TOTAL FIRE GROUP

Wythenshawe Community Housing Group

TOTAL FIRE GROUP LTD

Fire Risk Assessment

Conducted at:

1-87 Edwards Court
Rowlandsway
Wythenshawe
M22 5SE

05 March 2025

Fire Industry Association

BAFE FIRE SAFETY REGISTER REGISTERED ORGANISATION ID: 302157

NSI SILVER

UKAS PRODUCT CERTIFICATION 0142

Certificate Number	LS	0396997

Life Safety Fire Risk Assessment

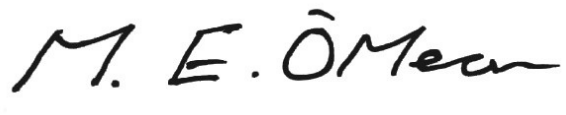
Silver Approved Scheme

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**	
	1-87 Edwards Court, Rowlandsway, Wythenshawe, M22 5SE	
	Part or parts of the premises to which the fire risk assessment applies	
	The common parts only.	
Part 4	**Brief description of the scope and purpose of the fire risk assessment**	
	In compliance with Article 9(1) of the RRFSO 2005.	
Part 5	**Effective date of the fire risk assessment**	05/03/2025
Part 6	**Recommended date for review of the fire risk assessment**	05/03/2026

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	14/03/2025

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, Moreton-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).

TOTAL FIRE GROUP

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TERMS AND CONDITIONS OF BUSINESS

1-87 Edwards Court, Rowlandsway, Wythenshawe, M22 5SE

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 **Wednesday, 5 March 2025**

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

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:

1-87 Edwards Court, Rowlandsway, Wythenshawe, M22 5SE

Responsible or Accountable person(s):

Wythenshawe Community Housing Group (WCHG).

Person(s) consulted and landline contact number:

Joy Ashley, 07580869117. joy.ashley@wchg.org.uk.

Fire Risk Assessor:

Ethan Davies BSc (Hons), MIFSM, Tier 3 IFSM Level Fire Risk Assessor (N665)

Validated by:

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

Date fire risk assessment was conducted:

Wednesday, 5 March 2025

Time:

10:25 am.

Date of last FRA or FRA Review (if known)

04 Jun 2024

Suggested date for next review:

March 2026

Fire risk assessment limitations:

A Type 3 (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 to flat 10.

A large sample of the riser cupboards were accessed along with the ancillary areas and communal facilities on the ground floor. Although not accessed during this fire risk assessment access was made into the lift motor room above the 7th floor and also the roof during a previous fire risk assessment.

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.

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:

8 including the ground floor.

2.2 Approximate building footprint:

840m^2

2.3 Details of Construction and Premises:

Edwards Court was built in 1967 and is a high rise residential block of 87 self-contained flats, with open deck balconies providing access to said flats. It is constructed with concrete floors and stairs and has a flat roof. Portions of the building are also covered by a curtain wall glazing.

The premises are shaped and consist of 2 open deck areas per floor forming part of this 'L'. The open decks are accessible via lift lobbies at each floor level, which contain 2 lifts. Also on each floor is a refuse chute room, which is lobbied from the lifts. An electrical room adjoins each refuse chute room. There is a single staircase serving all floors and this too is lobbied from the lifts, except for at ground floor level.

There is permanent ventilation provided at the head of the single stair. The ground floor is of a slightly different layout, with a bin room and a laundry room adjoining the ground floor lift lobby. The main entrance/exit is located within this ground floor lift lobby. A dry riser inlet is located within the ground floor lift lobby and outlets are provided at each floor level within the lift lobbies.

Some resident flats were accessed, as specified in Section 1 of this report, and they were all of the same layout. This consisted of the entrance door opening into a hallway, off which were located a bedroom, living room, kitchen and store cupboard.

An enclosed balcony was accessible to the rear of each flat, through the living room. Each flat was provided with a BS5839-6 Grade D fire alarm system to an LD1 standard of coverage. In addition to this, BS5839-1 type heat detection was observed in the entrance hallway to each flat. This has been confirmed to be part of the common area fire alarm system which has been reconfigured to be silent in all but plant and service areas and to function as an emergency alert system for use by the Fire and Rescue Service.

Also extending throughout each flat was a sprinkler system, which appeared to be fed by tanks in an area adjoining the lift motor room. This sprinkler system was also observed to serve some common areas such as the laundry.

Emergency lighting is installed throughout the common areas, including plant rooms. .

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:

174, based upon an assumption of 2 persons per flat.

2.6 Approximate maximum number of employees at any one time:

Limited to occasional visits by cleaning and maintenance staff.

2.7 Maximum number of members of the public:

Limited to visitors to the residents.

2.8 Occupants at Special Risk:

Sleeping occupants	
Persons familiar with the premises	Yes
Persons unfamiliar with the premises	No
Occupants with disabilities	
Mobility-impaired	Yes
Hearing-impaired	Yes
Learning difficulties	Yes
Occupants in remote areas	No
Others	Yes

Comments

Flats are general needs. Residents may be present with any combination of disabilities throughout the premises.

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.

2.9 Fire Loss Experience

None evident, none reported at the time of the fire risk assessment.

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, findings/recommendations have been raised within this fire risk assessment. The risk to life is considered to be moderate at the time of the fire risk assessment.

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

The general standard of compartmentation across the building is high, with some areas for improvement as recommended in the significant findings. A monitored, silent (in the most part) fire alarm system is installed which would result in early summoning of the Fire Service. Sprinklers are also installed in resident flats and some commonly used areas and the 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	**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 are stored or used inside the premises.
4.3-4.4, 4.6-4.7	Cleaning materials are stored within a designated cupboard adjoining the main entrance lobby. Some materials are stored in a secured, metal cabinet. 

5.0 Interior Furnishings		
5.1	Are all interior furnishings made from fire resisting materials?	Yes
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	**FINDINGS**
	None.
Ref	**RECOMMENDATIONS**
	None.
Ref	**COMMENTARY**
5.1	At the time of the Fire Risk Assessment, the common areas were free from furniture.

6.0 Heating and Electrical Appliances		
6.1	Are portable or fixed heaters used?	No
6.2	Are all heaters fitted with suitable guards and located in positions away from combustible materials?	N/A
6.3	Are all heaters free from naked flames?	N/A
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?	N/A
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?	No
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	FINDINGS
	Observation
6.14	On some of the open decks, cables which appear to have previously been cable-tied have come loose and drooped over the decks. These could cause entanglement risks in an emergency, placing residents and firefighters at risk of harm. 
	Recommended Actions
6.14	Cables which have become loose over the open deck should be re-affixed.
Ref	**RECOMMENDATIONS**
	None.
Ref	**COMMENTARY**
6.0	WCHG have an empty homes policy to ensure any void or empty flats have their gas and electricity disconnected.
6.0	Isolation and emergency stop switches for the lifts are located in the lift motor room. 
6.1	There is no heating provided within the common areas. The flats have individual gas central heating systems.
6.5	WCHG have informed our assessor that no portable electrical appliances are used in the common areas and none were observed at the time of this assessment.
6.6	WCHG have informed our assessor that servicing for the electrical installations in the building was last carried out on 01/2024. All records and certification relating to such servicing are stored on WCHG systems.
6.9	It would be impractical to turn off/isolate many of the appliances in use within the building when the area is unoccupied, such as in plant and laundry spaces.
6.13	As previously recommended, the block adaptor used in the lift motor room as been replaced with a bar type extension lead. It should be ensured that any extension leads used are not overloaded.
6.14	Article 14 of the Regulatory Reform (Fire Safety) Order 2005 requires the responsible person to ensure that emergency routes and exits can be used as quickly and safely as possible.
6.16	Suitable hazard signage was fitted to service risers across the premises.
6.20	Gas installations within resident flats are subject to a minimum of annual servicing in line with current regulations. The lifts are serviced on a periodic basis by competent persons. Laundry equipment is also maintained under a service contract. All records relating to this testing and maintenance is held centrally on WCHG systems.
6.21	The lightning protection system is tested on an annual basis, with servicing records held on WCHG systems.
6.22	No other sources of ignition were identified during this assessment and there are no solar panels fitted to this building.

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	**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	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.

7.3, 7.7	Identification of vulnerable residents in purpose-built flats with regard to escape provision: 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; 1. Evacuation from the dwelling on fire - NFCC 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 may or may not lead to a Personal Evacuation Emergency Plan (PEEP), but, even if it does where trained persons are able to assist, the PCFRA 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. In all cases, it is likely to lead to a Personal Rescue Emergency Plan (PREP). 2. Moving through and 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. Following consultation with the residents: • 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 PEEP or 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). • Where a PEEP is the outcome of a PCFRA it should look to implement building safety measures where reasonably practicable to ensure that those with impairments have a plan for evacuation and should only require rescue in circumstances where this main plan cannot be implemented. It should not be implied that a successful evacuation will always be possible, and rescue is never needed; in some cases of severe disability, evacuation or rescue by FRS will be the only option. • Responsible persons should add information to the Premises Information Box (PIB) 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/PEEP. • 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 PIB rescue information for the fire and rescue service is not the same as a PCFRA/PEEP; this applies even where a PCFRA/PEEP is declined since the amount of information required can vary and the PEEP/ PCFRA is particular to that person. • The PCFRA/PEEP should feed into a review of the premises fire risk assessment. If the use of refuge areas is to be relied on as part of a PEEP, details about the method of communication from the place of safety should be included. • PCFRA/PEEP should be reviewed as soon as practicable if the resident indicates a change in circumstances to the Responsible Person. A regular review of PCFRA/PEEPs is also required to mitigate the risk of changes to circumstances going unnoticed because residents have not updated the Responsible Person. It is important that the Responsible Person understands that any PEEP, PREP, or PCFRA may require the building's Fire Risk Assessment to be informed and updated. Personal plans for fire emergencies: **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. **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. **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.

7.3, 7.7	**Note -** "Although previous guidance noted that PEEPs is generally ineffective and not recommended in purpose-built blocks of flats that do not have permanent staff on site, PEEP implementation is currently being considered as part of the Grenfell Tower Inquiry: Phase 2 Report that has recently been published, which should be considered by building owners and managers."
7.5	The previous FRA noted that Tom Porter (Building Safety Officer for WCHG) had confirmed 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 the formulation of any PCFRAs, appropriate risk reduction measures should be implemented and these should be updated/reviewed on a suitable periodic basis.
7.10-7.11	Contractor access is controlled by WCHG. A signing in book is not necessary. Visitors to the flats are the responsibility of the tenants. Where necessary, health and safety information relating to this building may be provided by WCHG to attending contractors, prior to them accessing the premises.
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?	No
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?	N/A
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?	No
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	**FINDINGS**
	None.
Ref	**RECOMMENDATIONS**
	None.
Ref	**COMMENTARY**
8.2	WCHG have previously confirmed that the vent at the head of the stairway is a permanently open vent and has an area of at least 1m². 
8.2	The door onto the roof from the lift motor room provides a means of permanent ventilation. 
8.2	The lobbies between the bin chute rooms and the lift lobbies are provided with manually openable windows for ventilation.
8.6	Steps on the internal staircase are nosed, ensuring clear visibility for those using them.
8.7	At the time of the fire risk assessment, the communal areas were free from any items/combustibles.
8.11, 8.13	From the internal side of flat entrance doors, it was observed that the majority of those accessed were provided with thumb turn type opening devices. There were exceptions, however, where key operated locks are installed.
8.12	Final exit doors are used regularly by residents and cleaning/maintenance staff and it can be reasonably expected that any fault would be reported. Such doors are also checked by a member of staff on a weekly basis and this is recorded electronically.
8.12, 8.18	It has previously been confirmed that the electromagnetic door lock release mechanisms are checked weekly. They are also serviced every 6 months by a competent contractor, as arranged by WCHG.
8.15, 8.18-8.19	The electromagnetically secured gate outside the main entrance has been provided with a green box emergency override on the escape side, enabling persons to proceed to a place of ultimate safety upon leaving the building.
8.17	The access doors to all the open decks are fitted with electromechanical locks. They are provided with push pads or lever handles that allow them to be opened on the open deck side of the door without the use of a key.
8.18-8.19	WCHG have previously confirmed that the electromagnetic locks within the premises are linked to the common fire alarm and conform to BS7273-4. Where electromagnetically secured doors within the building were observed (e.g. final exits and laundry door), these were accompanied by 'push button to exit' devices and green box overrides. 

9.0 The Confinement of Fire

9.1	Are all escape routes and compartments protected by fire resistant walls and doors where required?	No
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 intumescing strips where required?	No
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?	N/A
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?	N/A
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.	Yes
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	**FINDINGS**
	Observation
9.1, 9.5, 9.8	It was observed at the time of the fire risk assessment that there were deficiencies to communal fire doors. • The door leading to the lift lobby was wedged on the floor. (sixth floor). • The bin room door was not self-closing fully into its rebate (seventh floor). Where fire doors are not able to self-close fully and unaided into their rebate they will stay open and may allow for the spread of fire and products of combustion to traverse the communal areas, placing persons at risk of harm.
	Recommended Actions
9.1, 9.5, 9.8	It is recommended that the doors be adjusted so that they are able to close fully and unaided into their rebates.
	Observation
9.6	It was observed at the time of the fire risk assessment that there were smoke seals missing from the fire door to the first floor electrical cupboard. Where smoke seals are missing this may allow for the spread of smoke and products of combustion, placing persons at risk of harm.
	Recommended Actions
9.6	Missing smoke seals should be replaced.
Ref	**RECOMMENDATIONS**
	Observation
9.1, 9.8	It was observed at the time of the fire risk assessment that on multiple floors within the rooms that adjoin the bin store, there were open conduits. There were also open conduits throughout the building on the metal trunking that ran across the ceiling of the open decks. 
	Recommended Actions
9.1, 9.8	The conduits should be closed/sealed to prevent any unauthorised access or tampering.

Ref	COMMENTARY
9.0	Within the resident flats, the doors to the living room and kitchen are notional fire doors.
9.1	Service risers adjacent to flats are provided with high-level intumescent grilles. Although these will not seal in the early stages of a potential fire, therefore enabling passage of smoke and other products of combustion, the flats are accessed via open deck therefore this is considered acceptable. The grilles are also above 1.1m in height. 
9.1	Windows overlooking a single direction of travel open decks are not fire resisting, however, they are over 1.1m in height and, therefore are considered acceptable in line with Section 59.5 of the LGA Purpose Built Blocks of Flats guidance.
9.1	The window next to flat 51 has been replaced following the previous recommendation.
9.1, 9.5	The previous fire risk assessment raised an action that a number of service riser doors adjoining the open deck areas were ill-fitting and did not close on the seventh floor. At the time of the fire risk assessment, all riser doors on the seventh floor were able to be closed by the assessor.
9.1, 9.5	The previous fire risk assessment raised an action the glazing to flats 64 and 65 was damaged. At the time of the fire risk assessment it was observed that new glazing has been fitted to both fire doors. 
9.1, 9.5-9.6	The previous fire risk assessment raised a finding in regard to a fire door survey carried out. It was previously recommended that the recommendations in the fire door report from Tenos in section 7.8 should be completed. A spreadsheet was attached to the finding, the spreadsheet showed the work carried out to each flat entrance door. This action has been completed and has been given a completion date of 02/10/2024 by Victoria Marsh.
9.1, 9.5-9.6	It was highlighted in the fire risk assessment that the flat entrance door to flat 15 was heavily damaged. At the time of the current fire risk assessment it was observed that the door has been replaced, this action has been completed. 
9.1, 9.5-9.6, 9.8	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.
9.1, 9.5-9.6, 9.8	The previous fire risk assessment raised an action that It was observed at the time of the fire risk assessment that the bin room door on the ground floor does not close fully into the frame and is also missing a smoke seal. At the time of the fire risk assessment the door was able to self close fully into frame unaided, the missing smoke seal has also been replaced.

9.1, 9.8	The previous fire risk assessment raised a recommendation that the low-level vents that contain the electrical units and TV aerial splitters and cables be sealed. At the time of the fire risk assessment it was observed in each riser that was part of the sample, the vents had been sealed on the internal face. 
9.1, 9.8	The previous fire risk assessment recommended that the part of the window frame that is missing be replaced on flat 45. At the time of the fire risk assessment the window frame had been repaired. 
9.1, 9.8	A number of small compartmentation breaches were observed on the premises during the previous fire risk assessment. However, they appear to have been fire-stopped. WCHG have provided a completion date of 23/07/2025. The following breaches have now been fire stopped. 1. At the top of the electrical service riser in the ground floor lift lobby. 2. Non-fire-resisting foam was observed behind the metal trunking going through the ceiling of the electrical cupboard on the second floor. 3. A breach on the open deck on the ground floor potentially leading into a flat.  
9.4	As confirmed on WCHG's standard responses: • All front entrance fire doors regardless of height that go into common areas are inspected annually during the annual gas/safety checks. Fire Doors to Individual residential premises are inspected annually and recorded on a PDA, any defects are logged and reported to be rectified. • Common Fire Doors to High Rise Blocks above 11mt are inspected quarterly by a third-party trained consultant and any defects are recorded and repairs raised to rectify. • All high-rise doors are visually inspected by the Building Safety Officer on weekly visits to the blocks. Individuals who inspect Fire Doors have undertaken training facilitated by Ventro or Fire Door UK. **Note** Regulation 10 of the Fire Safety (England) Regulations 2022 gives further advice on additional information about fire doors to be given to residents. https://www.gov.uk/government/publications/fire-safety-england-regulations-2022/fact-sheet-fire-doors-regulation-10
9.5-9.6	The previous fire risk assessment raised an action that the inner refuse chute room door on the fourth floor is not effectively self-closing and this is due to the strip and seal coming loose. At the time of the fire risk assessment, it was seen by the assessor that this action had been completed.
9.6	The missing smoke seals on the risers next to flat 45 and 72 have been replaced.
9.8	Although there are corroded intumescent collars passing through the ceilings of the riser cupboards on the seventh floor, this building has a flat roof. Unless it is determined that there is a void or other such space for a fire to spread into above the seventh floor riser shafts, these collars would not require replacement.

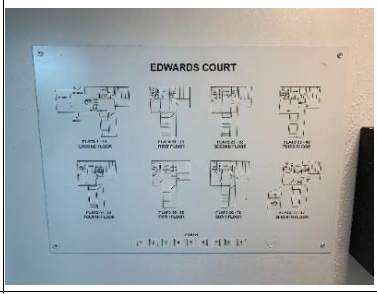
9.8	**Extract from previous assessment notes previous companies involved in the fire-stopping process:** As highlighted previously compartmentation works have been carried out throughout the premises by Allied Protection Ltd and, at a later date, by Fieldway. They are accredited passive fire protection contractors and they have provided WCHG with documentary/photographic evidence of their work, which is held centrally and was not viewed by our assessor. Knightsbridge fire-stopping contractors were on site at the time of this fire risk assessment, carrying out fire-stopping checks and required works.
9.8	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.
9.11	In the flats that were viewed during this and previous Fire Risk Assessments, it was confirmed that the ventilation arrangements for the kitchen and bathroom were located on the external wall onto the open deck and did not pass through any other compartmentation. The extraction passes out of the flats at high level and, therefore does not affect persons escaping past. Extraction from the laundry was observed to lead directly to the outside.
9.16	In the bin room on the ground floor, the bin in use is located adjacent to a lid that has a fusible link which enables the lid to self-close over the bin should a fire occur. This is to prevent the fire, smoke and toxic gases from spreading up the chute. The fusible link is checked annually by an appointed contractor. The photographs above show the lid and an example of the bin hoppers located on each floor, which are metal in construction and are self-closing with rubber seals. Both the main bin room and the chute rooms are provided with a means of ventilation.
9.16	The previous fire risk assessment raised an action that storage was observed in the room containing electrical equipment adjoining the bin chute room on the second floor, third floor and seventh floor. At the time of the fire risk assessment these areas were free from the majority of items identified in the previous assessment. There may be some wet floor signs this is considered acceptable in low amounts.
9.18	Recycling bins for the premises are located in the car park, a suitable distance from the building's perimeter.
9.18	CCTV is provided in the common areas.
9.27	WCHG has communicated to our assessor that the building is of panel system-type construction consisting of concrete walls and floors. There are also portions of curtain wall glazing around the enclosed balconies within resident flats. 
9.27-9.28	WCHG have informed our assessor that following an inspection by Tenos Ltd, the panels of the balustrades to the balconies that provide access to the flats have been identified as 6mm heat-soaked toughened glass PAR with a Blue translucent 2.6mm interlayer, 20mm rad corners and 10mm holes. WCHG have received confirmation from Tenos Ltd that these panels are of an acceptable standard to be used in this location. Previous fire risk assessments have also confirmed that remedial works have been carried out to curtain wall systems, following recommendations from the report compiled by Tenos Ltd. The curtain wall systems have been confirmed to comply with building regulations in their current state.

9.27-9.28	It has been previously confirmed that a consultant attended the site on behalf of WCHG and took a core sample from the gable ends of the building. It was confirmed that no other material of insulation was present behind the gable ends, therefore no further action has been taken.  

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?	N/A
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	**FINDINGS**
	None.
Ref	**RECOMMENDATIONS**
	None.

Ref	COMMENTARY
10.3	WCHG have confirmed that detectors in flats are checked and the findings recorded as part of the annual gas servicing.
10.6	The common area fire alarm and detection system incorporates smoke detection throughout commonly used areas and heat detection in the hallways of each resident flat. The fire alarm panel for the system is located in the lift lobby at the ground floor level and appeared healthy at the time of the assessment. It was previously confirmed to our assessor that the system is addressable. It has been previously confirmed to our assessor that, although the common fire alarm system is silent through the majority of the premises, it is audible in plant and service areas, including on the roof where a sounder is present.  
10.6	All of the resident flats accessed were provided with BS5839-6 Grade D LD1 fire alarm systems and WCHG have previously confirmed that that this provision is consistent throughout all of the flats in the building.  
10.7	The previous fire risk assessment recommended that the manual call points on the ground floor communal be removed from use, with only call points in plant/service areas remaining. At the time of the fire risk assessment the call points in the ground floor communal areas were capped off. This action has been completed. 

10.7	The previous fire risk assessment confirmed that a manual call point linked to the common fire alarm system has been installed in the lift motor room. 
10.7	The manual call points on the upper floor common areas have been removed from use as previously recommended. This will reduce the probability of false alarms occurring.
10.7	Although the BS5839-1 common heat detectors extending into resident flats are fitted horizontally to the walls, which is less efficient, this is accepted as the extension of this system into resident flats is above and beyond the requirements of current guidance. It should be noted that the minimum distance away from any walls or fixings should be 300mm. 
10.13	A suitable building and zone plan is provided adjacent to the fire alarm panel on the ground floor. 
10.15-10.16	The fire alarm/emergency alert system is tested weekly by the staff from WCHG's Facilities Department. A record of the test is kept electronically on WCHG's systems. The maintenance of the system is carried out periodically (6 monthly) by an approved contractor and records to evidence this are held on WCHG's central systems. Records were not observed at the time of the fire risk assessment.

11.0 Emergency Escape Lighting		
11.1	Has the provision of emergency lighting been considered? Working hours, windowless areas, open access areas>60m2, toilets>8m2.	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	**FINDINGS**
	None.
Ref	**RECOMMENDATIONS**
	None.
Ref	**COMMENTARY**
11.1-11.3	Suitable provision of emergency lighting was observed in the common areas, including on open deck areas.
11.4	There is emergency lighting outside of the final exit doors 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. Records were not observed at the time of the fire risk assessment.

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?	N/A
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)	N/A
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	**FINDINGS**
	None.
Ref	**RECOMMENDATIONS**
	None.

Ref	COMMENTARY
12.1	There are no fire extinguishers within the common areas, with the exception of in the laundry. 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	A CO2 extinguisher is provided in the lift motor room and the ground floor electrical room. They are checked monthly and serviced annually by an approved contractor. The last annual service was carried out on 10/2024. Records are kept on WCHG systems.
12.6	The previous assessor was informed that the lifts are interfaced with the fire alarm system and return to the ground floor on activation. However, neither of the lifts have any firefighting capabilities.
12.8	The dry rising main is both pressure tested and visually inspected annually with six months between the two visits. The tests and inspections are carried out by an approved contractor. Records are kept on WCHG systems. The dry riser inlet is in the lift lobby at the ground floor level and outlets are provided at each floor level on the upper floors, again within lift lobbies. 
12.8-12.9	A BS 9251 sprinkler system has been installed. In each flat, there are concealed sprinkler heads located in the hallway, each bedroom, the lounge, any enclosed balcony and the kitchen. In addition, there are also sprinkler heads located in the ground floor plant areas. There are control valves for each floor located in the dry riser cupboard in the lift lobby. A pump and water tank for the sprinkler system has been provided in the tank room accessed via the lift motor room. A sprinkler panel is located by the main entrance to the building and appeared healthy at the time of the assessment. The system is maintained and serviced by an approved contractor on a quarterly basis and Argus also attends weekly to visually check the sprinkler system. 
12.11-12.13	It has been confirmed by WCHG (Joy Ashley) that although the lifts appear to be passenger, they do have firefighting capabilities. Allied has confirmed that these are passenger lifts with aspects of a firefighting lift and are not fully compliant. Upon operation of the switch, the lift returns to the ground floor, the door opens and then remains open. The car buttons become hold to run. Press and hold the required floor button (if released before the doors fully close, it will reopen) to send the car to the required floor. Once the car reaches the required floor, it will stop and the doors will remain closed. The firefighters can then press and hold the door open button until the door opens (if the button is released before the doors are fully open, the doors will re-close). The lift will not respond to landing calls until reset to normal operation. **Note:** There is no communication device other than the breakdown button in the lift. There are no hatches fitted in the lift roof.
12.14	Although the common fire alarm system is not a purpose-designed Evacuation Alert System (EAS), the previous assessor was 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 not available to the SIB, however, it has been confirmed that the contents were the same in each tower block, the previous assessor was able to access another SIB in a different high rise to confirm the contents. The following information is held in WCHG SIBs. • Lobby access keys. • Evacuation procedure information. • Key contacts. • Building information. • Asbestos information. • Building plans. • Vulnerable resident information. • 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?	N/A
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	**FINDINGS**
	None.
Ref	**RECOMMENDATIONS**
	None.
Ref	**COMMENTARY**
13.1-13.4	Directional signage was observed in the common areas. This building has a single staircase and residents will be familiar with access and egress from the building.
13.6	A stay-put policy fire action notice was observed within the ground floor entrance area of the premises. 
13.10	'In the event of fire do not use this lift' notices have been provided on each landing adjacent to the lift.
13.10	The previous fire risk assessment raised a finding that there was a lack of 'DO NOT USE LIFT IN EVENT OF FIRE' signage on the 5th floor. At the time of the fire risk assessment it was observed that this action had been completed. Appropriate signage is now displayed adjacent to the lift on the 5th floor.
13.12	Suitable 'No Smoking' signage was observed in the common area.
13.15-13.16	Wayfinding signage that has the floor number and directional signage to the flats, including flat numbers, was displayed in the lift lobbies and on the stairway landings.  

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?	Yes
14.4	Where necessary has any action been taken to prevent reoccurrence?	N/A
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	**FINDINGS**
	None.
Ref	**RECOMMENDATIONS**
	None.
Ref	**COMMENTARY**
14.1-14.2	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	All false, accidental and malicious actuations are recorded. System faults are corrected as soon as possible by the alarm contractor. Accidental and malicious actuations are passed to the Housing Manager who will arrange for the appropriate action to be taken.
14.7	The Chief Executive for Wythenshawe Community Housing Group has the overall responsibility for fire safety related matters and management.
14.9	Our consultant was not made aware there were any outstanding notices of deficiencies/enforcement action from the enforcing authority. 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 issues identified 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	Signage indicating certain provisions of the building is displayed externally, which may be used to assist attending Fire and Rescue Service personnel. 
14.11	The gate from the street to the rear car park has a gate fitted which is currently secured and can be accessed with a fob, however, this gate had a drop switch provided for Fire Service use. It is expected that this is tested monthly by WCHG.

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	**FINDINGS**
	None.
Ref	**RECOMMENDATIONS**
	None.
Ref	**COMMENTARY**
15.1	WCHG employs competent persons to carry out service and maintenance of all preventative and protective services.
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 informed our assessor that all major works have ongoing Clerk of Works persons overseeing the work and an employers agent and/or third party accredited organisation/person sign off work which may affect compartmentation on completion. In addition to the above, RAMS are submitted for contractor works and works are also assessed for any activities requiring 'permit to work'. For major works the contractor has a permit license to manage the procedure and this is regularly audited. 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	For this premises, fire action notices will be considered sufficient with regards to the provision of evacuation strategy information, see section 13.6.
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	**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.
16.2	The Fire Safety Order requires that there should be a suitable emergency action plan for the premises. The Fire Safety (England) Regs 2022, also requires the Responsible Person to display and communicate the fire actions to all residents. Fire safety instructions must be provided in a conspicuous part of the building. The instructions must be in a comprehensible form that residents can reasonably be expected to understand and should cover the following: • The evacuation strategy for the building (e.g. stay put or simultaneous evacuation); • Instructions on how to report a fire (e.g. use of 999 or 112, the correct address to give to the fire and rescue service, etc.); • Any other instruction that informs residents what they must do when a fire has occurred. In addition, these instructions should be provided to residents when first occupying their flat and reissued to all existing residents at periods not exceeding 12 months. **Residents ought to have a clear understanding of what actions to take should a fire situation change and they need to evacuate the building.** **It is not implied that those not directly involved who wish to leave the building should be prevented from doing so.**

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:

1-87 Edwards Court, Rowlandsway, Wythenshawe, M22 5SE

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.

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.

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.

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:

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

Ref	Hazard or Defect	Action Required	Hazard Priority	Risk Rating	Action By	Review Date	Contractor Completed
6.14	On some of the open decks, cables which appear to have previously been cable-tied have come loose and drooped over the decks.	Cables which have become loose over the open deck should be re-affixed.	P3 - previously identified	Moderate			
9.1, 9.5, 9.8	It was observed at the time of the fire risk assessment that there were deficiencies to communal fire doors.	It is recommended that the doors be adjusted so that they are able to close fully and unaided into their rebates.	P1	Moderate			
9.6	It was observed at the time of the fire risk assessment that there were smoke seals missing from the fire door to the first floor electrical cupboard.	Missing smoke seals should be replaced.	P2 - previously identified	Moderate			

19.0 Recommendations

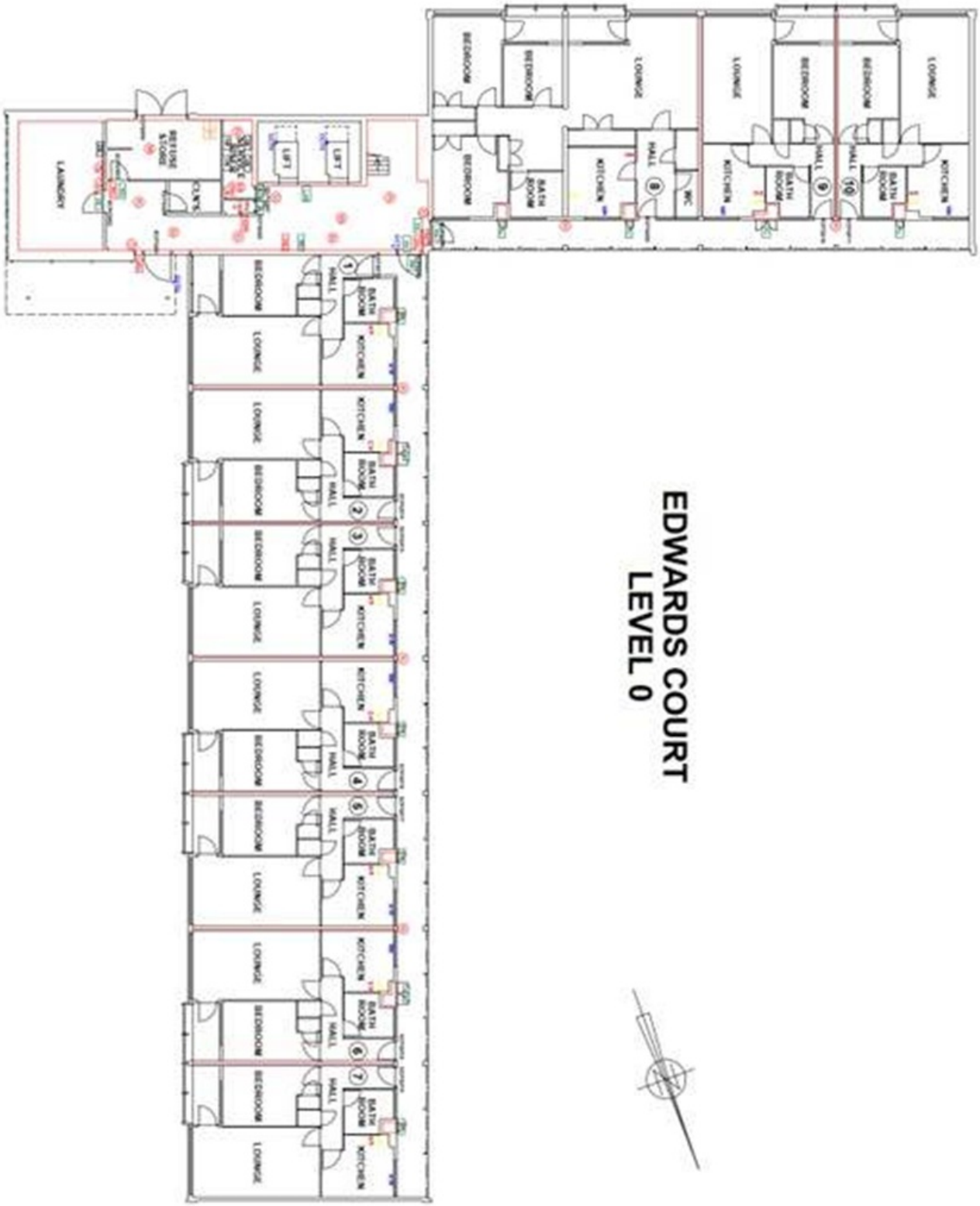
Ref	Observation	Recommended Action	Risk Rating	Contractor Completed
9.1, 9.8	Open conduits were observed at the time of the fire risk assessment.	The conduits should be closed/sealed to prevent any unauthorised access or tampering.	Moderate	

20.0 Commentaries

Ref	Observation	Recommended Action	Risk Rating	Contractor Completed
10.7	The BS5839 P1 system in the flats is fitted horizontally and is not at least 300mm away from the wall.	In the event of any renovations for the flats, the location of the heat detectors should be considered.	Tolerable	

Appendix

Ground Floor



Typical Upper Floor