

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
Liverton Court
Liverton Drive
Blackley
M9 6WQ
Neil Sturdy (IFE Registered Assessor)
26 July 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 ii. building structure, floors, walls and roof iii. cladding
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

Sheltered/Supported
9
71 (69 residents, 1 x community room, 1 x caretakers office)
N/A
N/A
9 storey 1960`s purpose built block consisting of 69 independent living sheltered accommodation, open deck access flats. Entrance to the common area is via a secure door to the front elevation to the entrance lobby. The ground floor entrance lobby consists of 2 x passenger lifts (one to odd numbers and one to even numbers), service cupboard, access to the stairs, and secure access to the rear of the building to the open deck approach to the ground floor flats. There are 7 flats with service risers adjacent to the front doors and a bin chute accessed off the ground floor open balcony. Upper floors are accessed from a stair lobby containing the passenger lift, dry riser and access to the open deck balcony. The open deck balcony gives access to 8 flats with service risers, bin chute room and electrical riser. There is secured access to the roof and lift plant room off the stair lobby on the 8th floor. Level entrance to the block. The ground floor has a community room, flat 4, and a caretakers office, room 3. The bin chute bin store is located on the ground floor built into the block and accessed from the front of the building.
Approx. 1960`s purpose built building, steel frame portal with brick infill, suspended intermediate concrete floors, concrete stairs, open deck balcony approach and a flat roof. The building appears to have been upgraded with a EW1 cladding. Windows appear to have been replaced and balconies enclosed with UPVC frames & panels.
Communal entrance hall, stairs, stair lobbies, open deck approach, service cupboards, service riser, passenger lift, store room, bin store, caretakers office and community room.
Lift plant room, roof, service cupboards/service risers apart from sample inspected, residents flats apart from sample inspected.
Flats 64, 65, community room, caretakers office.

Fire Risk Assessment

The Occupants	
Management Extent	
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	

Managed Building - Manager or Senior Staff onsite regularly
Care taker on site Monday - Friday 8.00am - 5.00pm. Visits carried out regularly by scheme manager responsible for number of premises.
Sue Cuncliffe - Scheme Manager,
Sue Cuncliffe - Scheme Manager,
142, presumed 2 per flat.
Scheme manager on site for some of the time during weekdays, caretaker on site Monday - Friday 8.00 - 4.00pm. Some residents have carers who come in during the day to assist with dressing and changing etc.
Occasional attendance assumed by maintenance staff, employees and contractors
Assumed to be low - visitors to individual flats only
This is a sheltered independent living scheme with occupants who require assistance and those who are fully mobile.

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

None reported.
None reported.

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 ?	N/K			
	Comment: <i>Date of last fixed electrical installation inspection</i>		No information available.		
	Recommendation:		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:		Records of PAT testing were for 2015.		
	Recommendation:		Recommend management confirm that all portable electrical appliances in common areas, community room and caretakers office, are inspected and tested annually	1	5135 Man2
A3	Is there a policy for personal electrical appliances?	N/K			
	Comment:		No such items noted at time of assessment		
	Recommendation:			1	N/A
A4	Is the use of adapters and leads limited?	N			
	Comment:		Excessive use of extension leads noted in the community room office.		
	Recommendation:		Recommend that additional fixed sockets (x 4 twin) are provided in the locations noted within the common areas to limit the use of adapters and leads	4	5133 C

Smoking Policies

Response

Quantity	Photo Ref:
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Fire Risk Assessment

B1	Are there suitable arrangements for those who wish to smoke? (state what the arrangements are)	Y				
	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.				
	Recommendation:					N/A
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 staff and residents with an emergency drop key override switch provided.			
	Recommendation:			5080	N/A
C2	Are bins secured / stored in a suitable location? (Please state bin type, location, if and how it is secured)	N			
	Comment:	Bins are stored in the secure bin chute store built into the building or outside against the side building.			
	Recommendation:	Recommend the bins are relocated away from the building in a safe location		1	5068
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>	No information available for heating in the community room or caretakers office.			
	Recommendation:	Recommend management confirm that the gas fixed heating system is inspected and serviced annually and records kept on site.		1	

Cooking		Response	Quantity	Photo Ref:	
E1	Are reasonable measures in place to prevent fires as a result of cooking?	Y			
	Comment:	Reported the kitchen in the community room is 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:	CO2 extinguisher and Fire Blanket provided.			
	Recommendation:				N/A

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	5053, 5064 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 significant trip hazards noted on escape routes. Items noted, cloths horse, bench for example were all in the dead end corridors and caretaker monitors the areas, deemed satisfactory.		
	Recommendation:				N/A
G5	Any hazardous materials are stored correctly?	Y			
	Comment:		Cleaning materials stored satisfactory.		
	Recommendation:				N/A
G6	Are all other house-keeping issues satisfactory?	N/K			
	Comment:		No access to the lift plant room on the roof as roof hatch was fitted with 3 non standard locks.		
	Recommendation:		Recommend management check the lift plant room for any unnecessary stored combustible items.	1	Man2

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

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/K		
	Comment:	See G5		
	Recommendation:			N/A

Other Significant Hazards		Response	Quantity	Photo Ref:
J1	Are all issues deemed satisfactory? [1]	Y		
	Comment:	As far as can be seen from visual inspection and that recommendations outlined in this report are followed up it would appear satisfactory.		
	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:	Flats discharge onto the communal open deck approach leading to a protected stair lobby to a common stairway descending to the ground floor exiting from the main entrance.		
	Recommendation:			N/A
K2	Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)	Y		
	Comment:	Open deck approach, windows are 91cm from the deck, single direction of travel, bin chutes enclosed, protected stairs, deemed satisfactory, also see K13.		
	Recommendation:			N/A
K3	Is there adequate provision of exits, for the numbers who may be present?	Y		
	Comment:	Exit from the main entrance/egress deemed satisfactory considering the stay put policy		
	Recommendation:			N/A
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, also see K13.		
	Recommendation:			N/A

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K5	Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?)	N			
	Comment:	There is a rear alternative escape route on the ground floor accessed off the ground floor open deck. This route is secured from the open deck and to the gates that exit this route. Electronic push button with emergency override green break glass to main entrance/egress.			
	Recommendation:	Recommend the escape route off the open deck at ground floor level is fitted with easy opening devices or management system (ARC controlled) to allow egress in the event of an emergency.		1	5654, 5655
K6	Do final exits open in the direction of escape where necessary?	Y			
	Comment:	Main entrance/egress opens outwards. The electronic door to the ground floor open deck opens outwards but is against the direction of escape for ground floor residents exiting to the main entrance/exit. This traps residents to flats 1-3 when the door is open.			
	Recommendation:	Recommend the door is adjusted to open inwards (direction of travel to the main entrance/exit). The internal push button and break glass are relocated to allow easy access through the door.		1	5249, 5146, 5147
K7	Are travels distances satisfactory? (consider single direction and more than one direction)	Y			
	Comment:	No limitations on flats with open deck approach. However; the ability of residents to escape unaided along open deck balconies should be considered. In particular for residents who require mobility aids where the 1.1m (91cm) fire resisting barrier may not allow residents to pass safely, refer to K13.			
	Recommendation:				N/A
K8	Are there suitable precautions for all inner rooms?	Y			
	Comment:	No inner rooms noted.			
	Recommendation:				N/A
K9	Are escape routes separated where appropriate?	Y			
	Comment:	The stairs are separated from the open deck and flat entrance doors by a protected lobby. The bin chute room is separated from the escape route on upper floors.			
	Recommendation:				N/A
K10	Are corridors sub-divided where appropriate?	N/A			
	Comment:	Not necessary.			
	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:	The stairs appears to have been enclosed or upgraded with UPVC windows and panels with restricted ventilation. Openable doors provided to all levels of the stairs.			
	Recommendation:			1	
K13	Are there suitable arrangements in the building for means of escape for disabled persons?	N/K			
	Comment:	Reported all residents can self evacuate.			

Recommendation:		Recommend, due to recent guidance change ("Fire Safety in Specialised Housing"), a person-centred approach, based on a person-centred fire risk assessment is adopted with assessing residents on arrival and on an on going basis. This process relates to the safety of residents who are at high risk from fire in their own accommodation; as such, this risk assessment and measures identified by it are outside the scope of the Fire Safety Order, but are strongly recommended as good practice. While detailed PEEPs need not be prepared for every resident, information should be collated in respect of any resident with particular cognitive, mobility or other issues affecting their ability to respond to fire alarm signals or attempts to make contact with them by fire-fighters, or to escape. This information should be made available to the fire and rescue service on arrival at the premises by keeping it in a 'premises information box', which can only be unlocked by the fire and rescue service, or unlocked remotely by a Telecare ARC, at the main entrance. Details of any residents using oxygen or other medical gases are also usually kept with this information. Consideration should also be given to the provision of a plan adjacent to the fire alarm control panel, showing the locations of residents who would need instruction or assistance to evacuate their own flat. It is essential that such information is kept up to date to avoid the provision of incorrect information to fire and rescue service crews.	1		Man2
K14	Are all other means of escape issues satisfactory?	Y			
	Comment:	As far as can be seen from visual inspection at time of assessment.			
	Recommendation:				
K15	Are all other means of escape issues satisfactory?	N/A			N/A
	Comment:				
	Recommendation:				
K16	Are all other means of escape issues satisfactory?	N/A			N/A
	Comment:				
	Recommendation:				
K17	Recommended evacuation strategy for this building is:	Stay Put for flats, simultaneous for community room or communal areas.			

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. Doors in the end of balcony are not required to be self-closing fire doors.		
	Recommendation:			
L2	Are fire rated flat entrance doors in good condition - not in need of repair?	Y		
	Comment:	Appear satisfactory from visual inspection.		
	Recommendation:			
L3	Is all glazing to flat entrance doors appropriately fire rated?	N/K		
	Comment:	Georgian wired glass where fitted.		
	Recommendation:			
L4	Are fan lights above flat entrance doors appropriately fire rated?	N/A		
	Comment:	None fitted		
	Recommendation:			

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:		Over-head type self closing devices fitted to sample inspected flats 64 & 65, no other flats inspected. Flats in end of balcony do not require self-closing devices.		
	Recommendation:		Recommend management establish a rolling programme of checks to all other relevant flat entrance doors to confirm that self-closers are fitted and remain effective.	0 (69)	5296, 5305
L7	Are flat entrance doors fitted with intumescent strips and cold smoke seals? (From sample inspection)	N			
	Comment:		No intumescent strips provide to flat entrance door frames, weather/cold smoke seals were present. The benchmark standard for open deck balcony flats with a single direction of escape is FD30 doors, therefore deemed satisfactory.		
	Recommendation:				N/A
L8	Are letterboxes satisfactory? (State only if missing, damaged or uPVC)	Y			
	Comment:		Appears satisfactory from visual inspection at time of assessment.		
	Recommendation:				N/A
L9	Are all other flat entrance door issues satisfactory?	Y			
	Comment:		As far as can be seen from visual inspection at time of assessment.		
	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?	N		
	Comment:			
	Recommendation:	Recommend common area fire door to the office in the community room is replaced with self-closing FD30S fire doors	1	A
M2	Are all common area fire rated fire doors in good condition - and not in need of repair?	Y		
	Comment:			
	Recommendation:	Appears satisfactory from visual inspection at time of assessment.		N/A
M3	Is all glazing to common area fire doors appropriately fire rated?	Y		
	Comment:			
	Recommendation:	Georgian wired glass, where fitted, appears satisfactory from visual inspection.		N/A
M4	Are fan lights/side panels to common area fire doors appropriately fire rated?	Y		
	Comment:			
	Recommendation:			

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	Comment:	Fan lights to community room kitchen appear to be fire board. Service risers on open deck satisfactory as over 1.1m off the deck.			N/A
	Recommendation:				
M5	Are self-closing devices on common area fire doors adequate? (Where appropriate)	N/K			
	Comment:	Self closing devices to stairs and lobbies appear satisfactory at time of assessment. Kitchen in the community room has Dorguard hold open devices fitted.			
	Recommendation:	Recommend management confirm that the hold open devices noted are tested and maintained to BS EN 1155 with records kept on site for inspection.	1	5118, 5120	Man2
M6	Are intumescent strips and smoke seals provided to common area fire doors?	Y			
	Comment:	Intumescent strips and smoke seals appear to be fitted to stairs and lobby doors, intumescent strips fitted to common room kitchen doors.			
	Recommendation:			5288, 5390	N/A
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?	N/K		
	Comment:	No information available. Records for visual checks noted.		
	Recommendation:	Recommend that management confirm that the emergency lighting system is tested and maintained in accordance with BS 5266-1:2016	1	5096
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:			8389
O2	Is fire door signage adequate? (Consider 'Fire door keep shut' and 'Fire door keep locked shut' signage)	Y		

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	Comment:	Fire door signs appear satisfactory			
	Recommendation:				N/A
O3	Are other fire safety signs adequate and clearly visible?	Y			
	Comment:	No smoking signs noted, do not use the lift signs incorporated in the fire action notice located by the lift access doors.			
	Recommendation:				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:	Grade D smoke alarm system noted in the community room, no test information available for inspection.		
	Recommendation:	Recommend that management confirm that the Grade D common system smoke and heat alarms are tested weekly and serviced at intervals in accordance with the manufacturers instructions	1	Man2
P3	If installed, is the common area AFD adequate for the occupancy and fire risk?	N		
	Comment:	No Grade D alarm was noted extended into the office in the community room. No alarm in the communal area, deemed satisfactory as building designed to stay put.		
	Recommendation:	Recommend the interlinked Grade D communal alarm system is extended into the community room office.	1	B
P4	If not installed, are the premises deemed safe without a common area AFD system?	Y		
	Comment:	Purpose built block designed for stay put.		
	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 flats 64 and 65 a Grade D smoke alarm was fitted in the entrance hall linked to an ARC system, 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 linked to the ARC system.	0 (68)	5300, 5299, 5306 Man2
P6	Are all other AFD and alarm system issues satisfactory?	N/K		
	Comment:	No test or service information was available for the ARC system.		
	Recommendation:	Recommend management confirm the ARC system is tested and serviced on a regular basis.	1	Man2
P7	Are all other AFD and alarm system issues satisfactory?	Y		
	Comment:	As far as can be seen from visual inspection		
	Recommendation:			N/A

Limiting Fire Spread	Response	Quantity	Photo Ref:
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Q1	Is the level of compartmentation adequate? (Special consideration should be given to converted or non 'purpose built' premises)	N			
	Comment:	The bin chute store and service riser adjacent to the community room have breaches that require fire stopping.			
	Recommendation:	Recommend the noted breaches are fire stopped with 60minute fire rated materials.			
			2	5266, 5266, 5227	B
Q2	Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings)	N/A			
	Comment:	No voids noted.			
	Recommendation:				
					N/A
Q3	Are risers (shafts, ducts and cupboards) in the common area appropriately enclosed and/or fire-stopped?	Y			
	Comment:	Sample inspected service risers appear adequately fire stopped from visual inspection.			
	Recommendation:				
				5185, 5281	N/A
Q4	Is compartmentation maintained in the roof space?	N/A			
	Comment:	No access to the roof as fitted with 3 non standard locks. The roof is a flat roof but does have the lift plant room located and accessed from the roof.			
	Recommendation:				
					N/A
Q5	Are electrics enclosed in fire rated construction? (Where necessary)	N			
	Comment:	Breaches noted in the electrical intake room on the ground floor.			
	Recommendation:	Recommend the breaches noted to the electrical intake room are fire stopped with 60minute fire rated materials.			
			1	5212	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 open deck balcony on the upper floors, thermal link provided to the hatch at the base of bin chute. Reported tested daily. No access to the bin chute that runs the height of the building with a vent on the roof.			
	Recommendation:	Recommend confirmation that the fusible link damper is regularly inspected and maintained.			
			1	5264	Man2
Q8	Are wall and ceiling linings appropriate to limit fire spread?	Y			
	Comment:	Painted plastered walls to stairs and lobbies, rendered walls to open deck balconies.			
	Recommendation:				
					N/A
Q9	Are soft furnishings in common areas appropriate to limit fire spread/growth?	N/A			
	Comment:				
	Recommendation:				
					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 cladding. Windows have been upgraded and the balconies have been enclosed with glazing and UPVC window panels. No other information available.			

	Recommendation:		Recommend further investigation is undertaken by a specialist to confirm condition of the external cladding and window panels and that they comply with Building Regs	1	5052, 5054, 5055, 5060, 5061, 5065, 5067, 5072	Man1
Q11	Are all other fire spread/compartmentation issues satisfactory?	N				
	Comment:		Fire stopping above the doors within the risers appear to be fibre wool that is not contained.			
	Recommendation:		Recommend the panels above the doors within the riser cupboards are fire stopped with appropriate 60minute fire rated materials.	71	5228, 5232, 5320	Man1
Q12	Are all other fire spread/compartmentation issues satisfactory?	Y				
	Comment:		As far as can be seem from visual inspection.			
	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?	Y		
	Comment:	Fire extinguishers noted in the community room, caretakers office and bin chute bin store		
	Recommendation:	Recommend that all fire extinguishers and associated signage be removed from the common room as residents are untrained in their safe use. Extinguishers can be retained in staff areas such as community room office, caretakers office, electrical intake or plant rooms etc. for use by trained staff or maintenance personnel.	1	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.)	N/K		
	Comment:	Passenger lifts provided with fireman's override switch.		
	Recommendation:	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.	1	Man2
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:	Fire fighting mains provided with inlet at ground floor level and outlets on all floor levels in the flat entrance lobbies. Label inside fire mains doors indicate regular testing/servicing is undertaken.		
	Recommendation:			5284 N/A

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. 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?	N/K			
	Comment:		Limited information was available at time of assessment.		
	Recommendation:		Recommend management confirm that appropriate fire safety records are kept on site.	1	Man2
T3	Are there appropriate procedures in place in the event of fire and are these documented?	N/K			
	Comment:		Limited 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.	1	Man2
T4	Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?	Y			
	Comment:		Residents flats are linked to an ARC who should check with the resident and contact the emergency services if required.		
	Recommendation:				N/A
T5	Are there suitable fire assembly points away from any risk?	N/A			
	Comment:		The front of the building if in communal areas, otherwise it's a stay put policy building.		
	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.	1	Man2
T8	Are staff nominated and trained to assist in evacuation?	N			
	Comment:		Reported not trained.		
	Recommendation:		Recommend management confirm that staff are nominated and trained to assist with emergency evacuation in event of a fire alarm and training records are kept on site.	1	Man2

T9	Is there appropriate liaison with the local Fire and Rescue Service?	N			
	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:				5097, 5098, 5099, 5101, 5137 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?	Y			
	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/K			

	Comment:		See P2			
	Recommendation:					N/A
V2	Is the emergency lighting system tested monthly and annually?	N/K				N/A
	Comment:		See N1			
	Recommendation:					N/A
V3	Are fire extinguishers serviced annually?	Y				N/A
	Comment:		Last test date on extinguishers of 11/16			
	Recommendation:					N/A
V4	Are rising mains inspected six-monthly and tested annually?	Y				N/A
	Comment:		See S2			
	Recommendation:					N/A
V5	Is the lightning protection system annually inspected and tested?	N/K				N/A
	Comment:		See F1			
	Recommendation:					N/A
V6	Are all other systems serviced? (Consider fire-fighting lifts, sprinkler systems)	N/K				N/A
	Comment:		See S1			
	Recommendation:					N/A

Records		Response	Quantity	Photo Ref:
W1	Is there a log book on the premises?	Y		
	Comment:	Fire file observed.		
	Recommendation:			N/A
W2	Are fire drills recorded?	N/A		
	Comment:	See U4		
	Recommendation:			N/A
W3	Is fire training recorded?	N		
	Comment:	See U1		
	Recommendation:			N/A
W4	Are fire alarm tests recorded?	N		
	Comment:	See P2		
	Recommendation:			N/A
W5	Are emergency lighting tests recorded?	N		
	Comment:	See N1		
	Recommendation:			N/A
W6	Is testing/maintenance of any other fire protection systems recorded?	N		
	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 seen 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
Y4	On satisfactory completion of all remedial works the risk rating of this building may be reduced to:

Medium
Moderate Harm
Moderate
Tolerable