintained (annually)? | N/K | | |
| Comment: <i>Date of last fixed heating system inspection</i> | | Reported there is a district heating system provided. No heating in the communal areas. | | |
| Recommendation: | | Recommend management confirm that the gas fixed heating system is inspected and serviced annually and records kept on site. | 1 | Man2 |

| Cooking | | Response | Quantity | Photo Ref: |
|-----------------|--|--|----------|------------|
| E1 | Are reasonable measures in place to prevent fires as a result of cooking? | N/A | | |
| Comment: | | No communal cooking facilities, small kitchenette provided in the caretakers office for light refreshments only. | | |
| Recommendation: | | | | N/A |
| E2 | Are filters changed and ductwork cleaned? | N/A | | |
| Comment: | | | | |
| Recommendation: | | | | N/A |
| E3 | Are suitable extinguishing appliances available? | Y | | |
| Comment: | | Water and CO2 extinguisher provided in the caretakers office and fire blanket in the kitchenette. | | |
| Recommendation: | | | | N/A |

| Lightning | | Response | Quantity | Photo Ref: |
|-----------|--|----------|----------|------------|
| F1 | Does the building have a lightning protection system? | Y | | |

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| Comment: | Lightning protection system noted. | | | |
| Recommendation: | Recommend management confirm that the lightning protection system is tested annually in accordance with BS EN 62305 and records kept on site. | 1 | 0829, 0990 | Man2 |

| House-Keeping | | Response | Quantity | Photo Ref: |
|-----------------|--|---|----------|--------------------------------------|
| G1 | Is the property regularly cleaned to prevent the build up of combustibles? | Y | | |
| Comment: | | Caretaker undertakes daily cleaning duties. | | |
| Recommendation: | | | | N/A |
| G2 | Combustible materials not kept near sources of ignition? | N/K | | |
| Comment: | | Electrical intake cupboard not noted. | | |
| Recommendation: | | Recommend a check be made to ensure combustible items are not stored within the electrical intake cupboard | 1 | Man2 |
| G3 | Escape routes kept clear of items combustible materials or waste? | Y | | |
| Comment: | | No combustible items noted in the escape routes. Appears satisfactory from visual inspection at time of assessment. | | |
| Recommendation: | | | | N/A |
| G4 | Escape routes kept clear of any trip hazards? | Y | | |
| Comment: | | No trip hazards noted on escape routes. Appears satisfactory from visual inspection at time of assessment. | | |
| Recommendation: | | | | N/A |
| G5 | Any hazardous materials are stored correctly? | N/A | | |
| Comment: | | None noted - tins of paint not regarded a risk | | |
| Recommendation: | | | | N/A |
| G6 | Are all other house-keeping issues satisfactory? | N | | |
| Comment: | | Excessive combustible items noted in the service area accessed from the outside on the ground floor level. | | |
| Recommendation: | | Recommend combustible items noted are removed from the service area and the area kept clear. | 1 | 0853, 0856, 0859, 0860, 0861 Man1 |

| Hazards introduced by Outside Contractors | | Response | Quantity | Photo Ref: |
|---|---|---------------------------|----------|------------|
| H1 | Are fire safety conditions imposed on outside contractors? | N/K | | |
| Comment: | | | | |
| Recommendation: | | | | N/A |
| H2 | Is there satisfactory control over works carried out in the building by outside contractors (e.g. hot work permits)? | N/K | | |
| Comment: | | | | |
| Recommendation: | | | | N/A |
| H3 | Is there satisfactory control over works carried out in the building by in-house contractors (e.g. hot work permits)? | N/K | | |
| Comment: | | No information available. | | |

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| Recommendation: | Recommend management confirm that fire safety conditions are imposed on contractors - and that there is satisfactory control over work by both outside and in-house contractors including hot working permits | 1 | | Man2 |
|-----------------|---|---|--|------|

| Dangerous Substances | | Response | Quantity | Photo Ref: |
|----------------------|---|----------|----------|------------|
| I1 | If dangerous substances are used, has a risk assessment been carried out as required by the Dangerous Substances and Explosives Atmospheres Regulations 2002? | N/A | | |
| Comment: | | See G5 | | |
| Recommendation: | | | | N/A |

| Other Significant Hazards | | Response | Quantity | Photo Ref: |
|---------------------------|---|---|----------|------------|
| J1 | Are all issues deemed satisfactory? [1] | Y | | |
| Comment: | | Satisfactory from visual inspection and assuming that the recommendations outlined in this report are actioned. | | |
| Recommendation: | | | | N/A |
| J2 | Are all issues deemed satisfactory? [2] | N/A | | |
| Comment: | | | | |
| Recommendation: | | | | N/A |
| J3 | Are all issues deemed satisfactory? [3] | N/A | | |
| Comment: | | | | |
| Recommendation: | | | | N/A |

| General Fire Protection Measures | | Response | Quantity | Photo Ref: |
|----------------------------------|---|--|----------|------------|
| Means of Escape | | | | |
| K1 | Is escape route design deemed satisfactory? (Consider current design codes) | Y | | |
| Comment: | | Upper flats discharge into a communal entrance lobby leading to a protected stair lobby to a common stairway descending to the ground floor level into the entrance lobby and exiting from the main entrance/egress door. Ground floor flats discharge into entrance lobby leading to the main entrance/egress door. Caretakers room discharges into flat entrance lobby leading to the main entrance/egress door. The caretakers office has an alternative exit but not considered as alternative escape route. | | |
| Recommendation: | | | | N/A |
| K2 | Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed) | Y | | |
| Comment: | | Notional fire rated doors appear to protect escape routes. Escape routes are separated to protect the stairways. | | |
| Recommendation: | | | | N/A |
| K3 | Is there adequate provision of exits, for the numbers who may be present? | Y | | |
| Comment: | | Exit is from the main entrance/egress. An exit is available from the caretakers office, but not considered as alternative emergency exit. | | |
| Recommendation: | | | | N/A |
| K4 | Is there adequate exit width, for the numbers who may be present? | Y | | |

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| | Comment: | Ground floor exits are satisfactory for expected numbers considering a stay put policy building. | | | |
| | Recommendation: | | | | N/A |
| K5 | Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?) | N | | | |
| | Comment: | Electronic push button provided to the main entrance/egress, no override switch provided, presumed that the secure door entry system fails safe in the event of a power failure. | | | |
| | Recommendation: | Recommend management confirm that the secure door entry system fails safe in the event of a power failure or fire alarm | 1 | 1226 | Man2 |
| K6 | Do final exits open in the direction of escape where necessary? | Y | | | |
| | Comment: | Exits open outwards. | | | |
| | Recommendation: | | | | N/A |
| K7 | Are travels distances satisfactory? (consider single direction and more than one direction) | Y | | | |
| | Comment: | Flat entrance doors are within 7.5m to the protected stair lobby doors. | | | |
| | Recommendation: | | | | N/A |
| K8 | Are there suitable precautions for all inner rooms? | N/A | | | |
| | Comment: | None noted | | | |
| | Recommendation: | | | | N/A |
| K9 | Are escape routes separated where appropriate? | Y | | | |
| | Comment: | The stairs are separated from the flat entrance doors by a protected lobby. The bin chute room is separated from the escape route. | | | |
| | Recommendation: | | | | N/A |
| K10 | Are corridors sub-divided where appropriate? | N/A | | | |
| | Comment: | Not necessary, see K7. | | | |
| | Recommendation: | | | | N/A |
| K11 | Do escape routes lead to a place of safety? | Y | | | |
| | Comment: | To the outside and away from the building. | | | |
| | Recommendation: | | | | N/A |
| K12 | Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision) | N | | | |
| | Comment: | It appears the vent provided to the head of the stair, on level 12, has been obscured by the provision of a secure door to level 12 on the landing of level 11. | | | |
| | Recommendation: | Recommend smoke ventilation is reinstated in the stairwell via a 1m2 free area AOV at the head of the stairs. Alternatively, permanent ventilation or manually openable ventilation systems can be reinstated, see K14. | 1 | 0962, 0964, 1002, 1004 | C |
| K13 | Are there suitable arrangements in the building for means of escape for disabled persons? | N/K | | | |
| | Comment: | No residents noted with disabilities at time of assessment, no other information was available. | | | |
| | Recommendation: | Recommend residents are encouraged to contact building management if they require assistance in developing a personal emergency evacuation plan (PEEP) or other fire safety advice. Recommend that a contact reference for this assistance is added to the fire action notices for the block. | 1 | | Man2 |
| K14 | Are all other means of escape issues satisfactory? | N/K | | | |
| | Comment: | A remote opening device for an AOV/ROV was noted on the ground floor with a smoke detector in the ground floor lift lobby, no opening device, detectors or vents noted on upper floors. | | | |

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| | Recommendation: | | Recommend management confirm if a smoke control system is provided and if so; actuated and inspected weekly, receives a full operational test quarterly, and is serviced and certified annually and records retained | 1 | 0895, 0927 | Man2 |
| K15 | Are all other means of escape issues satisfactory? | Y | | | | |
| | Comment: | | The original permanent ventilation to the flat lobbies have been restricted by a uPVC door/panel which greatly restricts the ventilation. | | | |
| | Recommendation: | | Recommend the uPVC units are removed and ventilation provided to each lobby equivalent to 1.5 M2, either POV or AOV. | 22 | | B |
| K16 | Are all other means of escape issues satisfactory? | N/A | | | | |
| | Comment: | | | | | |
| | Recommendation: | | | | | N/A |
| K17 | Recommended evacuation strategy for this building is: | | Stay Put | | | |

| Flat Entrance Doors | | | Response | Quantity | Photo Ref: |
|---------------------|--|-----|---|----------|------------|
| L1 | Are flat entrance doors or doors / frames appropriately fire rated? | Y | | | |
| | Comment: | | Flat entrance doors appear to be retrofitted replacement fire doors. Although no labels to the new doors they appear to be fire rated FD30 doors, with UPVC frames. | | |
| | Recommendation: | | | | N/A |
| L2 | Are fire rated flat entrance doors in good condition - not in need of repair? | Y | | | |
| | Comment: | | Appears satisfactory from visual inspection at time of assessment | | |
| | Recommendation: | | | | N/A |
| L3 | Is all glazing to flat entrance doors appropriately fire rated? | Y | | | |
| | Comment: | | Appears to be Georgian wired glass where fitted. | | |
| | Recommendation: | | | | N/A |
| L4 | Are fan lights above flat entrance doors appropriately fire rated? | N/A | | | |
| | Comment: | | None fitted | | |
| | Recommendation: | | | | N/A |
| L5 | Are side panels to flat entrance doors appropriately fire rated? | N/A | | | |
| | Comment: | | None fitted | | |
| | Recommendation: | | | | N/A |
| L6 | Are flat entrance doors fitted with adequate self-closing devices? (From sample inspection) | Y | | | |
| | Comment: | | From sample inspected flat entrance door 1 a self-closing devices was fitted, no other flats inspected. | | |
| | Recommendation: | | Recommend management establish a rolling programme of checks to all other flat entrance doors to confirm that self-closers are fitted and remain effective. | 0 (49) | 1235 |
| L7 | Are flat entrance doors fitted with intumescent strips and cold smoke seals? (From sample inspection) | Y | | | |
| | Comment: | | From sample inspected flat 1 intumescent strips and cold smoke/weather seals were fitted. No other flats inspected. | | |

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| | Recommendation: | | Recommend management establish a rolling programme of checks to all other flat entrance doors to confirm that strips and seals are fitted and remain effective. | 0 (49) | | Man2 |
| L8 | Are letterboxes satisfactory? (State only if missing, damaged or uPVC) | N | | | | |
| | Comment: | | Flats 11 and 91 had the letter box flaps missing | | | |
| | Recommendation: | | Recommend letterboxes to flat entrance doors as noted be replaced with fire rated letterboxes | 2 | 1062, 1198 | A |
| L9 | Are all other flat entrance door issues satisfactory? | Y | | | | |
| | Comment: | | Appears satisfactory from visual inspection | | | |
| | Recommendation: | | | | | N/A |
| L10 | Are all other flat entrance door issues satisfactory? | N/A | | | | |
| | Comment: | | | | | |
| | Recommendation: | | | | | N/A |

| Common Area Fire Doors | | Response | Quantity | Photo Ref: | |
|------------------------|---|----------|---|------------|------------------------|
| M1 | Are all common area fire doors and/or frames appropriately fire rated? | Y | | | |
| | Comment: | | Common area doors appear to be notional fire rated doors from visual inspection. | | |
| | Recommendation: | | | | N/A |
| M2 | Are all common area fire rated fire doors in good condition - and not in need of repair? | Y | | | |
| | Comment: | | Appears satisfactory from visual inspection at time of assessment. | | |
| | Recommendation: | | | | N/A |
| M3 | Is all glazing to common area fire doors appropriately fire rated? | Y | | | |
| | Comment: | | Appears satisfactory from visual inspection at time of assessment, Georgian wired glass where fitted. | | |
| | Recommendation: | | | | N/A |
| M4 | Are fan lights/side panels to common area fire doors appropriately fire rated? | N | | | |
| | Comment: | | Fan lights to stair lobby from the stairs and a low level side panel appear not to be fire rated. | | |
| | Recommendation: | | Recommend 60 minute fire resisting material be installed in the fan lights and side panels to common area fire doors as noted. | 12 | 1039, 1058, 1040, 1057 |
| M5 | Are self-closing devices on common area fire doors adequate? (Where appropriate) | N | | | |
| | Comment: | | Door closers on many levels were not holding shut due to the draught/wind from the PV's in the entrance lobbies. | | |
| | Recommendation: | | Recommend the self-closing device is repaired/adjusted or an effective self-closing device is fitted to the lobby doors as noted (consider installing an appropriate latching mechanism to keep doors shut) | 36 | 1033, 1036 |
| M6 | Are intumescent strips and smoke seals provided to common area fire doors? | N | | | |
| | Comment: | | No intumescent strips and smoke seals were fitted to communal bin chute doors on the 11th and 1st floors. | | |
| | Recommendation: | | Recommend that all common area fire doors are fitted with intumescent strips and smoke seals as noted. | 2 | 1030, 1208 |
| M7 | Are common area fire doors adequate otherwise? (Ironmongery, hold open hooks etc.) | Y | | | |

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| | Comment: | As far as can be seen from visual inspection at time of assessment. | | | |
| | Recommendation: | | | | N/A |
| M8 | Are all other fire door issues satisfactory? | N/A | | | |
| | Comment: | | | | |
| | Recommendation: | | | | N/A |

| Emergency Lighting | | Response | Quantity | Photo Ref: |
|--------------------|--|---|----------|------------------|
| N1 | If emergency lighting is provided, is it in good working order? | Y | | |
| | Comment: | Regular test and service records noted in log book. | | |
| | Recommendation: | | | 1228, 1229, 1230 |
| N2 | If emergency lighting is provided, is coverage sufficient? (Internal and external) | Y | | |
| | Comment: | Emergency lighting appears to cover escape routes. | | |
| | Recommendation: | | | N/A |
| N3 | If EL not provided, is borrowed/artificial lighting sufficient for escape? (Internal and external) | N/A | | |
| | Comment: | | | |
| | Recommendation: | | | N/A |

| Fire Safety Signs and Notices | | Response | Quantity | Photo Ref: |
|-------------------------------|--|---|----------|------------|
| O1 | 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) | Y | | |
| | Comment: | Fire action notices were noted for a stay put policy | | |
| | Recommendation: | | | 0928, |
| O2 | Is fire door signage adequate? (Consider 'Fire door keep shut' and 'Fire door keep locked shut' signage) | N | | |
| | Comment: | No fire door signs noted to stair lobby doors. | | |
| | Recommendation: | Provide 'Fire door keep shut' notices to common area fire doors as noted | 12 | 1039 |
| O3 | Are other fire safety signs adequate and clearly visible? | N | | |
| | Comment: | No "No smoking" sign provided, do not use the lift sign, incorporated in Fire Action Notice adjacent to lift doors. | | |
| | Recommendation: | Provide 'No Smoking' signage in the common area | 1 | |

| Means of Giving Warning in Case of Fire | | Response | Quantity | Photo Ref: |
|---|--|----------|----------|------------|
| P1 | Has the building got a manually operated electrical fire alarm system? | N | | |
| | Comment: | | | |
| | Recommendation: | | | N/A |
| P2 | If common area AFD and/or alarm system is installed, is it in good working order? | N/A | | |
| | Comment: | | | |

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|----|--|-----|--|--|--|--|--|--------|------|---|
| | Recommendation: | | | | | | | | | N/A |
| P3 | If installed, is the common area AFD adequate for the occupancy and fire risk? | N/A | | | | | | | | |
| | Comment: | | | | | | | | | |
| | Recommendation: | | | | | | | | | N/A |
| P4 | If not installed, are the premises deemed safe without a common area AFD system? | Y | | | | | | | | |
| | Comment: | | | | | | | | | Purpose built block designed for a stay put policy. |
| | Recommendation: | | | | | | | | | N/A |
| P5 | If applicable, is separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard? | Y | | | | | | | | |
| | Comment: | | | | | | | | | From sample inspection of flat 1 a Grade D smoke alarm was fitted in the entrance hall, no other flats inspected. |
| | Recommendation: | | | | | | | | | Recommend that all other flats be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS5839-6:2013 |
| | | | | | | | | 0 (49) | 1236 | Man2 |
| P6 | Are all other AFD and alarm system issues satisfactory? | Y | | | | | | | | |
| | Comment: | | | | | | | | | As far as can be seen from visual inspection. |
| | Recommendation: | | | | | | | | | |
| P7 | Are all other AFD and alarm system issues satisfactory? | N/A | | | | | | | | |
| | Comment: | | | | | | | | | |
| | Recommendation: | | | | | | | | | N/A |

| Limiting Fire Spread | | | Response | Quantity | Photo Ref: |
|----------------------|---|-----|---|----------|-----------------------------------|
| Q1 | Is the level of compartmentation adequate? (Special consideration should be given to converted or non 'purpose built' premises) | N/K | | | |
| | Comment: | | Appears satisfactory from visual inspection in communal areas. No information available with regards communal service risers. | | |
| | Recommendation: | | | | N/A |
| Q2 | Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings) | Y | | | |
| | Comment: | | From sample inspection above false ceiling on the 9th floors, containing the heating system services, it appears sufficiently fire stopped. | | |
| | Recommendation: | | | | 1069, 1065, 1066, 1067, 1068, N/A |
| Q3 | Are risers (shafts, ducts and cupboards) in the common area appropriately enclosed and/or fire-stopped? | Y | | | |
| | Comment: | | There is a service riser in the bin chute room on each level that pass through the height of the building. From sample inspection of the riser cupboard on the 12th floor it appears adequately fire stopped. | | |
| | Recommendation: | | | | 0938, 0940, 0944, 0945 N/A |
| Q4 | Is compartmentation maintained in the roof space? | N/A | | | |
| | Comment: | | Flat roof | | |
| | Recommendation: | | | | 6789 N/A |
| Q5 | Are electrics enclosed in fire rated construction? (Where necessary) | N/K | | | |

| | | | | | | |
|-----|---|-----|--|---|------------------|------|
| | Comment: | | Electrical service risers not inspected, no access available. | | | |
| | Recommendation: | | | | | N/A |
| Q6 | Is compartmentation maintained at electrical meter cupboards in flat walls? | N/A | | | | |
| | Comment: | | | | | |
| | Recommendation: | | | | | N/A |
| Q7 | If required, are dampers provided? (Base of refuse chute, ductwork etc.) | N/K | | | | |
| | Comment: | | Bin chutes are located in a bin chute room off the stair landing. Thermal link appears to be fitted to the bin chute hatch. No access to the bin chute that runs the height of the building with a vent on the roof. | | | |
| | Recommendation: | | Management to confirm that there is a fusible link damper to the base of the refuse chute and that is it being inspected and maintained appropriately. | 1 | 0884, | Man2 |
| Q8 | Are wall and ceiling linings appropriate to limit fire spread? | Y | | | | |
| | Comment: | | Painted plastered walls | | | |
| | Recommendation: | | | | | N/A |
| Q9 | Are soft furnishings in common areas appropriate to limit fire spread/growth? | N/A | | | | |
| | Comment: | | | | | |
| | Recommendation: | | | | 6559 | N/A |
| Q10 | Are the external walls of the building satisfactory with regard to fire spread? (For buildings over 18m consider flammability of cladding/external insulation system if provided) | Y | | | | |
| | Comment: | | The building appears to be coated in a EWI. We are informed this is 50mm stone wool material with a 10mm render coat. Deemed acceptable | | | |
| | Recommendation: | | | 1 | 0824, 0825, 0831 | N/A |
| Q11 | Are all other fire spread/compartmentation issues satisfactory? | Y | | | | |
| | Comment: | | Appears satisfactory from visual inspection at time of assessment. | | | |
| | Recommendation: | | | | | N/A |
| Q12 | Are all other fire spread/compartmentation issues satisfactory? | N/A | | | | |
| | Comment: | | | | | |
| | Recommendation: | | | | | N/A |
| Q13 | Are all other fire spread/compartmentation issues satisfactory? | N/A | | | | |
| | Comment: | | | | | |
| | Recommendation: | | | | | N/A |

| Fire Extinguishing Appliances | | Response | Quantity | Photo Ref: |
|-------------------------------|--|--|----------|------------|
| R1 | If required, is there reasonable provision of portable fire extinguishers? | N | | |
| | Comment: | Fire extinguishers as noted; CO2 in the caretakers office, water tank room, lift plant room, water in the caretakers office, foam in the service room and powder in the boiler house. Powder extinguisher, BS 5306-8 Clause 5.4.3 states that powder extinguishers should not be used indoors unless specified by a health & safety risk assessment. | | |
| | Recommendation: | Recommend a suitable alternative extinguisher is provided to replace the powder extinguisher. | 1 | 0892, C |

| | | | | | | |
|-----------|--|---|----------------|--|--|-----|
| R2 | Are all fire extinguishing appliances readily accessible? | Y | | | | |
| | Comment: | | Fixed to wall. | | | |
| | Recommendation: | | | | | N/A |

| Other relevant systems and equipment | | Response | Quantity | Photo Ref: |
|--------------------------------------|--|---|----------|------------|
| S1 | Are any other relevant systems / equipment installed or required? (State type of system and comment as necessary. Consider fire fighting lifts, fire mains, sprinkler systems etc.) | Y | | |
| | Comment: | Passenger lifts provided with fireman's override switch, service records noted. | | 0980, 0929 |
| | Recommendation: | | | N/A |
| S2 | Are any other relevant systems / equipment installed or required? (State type of system and comment as necessary. Consider fire fighting lifts, fire mains, sprinkler systems etc.) | N/K | | |
| | Comment: | Fire fighting mains provided with inlet at ground floor level and outlets on all floor levels in the flat entrance lobbies. No service information available. | | |
| | Recommendation: | Recommend management confirm six monthly and annual testing of the dry-riser in accordance to BS9990 is undertaken. | 1 | Man2 |
| S3 | Are any other relevant systems / equipment installed or required? (State type of system and comment as necessary. Consider fire fighting lifts, fire mains, sprinkler systems etc.) | N/A | | |
| | Comment: | | | |
| | Recommendation: | | | N/A |

| Fire Safety Management | | Response | Quantity | Photo Ref: |
|-----------------------------|--|---|----------|------------|
| Procedures and Arrangements | | | | |
| T1 | Has a competent person(s) been appointed to assist in undertaking the preventative and protective measures? | N/K | | |
| | Comment: | Presumed representative from Northwards is appointed. Savills appointed to undertake Fire Risk Assessment. | | |
| | Recommendation: | Recommend a named person who has responsibility for fire safety is made known as required by the duty holder under legislation. | 1 | Man2 |
| T2 | Is there a suitable record of the fire safety arrangements? | Y | | |
| | Comment: | Information was available at time of assessment. | | |
| | Recommendation: | | | N/A |
| T3 | Are there appropriate procedures in place in the event of fire and are these documented? | N/K | | |
| | Comment: | No information was available at time of assessment. | | |
| | Recommendation: | Recommend management confirm that appropriate fire safety procedures are in place and that records are kept on site or at a central location. | 1 | Man2 |
| T4 | Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information? | Y | | |

| | | | | | | | |
|-----|---|-----|---|---|--|------|------|
| | Comment: | | Presumed residents would call the emergency services. Caretaker also on site regularly who would also call emergency services if on site and aware. | | | | |
| | Recommendation: | | | | | | N/A |
| T5 | Are there suitable fire assembly points away from any risk? | Y | | | | | |
| | Comment: | | In the car park to the front of the building if relevant as stay put is the policy. | | | | |
| | Recommendation: | | | | | | N/A |
| T6 | Are there adequate procedures in place for the evacuation of disabled people who are likely to be present? | N/K | | | | | |
| | Comment: | | See K13 | | | | |
| | Recommendation: | | | | | | N/A |
| T7 | Are staff nominated and trained on the use of fire extinguishing appliances? | N/K | | | | | |
| | Comment: | | Reported caretakers are trained, no records available for inspection. | | | | |
| | Recommendation: | | Recommend management confirm that staff are nominated and trained in the use of fire extinguishing appliances equipment and training records are kept on site or at a central location. | 1 | | | Man2 |
| T8 | Are staff nominated and trained to assist in evacuation? | N/A | | | | | |
| | Comment: | | No staff on duty 24/7. Stay put policy. | | | | |
| | Recommendation: | | | | | | N/A |
| T9 | Is there appropriate liaison with the local Fire and Rescue Service? | N/K | | | | | |
| | Comment: | | No information available. | | | | |
| | Recommendation: | | Recommend that local Fire Service personnel are invited to visit the premises periodically for the purpose of gaining familiarisation with the fire safety measures in place. | 1 | | | Man2 |
| T10 | Are routine in-house checks carried out? (control and indicating equipment normal, extinguishers in place and visible, lighting working, fire doors (frames/seals/closing), fastenings, final exits and escape routes clear) | Y | | | | | |
| | Comment: | | Caretakers undertake daily checks, records noted. | | | | |
| | Recommendation: | | | | | 1231 | N/A |
| T11 | Are all other fire safety management issues satisfactory? | Y | | | | | |
| | Comment: | | | | | | |
| | Recommendation: | | | | | | N/A |

| Training and Drills | | Response | Quantity | Photo Ref: |
|---------------------|--|----------|----------|------------|
| U1 | 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, location and use of fire extinguishers, calling the fire service. | N/K | | |

| | | | | | |
|----|---|---|---|--|------|
| | Comment: | No information available. | | | |
| | Recommendation: | Recommend management confirm regular fire safety training is undertaken with induction training for new staff and regular refresher training for existing staff appropriate to their roles. | 1 | | Man2 |
| U2 | Are employees nominated to assist in the event of fire given additional training? | N/K | | | |
| | Comment: | See U1 | | | |
| | Recommendation: | | | | N/A |
| U3 | Are staff nominated and trained to use fire extinguishing appliances? | N/K | | | |
| | Comment: | See T7 | | | |
| | Recommendation: | | | | N/A |
| U4 | Are fire drills carried out at appropriate intervals? | N/A | | | |
| | Comment: | Stay put policy building. | | | |
| | Recommendation: | | | | N/A |

| Testing and Maintenance | | Response | Quantity | Photo Ref: |
|-------------------------|--|--|----------|------------|
| V1 | Is the fire alarm system tested weekly and periodically serviced? | N/A | | |
| | Comment: | None provided | | |
| | Recommendation: | | | N/A |
| V2 | Is the emergency lighting system tested monthly and annually? | Y | | |
| | Comment: | See N1 | | |
| | Recommendation: | | | N/A |
| V3 | Are fire extinguishers serviced annually? | Y | | |
| | Comment: | Last test date on extinguishers of 11/16 | | |
| | Recommendation: | | | N/A |
| V4 | Are rising mains inspected six-monthly and tested annually? | N/K | | |
| | Comment: | See S2 | | |
| | Recommendation: | | | N/A |
| V5 | Is the lightning protection system annually inspected and tested? | N/K | | |
| | Comment: | See F1 | | |
| | Recommendation: | | | N/A |
| V6 | Are all other systems serviced? (Consider fire-fighting lifts, sprinkler systems) | Y | | |
| | Comment: | See S1 | | |
| | Recommendation: | | | N/A |

| Records | | Response | Quantity | Photo Ref: |
|---------|--------------------------------------|-----------------|----------|------------|
| W1 | Is there a log book on the premises? | N | | |
| | Comment: | Log book noted. | | |
| | Recommendation: | | | N/A |
| W2 | Are fire drills recorded? | N/A | | |

| | | | | | | |
|-----------|--|-----|-------------|--|--|-----|
| | Comment: | | See U4 | | | |
| | Recommendation: | | | | | N/A |
| W3 | Is fire training recorded? | N/K | | | | N/A |
| | Comment: | | See U1 | | | |
| | Recommendation: | | | | | N/A |
| W4 | Are fire alarm tests recorded? | N/A | | | | N/A |
| | Comment: | | | | | |
| | Recommendation: | | | | | N/A |
| W5 | Are emergency lighting tests recorded? | Y | | | | |
| | Comment: | | See N1 | | | |
| | Recommendation: | | | | | N/A |
| W6 | Is testing/maintenance of any other fire protection systems recorded? | N/K | | | | |
| | Comment: | | See S1 & S2 | | | |
| | Recommendation: | | | | | N/A |

| Any Other Information | | Response | Quantity | Photo Ref: |
|-----------------------|--|--|----------|-------------|
| X1 | Are all issues deemed satisfactory? [1] | N/K | | |
| | Comment: | Several areas have been identified where further inspection would be recommended as part of the Type 4 survey as listed below: | | |
| | Recommendation: | Recommend a further more detailed check above ceiling tiles, the service riser in the common area, holes in the ground floor plant room | | Man1 |
| X2 | Are all issues deemed satisfactory? [2] | N/A | | |
| | Comment: | As far as can be seen from visual inspection. | | |
| | Recommendation: | | | N/A |
| X3 | Are all issues deemed satisfactory? [3] | N/A | | |
| | Comment: | | | |
| | Recommendation: | | | N/A |

| Assessment Risk Ratings | |
|-------------------------|---|
| Y1 | Likelihood of Fire: |
| Y2 | Potential Consequences of Fire: |
| Y3 | Premises Risk Rating |
| Y4 | On satisfactory completion of all remedial works the risk rating of this building may be reduced to: |

| |
|----------------------|
| Medium |
| Moderate Harm |
| Moderate |
| Tolerable |