

Fire Risk Assessment

'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

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
Clifford Lamb Court
Hillingdon Drive
Manchester
M9 7DB
Neil Sturdy (IFE Registered Assessor)
03 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

GN over 5 storeys
13 (plant rooms located on the 12th floor)
58
N/A
N/A
12 storey 1960's purpose built block consisting of 58 general needs flats. Entrance to the common area is via a secure door to the front elevation to the entrance lobby giving access to 2 x passenger lifts (one to odd numbers and one to even numbers), 3 flat entrance doors, service risers, service cupboard, access to a common corridor to a communal laundry, residents store cupboards and caretakers office, access to a 2nd communal corridor to the bin store and caretakers ancillary rooms. Upper floors are all similar with a stair lobby off the stairway containing bin chute room and access to flat entrance lobby. The flat entrance lobby contains 5 flat entrance doors, passenger lift, service risers and the dry riser. Level entrance to the block. Ancillary rooms accessed off the flat entrance lobby. The stairs are separated from the entrance lobby and has a ground floor entrance/egress adjacent to the main entrance to the block direct to the outside. Access to the roof and plant rooms are accessed from a stair from the 11th floor.
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, service riser, passenger lift, communal corridors, communal laundry and ancillary rooms.
Service cupboards/service risers apart from sample inspected, residents flats apart from sample inspected. Residents store cupboards accessed from the ground floor entrance lobby.
Flat 27

The Occupants

Management Extent

Managed Building - Manager or Senior Staff onsite regularly

Fire Risk Assessment

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

Care taker on site Monday - Friday 8.00am - 12.00pm. occasional management and maintenance staff on site.
Appointed by Andy Wood (Head of Responsive Repairs and Servicing)
Mark Osbourne - Caretaker
116, 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

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

None reported.
The building has undergone a major refurbishment replacing the hot water system. The landlords main supply cable has been replaced throughout the height of the building due to a leak/flood during the recent hot water refurbishment works.

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

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 ?	Y			
	Comment: <i>Date of last fixed electrical installation inspection</i>		Label on electrical distribution board states last test date was 11-8-16		
	Recommendation:				N/A
A2	Is PAT testing in common areas carried out (annually)?	N			
	Comment:		No items expected in the communal areas but may be present in the caretakers ancillary rooms or office.		
	Recommendation:		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:		No such items noted		
	Recommendation:			1	N/A
A4	Is the use of adapters and leads limited?	N			
	Comment:		Excessive use of extension leads noted in the caretakers office.		
	Recommendation:		Recommend that additional fixed sockets are provided in the locations noted within the caretakers office to limit the use of adapters and leads	1	9726 C

Smoking Policies			Response	Quantity	Photo Ref:
B1	Are there suitable arrangements for those who wish to smoke? (state what the arrangements are)	Y			

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	Comment:	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
	Recommendation:				
B2	Does the policy in relation to smoking appear to be observed?	Y			
	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:			9542, 9584
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 ground source heat system provided. No heating in the communal areas.		
	Recommendation:	Recommend management confirm that the 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.		
	Recommendation:			N/A
E2	Are filters changed and ductwork cleaned?	N/A		
	Comment:			
	Recommendation:			N/A
E3	Are suitable extinguishing appliances available?	N/A		
	Comment:			
	Recommendation:			N/A

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Lightning		Response	Quantity	Photo Ref:
F1	Does the building have a lightning protection system?	Y		
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	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?	Y		
Comment:		Appears satisfactory from visual inspection at time of assessment.		
Recommendation:				N/A
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?	Y		
Comment:		Cleaning materials utilised and stored in the caretakers office.		
Recommendation:				N/A
G6	Are all other house-keeping issues satisfactory?	Y		
Comment:		Appears satisfactory from visual inspection at time of assessment.		
Recommendation:				N/A

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.		

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
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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 and exiting at ground floor level. Ground floor flats discharge into entrance lobby leading to the main entrance/egress door. Ancillary rooms discharge into flat entrance lobby leading to the main entrance/egress door. The caretakers ancillary room has an alternative exit through the water tank room and the bin chute room, not considered as alternative escape routes.		
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 exit at the foot of the escape stairs or from the main entrance/egress. An exit is available from water tank room and bin chute room for any staff/contractors in the caretakers ancillary room, but not considered as alternative emergency exits.		
Recommendation:				N/A

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K4	Is there adequate exit width, for the numbers who may be present?	Y			
	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?)	Y			
	Comment:		Electronic push button with emergency override green break glass to main entrance/egress, presumed that the secure door entry system fails safe in the event of a power failure, simple thumb turn to stair exit door.		
	Recommendation:			0118,	N/A
K6	Do final exits open in the direction of escape where necessary?	Y			
	Comment:		Exits open outwards.		
	Recommendation:				N/A
K7	Are travel 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:		Glazed vision panels with insufficient PV provided to head of stairs. Satisfactory PV `s provided to stair lobbies on all levels.		
	Recommendation:		Recommend smoke ventilation is provided 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 provided.	1	9810
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	
K14	Are all other means of escape issues satisfactory?	Y			

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	Comment:	As far as can be seen from visual inspection at time of assessment.			
	Recommendation:				N/A
K15	Are all other means of escape issues satisfactory?	N/A			
	Comment:				
	Recommendation:				N/A
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 either original notional fire rated doors or 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 inspection.			
	Recommendation:				N/A
L3	Is all glazing to flat entrance doors appropriately fire rated?	N			
	Comment:	Flat 13 had damaged glazing, otherwise Georgian wired glass where fitted.			
	Recommendation:	Recommend 30 minute fire resisting glazing (and associated glazing channel and beading) be installed in the flat entrance doors as noted.	1	0066,	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 27 no self-closing device was fitted, no other flats inspected.			
	Recommendation:	Recommend an effective self-closing device is fitted to the door(s) noted. Management should establish a rolling programme of checks to all other flat entrance doors to confirm that self-closers are fitted and remain effective.	1 (58)		A
L7	Are flat entrance doors fitted with intumescent strips and cold smoke seals? (From sample inspection)	Y			
	Comment:	From sample inspected flat 27 intumescent strips and cold smoke/weather seals were fitted. No other flats inspected.			

	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 (57)		Man2
L8	Are letterboxes satisfactory? (State only if missing, damaged or uPVC)	N				
	Comment:		Letter boxes to flats 3, 21, 31, 36, and 46 appeared damaged or had flaps missing.			
	Recommendation:		Recommend letterboxes to flat entrance doors as noted be replaced with fire rated letterboxes	5	9666, 9890, 9924, 9961	A
L9	Are all other flat entrance door issues satisfactory?	N				
	Comment:		The infill panel to the head of the doors to flats 33 and 49 have been damaged revealing insufficient fire stopping to the new door frames. Infill panels are fitted around all the other new composite door frames, unable to check if the frames have been appropriately fire stopped. Infill panel suggest a void is present between the frame and wall.			
	Recommendation:		Recommend the door frames to flats 33 and 49 are appropriately fire stopped and that all other new composite door frames are checked to ensure they have been sufficiently fire stopped.	2 (58)	9864, 9949	A
L10	Are all other flat entrance door issues satisfactory?	Y				
	Comment:		Appears satisfactory from visual inspection			
	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?	Y		
	Comment:	Fan lights to service cupboards in communal areas appear to be fibre board panels where fitted.		
	Recommendation:			N/A
M5	Are self-closing devices on common area fire doors adequate? (Where appropriate)	Y		
	Comment:	Appear satisfactory from sample and visual inspection at time of assessment.		
	Recommendation:			N/A
M6	Are intumescent strips and smoke seals provided to common area fire doors?	N		
	Comment:	Bin chute room on the 1st floor and the electrical service cupboard in the bin store have no strips or seals. Otherwise intumescent strips and cold smoke/weather strips appear to be fitted to communal area doors.		
	Recommendation:	Recommend that common area fire doors to the 1st floor bin chute room is fitted with intumescent strips and smoke seals.	2	0077, 9611

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M7	Are common area fire doors adequate otherwise? (Ironmongery, hold open hooks etc.)	Y				
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:					0127, 0128	N/A
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:					9566	N/A
O2	Is fire door signage adequate? (Consider 'Fire door keep shut' and 'Fire door keep locked shut' signage)	Y				
Comment:			Appears satisfactory from visual inspection			
Recommendation:						N/A
O3	Are other fire safety signs adequate and clearly visible?	Y				
Comment:			No smoking sign provided, do not use the lift sign, incorporated in Fire Action Notice adjacent to lift doors.			
Recommendation:					9550	N/A

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/K			
	Comment:		A Grade A smoke alarm and sounder noted on the 12th floor landing, reported no longer in service, deemed satisfactory as building is designed for a stay put policy.		
	Recommendation:		Recommend management confirm the Grade A fire alarm noted on the 12th floor is out of service and it is removed.	1	9811, 9812 C
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?	N/A			
	Comment:				
	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 27 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 (57)	9990 Man2
P6	Are all other AFD and alarm system issues satisfactory?	Y			
	Comment:		As far as can be seen from visual inspection.		
	Recommendation:				N/A
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			
	Comment:		Service riser between flats 4 & 5 gives access between the flats and it appears to be a single plaster board sheet between each flat.		
	Recommendation:		Recommend further investigation is undertaken by a specialist to check the compartmentation between flats 4 & 5 as a sample representation of the block.	1	0101, 0102 Man1
Q2	Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings)	N/K			
	Comment:		There is a false ceiling on all levels that encloses the pipe work for the recently installed upgraded heating system. Unable to confirm if fire stopping is adequate where service pipes enter/exit flats and riser cupboards from the communal flat entrance lobbies.		
	Recommendation:		Recommend further investigation is undertaken above the false ceilings by a specialist in the flat entrance lobbies to confirm the condition of pipe work where it enter/exits between flats and common areas.	1	9554, 9555, 9559 Man1
Q3	Are risers (shafts, ducts and cupboards) in the common area appropriately enclosed and/or fire-stopped?	N			

	Comment:		There are two new risers provided for a recently installed landlords electricity supply (in the flat entrance lobbies) and new riser housing hot water system (in the stair lobbies) on each level that pass through the height of the building with unknown compartmentation between floor levels.				
	Recommendation:		Recommend type 4 intrusive audit is undertaken to confirm the level of fire stopping between the floors to the recently installed landlords electricity supply and the water heating services.	1	9845, 9741, 9939, 9749	Man1	
Q4	Is compartmentation maintained in the roof space?	N/A					
	Comment:		Flat roof building				
	Recommendation:				6789	N/A	
Q5	Are electrics enclosed in fire rated construction? (Where necessary)	N					
	Comment:		Electrical service cupboard in the bin store is enclosed in fire rated material but not fire stopped.				
	Recommendation:		Recommend penetrations noted in the electrical intake cupboard in the bin store is fire stopped with 60minute fire rated materials.	1	9601	B	
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	9585	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?	Y					
	Comment:		Chairs in the entrance hall have fire rated labels.				
	Recommendation:				9552	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)	N/K					
	Comment:		The building appears to be coated in a EWI.				
	Recommendation:		Recommend further investigation is undertaken by a specialist to confirm condition of the external cladding and that it has been installed in accordance with Building Regs (Class A2 ADB)	1	9512, 9513, 9518, 9520, 9521, 9523, 9528, 9530, 9532	Man1	
Q11	Are all other fire spread/compartmentation issues satisfactory?	N					
	Comment:		Vents noted to the service risers in the stair lobbies on all levels.				
	Recommendation:		Recommend the vents to the service risers on all levels are fire stopped with 60minute fire rated materials, and service risers confirmed as providing 60 minutes fire resistance	24	9999, 9846	Man1	
Q12	Are all other fire spread/compartmentation issues satisfactory?	N					
	Comment:		The corridor and ancillary rooms to the bin store and tank room appears to have a number of breaches where services enter/exit between rooms and the common corridor.				
	Recommendation:		Recommend the corridor from the entrance hall to the tank room is fire stopped where services enter/exit from ancillary rooms.	1	9574, 9575, 9577, 9598, 9600	B	

Q13	Are all other fire spread/compartimentation issues satisfactory?	N			
	Comment:		6th floor dry riser is not fire stopped to the lid of the cupboard.		
	Recommendation:		Recommend the dry riser cupboard as noted is fire stopped with 60minute fire rated material	1	9947 B

Fire Extinguishing Appliances		Response	Quantity	Photo Ref:
R1	If required, is there reasonable provision of portable fire extinguishers?	N		
	Comment:			
	Recommendation:		1	C
		Fire extinguishers provided; 1 x water in laundry corridor, CO2 in the laundry and CO2 in the roof void.		
		Recommend that all fire extinguishers and associated signage be removed from the common area (laundry and laundry corridor) as residents are untrained in their safe use. Extinguishers can be retained in staff areas such as electrical intake or plant rooms etc. for use by trained staff or maintenance personnel.		
R2	Are all fire extinguishing appliances readily accessible?	Y		
	Comment:			
	Recommendation:			N/A
		Fixed to wall.		

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.)	N/K		
	Comment:			
	Recommendation:		1	Man2
		Passenger lifts provided with fireman's override switch, no service records available for inspection.		
		Recommend management confirm that the passenger lifts are regularly maintained and serviced in accordance to the Lifting Operations and Lifting Equipment Regulations 1998 (LOLER) and records kept on site for inspection.		9565
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.)	Y		
	Comment:			
	Recommendation:		1	N/A
		Fire fighting mains provided with inlet at ground floor level and outlets on all floor levels in the flat entrance lobbies. Last service date of 6/17 on label in riser cupboard.		
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 observed.			

	Recommendation:				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 current 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	0129, 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?	Y		
	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)	N/K			
	Comment:		See S1		
	Recommendation:				N/A

Records		Response		Quantity	Photo Ref:
W1	Is there a log book on the premises?	Y			
	Comment:		Log book noted.		
	Recommendation:				N/A
W2	Are fire drills recorded?	N/A			
	Comment:				
	Recommendation:				N/A
W3	Is fire training recorded?	N			
	Comment:		See U1		
	Recommendation:				N/A
W4	Are fire alarm tests recorded?	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]	Y			
	Comment:		As far as can be seem from visual inspection.		
	Recommendation:				N/A
X2	Are all issues deemed satisfactory? [2]	N/A			
	Comment:				
	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

Medium
Moderate Harm
Moderate

Y4	On satisfactory completion of all remedial works the risk rating of this building may be reduced to:
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Tolerable
