



TOTAL FIRE GROUP LTD

Fire Risk Assessment

Conducted at:

Bagnall Court
Greenway
Manchester
M22 4LT



01 June 2023



| | | |
|--------------------|----|---------|
| Certificate Number | LS | 0329922 |
|--------------------|----|---------|



Life Safety Fire Risk Assessment
Silver Approved Scheme
CERTIFICATE OF CONFORMITY



This certificate is issued by the Approved Company named in Part 1 of the Schedule in respect of the fire risk assessment provided for the person(s) or organisation named in Part 2 of the Schedule at the premises and / or part of the premises identified in Part 3 of the schedule.

| SCHEDULE | | |
|----------|--|------------|
| Part 1 | NSI Life Safety Fire Risk Assessment Silver Approved Organisation | |
| | Total Fire Group Ltd | |
| | BAFE Registration Number | |
| | NSI 00330 | |
| Part 2 | Name of Client | |
| | Wythenshawe Community Housing Group Limited | |
| Part 3 | Address of premises for which the fire risk assessment was carried out | |
| | Bagnall Court, Greenway, Manchester, M22 4LT | |
| | Part or parts of the premises to which the fire risk assessment applies | |
| | The common parts and communal areas only. | |
| Part 4 | Brief description of the scope and purpose of the fire risk assessment | |
| | In compliance with Article 9(1) of the RRFSA 2005. | |
| Part 5 | Effective date of the fire risk assessment | 01/06/2023 |
| Part 6 | Recommended date for review of the fire risk assessment | 01/06/2024 |

We, being currently a NSI Approved organisation in respect of fire risk assessment identified in the above schedule, certify that the fire risk assessment referred to in the above schedule complies with the Specification identified in the above schedule and with all other requirements as currently laid down within BAFE SP205 Scheme in respect of such fire risk assessment.

| | |
|--|-------------------------------|
| Signed (for and on behalf of the issuing Approved organisation) | |
| Job Title | Senior Fire Safety Consultant |
| Date | |

Life Safety Fire Risk Assessment Silver is an Approval Scheme of Insight Certification Ltd, Sentinel House, 5 Reform Road, Maidenhead, Berkshire. SL6 8BY
BAFE, Bridges 2, The Fire Service College, London Road, Mbreton-in-Marsh, GL56 0RH

1. This certificate is used subject to NSI Regulations and Rules of the NSI LIFE SAFETY FIRE RISK ASSESSMENT SILVER Approval Scheme.
2. NSI reserves the right to conduct an audit by an authorised NSI representative during normal business hours, with the permission of the customer, of the fire risk assessment and its related premises in order to ensure that the said risk assessment complies with BAFE Scheme document SP205-1 (the Scheme) Section 7 and generally.
3. NSI requires every NSI LIFE SAFETY FIRE RISK ASSESSMENT SILVER Approved Company to issue a Certificate of Conformity in accordance with the Scheme for all fire risk assessments it carries out that wholly or partly address life safety.
4. The Certificate of Conformity when completed is a clear statement that the Approved Company conducted the fire risk assessment for life safety, it is suitable and sufficient and compliant with the BAFE SP205-1 Scheme document and is certified by a registered competent fire risk assessor.
5. Where life safety and other aspects of fire protection are addressed in the same fire risk assessment a Certificate of Conformity shall be issued but the certificate shall make clear that the certificate applies only to the life safety aspects of the fire risk assessment and not further or otherwise.
6. Should the customer be dissatisfied with the fire risk assessment covered by this certificate, he/she should at first contact the Approved Company at its local office. If satisfaction is not obtained, the customer should address a written complaint to the customer services department at the head office of the Approved Company. If the customer remains dissatisfied, he/she may address a written complaint, outlining the nature of his/her dissatisfaction and the circumstances of the fire risk assessor company's response, to the Customer Care Manager at NSI.

NSI will not normally consider complaints unless the Approved Company has been given the opportunity to resolve the dispute as set out above.

Subject thereto and as hereinafter provided, NSI will endeavour to assist in the resolution of the dispute between the contracting parties, provided always that NSI will not deal with or be involved in any discussions or negotiations with either party with regard to financial or other loss, claims or potential loss claims, outstanding payments or construction and/or interpretation of the Approved Company's terms and conditions of contract.

NSI shall not be liable for any act or omission arising from any assistance it may provide as hereinbefore provided unless such act or omission is shown to have been fraudulent or deceitful.

7. This Certificate confirms conformity with the requirements of BAFE Scheme document SP205-1 applicable at the date of issue by the issuing company. NSI does not undertake to investigate any query or complaint in relation to future changes to BAFE scheme documents, policies or other regulations that render the fire risk assessment in need of further updating. In that event, the appropriate update should be carried out by a company holding NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.
8. NSI does not accept any responsibility or liability for any fire risk assessment produced by the Approved Company
9. Unless the issuing company's obligation to NSI in respect of the fire risk assessment are undertaken by another NSI Approved Company, NSI will not enforce its Rules or Standards on the Approved Company or on its successor in business in respect of any fire risk assessments after the issuing company ceases to hold NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.
10. The Certificate is issued subject to the terms and conditions of the company issuing the certificate for the fire risk assessment service.
11. On this certificate and in these terms and conditions, where the context permits, the reference to the issuing company shall include any Approved Company who shall undertake the issuing company's obligations to NSI in respect of the fire risk assessment.

Note.

"SP205" is a Scheme Document published by the British Approvals for Fire Equipment (BAFE).

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TERMS AND CONDITIONS OF BUSINESS

Bagnall Court, Greenway, Manchester, M22 4LT

This fire risk assessment is in accordance with the full Terms and Conditions provided with our quotation that should be read in full. The risk assessment should not be relied upon by any person other than the customer/client named herein. i.e. if the premises are sold to a third party. This fire risk assessment is made without prejudice to any requirements made by Local Authority, Building Control or by the local Fire Authority. Fire assessment and evaluation of risk is a dynamic and evolving process. The Assessment that we have prepared is based on the appearance of the premises/building, number of employees, internal layout and information provided on **Thursday, 1 June 2023**

This fire risk assessment is prepared pursuant to our assessor's knowledge of the premises as disclosed to him/her by the occupier and following an inspection. The working of equipment not specifically checked by him/her is outside our knowledge and control. The risk assessment only identifies those areas of risk apparent at the date above in relation to the risks relating to fire. If there is a change in the structure of the premises/building, number of employees, layout or any other aspect that could impact upon fire safety the Responsible Person should ensure that no revision to the Assessment is required.

We have assessed the risk of fire to ensure legislative compliance and safety of relevant persons and have provided you with our Assessment. Ownership and implementation of the assessment is vital. We accept no responsibility for loss, damage or other liability arising from a fire, loss or injury due to the failure to observe the safety observance and practices identified in our Assessment. The Responsible Person will always remain responsible for the outcome of the Fire Risk Assessment or its review. We highlight that we recommend a periodic fire risk assessment review regardless of any changes in the structure, nature of business and employees. Total Fire Group Ltd accepts no liability where the recommended review date in the fire risk assessment has been exceeded, the information provided should not be relied upon 12 months from the date of the Assessment.

The submission of this Assessment constitutes neither a warranty of future results by Total Fire Group Ltd nor an assurance against risk. The Assessment represents only the best judgement of the consultant involved in its preparation, and is based, in part, on information provided by others. No liability whatsoever is accepted for the accuracy of such information.

Our recommendations are outlined in an Action Plan Summary. This sets out the measures it is considered necessary for you to take to satisfy the requirements of the Fire Safety Order and to protect people from fire. It is particularly important that you study the Action Plan, and, if any recommendation in the Action Plan is unclear, you should seek clarification. You are advised that this fire risk assessment forms only the foundation for management of fire safety in your premises and compliance with the Fire Safety Order. It is imperative you act on its recommendations and record what you have done. This will demonstrate to the enforcing authority your commitment to fire safety and to fulfilling your legal obligations. The Fire Safety Order requires that you keep your risk assessment under review. A date for routine review is given within the Assessment, but you should review the Assessment sooner should there be any reason to suspect it is no longer valid, if a significant change takes place or if a fire occurs.

The Fire Safety Order requires that you give effect to 'arrangements for the effective planning, organization, control, monitoring and review of the preventive and protective measures'. These are the measures that have been identified by the risk assessment as the general fire precautions you need to take to comply with the Fire Safety Order. You must record these arrangements. While this fire risk assessment is not the record of the fire safety arrangements to which the Fire Safety Order refers, much of the information contained in this Assessment will coincide with the information in that record. We have based our assessment on the situation we were able to observe while at the premises and on information provided to us, either verbally or in writing. No verification of full compliance with relevant British Standards was carried out. Our surveys do not involve destructive exposure, and it is not always possible to see in all rooms and areas, nor inspect less readily accessible areas such as above ceilings or voids. It is therefore necessary to rely on a degree of sampling and also reasonable assumptions and judgement.

Contact Details

Total Fire Group Ltd Suite 312, Waters Meeting Business Park, Britannia Way Bolton BL2 2HH
01204 697990 info@totalfiregroup.org

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1.0 Fire Risk Assessment Details

The following fire risk assessment has been conducted on behalf of:

Wythenshawe Community Housing Group Limited

Wythenshawe House, 8 Poundswick Lane, Wythenshawe, Manchester, Greater Manchester, M22 9TA

and relates only to the premises of:

Bagnall Court, Greenway, Manchester, M22 4LT

Responsible or Accountable person(s):

Wythenshawe Community Housing Group (WCHG).

Person(s) consulted and landline contact number:

Tom Porter (Building Safety Officer).
0161 946 9191.

Fire Risk Assessor:

Luke Saul BSc (Hons), AIFireE, MIFSM, Tier 3 Nationally Accredited Fire Risk Assessor N438

Validated by:

Mark O'Meara DMS, Eng Tech, MIFireE, MIFSM, Tier 3 Nationally Accredited Fire Risk Assessor 0143

Date fire risk assessment was conducted:

Thursday, 1 June 2023

Time:

09:00.

Date of last FRA or FRA Review (if known)

06 Jun 2022

Suggested date for next review:

June 2024

Fire risk assessment limitations:

A type 3 common parts and flats (Non-Destructive) Fire Risk Assessment (as detailed in the latest guidance document Fire

Safety in Purpose Built Blocks of Flats) has been completed with access available to flats 37 (seventh), 41 (eighth), 48 (tenth), 54 (eleventh) and 58 (twelfth).

The lift motor room and adjacent ventilation plant room were accessed and viewed, which were at roof level. The roof itself was also accessed. The mains electrical intake room, laundry, store rooms and the water tank room on the ground floor were also opened and seen. The caretaker's area was seen on this occasion.

A selection of false ceiling tiles on various floors were lifted in several locations in order to assess the compartmentation above, but vision was limited due to the narrow space between the tiles and the true ceiling.

There was no access to the gas boiler room or the radio transmitter room on the roof as these had different key opening devices to those provided to our assessor.

The bin store was opened and entered.

A good selection of service riser cupboards in the lobbies serving flats were opened this time and such samples have also been accessed at the time of previous fire risk assessments. Several dry rising main cupboards were also accessed to see inside.

The assessment of the fire performance of the external wall construction and cladding is excluded from this fire risk assessment. Where required, it is recommended that advice is sought from a qualified and competent specialist on the nature of, and fire risks associated with, the external wall construction, including any cladding on this building. This exclusion is consistent with advice provided by the Fire Industry Association (FIA), specifically within the document 'FIA Guidance on the Issue of Cladding and External Wall Construction in Fire Risk Assessments for Multi-Occupied Residential Premises'. Where it is determined that a detailed assessment of an external wall is required, this should be carried out by specialists in accordance with PAS 9980. It is noted that although no PAS9980 or similar external wall assessment has been carried out, WCHG are in the process of carrying out external wall remediation works due to recommendations in the previous fire risk assessment. Further detail in this regard is provided within Section 9.27 of this report.

All services or penetrations traversing fire resisting compartments were not confirmed as being sufficiently fire stopped with fire resisting material. Any locations that have been identified are highlighted in section 9. Where fire compartments/fire dampers/ceiling voids were considered inaccessible for safety reasons and could not be physically accessed or were outside the visual range of the assessor, technical comment on these areas cannot be provided. If there are reasons to suspect the fire resistance within the building has not been sufficiently maintained the responsibility to provide this technical information rests with the duty holder.

There were no outstanding notices of deficiencies / enforcement action from the enforcing authority and the fire strategy document and "as built" plans issued on completion of the building / alterations were not observed.

This assessment document is part of the continuous management of fire safety within these premises and as such should be read in conjunction with the fire risk assessment or review as dated above.

Note

The following assessment has been conducted to assist the responsible person in compliance with the Regulatory Reform (Fire Safety) Order 2005. Although reference is made to relevant British Standards, Codes of Practice and Guides the Assessment will not, nor is it intended to, ensure compliance with any of the documents referred to in the Assessment. However, deviations from generally accepted codes, standards and universally recognised good fire safety practice will be clearly identified in the fire risk assessment.

2.0 General Premises Details

2.1 Number of floors:

13 (ground to 12th) plus a roof level with plant.

2.2 Approximate building footprint:

360m²

2.3 Details of Construction and Premises:

Bagnall Court is a high-rise residential block of purpose-built, general needs flats which was constructed in 1964. The premises contains a total of 62 flats and has brick and concrete panel outer walls, concrete floors and a single stairway serving all floors. Portions of the external wall, specifically balcony panels and window spandrel panels, have been raised for consideration in the previous fire risk assessment and this is addressed in more detail in Section 9 of this report.

The main entrance to the building is front facing and opens into a lift lobby containing 2 lifts which also provides access to several resident flats, a telephone cupboard, mains electrical cupboard, the laundry corridor and the caretaker's areas. The laundry corridor itself has several storage cupboards located off it. The caretaker's area consists of a corridor used for storage of cleaning materials, with storage cupboards adjoining in addition to a pump room. Also at ground floor level, the bin room is accessed externally.

The roof level is accessible via a door at the head of the staircase and by use of a ladder. The lift motor room and ventilation extraction are located at roof level, as is a boiler room and a radio transmitter room.

The layout of each upper floor is the same, aside from one difference in that only 1 lift serves the 12th floor. On every floor, in the lobbies serving flats, false ceilings are installed, with solid ceilings in rooms and areas adjoining. A number of riser cupboards adjoin the lobbies. The flat lobbies are permanently ventilated and a door from these lobbies opens onto a small open deck area, off which is a refuse chute hopper and a door into the staircase. At the base of the staircase is a final exit leading directly to fresh air.

The building is provided with a BS5839-1 type fire alarm system which incorporates automatic detection to L2 standard in the common areas. The fire alarm system has been re-configured so that it can function in a similar manner to an Evacuation Alert System (EAS). This system is monitored and is generally silent (except for in plant and service areas) on its activation. Despite most manual call points associated with the system being removed, a small number remain. Emergency lighting is installed throughout the communally used spaces, including plant areas. A dry riser system is installed, as is a sprinkler system which provides coverage in key risk common areas such as the laundry.

A number of resident flats were accessed (see Section 1 for specifics) and the layout of these were all the same, this consisting of the entrance door opening into a hallway, off which was a bedroom, bathroom and living room. The kitchens are inner rooms to the living rooms and a door from the living room provides access onto a concrete floored balcony. Within the flats, BS5839-6 Grade D LD1 fire alarm systems were installed. The common fire alarm system also extends into the flats in the form of heat detection in the flat entrance hallway. The sprinkler system provides coverage throughout the resident flats. Although no such flats were accessed, the attached plans to the end of this document indicate that a small number of flats are of the studio type layout, with the entrance door opening into a lobby, off which is the bathroom and the bedroom/kitchen living room area.

2.4 Occupancy/Purpose Groups

The premises are classed as Purpose Group 1a Residential (Flat) as defined by Building Regulations Approved Document B 2019 (amended 2020 and 2022)

2.5 Approximate maximum and minimum number of persons:

124 (based upon an assumption of 2 persons per flat).

2.6 Approximate maximum number of employees at any one time:

Occasional visits by WCHG staff and tradespersons.

2.7 Maximum number of members of the public:

Limited to visitors to the resident flats. The exact number may be variable.

2.8 Occupants at Special Risk:

| | |
|--|-----|
| <i>Sleeping occupants</i> | |
| Persons familiar with the premises | Yes |
| Persons unfamiliar with the premises | No |
| <i>Occupants with disabilities</i> | |
| Mobility-impaired | Yes |
| Hearing-impaired | Yes |
| Learning difficulties | Yes |
| Occupants in remote areas | No |
| Others | Yes |
| Comments | |
| <p>Flats are general needs. Residents may be present with any combination of disabilities throughout the premises.</p> <p>The Responsible Person for the premises should provide information and regularly remind tenants on the fire procedures by providing leaflets and where necessary encouraging new tenants to have a home fire safety check by the local fire service. Specific measures regarding tenants with any disabilities identified can be discussed and implemented following the home fire safety check in conjunction with relevant local community services.</p> | |

2.9 Fire Loss Experience

None reported or evidence seen within the last 12 months.

2.10 Any other relevant building details: i.e. Does the building have any ancillary uses, such as commercial or community activities? If yes provide details

None.

3.0 Overall Risk Rating

Based on the findings within the fire risk assessment the overall risk ratings have been quantified as:

Risk to Life: Moderate.

The standard of fire safety on the premises is generally high, however significant findings have been raised in relation to bathroom extraction within the flats, certain fire doors and a fire stopping breach. Although certain external wall components of concern still remain since the previous fire risk assessment, work is in progress to remediate these and overall the risk to life is considered to be moderate.

However, when the significant findings and recommendations identified within this Fire Risk Assessment are addressed the risk to life will be reduced to tolerable.

The risk rating has been determined after considering the fire risk rating matrix in section 17.0. In these premises it is considered that the risk of a fire occurring is unlikely and the likely consequences of harm from fire (should one occur) are moderate harm.

Risk to Property: Tolerable

A monitored, comprehensive fire alarm system is installed, as is a sprinkler system which covers both resident flats and key common areas of higher risk. Although the external wall considerations from the previous fire risk assessment remain at present, these are soon to be remediated. The overall risk to property is considered to be tolerable.

Risk to Business Continuity:

N/A.


Note: The BAFE SP205-1 fire risk assessment certification relates to life safety only and not property or business continuity protection. The client should undertake further detailed assessment of risk for these areas if it considers necessary.

4.0 Dangerous, Flammable, Combustible Materials & Substances

IDENTIFYING THE FIRE HAZARDS

| | | |
|------|--|-----|
| 4.1 | Are suitable arrangements in place to manage the elimination or reduction of risks from dangerous substances? (Article 12) | N/A |
| 4.2 | Are there suitable additional emergency measures provided to safeguard all relevant persons from emergencies related to dangerous substances in or on the premises? (Article 16) | N/A |
| 4.3 | Have combustible or flammable materials used or stored in the premises been identified? | Yes |
| 4.4 | Are all combustible or flammable materials stored or stacked safely? | Yes |
| 4.5 | Has consideration been given to reduce the quantity held or has the use of non-combustible materials been considered? | N/A |
| 4.6 | Are all substances stored away from ignition sources? | Yes |
| 4.7 | Where flammable stores are provided, are they adequately ventilated and correctly marked? | Yes |
| 4.8 | Are all refuse bins for Dangerous, Flammable, Combustible Materials & Substances sited where they will not affect the means of escape or pose a fire hazard? | N/A |
| 4.9 | Is all Dangerous, Flammable, Combustible waste removed on a regular basis? | N/A |
| 4.10 | Is the frequency of waste removal adequate? | N/A |

4.0 Dangerous, Flammable, Combustible Materials & Substances: Finding(s)

| Ref | SIGNIFICANT FINDINGS |
|---------|--|
| | None. |
| Ref | RECOMMENDATIONS |
| | None. |
| Ref | COMMENTARY |
| 4.1-4.2 | Questions 4.1 and 4.2 relate to substances and materials which are subject to the "Dangerous Substances and Explosive Atmosphere Regulations 2002" (DSEAR). No substances or materials falling into the above regulations were seen or are known to be stored or used inside the premises. |
| 4.6-4.7 |  <p>It was seen that there were two flammable substance store cupboards, located in the caretaker's/cleaner's areas, but these only had cleaning materials stored inside and did not contain any significantly flammable substances at the time of this fire risk assessment. The cupboards are kept closed shut when not in use.</p> |

5.0 Interior Furnishings

| | | |
|-----|---|-----|
| 5.1 | Are all interior furnishings made from fire resisting materials? (The Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended in 1989 & 1993)) | N/A |
| 5.2 | Where appropriate are they retreated with flame retardant chemicals (theatre curtain etc.) or made from inherently flame retardant materials? | N/A |
| 5.3 | Are all items located away from ignition sources? | N/A |
| 5.4 | Is all furniture in a good condition i.e. free from tears in covers, burns or discolouring from heat? | N/A |

5.0 Interior Furnishings: Finding(s)

| Ref | SIGNIFICANT FINDINGS |
|-----|---|
| | None. |
| Ref | RECOMMENDATIONS |
| | None. |
| Ref | COMMENTARY |
| 5.1 | At the time of this Fire Risk Assessment, the common areas, stairs and corridors were free and clear from any furniture or combustible storage. |

6.0 Heating and Electrical Appliances

| | | |
|-------------|---|-----|
| 6.1 | Are portable or fixed heaters used? | Yes |
| 6.2 | Are all heaters fitted with suitable guards and located in positions away from combustible materials? | Yes |
| 6.3 | Are all heaters free from naked flames? | Yes |
| 6.4 | Has the use of safer alternatives been considered? | N/A |
| 6.5 | Are systems in place to ensure appliances are tested, repaired and maintained on a regular basis in accordance with the Electricity at Work Regulations, 1989? | Yes |
| 6.6 | Has the premise's electrical system undergone electrical safety checks? | Yes |
| 6.7 | Is there a procedure to prevent the use of unauthorised portable appliances? | Yes |
| 6.8 | Is the ventilation of all appliances adequate? | Yes |
| 6.9 | Are all appliances turned off when the area is unoccupied? | Yes |
| 6.10 | Are all appliances protected by the correct fuse rating? | Yes |
| 6.11 | Are systems in place to isolate any appliance with a blown fuse? | Yes |
| 6.12 | Are all appliances free from visible signs of overheating? | Yes |
| 6.13 | Are multi-point adapters and extension leads kept to a minimum? | Yes |
| 6.14 | Are all cables (where can be seen) on walls, floors, ceilings correctly secured, so as not to pose an entrapment risk to firefighters? | Yes |
| 6.15 | Are cables free from mechanical damage? | Yes |
| 6.16 | Do signs indicate all electrical hazards? | Yes |
| 6.17 | Are reasonable measures taken to prevent fires as a result of cooking? | N/A |
| 6.18 | Are filters changed and ductwork cleaned regularly? | N/A |
| 6.19 | Are suitable extinguishing appliances available? | N/A |
| 6.20 | Are legal or other requirements for testing, maintenance & record keeping complied with for equipment such as hoists, escalators, air handling systems, heating boilers, pressure vessels etc.? | Yes |
| 6.21 | Do the premises have a lightning protection system? (where required) | Yes |
| 6.22 | Have other potential sources of heat not listed above been considered? | Yes |

| 6.0 Heating and Electrical Appliances: Finding(s) | |
|---|----------------------|
| Ref | SIGNIFICANT FINDINGS |
| | None. |
| Ref | RECOMMENDATIONS |
| | None. |

A yellow rectangular sign with black text is mounted on a wall. The text on the sign reads: "MAIN GAS METER AND EMERGENCY ISOLATION VALVE LOCATED IN THE BIN ROOM". Above the sign, a portion of a white document with a grid pattern is visible. Below the sign, a red surface is partially visible.

The main gas isolation valve is housed inside a dedicated meter cupboard within the refuse store on the ground floor. A notice in the ground floor lift lobby is provided which indicates the location of the gas isolation valve to attending firefighters.

There was no heating system provided to the residential common parts, however gas is present in the building for the rooftop heating system/boiler room, which is supplied to individual flats via a heat exchanger for the mechanical heating and ventilation system in each flat. There are also some wall mounted electrical heaters that are thermostatically controlled, located in the water tank room and also the lift motor room; these are for the purpose of frost protection during winter.

Periodic PAT testing of portable electrical appliances in the communally used areas is organised by WCHG on a periodic basis. It is highlighted that not all electrical devices need to be the subject of an annual PAT. The Health and Safety Executive (HSE) advocates a proportionate, risk-based approach to the maintenance of portable electrical appliances within the workplace. This guidance is simple and easy to follow and can be found on the HSE website "Maintaining Portable Electrical Equipment in a low risk environment."


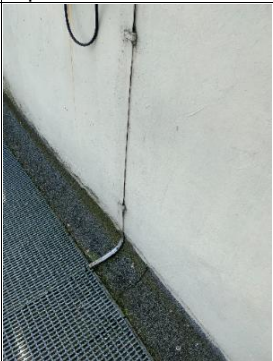



The property undergoes a 5 year electrical installation test and service for the communal areas and a minimum of 10 yearly testing for the flats in accordance with BS 7671. All records are held in house on the WCHG data systems. The most recent mains electrical tests have been carried out during May 2021, with the next tests being due in May 2026.

There are no communal cooking facilities or kitchens.



The washers and dryers in the communal laundry appeared to be clean and in good condition with clean filters at the time of this fire risk assessment.

| | | |
|------|---|--|
| 6.20 |  | <p>WCHG have confirmed to TFG that gas boiler systems are on an annual servicing programme with a competent contractor, with records to evidence this practice held centrally by WCHG. Heating vessels in individual flats are located in the kitchen cupboards.</p> |
| 6.21 |  |  <p>The lightning protection system is tested on an annual basis, with the test records stored digitally on WCHG data systems.</p> |

| 7.0 Persons at Risk | | |
|----------------------------|--|-----|
| 7.1 | Does the actual occupancy of the premises/building conform with the occupancy figures contained in the relevant guide for the type of premises/purpose group? | Yes |
| 7.2 | Are the management/responsible person(s) aware of the occupancy restrictions for all rooms within the premises? i.e. function rooms, bars, conference facilities | N/A |
| 7.3 | Have the requirements of the Equality Act 2010 (permanent or temporary disabilities) for ALL persons been assessed and complied with where reasonable? | Yes |
| 7.4 | Have all disabled staff members been consulted and where agreed PEEPs been prepared? | N/A |
| 7.5 | Have standard PEEPs or PCFRAs been prepared for all relevant persons and visitors that may reasonably be expected to resort to the premises? | Yes |
| 7.6 | Are disabled refuges provided? | N/A |
| 7.7 | Are members of staff trained in the evacuation of disabled or mobility impaired persons? | N/A |
| 7.8 | Are fire evacuation drills conducted at least annually, taking into account all employees, shift and casual workers, visitors and contractors where appropriate? | N/A |
| 7.9 | Are the results recorded? (People involved, time taken, learning outcomes). | N/A |
| 7.10 | Is the access of relevant persons controlled at all times? i.e. are public, visitors & contractors required to sign in? | Yes |
| 7.11 | Are relevant persons made aware of the fire and health and safety procedures on arrival? (i.e. fire procedure/building plan adjacent to signing in book etc.) | Yes |
| 7.12 | Are notices in place to inform of restricted access areas? | Yes |
| 7.13 | Are there designated fire marshals where appropriate for all areas to ensure all relevant persons are accounted for following an emergency? | N/A |
| 7.14 | Is sleeping accommodation provided for the staff, public, temporary residents etc.? (Hotels, boarding houses, probation hostels etc.). | N/A |





| 7.0 Persons at Risk: Finding(s) | |
|---------------------------------|----------------------|
| Ref | SIGNIFICANT FINDINGS |
| | None. |
| Ref | RECOMMENDATIONS |
| | None. |




| Ref | COMMENTARY |
|---------------|---|
| 7.1 | WCHG considers the mobility and capabilities of residents when first assigning accommodation. |
| 7.1, 7.3, 7.8 | <p>The building is occupied as general needs flats, therefore fire drills and associated staff procedures are not required. Residents of the flats may have a range of disabilities but will be familiar with the means of access and egress which is used on a regular basis. New residents should be encouraged to have a home fire safety check by the local authority Fire and Rescue Service where it is considered that they may be vulnerable in the event of a fire. Specific measures regarding residents with any disabilities identified can be discussed and implemented following the home fire safety check in conjunction with relevant local community services. Where it is known that persons cannot self-evacuate, further fire safety measures may be needed.</p> |
| 7.3, 7.5, 7.7 | <p>Identification of vulnerable residents in purpose-built flats with regard to escape provision:</p> <p>As part of the fire safety management plan, it is critical that 'adequate provisions' are provided for the evacuation of any disabled users. The fire safety for the building needs to take into account the disabled occupants who may have access to the premises. Purpose-built flats are afforded with enhanced levels of compartmentation and these enhanced levels of fire compartmentation are generally considered 'adequate provisions' that allow occupants to remain in the non-fire affected compartment in the event of a fire elsewhere. Any failings discovered in the fire compartmentation jeopardize the evacuation strategy either locally to a flat/floor or within the whole building and protection measures would need to be reviewed immediately. There is no requirement under the Fire Safety Order for the Responsible Person to consider the means of escape from within a person's flat which is considered a 'private dwelling', unlike the duty for protection required within the common parts for all persons. A flat occupied by any person, including a vulnerable or disabled person, is separate from this duty if they are unable to self-evacuate from a fire affecting their flat. Irrespective of the legislation, two distinct evacuation stages are considered;</p> <ol style="list-style-type: none"> 1. Evacuation from the dwelling on fire - The NFCC Fire Safety in Specialised Housing Guidance is intended to assist Responsible Persons for purpose-built blocks of flats where disabled and vulnerable persons are housed, and the recommendations in the guide go beyond the scope of the legislation. The guide recommends measures for the protection of vulnerable residents from a fire within their own flats. A disabled person living in a block of flats is best served with a Person-Centred Fire Risk Assessment (PCFRA), which will achieve far more in terms of the safety for a disabled person from the risk of fire in their own flat than focusing purely on the much more narrow issue of a PEEP, which would not be practicable for implementation in this premises. In all cases, it is likely to lead to a Personal Rescue Emergency Plan (PREP). 2. Moving through an evacuation from the common parts - Many persons with mobility impairment will be able to leave their own flat but may be unable to evacuate from the building (e.g. because of difficulty in negotiating stairs). In this connection, two matters need to be considered, namely relatively safe refuges and the use of existing lifts subject to the assessment of risk. <p>Following consultation with the residents:</p> <ul style="list-style-type: none"> • Every resident who voluntarily self-identifies to the Responsible Person as unable to self-evacuate should be subject to a PCFRA. This may lead to a PREP. • The assessment should differentiate between a person who is unable to self-evacuate from their flat and a person who is able to get out of their flat but is unable to evacuate from a relatively safe area (staircase or refuge). • Responsible persons should add information to the Secure Information Box (SIB) that they are aware of, for example, where they have been notified about a person with mobility impairments who has not self-declared or has refused a PCFRA. • Clarity may be necessary on whether the Responsible Person would be fulfilling the duties under the Fire Safety Order if all vulnerable persons have not been considered and given the opportunity to self-declare mobility impairments. • The SIB rescue information for the Fire and Rescue Service is not the same as a PCFRA or a PEEP this applies even where a PCFRA is declined since the amount of information required can vary and the PCFRA is particular to that person. • The PCFRA should feed into a review of the premises fire risk assessment. • A PCFRA should be reviewed as soon as practicable if the resident indicates a change in circumstances to the Responsible Person. A regular review of PCFRAs is also required to mitigate the risk of changes to circumstances going unnoticed because residents have not updated the Responsible Person. <p>It is important that the Responsible Person understands that any PREP or PCFRA may require the building's Fire Risk Assessment to be informed and updated.</p> <p>Personal plans for fire emergencies:</p> <p>PEEP (Personal Emergency Evacuation Plan) - Is the term normally understood for a generally non-residential building to provide a plan separate and in addition to the normal fire plan which may include assistance to evacuate from the building by trained persons available at all times that the disabled person is expected to be in the premises. This type of plan is generally ineffective and not recommended in purpose-built blocks of flats that do not have permanent staff on site. Reliance on friends and non-resident family members as part of a PEEP may place a vulnerable persons or their nominated assistant at greater risk of harm as they may not be available at the critical time or be sufficiently trained to make a suitable dynamic assessment of the risks presented.</p> <p>PCFRA (Person Centred Fire Risk Assessment) - The person-centred approach, based on a PCFRA, 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. The assessment is designed to reduce the potential fire hazards as far as possible depending on the personal circumstances of the disabled person, thus reducing the risk of fire, and may also include a PREP.</p> <p>PREP (Personal Rescue Emergency Plan) - This term is born out from a PCFRA and is generally where a disabled person is in need of rescue by the Fire and Rescue Service when all other risk reduction measures have failed. For an outbreak of fire elsewhere other than the disabled person's flat the probability of implementing such a plan is greatly reduced. This is unlikely to arise unless there are building failures, such as loss of compartmentation.</p> |

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|-----------|--|
| 7.5 | Tom Porter (Building Safety Officer for WCHG) has confirmed to our assessor that where vulnerable persons are identified within the building (i.e. those persons whose details are provided within the SIB) these persons are offered person-centred fire risk assessments (PCFRAs). Following formulation of any PCFRAs, appropriate risk reduction measures should be implemented and these should be updated/reviewed on a suitable periodic basis. |
| 7.5, 7.7 | In the Secure Information Box (SIB), there is a sheet detailing resident 'PEEPs'. As there are no staff stationed permanently on the premises, it is likely that this is intended to refer to 'PREPs'. |
| 7.10-7.11 | Visitors to the resident's flats are not required to sign in; however access is controlled by the residents and visitors to the flats are the responsibility of the tenants. Fire routine notices are displayed appropriately in the premises. Access for contractors is formally controlled by WCHG with appropriate arrangements in place. All contractors should be provided with adequate Health and Safety instruction prior to arrival, where necessary. No signing in book is considered as required. |
| 7.12 | Restricted areas are secured by locked doors which are locked by WCHG staff or cleaners when not in use. |

| 8.0 Means of Escape | | |
|--|--|-----|
| 8.1 | Do travel distances meet the criteria given in the relevant HM Government guide and recognised industry norms and guidelines? Are the travel distances from flat entrance doors to the nearest stairway or final exit(s) acceptable? | Yes |
| 8.2 | Is the smoke ventilation provision suitable for the escape travel distances and protection of escape staircases? OV, AOV, PV or mechanical systems? Are the systems subject to regular servicing and testing? | Yes |
| 8.3 | Are there a sufficient number of exits of suitable width from each area/room for the persons present? | Yes |
| 8.4 | Can you ordinarily expect the Fire Service to arrive in the event of a fire whilst the fire is in the room of origin? | Yes |
| 8.5 | Can you expect the premises to be evacuated within the standard times for the type of construction? | N/A |
| 8.6 | Are all escape routes available and accessible at all times? | Yes |
| 8.7 | Are all escape routes and stairways free from undesirable items? (E.g. portable heaters, cooking appliances, furniture, coat racks, vending/gaming machines, photocopiers, mirrors. | Yes |
| 8.8 | Do any inner rooms exist? | Yes |
| 8.9 | Are vision panels provided between the inner room & access room and is it adequate? | N/A |
| 8.10 | If the vision between the inner room and the access room is inadequate is smoke detection provided within the access room? | Yes |
| 8.11 | Are all emergency exits doors unlocked and available at all times when the premises are occupied? | Yes |
| 8.12 | Are all final exit doors checked (opened) on a regular basis? Are the outcomes recorded? | Yes |
| 8.13 | Is the door furniture provided appropriate for the purpose group of the premises i.e. public buildings, licensed premises etc.? | Yes |
| 8.14 | Are floor and stairway surfaces in good condition and free from slip and trip hazards? | Yes |
| 8.15 | Do all final exits lead to a place of safety? | Yes |
| 8.16 | Are external escape paths clear of obstructions? | Yes |
| Electronic Door Release Devices | | |
| 8.17 | Are all escape doors free from electro-mechanical door locks devices? | Yes |
| 8.18 | Are all escape doors free from electro-magnetic door locks devices? | No |
| 8.19 | Where electronic/electrical door control devices are fitted do they meet the installation criteria given in BS 7273 Pt. 4 2015 | Yes |
| 8.20 | Do entry control devices conform to the category of actuation for the purpose group that the particular premises/building currently operates within? | Yes |
| 8.21 | Is the emergency operation of the door lock stated by appropriate signage? | Yes |
| 8.22 | Have all persons in the assessment area received instructions on how the devices operate in the event of an emergency? | Yes |

| 8.0 Means of Escape: Finding(s) | |
|---------------------------------|----------------------|
| Ref | SIGNIFICANT FINDINGS |
| | None. |
| Ref | RECOMMENDATIONS |
| | None. |



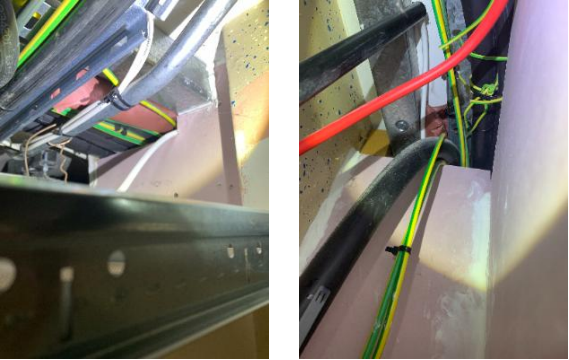
| Ref | COMMENTARY |
|-----------------|---|
| 8.0 | Access into the premises is controlled by the residents via an electronic door entry security system. |
| 8.2 |  <p>Smoke ventilation in the stairway is provided by three permanently open vents (POVs) on the half landing between the 11th and 12th floor. These vents together provide an area in excess of the 1m² required. In addition, the doorway from the stairway onto the uppermost open deck can be opened for additional ventilation if required. Although this is an unusual arrangement, it is considered acceptable by our assessor, after taking into account that the stairway is separated on each floor from the common lobby to the flats by an open deck and a 2 x self-closing fire doors. It would be highly unlikely for any smoke from a flat fire that affects a common lobby, to be able to reach or enter the staircase, due to the layout. Additionally, the lift room accessed from the top of the stairs is separated by a fire door and a vertical ladder, giving access to a roof top room, which again is ventilated direct to outside. The final exit door at the base of the stairs also opens straight to outside.</p> |
| 8.2 |  <p>The lobbies serving flats are provided with a permanently open vent on each floor, which would allow smoke from a fire to ventilate to fresh air and help keep conditions tenable within the lobbies. Additionally, the door leading to the stairs via the open deck could be opened to provide ventilation within the lift lobbies, allowing smoke to escape.</p> |
| 8.2 |  <p>Air bricks were observed for ventilation purposes in the lift motor room.</p> |
| 8.6, 8.11, 8.18 | WCHG have previously confirmed that all the electromagnetic locks within the premises are linked to the common fire alarm system and conform to BS7273-4. |
| 8.7 | The staircase, landings and common lobbies were all free and clear of any combustible furniture or obstructions at the time of this fire risk assessment. The routes are regularly checked by the cleaners on behalf of WCHG. |
| 8.8-8.10 | The water pump room could be classed as an inner room, however, the caretaker's/cleaner's area is only small and the corridor from the tank room to the common area lobby is only short, the corridor is also protected by smoke detection (which WCHG has confirmed to be audible in this area) and the water tank room is seldom used. These arrangements were found to be satisfactory by our consultant. |
| 8.12 | The exit doors are used on a regular basis by the residents. Any problems would be reported to WCHG. The exit routes are also used regularly by the caretakers/cleaners and it is reasonable to assume that they would report any defects for repair. |
| 8.12, 8.18 | It has previously been confirmed that the electromagnetic door lock release mechanisms are checked weekly. They are also serviced/tested every six months by a competent contractor, with records held centrally by WCHG. |
| 8.13 |  <p>Thumb turn type opening devices were observed as fitted to the internal side of the flat entrance doors accessed.</p> |


| | | |
|-----------|--|---|
| 8.13 |  | |
| 8.18-8.19 |  | <p>At the base of the staircase serving all upper floors, a push bar type opening device is provided.</p> <p>Where electromagnetically secured doors were observed as fitted on the premises (e.g. main entrance door/laundry corridor door), these were provided with suitable overrides on the escape side.</p> |
| 8.21 |  | <p>On the escape side of the electromagnetically secured laundry door, both release devices are identical, these being 'push button to exit' devices. Neither of the buttons is labelled as the override.</p> |




9.0 The Confinement of Fire

| | | |
|------------------------------------|---|-----|
| 9.1 | Are all escape routes and compartments protected by fire resistant walls and doors where required? | Yes |
| 9.2 | Where required, are the compartment walls of top floor compartments extended through the roof void and suitably sealed at the roof? | Yes |
| 9.3 | Is there a procedure for monitoring and maintaining existing fire resisting construction and fire stopping, in particular, pre-contractual agreements prior to any alterations work on site? | Yes |
| 9.4 | Is there a procedure in place to regularly check the condition of fire resisting doors and doorsets? | Yes |
| 9.5 | Are all fire doors self-closing, kept locked shut where appropriate and in good condition? | No |
| 9.6 | Are all fire doors fitted with smoke seals and intumescent strips where required? | Yes |
| 9.7 | Is there reasonable limitation of linings to escape routes that might promote fire spread? | Yes |
| 9.8 | From a non-invasive inspection, is there potential for fire and smoke spread through routes such as doors, walls, vertical shafts, service ducts, service penetrations, venting systems, cavities, and voids? | Yes |
| 9.9 | Have there been any structural alterations within the past 12 months? | No |
| 9.10 | Were the requirements of the Building Regulations followed and a completion certificate issued? | N/A |
| 9.11 | Are all ducts fitted with effective fire dampers where required? | Yes |
| 9.12 | Are all fire exits underneath and within 1.8m horizontal or 9m vertically of any external escape stair, fire resisting and self-closing? | N/A |
| 9.13 | Is glazing within the above distances fire resisting and fixed shut? | N/A |
| 9.14 | Is there a procedure for all premises/areas to be checked at the end of a working period for potential fire hazards? | Yes |
| 9.15 | Are the premises free from risk posed by adjacent properties? (Uncontrolled fly tipping, overgrown vegetation or poor housekeeping) | Yes |
| 9.16 | Are there any other premises features or hazards that could affect fire development or spread? | No |
| 9.17 | Is there potential for fire and smoke spread into the premises from an external fire? | No |
| 9.18 | Does basic security against arson by outsiders appear reasonable? | Yes |
| Automatic Hold Open Devices | | |
| 9.19 | Are any fire doors fitted with automatic door release devices? | No |
| 9.20 | Are the devices fitted to any critical doors? e.g. onto stairs in a single staircase building | N/A |
| 9.21 | Is smoke detection provided within the area located near to the door release device? (Consider to L3 standard?) | N/A |
| 9.22 | Are all non-self-contained devices linked to the fire alarm system and released on actuation? | N/A |
| 9.23 | Are any self-contained, acoustically actuated door hold open devices fitted? | No |
| 9.24 | Are all devices tested regularly and the results recorded? (At least once a week) | N/A |
| 9.25 | Are all doors released at night or when the area is unoccupied? | N/A |
| 9.26 | Are all devices tested in accordance with the manufactures relevant standard to ensure satisfactory operation? | N/A |
| External Wall Systems | | |
| 9.27 | Has the risk of external fire spread been considered? Consider external cladding, wall systems, external render and balconies. | Yes |
| 9.28 | Has there been any previous examination of the building's external wall system or cladding? If yes provide details. | No |
| 9.29 | Has the information on the EWS or any changes to it, been sent to the Fire and Rescue Service? | N/A |

9.0 The Confinement of Fire: Finding(s)

| Ref | SIGNIFICANT FINDINGS | |
|-----|--|---|
| | Observation | |
| 9.5 |  | Flat 22's fire door was missing its letterbox. Where flat entrance doors are missing components they may not provide the required standard of fire resistance to the adjoining corridor or lobby, placing persons at risk of harm. |
| | Recommended Actions | |
| 9.5 | The flat entrance door letterbox should be replaced with a new, spring loaded metal letterbox. | |
| | Observation | |
| 9.5 |  | Flat 3's entrance door was damaged at the time of the assessment. Where flat entrance doors are damaged this may enable products of combustion to spread onto the adjoining escape route, placing persons at risk of harm. |
| | Recommended Actions | |
| 9.5 | It is recommended that a new FD30s self-closing fire door is fitted to flat 3, with appropriate certification maintained as required. | |
| | Observation | |
| 9.8 |  | As previously identified, there is a breach above the electrical riser cupboard within the entrance foyer, where cables pass through above the false ceiling into the main entrance lobby, which some resident flats adjoin. Although some intumescent pillows were observed as present around the cables, these may enable the spread of smoke prior to enlarging and sealing the breach, therefore affecting the main entrance foyer and placing persons at risk of harm. |
| | Recommended Actions | |
| 9.8 | It is recommended that the breach is fire stopped by a competent person to 60 minutes fire resistance using appropriate fire stopping materials. | |

| Observation | |
|----------------------------|---|
| 9.11 |  <p>The bathroom extractor in flat 54 did not appear to be the same as the others observed on the premises, which appeared to be the intumescent infill type detailed in commentary 9.11. Where extraction is not provided with the intumescent infill it may enable the spread of products of combustion from a flat of fire origin, placing persons at risk of harm.</p> |
| Recommended Actions | |
| 9.11 | A competent person should access flat 54 and, where required, should replace the bathroom extractor with one which is intumescent and would seal in the event of a fire. |
| Ref | RECOMMENDATIONS |
| | None. |

| Ref | COMMENTARY |
|----------|--|
| 9.0 | Although entrance halls within flats are not wholly protected, notional fire doors and Georgian Wire glazing are provided between the entrance hallway and the flat living room, which is an access room to the kitchen. |
| 9.1 |  <p>As previously identified, the area around flat 50 has been remediated and appeared to offer a suitable standard of fire separation between the flat and the adjoining common lobby.</p> |
| 9.1 |  <p>It was noted that the heating pipe riser cupboards adjoining flat entrance lobbies on the upper floors had FD30s doors fitted which are kept locked, however also incorporate intumescent grilles. The latest guidance in the ASFP Guide to Inspecting Passive Fire Protection for Fire Risk Assessors identifies this type of vent as unsatisfactory on an escape route. However, in this instance the arrangement has been accepted as the heating pipe cupboards contain no source of ignition, the doors to the cupboards are kept locked and the cupboard is fire stopped both vertically and horizontally. The same arrangement has been accepted in the cupboards adjoining the laundry corridor, however in this instance there is the added benefit that a fire resisting door and wall separates the laundry corridor from common escape routes used by the residents.</p> |
| 9.1 | As recommended in the previous fire risk assessment, the security door separating the laundry corridor from the ground floor main entrance/lift lobby has been replaced by a new, electronically secured FD30s self-closing fire door. |
| 9.1, 9.5 |  <p>As was recommended at the time of the previous fire risk assessment, the door architrave to the lift motor room at the head of the stair had been repaired.</p> |
| 9.1, 9.8 | <p>Although there were still some breaches in compartmentation between:</p> <ul style="list-style-type: none"> • The laundry corridor and rooms adjoining. • The caretaker's/cleaner's corridor and rooms adjoining. <p>these have not been raised in the significant findings of the report as suitable fire resisting construction including walls and fire doors are provided between these areas and the common escape routes such as the ground floor lift lobby. These areas are not classified as 'areas of special fire hazard' as defined in Approved Document B Volume 1: 2019 Edition with 2020 and 2022 amendments.</p> |

9.2-9.3, 9.8



It has been highlighted in previous Fire Risk Assessments that compartmentation works have been carried throughout the premises by Allied Protection Ltd (circa July 2017). They are an accredited passive fire protection contractor and they have provided WCHG with documentary/photographic evidence of their work. Following the installation of the common fire alarm system, further fire stopping was required. This was carried out by Flame Hold Ltd, another accredited passive fire protection contractor who has also provided WCHG with documentary/photographic evidence of their work. Additionally, it was noted during the course of this FRA that remedial fire stopping and compartmentation works have been carried out by Alpha Fire Solutions, accredited contractors (during April 2022) following the installation of the sprinklers and the new FD30 flat entrance doors. It is indicated by labelling that the extent of the fire stopping works incorporates spaces such as behind sprinkler trunking, however this was not confirmed due to this fire risk assessment being non-destructive. By viewing areas above false ceiling spaces in flat entrance lobbies, it could be confirmed that fire stopping had been carried out in these areas.

Note: WCHG has implemented annual compartmentation inspections by an accredited passive fire protection contractor.

9.4 Tom Porter (Building Safety Officer for WCHG) informed our assessor that 'Team Brand' (an external contractor) carry out the quarterly common fire door checks as required by the Fire Safety (England) Regulations and that the annual flat entrance door checks are undertaken as part of the WCHG annual health and safety check which is carried out by an in house team.

9.5-9.6 WCHG have completed the programme of fire door replacement in this building, which has been ongoing during the course of previous fire risk assessments. Although some deficiencies relating to individual doors have been noted (see relevant significant findings) doors appeared to be of the same standard from a visual external inspection. From the sample accessed, the doors were observed to be FD30s and were effectively self-closing when tested. The doors had spring loaded metal letterboxes fitted approximately midway down their length.

9.5, 9.8, 9.11 Article 8 of the Regulatory Reform (Fire Safety) Order 2005 requires the responsible person to take general fire precautions to ensure the safety of relevant persons. This includes measures to reduce the risk of fire on the premises and the risk of the spread of fire on the premises.

9.8

Compartmentation:

For Information; Where the level of fire stopping or fire resisting construction is found to be below an acceptable standard remedial fire stopping work should be carried out. Breaches in fire resisting construction should be filled with suitable fire resisting materials to maintain the standard of fire resistance of the surrounding structure in accordance with BS 476 Pt 22 or BS EN 1364 Pt 1 to 6. The use of third party accredited passive fire protection contractors and products should ensure any remedial actions will be to the required standard in the most cost effective manner.





The Responsible Person ought to have in place a system for ensuring that the integrity of any passive fire protection measures is not compromised when building alterations are carried out e.g. for the installation of new pipes, cables and other services. Records of these should be maintained for future inspection by auditors and enforcement agencies.






One common available fire stopping product is expanding fire resisting foam. To avoid unnecessary costs, the universal use of expanding fire resisting foam products should be used with caution and in strict accordance with the manufacturer's recommendations to achieve the required fire resistance. **Generally, expanding foam products are tested as narrow linear gap seals and will not work in a large penetration seal.** The Guide to Inspecting Passive Fire Protection for Fire Risk Assessors produced by The Association for Specialist Fire Protection advises that PU expanding fire resisting foam products should only be used to seal linear gaps between walls and walls / floors / ceilings. It cannot be used to seal pipe or cable penetrations unless tested for that end-use application. In this case, other more appropriate fire stopping products should be used. It is recommended where rectifying life safety compartmentation issues that third party accredited contractors, who have been accredited to undertake the particular aspect of works, using appropriate third party accredited products is considered.



Note:

Compartmentation - Compartment walls and floors should form a complete barrier to fire between compartments they separate and have the appropriate fire resistance.

Fire Stopping - If compartmentation is to be effective, every joint or imperfection of fit, or opening to allow services to pass through the compartment, should be adequately protected to the same standard of fire resistance by sealing or fire stopping so that the fire resistance of the compartment is not impaired.



| | | |
|------|---|---|
| 9.8 |  | |
| 9.8 |  | <p>As previously recommended, the breaches into the caretaker's/cleaner's room appear to have been well fire stopped.</p> <p>No gap was discernible above the false ceiling leading to flat 62 (12th floor) when checked, this as was highlighted at the time of the previous fire risk assessment.</p> |
| 9.11 |  | <p>WCHG have previously confirmed that Allied Protection Ltd has completed fire stopping and compartmentation works to prevent fire spread via the common bathroom extraction vents/shafts. They have also fitted fire rated valves with an intumescent infill in the bathrooms, which are connected to the ducting and shaft. Although these valves will not prevent smoke spread into the shaft in the early stages of a fire, they are an acceptable method of preventing fire spread. This is in line with current guidance within the document Fire Safety In Purpose Built Blocks Of Flats. Documentary evidence of works is kept by WCHG, but was not seen by our assessor during the course of this fire risk assessment.</p> |
| 9.11 |  | <p>Kitchen Extraction:</p> <p>It was noted that the kitchen ventilation in the flats seen is extracted directly to the outside via a powered fan installed within the kitchen wall of the flat and which was not common to any other flats. It is assumed that all the flats in the block have similar provisions installed in the kitchen.</p> |

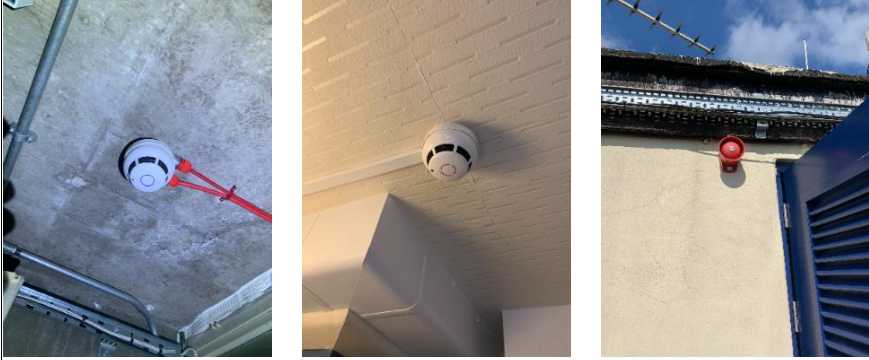


| | | |
|------------|---|---|
| 9.11 |  | |
| 9.12-9.13 |  | <p>Extraction from the laundry is direct to outside.</p> <p>The 'main entrance' final exit from the lift lobby and the exit at the base of the staircase serving all floors discharge within 1.8m of each other and the surrounding glazing does not appear to be fire resisting. Although this does not meet the requirements of current guidance, this has been accepted on the basis that robust control measures are in place to ensure these areas remain sterile at all times, therefore the probability of a fire beginning in either of these areas is negligible.</p> |
| 9.16, 9.18 |  |  <p>The refuse chute is protected within the bin room by means of a spring loaded gate, connected to a fusible link. The metal gate slides across the base of the refuse chute to provide fire separation if the temperature from a fire in a bin causes the link to melt. The operation of the spring loaded gate is checked and serviced six monthly by a contractor and was last serviced during April 2023. The chute access rooms and bin hoppers in each open balcony are also checked regularly and are protected by self closing metal hopper doors with rubber seals.</p> |
| 9.16, 9.27 | <p>Balconies:</p> <p>It has previously been confirmed by WCHG that they have a zero tolerance policy with regards to balconies and their contents. Residents have been informed that storage of combustibles is not allowed on the balconies and that ignition sources such as heaters and barbeques are prohibited.</p> | |
| 9.18 |  | <p>Recycling bins are stored externally, a suitable distance away from the building's perimeter.</p> |

| | | |
|------------|---|---|
| 9.18 |  | <p>CCTV equipment was observed in the common areas, with the associated equipment located in the main electrical intake cupboard.</p> |
| 9.27, 9.29 |  | <p>At the time of the previous fire risk assessment, concerns had been raised regarding the composition of the materials forming the resident balcony panels and the spandrel panels between resident flat windows on each floor. Since this has been raised, WCHG have confirmed that works have been commissioned for both the balcony panels and the spandrel panels to be replaced. At the time of this assessment the work had not begun, however scaffolding was being erected around the building so that the work could commence. WCHG have provided our assessor with information and relevant certification showing that the materials are to be replaced with the following:</p> <p>Window spandrels - To be replaced with 'Proteus SP' material produced by 'Proteus Facades'. This is a polyester powder coated steel/ceramic powder coated aluminium/glass faced spandrel panel with Rockwool insulated core structurally bonded to a lightweight metal rear skin to be used within a curtain wall system. Warrington Fire Testing and Certification Limited have classified the material in relation to their reaction to fire behaviour as A2, S1, d0.</p> <p>Balcony panel - This is being replaced with '3mm aluminium panels coated both sides'.</p> |

10.0 Automatic Fire Detection

| | | |
|--------------|---|-----|
| 10.1 | Where a fire alarm system is required has one been provided? | Yes |
| 10.2 | Is there suitable provision of automatic detection within the flats? | Yes |
| 10.3 | Is there a procedure in place to ensure fire detection within residents' flats are routinely checked, to ensure they have not been tampered with? | Yes |
| 10.4 | Is it possible to define the detection system category? (L1- L5 etc.) | Yes |
| 10.5 | Is the automatic fire detection suitable for the risk and premises type? | Yes |
| 10.6 | Does the system conform to standards appropriate to the purpose group for the premises/building use? i.e. BS 5839 Pt. 1 or BS 5839 Pt. 6 etc. | Yes |
| 10.7 | Are sufficient call points and detectors provided? | Yes |
| 10.8 | Can the alarm be raised without placing anyone at risk? | Yes |
| 10.9 | Are all call points visible, unobstructed? | Yes |
| 10.10 | Are all fire alarm sounders of the same type, giving the same alarm signal? The signal should be distinct from all other alarms or signals in the workplace to avoid confusion. | Yes |
| 10.11 | Where required does the system have a voice alarm? i.e. large places of assembly | N/A |
| 10.12 | Can the alarm be heard throughout all areas of the premises? | No |
| 10.13 | Has a suitable fire zone plan been provided adjacent to the fire panel where necessary? i.e. complex premises or care homes | Yes |
| 10.14 | Is the fire alarm system under a regular maintenance programme by a qualified fire alarm engineer? | Yes |
| 10.15 | Are there systems in place to ensure the system is tested weekly from a different call point? | Yes |
| 10.16 | Are all fire alarm tests, faults and maintenance schedules recorded? | Yes |


| 10.0 Automatic Fire Detection: Finding(s) | |
|---|--|
| Ref | SIGNIFICANT FINDINGS |
| | Observation |
| 10.1 |  <p>At the time of this fire risk assessment the fire alarm panel for the BS5839-1 system, which is located in the main entrance lobby, was showing one area as disabled. It does not appear that this would be due to ongoing works as these have not yet begun. Where the fire alarm system is in some part disabled, a fire which would otherwise be communicated to the monitoring centre would not be, enabling development and potentially placing persons at risk of harm.</p> |
| | Recommended Actions |
| 10.1 | A competent person should attend the premises to carry out remedial works in order to ensure the fire alarm system is fully operational. |
| Ref | RECOMMENDATIONS |
| | Observation |
| 10.9 |  <p>Although, as previously recommended, the majority of manual call points have been covered and removed from use, several remain in communally used areas, notably by the fire alarm panel and the base of the staircase. Activation of these has resulted in a false alarm and attendance of the Fire and Rescue Service in at least one instance recently, as noted by the false alarm sheets observed on site (see Section 14).</p> |
| | Recommended Actions |
| 10.9 | <p>It is recommended that the manual call points by the fire alarm panel and the base of the staircase are disabled and removed from use in order to reduce the potential for false activation.</p> <p>Note - Manual call points in staff controlled areas may remain due to the reduced potential for false activation.</p> |

| Ref | COMMENTARY |
|------------------------------|--|
| 10.1 | Article 17 of the Regulatory Reform (Fire Safety) Order 2005 requires the responsible person to provide a suitable system of maintenance for any facilities, equipment and devices so that they are maintained in good working order. |
| 10.1, 10.4-10.6, 10.8, 10.10 |  <p>A common BS5839-1 fire alarm system is installed which incorporates provision of automatic detection to L2 standard. The system also extends into flats in the form of a heat detector in flat entrance hallways. The fire alarm system has been configured to be silent (in the main) and is monitored. The system has also been configured to act as a form of Evacuation Alert System (EAS), whereby it can be used by the Fire and Rescue Service to sound on a chosen floor and the floors above and below the chosen floor. WCHG have confirmed to our assessor that the common fire alarm is audible in service/plant areas and on the roof, where contractors may be present and where immediate evacuation would be considered prudent.</p> |
| 10.2 |  <p>Adjudging by the provisions within those flats sampled at the time of the assessment, BS5839-6 Grade D LD1 fire alarm systems are installed.</p> |
| 10.3 | Tom Porter (Building Safety Officer for WCHG) has confirmed that the fire alarm systems within resident flats are checked at the time of WCHG's annual health and safety check. |
| 10.13 |  <p>A suitable alarm zone plan is provided adjacent to the alarm control panel in the entrance foyer.</p> |
| 10.14-10.16 | It was confirmed to our assessor that weekly fire alarm tests are undertaken, with records held digitally. The fire alarm system is also serviced 6 monthly by a competent person, with records again held centrally by WCHG. |

11.0 Emergency Escape Lighting

| | | |
|------|--|-----|
| 11.1 | Has the provision of emergency lighting been considered? Working hours, windowless areas, open access areas>60m ² , toilets>8m ² . | Yes |
| 11.2 | Is emergency lighting provided in accordance with guidance relevant to the purpose group for the premises? (BS5266, ADB) | Yes |
| 11.3 | Does it illuminate escape routes, exits, corridors, hazards or obstructions, changes in floor level, signs, fire alarm call points and firefighting equipment? | Yes |
| 11.4 | Is the emergency lighting beyond the final exit adequate so that persons can reach a place of safety? | Yes |
| 11.5 | Are routine checks carried out in accordance with the appropriate standard to which the system conforms – i.e. daily, monthly, 6 monthly and annual checks? | Yes |
| 11.6 | Are records of maintenance kept? | Yes |
| 11.7 | Is normal lighting adequate and in working order? | Yes |


11.0 Emergency Escape Lighting: Finding(s)

| Ref | SIGNIFICANT FINDINGS |
|-----------|--|
| | None. |
| Ref | RECOMMENDATIONS |
| | None. |
| Ref | COMMENTARY |
| 11.1-11.3 |  <p>Emergency lighting is installed on the common escape routes and stairway and appears to be in good working order. It was also seen to be installed within the roof service areas and lift motor rooms. It was not possible to ascertain the exact level of illumination, but the coverage appeared to be satisfactory.</p> |
| 11.4 | There is an emergency light outside of the main exit door and there is sufficient borrowed light beyond the final exit to enable persons escaping in a fire emergency to reach a place of safety. |
| 11.5-11.6 | WCHG have confirmed to our assessor that monthly testing of the emergency lighting system is carried out, with records held centrally and digitally. The emergency lighting is also serviced annually by a competent person, with relevant certification maintained centrally. |

12.0 Fire Fighting Equipment, Facilities, Systems & Fixed Installations

| Firefighting Equipment | | |
|--|--|-----|
| 12.1 | Where appropriate are adequate numbers of fire extinguishers provided? Consider floor area, special risks, minimum travel distance of 30m. | Yes |
| 12.2 | Are the correct types of extinguishers provided for the risks? | Yes |
| 12.3 | Are all extinguishers installed and sited in accordance with current guidance? | Yes |
| 12.4 | Are appropriate checks carried out on a monthly basis? | Yes |
| 12.5 | Are all extinguishers serviced by a qualified engineer every 12 months? | Yes |
| Firefighting and Firefighter Facilities | | |
| 12.6 | Are firefighting and firefighter facilities provided, tested and maintained? (Dry/wet rising mains, SIB's, wayfinding signage) | Yes |
| 12.7 | Are all systems fully operational and functional? | Yes |
| 12.8 | Are all security devices functional? (Sprinkler valves, wet & dry rising mains padlocked etc.) | Yes |
| 12.9 | Where sprinklers are fitted are all heads clear of obstructions (500mm clear of stock) and functional? | Yes |
| 12.10 | Where firefighting shafts or fire mains are provided are the locations of the inlets/outlets in line with current guidance? | Yes |
| Firefighting Lifts | | |
| 12.11 | Are lifts provided for the use of firefighters or evacuation? | Yes |
| 12.12 | Are all lift controls functional, tested and maintained? | Yes |
| 12.13 | Are any defects to the lift(s) reported to the Fire and Rescue Service? (defects that would affect or impact firefighting operations) | Yes |
| Facilities and Systems | | |
| 12.14 | Is there an Emergency Alert System (EAS) for use by the Fire and Rescue Service? If the EAS is not in accordance with BS8629 can it be adapted to provide an EAS on the floor of fire origin, selected floors, or full evacuation? Please provide details. | Yes |
| 12.15 | Have up to date floor and building plans been provided to the Fire Service in electronic format, detailing key building information, location of firefighting facilities and equipment? | Yes |
| 12.16 | Where appropriate, has a Secure Information Box (SIB) been provided with up to date info, and access keys? Is it in a suitable secure location for access by the Fire Service? | Yes |

| 12.0 Fire Fighting Equipment, Facilities, Systems & Fixed Installations: Finding(s) | |
|---|----------------------|
| Ref | SIGNIFICANT FINDINGS |
| | None. |
| Ref | RECOMMENDATIONS |
| | None. |

| Ref | COMMENTARY | |
|------------------|---|--|
| 12.1 | There are no fire extinguishers within the common/communal escape route areas. It is not normally considered necessary to provide fire extinguishers or hose reels in the common parts of blocks of flats. Such equipment should only be used by those trained in its use. It is not considered appropriate or practicable for residents in a block of flats to receive such training. In addition, if a fire occurs in a flat, the provision of fire extinguishing appliances in the common parts might encourage the occupants of the flat to enter the common parts to obtain an appliance and return to their flat to fight the fire. Such a procedure is inappropriate. | |
| 12.1-12.5 |   <p>As recommended at the time of the previous fire risk assessment, the foam and water fire extinguishers have been removed from the electrical room on the ground floor and have been replaced with a CO2 fire extinguisher. CO2 fire extinguishers were also observed in the pump room and lift motor room. It has been confirmed that WCHG arrange for monthly visual inspections of the firefighting equipment on site, with the equipment also having been serviced in 09/2022 by a competent contractor, this according to labels affixed.</p> | |
| 12.6-12.8, 12.10 |    <p>A dry rising main is installed for use by the Fire and Rescue Service. The dry rising main outlets are located in the lobbies on each floor that contain the flat entrances and the lifts, and are behind locked doors. The inlet is located adjacent to the main entrance, on the external facade. The dry rising main is visually inspected annually and is also serviced annually, with 6 month periods in between each of these inspections/services. Labels affixed to the inside of the riser outlet doors indicated that the date of last service was 05/2023.</p> | |
| 12.8-12.10 |    <p>A BS9251 sprinkler system has been installed. In each flat, there are concealed sprinkler heads located in the hallway, each bedroom, the living room, any enclosed balcony and the kitchen (essentially all rooms except the bathroom). In addition, there are also sprinkler heads located in the ground floor plant areas and the laundry. There are control valves on each floor located in a secure cupboard in each lift/flat lobby. A pump and water tank (Approximately 8000 litres) for the sprinkler system has been provided. The sprinkler panel is located by the fire alarm panel in the main entrance lift lobby and was showing healthy at the time of the assessment. The system is maintained and serviced by an approved contractor on an annual basis, with records to evidence this practice held centrally by WCHG.</p> | |

12.10-12.11



One of the lifts on the premises appears to be a standard passenger lift, whereas the other appears to be a fire-fighting lift. The fire-fighting lift has a switch by to return the lift to ground floor level and also an intercom for communications. Within the lift was a hatch in the ceiling. It was confirmed to our assessor that the lift defaults to ground floor on activation of the common fire alarm system and that the switch to manually return the lift to ground floor is tested monthly in line with the Fire Safety (England) Regulations 2022. Records to evidence such testing are held centrally by WCHG. It was communicated that all keys required for the operation of the lift have been provided to the Fire and Rescue Service and are also held in the SIB. It was also communicated that the fire-fighting lift can continue to be used by firefighters without having to reset the alarm, if sounding audibly.

12.14

Although the common fire alarm system is not a purpose designed Evacuation Alert System (EAS), our assessor has been informed that it has been re-configured so that the Fire and Rescue Service could sound the fire alarm system on a chosen fire floor and the floors above and below the chosen floors, initiating evacuation.

12.15-12.16







The Secure Information Box (SIB) is located by the main entrance to the building, in the lift lobby. Access was available to the SIB, except for the vulnerable residents list due to confidentiality. The following information was observed as held in the SIB.

- Lobby access keys.
- Evacuation procedure information.
- Key contacts.
- Building information.
- Asbestos information.
- Building plans.
- Vulnerable resident information, currently labelled as PEEPs (see commentary 7.5, 7.7).
- Off the run report.

13.0 Fire Safety Signs and Notices


| | | |
|--------------|---|-----|
| 13.1 | Do signs indicate all final exits? | Yes |
| 13.2 | Can the final exit or a directional sign be identified from any position in the assessment area? | Yes |
| 13.3 | Are all signs in the correct position, suitably fixed and directional arrows correct? (Can the way out be found just by using signs alone?) | Yes |
| 13.4 | Are the signs the correct size for the areas where they are located? | Yes |
| 13.5 | In places of public assembly are all escape signs illuminated on maintained luminaires? | N/A |
| 13.6 | Are fire action notices displayed prominently and completed fully throughout the premises? | Yes |
| 13.7 | Are all fire action notices similar throughout the premises? | N/A |
| 13.8 | Does the content of the fire action notices reflect the actual procedure? | Yes |
| 13.9 | Where firefighting equipment or fire alarm call points are not clearly visible is their location highlighted by supporting signage? | Yes |
| 13.10 | Are all fire doors signed appropriate to their use i.e. Fire Door Keep Locked Shut, Fire Exit Keep Clear etc.? | Yes |
| 13.11 | Where required, are external fire assembly points signs prominently displayed? | N/A |
| 13.12 | Are "No Smoking" signs and procedures in place to ensure there is no smoking in work or public places? (The Smoke Free (Premises and Enforcement) Regulations 2006) | Yes |
| 13.13 | Are all signs legible and in good condition? | Yes |
| 13.14 | Do all signs comply with the EN 7010:2011 where necessary? | Yes |
| 13.15 | Has wayfinding signage been provided to clearly indicate floor levels, flat numbers from within the staircase(s) and each floor level? | Yes |
| 13.16 | Is the signage in line with the ADB revisions 2020? | Yes |

| 13.0 Fire Safety Signs and Notices: Finding(s) | |
|--|---|
| Ref | SIGNIFICANT FINDINGS |
| | None. |
| Ref | RECOMMENDATIONS |
| | None. |
| Ref | COMMENTARY |
| 13.1-13.4 | Some standard directional and fire exit signage was observed on the common escape route. |
| 13.6, 13.8 |  <p>A suitable notice detailing the 'stay put' policy in place for the premises is posted on the noticeboard in the ground floor lift lobby.</p> |
| 13.10 |  <p>Suitable 'Do Not Use in the Event of a Fire' signage was observed by the lifts.</p> |
| 13.12 |  <p>'No Smoking' signage was observed on the premises, in the common areas.</p> |
| 13.15 |  <p>Wayfinding signage was observed on the staircase landings and in the lift lobbies, which indicated the floor level and the flats on that floor. Such signage was also observed in the lift lobby at ground floor level.</p> |

14.0 General Fire Safety Procedures

| | | |
|-------|--|-----|
| 14.1 | Has the premises been free from reports of any fire related incidents within the past 12 months? | Yes |
| 14.2 | Has action been taken to avoid reoccurrence? | N/A |
| 14.3 | Has the premises been free of any fire alarm actuations within the past 12 months? | No |
| 14.4 | Where necessary has any action been taken to prevent reoccurrence? | No |
| 14.5 | Have there been any incidents of deliberate ignition by employees or arson attacks? | No |
| 14.6 | Are procedures in place to inform relevant persons of the need to report any potential fire hazards? | Yes |
| 14.7 | Is there a fire policy for the premises/organisation that clearly defines the roles and responsibilities of who will contribute to overall fire safety management? | Yes |
| 14.8 | Has the fire service inspected or had any formal meetings, familiarisation visits, operational crew/CFS visits within the last 12 months? | No |
| 14.9 | Were any recommendations, enforcement or prohibition notices served? | N/A |
| 14.10 | Have all recommendations and notices been complied with? | N/A |
| 14.11 | Is adequate access provided for fire service vehicles in the event of an emergency? | Yes |

14.0 General Fire Safety Procedures: Finding(s)

| Ref | SIGNIFICANT FINDINGS |
|-----------|--|
| | Observation |
| 14.11 | The building is provided with a drop switch for Fire Service access by the main entrance and our assessor was informed that this is not currently being tested on a regular basis. Where facilities for use by the Fire Service are not adequately maintained this may result in delayed access to the building, placing persons at risk of harm. |
| | Recommended Actions |
| 14.11 | It is recommended that the Fire Service drop switch is tested monthly, with records maintained to evidence this practice. |
| Ref | RECOMMENDATIONS |
| | None. |
| Ref | COMMENTARY |
| 14.1-14.5 | Since the last fire risk assessment was undertaken there have been no reports of fire that our consultant was made aware of and there was no evidence of any fires having occurred. Any reports of fire or false alarms should be fully investigated and where necessary control measures implemented to reduce the possibility of further occurrences. Following any outbreak of fire affecting the common areas, the Fire Risk Assessment should be reviewed to identify if any further risk reduction measures are necessary. |
| 14.3-14.4 | Several false activations have occurred in recent times, with false attendance sheets located by the fire alarm panel in the common area. These were dated 17/05/2023 and 18/05/2023 and were due to false manual call point activation and smoking in the common areas. The recommendation to remove the remaining manual call points in the common escape routes may go some way to reducing the false alarms on the premises. |
| 14.7 | A combined team from the departments within WCHG have responsibility for managing the fire safety of this premises, but the Chief Executive for Wythenshawe Community Housing Group has the overall responsibility for fire safety related matters and management. |
| 14.8 | It was stated that the local fire service make occasional visits to the property for the purpose of information gathering (72d inspections) and training, but it was not thought that the Fire Service have visited recently, other than to respond to false alarms or where they may have carried out some fire safety checks etc. The significant findings of this Fire Risk Assessment should form the basis of an action plan and be implemented within the recommended timescales. The significant findings may become enforceable if not actioned in a reasonable period of time. |
| 14.11 | The Fire Service has been provided with access fobs for all WCHG high rise blocks. |
| 14.11 |  <p>Signage indicating certain provisions of the building is displayed externally, which may be used to assist attending Fire and Rescue Service personnel.</p> |
| 14.11 | Article 38 of the Regulatory Reform (Fire Safety) Order 2005 requires the responsible person to ensure the premises and any facilities equipment or devices provided in respect of the premises for use or the protection of firefighters are suitably maintained. |

15.0 Fire Safety Management

| | | |
|---------------------------------------|--|-----|
| 15.1 | Are there an adequate number of appointed competent persons and arrangements (under Article 18 of the RRFSo) in place to assist the responsible person in the management and implementation of the preventative and protective measures? (safety assistance) | Yes |
| 15.2 | Has an Accountable Person been appointed? Where there is more than one accountable person, are there procedures in place ensuring that all accountable persons co-operate with each other? | Yes |
| 15.3 | Have all staff been trained in how to call the Fire Service, use of fire extinguishers, evacuation procedures and basic fire awareness? | Yes |
| 15.4 | Do all new employees receive basic fire procedure and induction training on the date of appointment? | Yes |
| 15.5 | Are records of fire safety training kept? | Yes |
| 15.6 | Are systems and procedures in place to control any new work, alterations or repairs to the premises, so that no fire hazards are introduced? | Yes |
| 15.7 | Is a "permit" to work procedure in place for contractors etc.? | Yes |
| 15.8 | Where an alterations notice is in force has the enforcing authority been informed prior to any significant changes being made? | N/A |
| Fire Marshals & Fire Plans | | |
| 15.9 | Are fire marshals required to take charge of a fire incident and liaise with the Fire Service where required? | No |
| 15.10 | Is there a list of fire marshals displayed in all locations where required? | N/A |
| 15.11 | Are systems in place to provide identification for fire marshals during an emergency where required? | N/A |
| 15.12 | Has a suitable fire assembly point been designated? (i.e. free from traffic hazards, radiated heat and free movement away from the premises) | N/A |
| 15.13 | Do the premises require a written fire emergency plan detailing the roles and responsibilities in order to safely evacuate? | No |
| 15.14 | Where required, is the fire emergency plan displayed on the premises? | N/A |
| 15.15 | Are there procedures for calling out key staff during fire related emergencies outside of normal working hours? | Yes |

15.0 Fire Safety Management: Finding(s)

| Ref | SIGNIFICANT FINDINGS |
|-----------|--|
| | None. |
| Ref | RECOMMENDATIONS |
| | None. |
| Ref | COMMENTARY |
| 15.1 | WCHG employs competent and approved persons to carry out servicing and maintenance of all its preventative and protective fire safety measures. |
| 15.3-15.5 | There are no permanent staff based in the block. WCHG have previously confirmed that adequate fire safety training is in place, both for induction and repeat training for all staff that work at the premises. Appropriate training records are kept by the HR Department and no individual staff training record was observed by our consultant during the course of his visit. |
| 15.6-15.7 | WCHG have systems in place to control new work, repairs and alterations to ensure that no fire hazards are introduced into the premises. They also have a permit to work system in place for any contractors and for roof access etc. For Information; As fires are more frequent during refurbishment and/or alteration, it is important that any additional risks are evaluated, particularly when the building is occupied. Contractors have a duty to carry out a risk assessment and inform the client of any significant findings and of the remedial measures identified. Their impact on the building should be closely monitored with regard to (amongst others), damage to party walls, and the introduction of sources of ignition and combustible materials, the blocking of exit routes or fire doors being wedged open etc. |
| 15.9 | There are no staff normally on site outside of usual office hours that would take charge of an incident or act as a fire marshal. Fire marshals are not required within blocks of flats or apartments. |
| 15.13 | The provision of a suitable action notice as detailed in commentary 13.6, 13.8 is considered sufficient with regards to provision of information to the residents. |
| 15.15 | There are 'Out of Hours' Emergency Procedures and Emergency Evacuation Procedures in place with nominated WCHG staff providing cover. |

16.0 Fire Evacuation Plan

| | | |
|------|---|-----|
| 16.1 | Is there a current, suitable fire evacuation procedure for all residents (and occupants) to follow in the event of a fire, and has this been communicated to all residents? | Yes |
| 16.2 | If the premises operates a "stay put" policy, is this suitable? | Yes |
| 16.3 | In multi-occupied buildings do all the fire evacuation procedures complement each other? | N/A |

16.0 Fire Evacuation Plan: Finding(s)

| Ref | SIGNIFICANT FINDINGS |
|-----------|---|
| | None. |
| Ref | RECOMMENDATIONS |
| | None. |
| Ref | COMMENTARY |
| 16.0 | WCHG have advised tenants to contact them where there may be a change in their circumstances or deterioration in health and mobility, so as to assist them with their safety. Neighbourhood officers collect details of any residents who would require assistance during an evacuation by GMFRS. See the information in Section 7 regarding the SIB. |
| 16.1-16.2 | <p>The fire resisting construction of the flats/apartments, along with the sprinklers, means an outbreak of fire should be able to be contained within the flat or room of origin. Other residents are in a reasonably safe place within their own flat while a fire in an adjacent flat is dealt with. Therefore, it is the opinion of our assessor that the residential parts continue to be suitable for a 'Stay Put'/Stay Safe policy. However, there are several findings within this report that still require attention and actioning, paying particular note to Section 9.</p> <p>It is not implied that those not directly involved who wish to leave the building should be prevented from doing so. Nor does this preclude those evacuating a flat that is on fire from alerting their neighbours, so that they can also escape if they feel threatened.</p> <p>It is a requirement of the Fire Safety Order that there should be a suitable emergency plan for the premises. The Responsible Person should convey this information to tenants in several ways. Residents ought to have a clear understanding of what actions to take should a fire situation change and they need to evacuate the building. Tom Porter (Building Safety Officer for WCHG) provided several examples of notices which are periodically provided to the residents, including:</p> <ul style="list-style-type: none"> • A notice detailing the specifics of the 'Stay Safe' policy. • A fire safety guide for their block. • A fire safety 'Dos and Dents' notice. • A brief guide to fire safety notice, with the Greater Manchester Fire and Rescue Service contact number attached. |
| 16.2 | The premises were constructed as purpose built flats complying with the Building Regulations in force at that time. They incorporate compartmentation between each flat and between the flats and the escape route and this supports a 'Stay Put' policy. However, the findings in Section 9 should be noted and actioned. WCHG have in place a 'Stay Safe' policy and have informed all the residents in their high rise residential buildings, via a newsletter, of the action they should take on discovering a fire or on hearing the reconfigured common fire alarm system, when it may be activated by the Fire and Rescue Service. WCHG has also produced a comprehensive fire action notice which includes the actions to be taken on discovering a fire or on hearing the reconfigured fire alarm system. This notice is displayed in the entrance area to the premises, within the resident's notice board (see commentary 13.6, 13.8). |

Fire Emergency Plan FLATS

STAY PUT POLICY

GENERAL ADVICE TO RESIDENTS

This building has been built in such a way as to protect the people in it if a fire breaks out.

The important thing to remember is that if the fire starts in your home, it is up to you to make sure that you can get out of it.

AT ALL TIMES

- Make sure that the smoke alarms in your flat are tested.
- Do not store anything in your hall or corridor, especially anything that will burn easily.
- Use the fixed heating system fitted in your home. If this is not possible, only use a convector heater in your hall or corridor. Do not use any form of radiant heater there, especially one with either a flame (gas or paraffin) or a radiant element (electric bar fire).

IF A FIRE BREAKS OUT IN YOUR FLAT

If you are in the room where the fire is, leave straightaway, together with anybody else, then close the door.

- Do not stay behind to try to put the fire out, unless you have received suitable training.
- Tell everybody else in your flat about the fire and get everybody to leave.
- Close the front door and leave the building.
- CALL THE FIRE SERVICE.

IF YOU SEE OR HEAR OF A FIRE IN ANOTHER PART OF THE BUILDING

- It will usually be safe for you to stay in your own home.
- You must leave your home if smoke or heat affects it OR you are instructed to do so by the Fire Service. Close all doors and windows.

CALLING THE FIRE SERVICE

The Fire Service should always be called to a fire, even if it only seems to be a small fire. This should be done straight away.

The way to call the fire service is by telephone as follows.

- 1) Dial 999.
- 2) When the operator answers give the telephone number you are ringing from and ask for the FIRE service.

When you are put through to the fire service, tell them clearly where the fire is:

Bagnall Court, Greenway, Manchester, M22 4LT

Do not hang up until the fire service have repeated the address to you and you are sure they have got it right. The fire service cannot help if they do not have the address

THE ABOVE PROCEDURE SHOULD BE COMMUNICATED TO EACH RESIDENT.

17.0 Risk Analysis, Priority Ratings and Fire Risk Ratings

Each action required has been given a **priority rating of between 1 and 3** based upon the following:

Note: The time scales given below are for the responsible person(s) to take action on the findings **NOT** the time scale to complete the resulting works from the findings.

| | |
|-------------------|---|
| Priority 1 (P1) | A serious breach of the Fire Safety Order which if not actioned would significantly increase the risk of fire or injury. Failure to reduce the risk could result in substantial injury to relevant persons. Actions or omissions of this nature would normally constitute an offence liable to enforcement or prosecution actions by the Fire Authority. The time scales given are normally short – from immediate up to one month . |
| Examples include: | Blocked or locked fire exits, serious breaches of life safety fire resistance, ineffective fire doors, insufficient or complete failure of fire alarm, emergency lighting or smoke venting systems. |
| Priority 2 (P2) | A lesser breach of the Fire Safety Order or property risk, which if not resolved may present a risk of fire or injury. Failure to reduce the risk could result in a moderate injury to relevant persons. Compliance may still be required to satisfy enforcing authorities but longer time scales are given, such as 2 to 4 months . |
| Examples include: | Breaches in compartmentation. Firefighting equipment missing or defective, minor defects to the fire alarm or emergency lighting systems. |
| Priority 3 (P3) | Poor practices or features that whilst not presenting a serious risk would detract from the overall impact on the fire safety provisions within the premises. Also includes provision or practices and features that are preferable over and above the minimum standards required under the Fire Safety Order. Time scales are variable and could be up to 12 months . The acts or omissions would normally be tolerable but actions should still be implemented to maintain the risk level at a tolerable level. |
| Examples include: | Missing or incomplete fire signage, incomplete maintenance logs. |

The fire risk assessment process involves an assessment of the likelihood of an event (generally outbreak of fire) combined with an assessment of the severity should the event be realised, the severity being classified as negligible, tolerable, moderate, substantial or intolerable. Each significant finding identified has been given an appropriate risk rating, which is then prioritised accordingly on the action plan.

Once all the significant findings have been identified the premises are given an overall **Life** and **Property** risk rating based on the expert opinion, experience and training of the fire safety consultant conducting the assessment.

| Definitions: | |
|---|---|
| Hazard: | An article, substance, machine, installation or situation with potential to cause harm, loss or both. A fire hazard is a hazard that has the potential to cause a fire or promote fire development and/or spread. |
| Risk: | A measure of the probability that the potential for harm or loss posed by the hazard will materialise, combined with the potential extent and severity of the harm and/or damage that may result. |
| Harm: | Physical injury, death, ill health, property and equipment damage and any form of associated loss, which could cause harm. |
| <p>To determine the risk rating two main areas are considered, the likelihood of an outbreak of fire and the potential for that outbreak to cause harm to persons, property and business continuity.</p> <p>The likelihood of fire outbreak is given a rating of highly unlikely, unlikely and likely, this is then multiplied by the harm potential rating of slight, moderate and serious harm.</p> <p>The level of fire risk is then quantified as negligible, tolerable, moderate, substantial or intolerable. The subjective risk rating is calculated and the risk level determined within the following parameters:</p> | |
| Negligible Risk | Where the combination of severity of harm and likelihood is very low and there is minimal risk to people's lives. The risk of a fire occurring is rare and the potential for fire spread is negligible, also where the overall fire safety management is of a high standard. No further action is normally required unless circumstances change. A reassessment should take place on the review date. |
| Tolerable Risk | Where the present systems, facilities or management procedures are reasonably satisfactory at the time of the assessment. Escape should be carried out unaided with effective fire safety management procedures in place. Possible minor actions may be required, with a reassessment being conducted at the review stage. |
| Moderate Risk | The present systems, facilities or management is unsatisfactory in some areas. Where a fire could occur and the available time needed to evacuate may be reduced by the speed of the development of fire, also where the reaction time of occupants may be slower because of the type of persons present e.g. sleeping, elderly or infirm or where there are large numbers of persons or complex escape routes. Remedial actions will be required with some control measures being implemented. A reassessment should be made once the control measures have been put in place. |
| Substantial Risk | Where the combination of severity and probability is high and urgent action must be taken to reduce the risk. Where a fire is likely or highly likely to occur and the spread of fire development would be such that the available escape time would be substantially reduced. Premises identified with substantial risk areas will normally require the provision of considerable resources in the form of equipment, training, information and management to mitigate the risks. |
| Intolerable Risk | Where the combination of severity and probability is such that extreme harm or death will occur and there is a real threat of an outbreak of fire. Action must be taken to immediately reduce the risk, ideally to a tolerable level. If this cannot be achieved, then consideration must be given to prohibiting or limiting the use of all or part of the premises until such risks can be reduced. Reassessment is required following implementation of the immediate or interim control measures. |

The Probability of Fire depends on the number and nature of ignition sources, the extent of and any fire prevention measures and the nature and actions of the occupants. The Probability and Extent of Harm should a fire occur depends on the quality of the means of escape, number of storeys, complexity of the premises and mobility of the occupants.

Based upon the significant findings identified above, application of current fire safety codes and practice, experience and knowledge the following risk areas have been quantified.

FIRE RISK RATING MATRIX

| LIKELIHOOD OF FIRE OUTBREAK | LIKELY CONSEQUENCES OF FIRE | | | |
|--------------------------------|--------------------------------|-----------------|------------------|------------------|
| | Subjective Fire Risk Rating | Slight Harm | Moderate Harm | Serious Harm |
| | Highly Unlikely | Negligible Risk | Tolerable Risk | Moderate Risk |
| | Unlikely | Tolerable Risk | Moderate Risk | Substantial Risk |
| | Likely | Moderate Risk | Substantial Risk | Intolerable Risk |

18.0 Summary of Findings

| FRARef | Hazard or Defect | Action Required | Hazard Priority | Risk Rating | Action By | Review Date | Contractor Completed |
|--------|---|--|----------------------------|-------------|-----------|-------------|----------------------|
| 9.5 | Flat 22's fire door was missing its letterbox. | The flat entrance door letterbox should be replaced with a new, spring loaded metal letterbox. | P1 | Moderate | | | |
| 9.5 | Flat 3's entrance door was damaged at the time of the assessment. | It is recommended that a new FD30s self-closing fire door is fitted to flat 3. | P1 | Substantial | | | |
| 9.8 | As previously identified, the breach above the electrical riser cupboard within the entrance foyer, where cables pass through above the false ceiling into the main entrance lobby, was still present however with some intumescent pillows observed around the breach. | It is recommended that the breach is fire stopped by a competent person to 60 minutes fire resistance. | P3 - previously identified | Moderate | | | |
| 9.11 | The bathroom extractor in flat 54 did not appear to be the same as the others observed on the premises, which appeared to be the intumescent infill type detailed in commentary 9.11. | A competent person should access flat 54 and, where required, should replace the bathroom extractor with one which is intumescent and would seal in the event of a fire. | P2 | Moderate | | | |
| 10.1 | At the time of this fire risk assessment the fire alarm panel for the BS5839-1 system was showing one area as disabled. | A competent person should attend the premises to carry out remedial works in order to ensure the fire alarm system is fully operational. | P2 | Moderate | | | |
| 14.11 | The building is provided with a drop switch for Fire Service access by the main entrance and our assessor was informed that this is not currently being tested on a regular basis. | It is recommended that the Fire Service drop switch is tested monthly, with records maintained to evidence this practice. | P2 | Moderate | | | |

19.0 Recommendations

| FRARef | Observation | Recommended Action | Risk Rating | Contractor Completed |
|--------|---|--|-------------|----------------------|
| 10.9 | Although, as previously recommended, the majority of manual call points have been covered and removed from use, several remain in communally used areas, notably by the fire alarm panel and the base of the staircase, which have resulted in false alarms recently. | It is recommended that the manual call points by the fire alarm panel and the base of the staircase are disabled and removed from use in order to reduce the potential for false activation. | Moderate | |

The recommendations above are issues which have been observed by the Total Fire Group Ltd Consultant and which in their opinion do not constitute a breach of the Regulatory Reform (Fire Safety) Order 2005 which deals with life safety in relation to all relevant persons. The recommendations are designed to assist the responsible person in identifying areas where the required life safety systems are showing signs of deterioration, fair wear and tear etc. so that the business can budget for future replacements, repairs etc. In addition, there may be areas where the consultant believes the business is vulnerable from fire in terms of property protection or business continuity and therefore has included recommendations for the client to consider or investigate further.

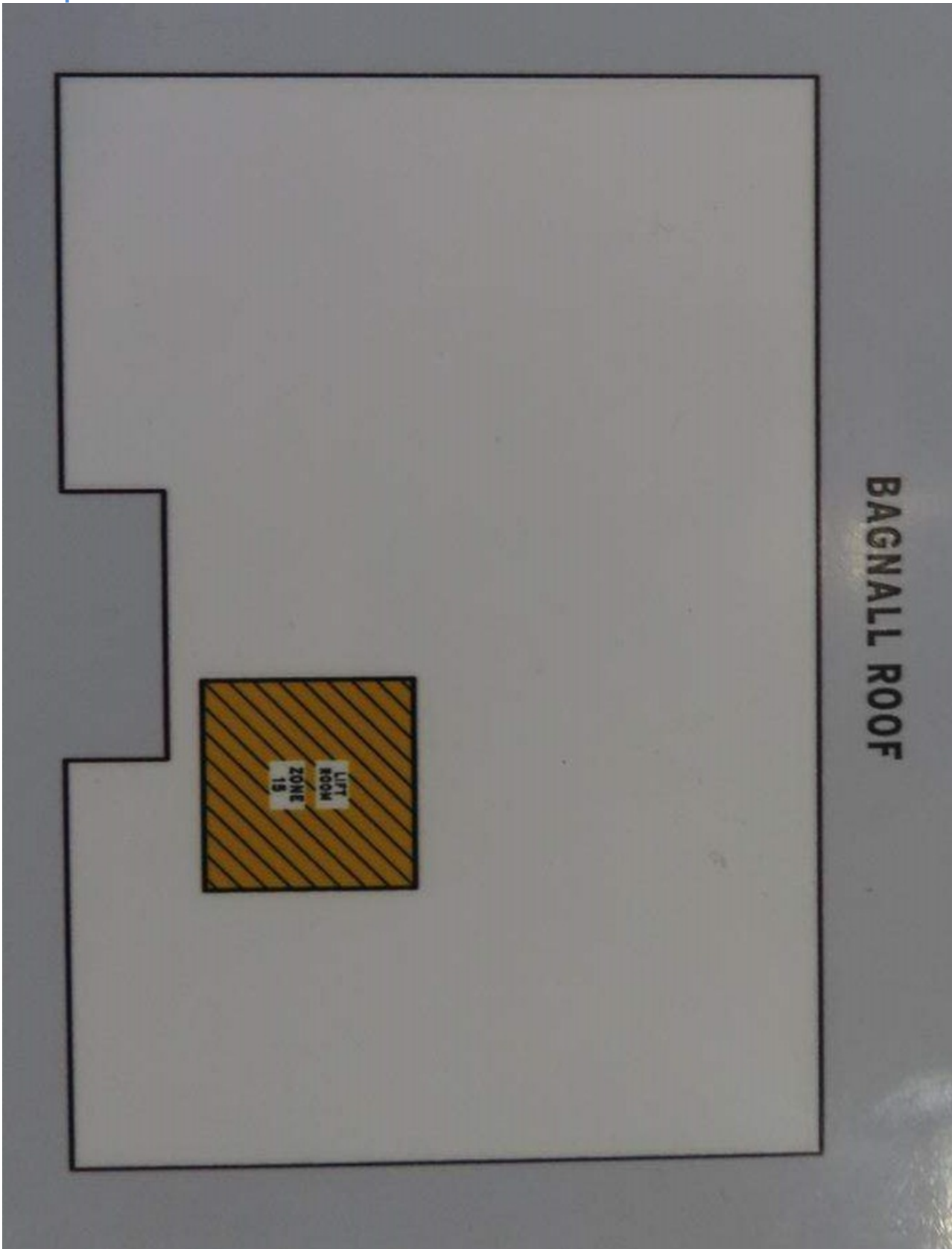
IT IS FOR THE RESPONSIBLE PERSON TO DETERMINE WHETHER THE USE OF THE PREMISES, THE NATURE OF THE OCCUPANTS, THE PROPERTY PROTECTION, DAY TO DAY OPERATIONS AND THE FIRE SAFETY MANAGEMENT WOULD BE ENHANCED BY THE IMPLEMENTATION OF ANY RECOMMENDATIONS. THEY DO NOT CONSTITUTE A SIGNIFICANT FINDING.

20.0 Commentaries

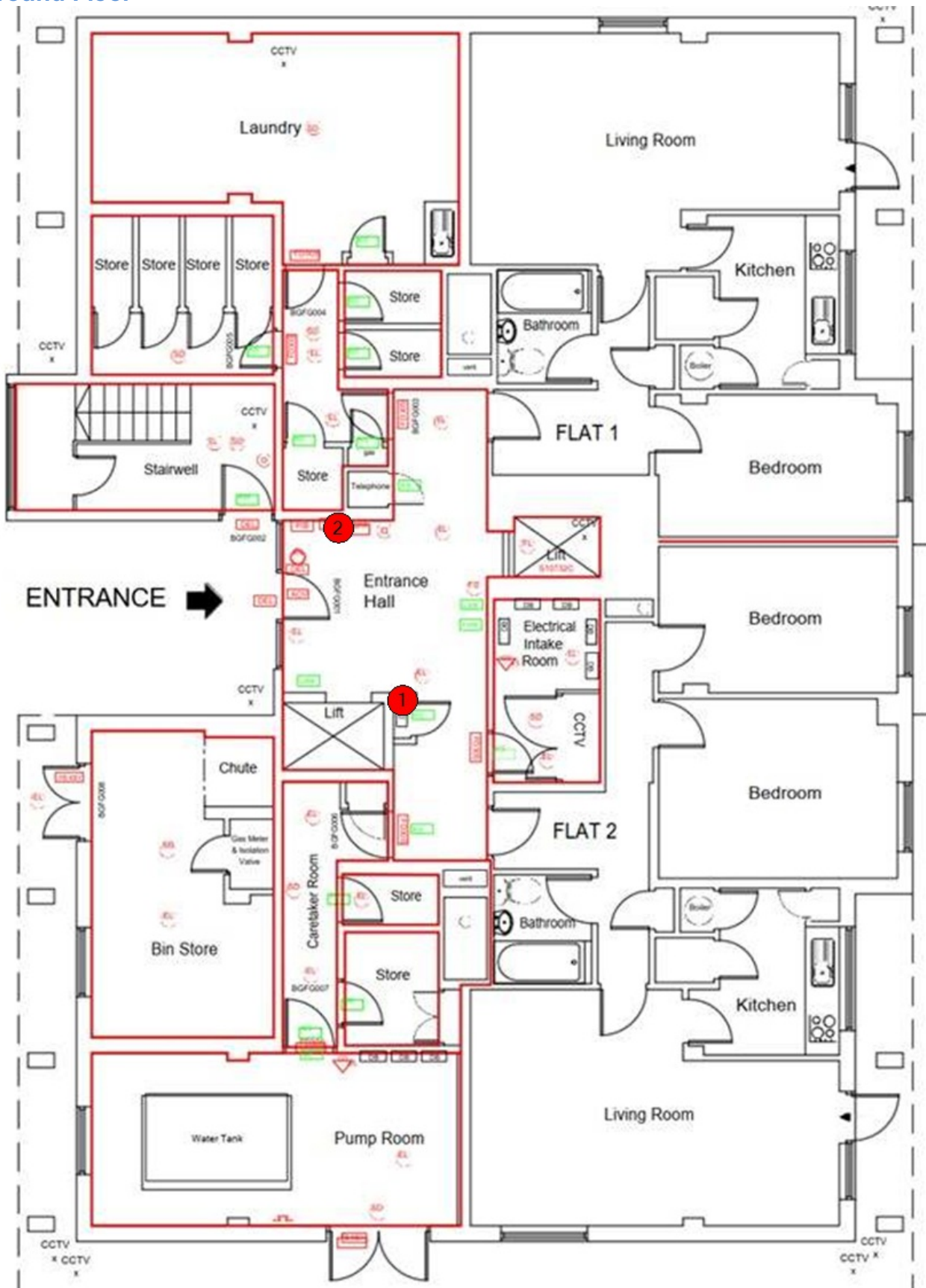
| FRARef | Observation | Recommended Action | Risk Rating | Contractor Completed |
|------------|---|---|-------------|----------------------|
| 7.5, 7.7 | In the Secure Information Box (SIB), there is a sheet detailing resident 'PEEPs'. As there are no staff stationed permanently on the premises, it is likely that this is intended to refer to 'PREPs'. | The sheet in the SIB should be adjusted to refer to the plans as 'PREPs'. See commentary 7.3, 7.5, 7.7 for further detail. | Tolerable | |
| 8.21 | On the escape side of the electromagnetically secured laundry door, both release devices are identical, these being 'push button to exit' devices. Neither of the buttons is labelled as the override. | Consider labelling one of the buttons as the override button. | Tolerable | |
| 9.27, 9.29 | WCHG have confirmed that works have been commissioned for both the balcony panels and the spandrel panels to be replaced. At the time of this assessment the work had not begun, however scaffolding was being erected around the building so that the work could commence. | Ensure that the installations are carried out in line with the manufacturer's instructions, with all relevant certification and documentation held on file. Where necessary, this information should be relayed to the Fire and Rescue Service. | Tolerable | |

Appendix

Roof plan



Ground Floor



1 The Confinement of Fire - 9.8



2 Automatic Fire Detection - 10.1



Typical Upper Floor

