

87-97 Northmoor Road, Levenshulme Manchester, M13 5RT

Compartmentation Survey Report



Prepared for	Paul Minshull, Property Surveyor (Asset)
Prepared by	William Davidson
Date	02/06/2025
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1. Premises Details

Premises name	87-97 Northmoor Road
Location	87-97 Northmoor Road, Levenshulme Manchester, M13 5RT
Named Responsible Person	Great Places Housing Group
Site Representative	Paul Minshull, Property Surveyor (Asset)
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2. Report Status

Each report produced will be submitted in draft for the responsible person to comment, before a final version is issued.

Issue	Description	Date
1	Version 1 – 1.0	03/06/2025
2		
3		

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3. Scope of works

To carry out a comprehensive assessment of the building's passive fire protection features, with a focus on verifying the integrity and effectiveness of compartmentation intended to prevent the spread of fire and smoke.

The fire compartmentation survey will involve a systematic, non-destructive (or destructive, where required) inspection of the building's fire-resisting construction, including walls, floors, ceilings, risers and voids. The aim is to ensure that compartment lines remain continuous and effective and that all breaches are identified, recorded, and reported for remedial action.

The fire compartmentation report will be informed by the building's Fire Risk Assessment (FRA) and will serve as a key reference for regulators, stakeholders, building managers, and residents. It will ensure that fire prevention and protection measures are effectively developed and implemented in line with current best practices and regulatory obligations.

4. Key Survey Activities

- Visual inspection of compartment walls, floors, and ceilings, especially those separating:
 - Occupancy groups (e.g., residential from commercial)
 - Escape routes (e.g., stairwells, lobbies)
 - High-risk areas (e.g., plant rooms, bin stores)
- Access and inspection of:
 - Ceiling voids
 - Roof spaces
 - Risers and ductwork
 - Basements and service cupboards
- Identification of:
 - Breaches due to poor installation, damage, or deterioration
 - Non-compliant fire stopping around pipes, cables, and ducts
 - Defective or non-compliant fire doors and hatches
 - Redundant or penetrated service ducts
- Assessment of fire-stopping systems and materials:
 - Verification of correct installation and appropriate use
 - Recording of fire resistance rating (e.g., 30, 60, or 120 minutes)
 - Confirmation of certification or need for compliance upgrades

5. Deliverables & Methodology

Comprehensive written report including:

- Detailed description of findings
- Photographic evidence of all breaches and defects
- Remedial recommendations and suggested fire-rated solutions
- Compliance commentary against relevant standards and legislation
- Floor-by-floor summary and itemised breach log

The survey utilised Bolster Systems to identify and record findings. Bolster Systems is a digital recording platform used to identify pin locations - defects. The software generates a PDF document and excel spreadsheet which allows Holistic Fire Safety to evidence findings and brief Senior Management, and provide other contractors with a scope of work.

Our passive fire surveyors have identified each individual penetration/door defect and plotted them onto

building layout plans. Our reports identify the surface, substrate and size of each penetration before providing examples of materials which could be used to remediate.

Holistic Fire Safety have subsequently provided Great Places Housing Group with methods of satisfying building regulations, and with the intention of complying with test details, supplied by 'Protecta' and other manufacturers.

As the Northmoor Road site is an existing building, and will remain occupied for the duration of any potential remediation, it may not always be practicable to install a tested solution; therefore, the principle of 'betterment' and to the 'intention of' will be applied in conjunction with standard details and engineering judgements.

6. Applicable Standards & Legislation

The survey will be conducted in accordance with current guidance and legislation, including but not limited to:

- Regulatory Reform (Fire Safety) Order 2005
- Fire Safety Act 2021
- Fire Safety (England) Regulations 2022
- Building Regulations 2010 – Approved Document B
- BS 9999 – Code of Practice for Fire Safety in the Design, Management and Use of Buildings
- Recommendations from relevant Fire Risk Assessments (FRAs)

7. Limitations

The survey will be non-destructive unless required, further inspection carried out on approval.

Access may be limited to communal and permitted areas, however best endeavours will be carried out to gain access to occupied areas.

Survey findings are based on visible conditions at the time of inspection and may not account for hidden or inaccessible construction which cannot be reasonably accessed.

8. Approach

The report will be developed using a risk-based methodology, incorporating:

- An assessment of passive fire protection measures (e.g. compartmentation, fire doors, structural integrity).
- An evaluation of active fire protection systems (e.g. alarms, sprinklers, emergency lighting).
- Analysis of evacuation strategies and means of escape to ensure they are appropriate for the building's design and occupancy profile.
- Recommendations for fire safety management procedures, including maintenance schedules, emergency response protocols and resident engagement.

9. Scope Clarification and Reference Documentation

All duty holders, stakeholders, and relevant personnel reviewing this document are advised to refer to the following supporting documents for a complete understanding of the building's fire safety profile:

- Individual Type 1 Fire Risk Assessments conducted by Savills for:
- 87, 89, 91, 93, and 95–97 Northmoor Road
- Compartmentation Survey Action Plan compiled by Holistic Fire Safety:
- HFS.GP.NorthMoorRoad.CompartmentationSurvey.1.0.pdf

- HFS.GP.NorthMoorRoad.CompartmentationSurvey.1.0.csv

These documents contain critical property-specific information that has been used to inform and support the recommendations presented in this report. To maintain clarity and avoid duplication, detailed content from these reports is not repeated here.

This report is specifically focused on the passive fire protection measures and compartmentation strategy across the site. It does not cover general fire hazards, active fire protection systems, fire safety management practices, or prevention measures—all of which fall within the remit of the Type 1 Fire Risk Assessments.

Any attempt to replicate or merge findings from multiple documents without reference to their original context may result in overlapping actions, misinterpretation, or disruption of parallel workstreams. For this reason, each document should be read and actioned according to its specific scope and intended purpose.

10. Conclusion

This fire compartmentation report will play a critical role in enhancing fire safety governance for this legacy converted mixed used – commercial / residential building. Given the ongoing refurbishment projects, evolving organisational strategies and regulatory requirements, this document will require periodic review to ensure continued accuracy and alignment with Great Places objectives, legislative updates and fire safety best practices.

11.Executive Summary

Holistic Fire Safety (HFS) were instructed by Paul Minshull of Great Places Housing Group to carry out a compartmentation survey at 87–97 Northmoor Road, in response to upcoming refurbishment works planned across the site. These works are expected to include, but are not limited to, roofing and glazing upgrades. HFS completed a compartmentation survey at 87-97 Northmoor Road, Levenshulme Manchester, M13 5RT between 06/05/2025 and 22/05/2025

Following a recent Fire Risk Assessment (FRA) and a compartmentation survey carried out by FSS Ltd on 22nd July 2024, it was deemed prudent by Great Places to commission a more comprehensive assessment to inform the full scope of passive fire protection works required. The original compartmentation survey, while useful in highlighting general fire safety concerns, was considered by the principal designer to fall short in terms of actionable detail. It was concluded that a robust scope or specification of works could not be derived from the report in its existing form. Consequently, Holistic Fire Safety were appointed to conduct a more thorough and structured survey across all commercial units, communal areas of general needs accommodation, and selected occupied residential flats.

HFS completed an initial inspection on 5th May 2025 to identify common findings and recurring defects. This was followed by a series of additional visits throughout May 2025 to inspect tenanted areas. Resident liaison was required to coordinate access, and three void properties were also available during this period, providing unrestricted access. Each of these voids differed in layout and condition, allowing for a well-rounded appraisal of compartmentation issues.

Initial findings confirmed a significant point of clarity: confirmation over whether there was ‘*concrete separation between the community centre (95–97 Northmoor Road) and the residential accommodation above*’; contrary to earlier reports which had suggested otherwise, HFS can confirm this does exist. This discovery altered the presumed scope of works, as the core structure for compartmentation was in place and allowed us to focus on protecting means of escape and risk rooms within the community centre.

Intrusive and destructive inspections within Flat 15 & 16 of 93 Northmoor Road revealed several concerning deficiencies—most notably, the presence of uncontrolled pathways for fire spread between floors and inadequate passive fire protection within roof voids. These findings have implications for the life safety of occupants and the effectiveness of the evacuation strategy unless mitigation measures are implemented.

Elsewhere, the standard of compartmentation within the commercial units—specifically Nos. 87, 89, and 91—was generally found to be acceptable, with only minor low-risk defects requiring attention (primarily service penetrations).

In contrast, the community centre at 95–97 Northmoor Road presented a number of moderate-risk issues that require remedial action, including:

- Fire door replacements
- Fire door maintenance and remediation
- Fire stopping of service penetrations
- Installation of fire-resisting ceiling and access hatches

These measures are essential to preserve the integrity of the evacuation strategy and ensure ongoing occupant safety within the area.

Although the original FRA and compartmentation survey had identified the basement areas as requiring high-priority attention, our inspection revealed that significant remedial fire stopping and door replacement works have already been completed as part of an FRA remedial works contract overseen by the Compliance team; therefore can be excluded from this report.

For the ease of understanding and illustration purposes, this report has been broken down into the following areas which, however the report must be read in conjunction the 'PDF' report Action Plan and 'CSV' report Action Plan provided.

87 Northmoor Road	Commercial property (Razor lounge) – Ground floor only
89 Northmoor Road	Commercial property (Longsight Art Space) - Ground floor only
91 Northmoor Road	Commercial property (Youth Elements) – Gound Floor + Basement
93 Northmoor Road	This is the main access for all the flats. This area covers Basement, ground, first, second and third floor areas.
95-97 Northmoor Road	Commercial property (Community Centre) - Gound Floor + Basement

12. Significant Findings

Based on findings from intrusive and destructive inspections, the following bullet points outline the assumed levels of fire resistance across various elements of the building's construction:

60 minute separation	Between commercial properties and residential accomodation
60 minute separation	For structural load-bearing elements
30 minute separation	For all protected escape routes within communal areas
30 minute separation	Separation between residential flats and any other area

87 Northmoor Road

A detailed assessment of 87 Northmoor Road has confirmed that the premises is appropriately

compartmented both horizontally and vertically, with effective separation from adjacent areas through fire-resisting construction. The compartment walls and floors are of solid masonry build, showing no signs of compromise or indications of poor structural integrity.

Surface linings were observed to meet the performance criteria consistent with Euroclass B-s3, d2 or better, offering a suitable level of resistance to flame spread and smoke production. These finishes are adequate in inhibiting lateral fire spread and contribute positively to the fire safety strategy for the premises.

The likelihood of fire ignition within this area is considered low, given its use and occupancy profile; however, this assumption is based on the continuation of appropriate fire safety management practices, including housekeeping, maintenance, and emergency procedures.

Importantly, no defects requiring remediation were identified during the survey. This is visually represented within the digital record (see yellow pin indicating 'No Action' required). As such, all compartmentation lines at 87 Northmoor Road are deemed compliant, supporting the site's evacuation strategy and ensuring no undue risk is posed to adjacent occupancies.



89 Northmoor Road

The assessment of 91 Northmoor Road confirms that the building has appropriate horizontal and vertical

separation through fire-resisting construction. Compartment walls and floors appear to be of solid and reliable masonry construction, with no signs of significant deterioration or failure in integrity.

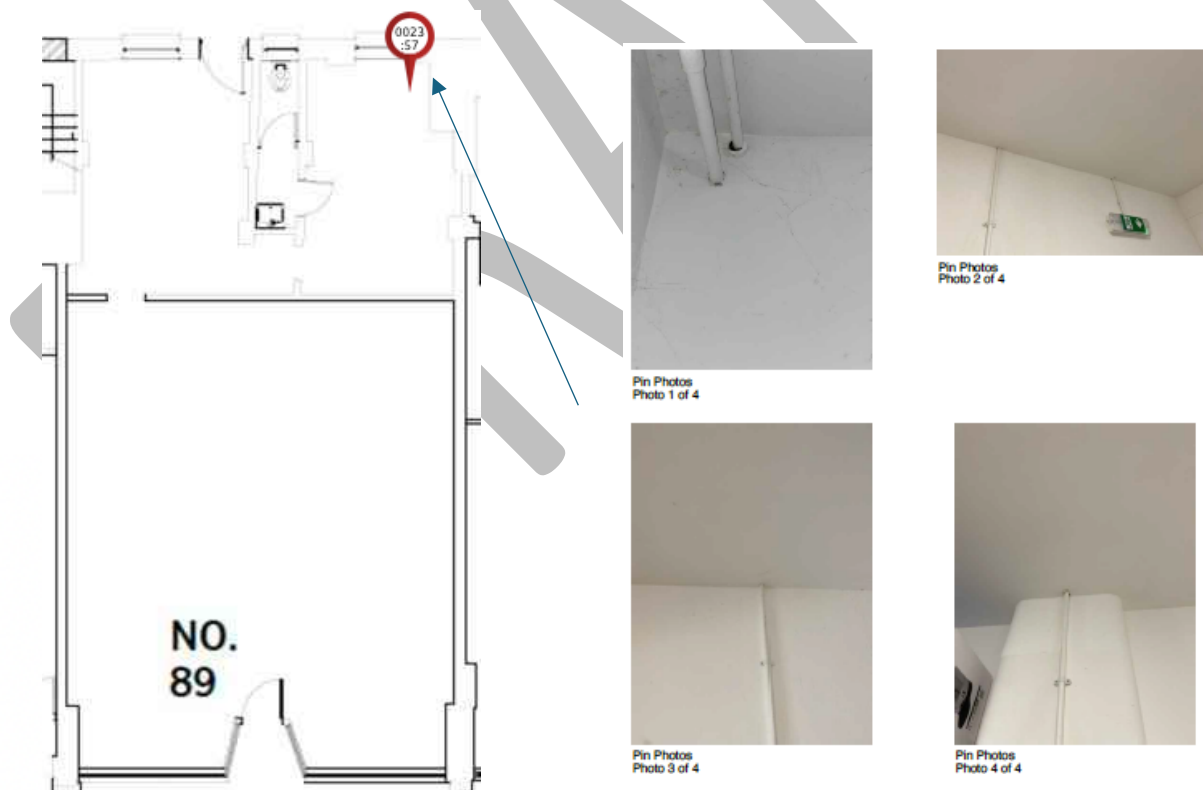
Internal surface linings are assumed to conform to Euroclass B-s3, d2 or better, providing suitable resistance to flame spread and smoke development, and effectively limiting the potential for lateral fire spread across the internal fabric of the area.

While the overall level of compartmentation is deemed effective, a small number of minor breaches were identified during the inspection—specifically, instances where plastic conduit (x4) & copper pipes (x2) pass through compartment lines without appropriate sealing. Fewer than 6 breaches were noted in total, and although it cannot be definitively confirmed whether these breaches compromise the true compartment line or only interim partitions, the effort, cost, and simplicity of remediation justify their resolution as a precautionary measure.

The recommended remedial action involves mastic sealing only, and these works are categorised as low risk / low priority. Their resolution will confirm the integrity of the compartmentation without requiring significant disruption.

In conclusion, 91 Northmoor Road is considered to have appropriate levels of compartmentation in place and once minor, non-critical improvements are completed there will be no undue risk is posed to adjacent occupancies.

Refer to Action plan which details works required.



91 Northmoor Road

The assessment of 91 Northmoor Road confirms that there is appropriate horizontal and vertical separation in place via fire-resisting construction. Compartment walls and floors are of solid masonry construction, and no evidence was found to suggest widespread compromise of their integrity.

Surface linings within the property appear consistent with Euroclass B-s3, d2 or better, providing satisfactory resistance to the spread of flame and smoke, and limiting the potential for lateral fire development across internal finishes.

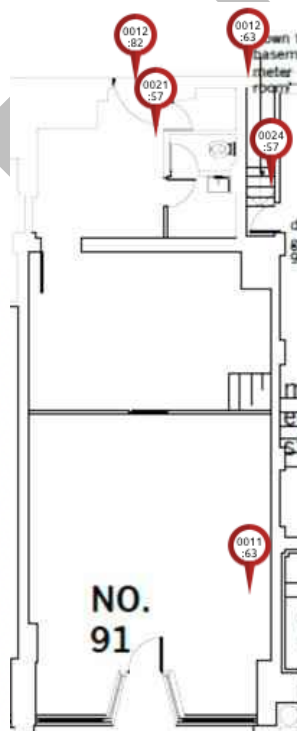
During the inspection, several minor defects in compartmentation were identified, predominantly within the basement area. These issues relate to unsealed service penetrations, where plastic conduit and other small services pass through compartment lines. Defects identified are considered low-risk, low-priority, however should be completed to ensure appropriate compartmentation of areas..

Recommended remedial works involve the application of basic mastic seals around penetrations. The number of breaches is limited (fewer than 15), and the required works are minor in nature—easily addressed without significant cost or operational disruption.

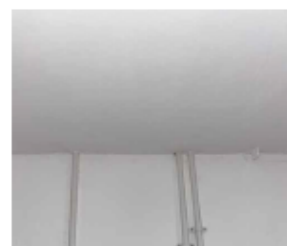
In summary, while 91 Northmoor Road does require limited compartmentation works, the overall structure and fire separation remains effective. These minor improvements will support continued compliance and further enhance the integrity of the fire safety strategy without impacting adjacent areas or overall occupancy.

Although not necessarily a significant defect in compartmentation, a specific request from Great Places Housing Group was to survey/measure from a replacement final exit door due to non compliance of the existing' this action has been identified in the respective Action Plans.

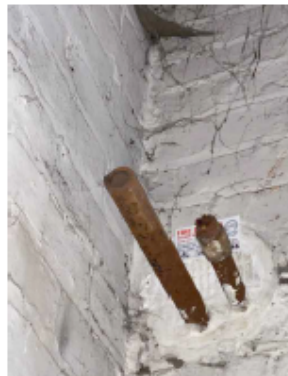
Refer to Action plan which details works required.



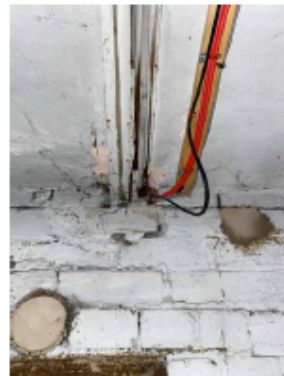
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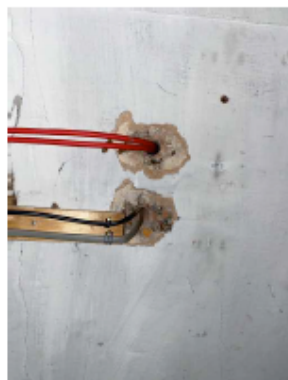
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Photo 4 of 4

95-97 Northmoor Road

The survey of 95–97 Northmoor Road has identified the need for extensive remedial works to improve and upgrade levels of passive fire protection within the community centre. These improvements are necessary not only to preserve the integrity of the evacuation strategy, but also to ensure adequate protection for means of escape and vulnerable groups regularly using the facility.

Remedial works required include:

- Fire door replacement, including doors that are beyond repair
- Fire door remediation and maintenance to bring units up to modern benchmarks
- Fire stopping of service penetrations to prevent uncontrolled fire and smoke spread
- Installation of fire-resisting ceiling and access hatches to maintain protected compartments

One of the most significant findings—and a key point of clarification—was the confirmation of a concrete slab separating the community centre from the residential accommodation above. Previous concerns raised by other surveyors stemmed from the presence of lath and plaster visible in the ceiling void above a flexible plasterboard ceiling. This led to the assumption that the entire ceiling was of lath and plaster construction. However, intrusive inspection through ceiling hatches confirmed that a concrete slab is present across multiple sampled areas, thereby substantiating the existing compartmentation—with the exception of the office/former toilet area (detailed below).

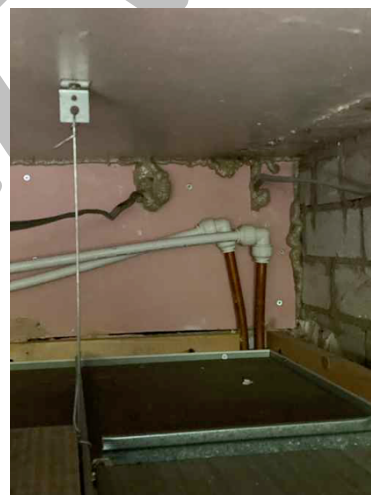


The ceiling void, which is approximately 600mm deep, cannot reasonably accommodate fire detection due to restricted access. As a mitigation measure, we advise the removal of existing plastic ceiling hatches and replacement with certified fire-rated equivalents. This will allow the compartment below to contain any fire products, supported by the presence of effective fire detection and warning systems in each room of origin.



Isolated service penetrations and linear breaches were noted in various areas, all assessed as moderate-risk and requiring standard remedial attention.

One of the primary areas of concern is the office/former toilet, located at the head of the basement stairwell, which acts as a single means of escape. Despite appearing compliant at surface level, inspection above the suspended ceiling revealed significant failings: use of polyurethane expanding foam, unsealed service penetrations, and linear gaps that could allow the passage of smoke and flame into protected escape routes. This area has been identified as a high priority for remediation and must be addressed accordingly.



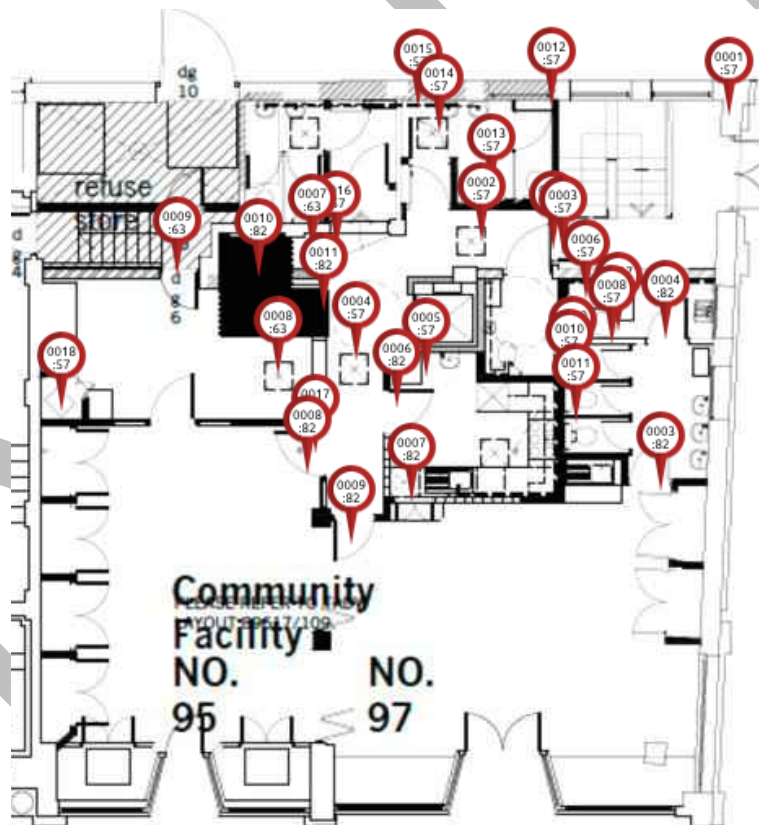
All doors within the community centre require some level of remedial action, with most needing a full overhaul or replacement to meet contemporary fire safety standards. Positively, it should be noted that extensive door replacement works have already been completed within the basement, including the installation of certified fire door leaves without air transfer grilles, which support the protection of escape corridors.

Another notable area is the kitchen, which is not currently defined as a certified fire-resisting compartment. However, in our professional opinion, a reasonably practicable upgrade strategy should be adopted rather than full replacement. While the area should be actively managed to ensure it is never left unattended during use, the appliances are domestic, PAT-tested, and covered by automatic fire detection and warning systems. Current construction provides sufficient resistance to allow time for evacuation via alternative escape routes.

Recommended actions for the kitchen include:

- Replacement of the entry door, which is beyond remediation
- Replacement of the ceiling hatch with a fire-rated unit
- Retention of the existing glazed wall, which, while its fire rating cannot be confirmed, offers aesthetic and practical value. Removal and replacement is not considered feasible or necessary.

In summary, the identified works are critical to ensuring the safe evacuation of the community centre. Importantly, the compartmentation between the community centre and the residential accommodation above, as well as between the neighbouring community centre, has been verified as acceptable with no remediation required.



Refer to Action plan which details works required.

93 Northmoor Road

93 Northmoor Road serves as the primary access point for all residential units within the building and encompasses the bin store (leading to the basement), communal lobby areas, and accommodation across the ground, first, and second floors. The third floor is comprised of duplex flats, which are accessed from

the second floor level. There are no defined communal areas on the third floor other than the single spiral staircase which acts as an alternative means of escape.

According to both the recent Fire Risk Assessment (FRA) and previous compartmentation survey, the majority of previously identified defects have been addressed through recent FRA remedial works. However, a number of isolated issues remain outstanding, and these are clearly identified in the associated Action Plan. Additionally, widespread fire door remedial works are still required throughout communal and residential areas to meet current compliance benchmarks.

The bullets below provide a summary of fire resisting doors covering their usage and anticipated fire resistance:

- Self-contained flat entrance doors (FED) are critical high usage (Notional FD30S).
- Internal doors within flats are non-critical high usage are (Notional FD20).
- Protected Staircase lobby doors (SLD) are critical high usage (Notional FD30S).
- Cross corridor doors (CCD) are critical high usage (Notional FD30S).
- Ancillary area doors (AAD) forming part of or leading to a means of escape are critical low usage (Notional FD30S).
- Riser enclosure doors (RCD) opening onto each central corridor area are critical high usage (Notional FD60S).
- Due to their positions in providing effective compartmentation, all FED/SLD/CCD/RCD and AAD are required to be smoke seal 'S' type doorsets as per ADB Appendix C and are required to be a minimum of 30 minutes integrity only.

Communal fire doors: All communal fire doors require remedial works with almost all fire doors displaying a defect, such as:-

- Excessive gaps greater than 15mm were noted under all first floor common area fire doors which will not resist the passage of cold smoke.
- Doors in twist
- Excessive gaps of up to 8mm were noted around the sides of the majority of common area fire doors which will not resist the passage of cold smoke.
- Damaged / missing sections of strips and seals

The following criteria have been applied when assessing door compliance and forming remediation recommendations:

- Doors must be securely fixed within their frames and to the supporting structure
- Doors, frames, and any associated glazing must be structurally sound, free from obvious defects compromising their integrity
- Hinges must conform to BS EN 1935 (Grade 13) when fitted with a self-closing device
- Gaps between the door leaf and frame must not exceed 4mm at side/top rails, or 8mm at the bottom (unless mitigated by threshold seals or lipped leaves)
- Intumescent strips and cold smoke seals must be present and in continuous contact with the frame
- Self-closing devices must operate to BS EN 1154, and must close the door fully and flush within 25 seconds
- All fire doors must be fitted with appropriate fire door signage

Refer to Action plan which details works required.

Flat Entrance Doors: Sample inspections of flat entrance doors revealed inconsistencies and varying degrees of defect, similar in nature to those observed in communal areas. Doors differ in construction style, lack appropriate certification, and collectively exhibit a volume of defects that would be impractical to address through remediation alone.

Sample inspections of flat entrance doors revealed inconsistencies and varying degrees of defect, similar in nature to those observed in communal areas. Doors differ in construction style, lack appropriate certification, and collectively exhibit a volume of defects that would be impractical to address through remediation alone. Following discussions with Great Places representatives, it has been agreed that a full replacement programme for all flat entrance doors is the most suitable course of action. Should Great Places proceed, all flat entrance doors should be replaced with third party certified FD30s fire doorsets, which meet the requirements detailed in the ADBVol: 1 Appendix C1 2a for fire resistance and smoke control from both sides and are fitted with an appropriate positive action self-closing device (BS 1154) and a single action mechanism which does not require the use of a key.

If a full replacement programme is not undertaken, then all existing doors must be subject to rigorous remedial works as per the requirements of Regulation 10 fire door inspections, ensuring any retained doors are brought into line with current standards.

Compartmentation Between Flats and Communal Areas: Due to limited access, some areas could not be conclusively assessed (hidden voids between communal areas & flats); however, in the communal areas inspected, the level of compartmentation between flats and common areas was observed to be generally satisfactory, with no obvious breaches or penetrations.

Both walls and ceiling linings within communal areas and within flats are made up on x2 15mm gypsum based plasterboard which provide a minimum of 60 minutes fire resistance; however as displayed below, there are various openings within these linings which compromise the integrity of linings.



An example of openings within linings are ventilation grills within the walls and ceilings of first and second floor communal areas. The exact purpose of these vents is unclear but appears to relate to airflow and ventilation for communal corridors as there is no natural ventilation present. Following destructive and intrusive inspections of areas, there is no indication that the flexible ducting penetrates directly into the residential flats. It instead appears to travel through a concealed void sat between communal linings and linings within the flats e.g. between compartment lines. However, it is our professional judgement that the original conversion works did not adequately address fire and smoke control for these areas of ventilation.



As a result, we recommend that all existing vents be replaced and fitted with intumescent -lined air valves (This will require a degree of making good for aesthetic purposes) .

While this solution does not provide smoke control, it does offer fire resistance, which we consider to be a reasonable and proportionate approach, based on:

- The assumption (supported by inspection) that ductwork does not breach into residential flats
- The vents are located in sterile, communal escape routes
- The presence of sufficient detection and alarm systems in the immediate areas
- The building's simultaneous evacuation strategy

Compartmentation Within Residential Flats: As part of the survey, Flats 14, 15, and 16 were sampled to assess the internal level of compartmentation between dwellings and communal areas. It must be noted at the outset that the plans provided for the survey were found to be inaccurate and are not considered a reliable basis for understanding the building's internal layout. The plans fail to reflect the presence of staggered compartments—an atypical configuration in which the space directly above a flat may be part of another dwelling or a communal area, depending on its position. This configuration significantly complicates the assessment of compartmentation, particularly in a fully occupied, Grade II listed building with limited intrusive access and architectural constraints.

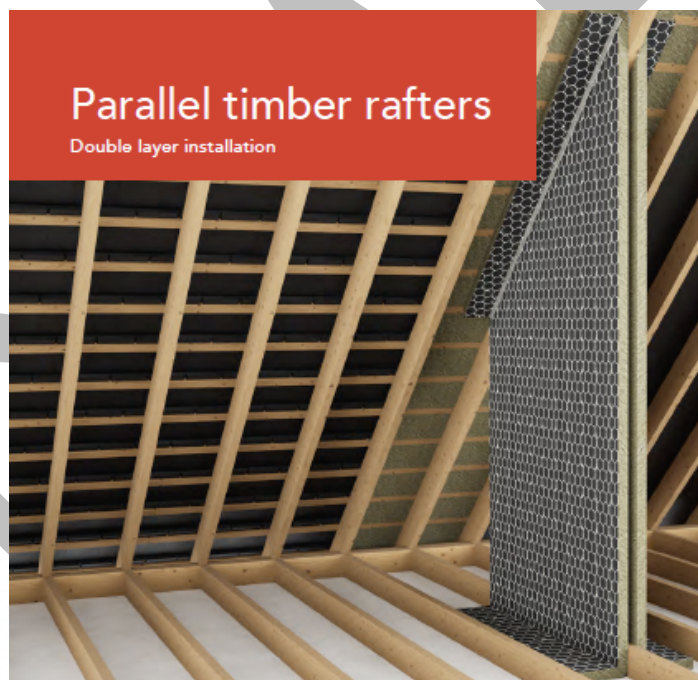
Internally, first-floor flats are laid out on either side of a central corridor and are single level, while second-floor flats are a combination of single-level and duplex units. In the roof space, initial impressions suggested that party wall separations between flats had been constructed using a system resembling rock wool fire barriers. However, upon inspection through roof hatches within Flats 14, 15, and 16, it became clear that the fire barriers in place are inadequate. The barriers are:

- Constructed with a single layer rather than a double-layered system
- Incorrectly installed, with visible gaps and poorly fixed terminations
- Not compliant with manufacturer guidance for performance or fixing

These issues result in compromised fire separation between flats, allowing potential pathways for the spread of fire and smoke between units through the roof space. Due to limited access, unsafe working conditions, and the occupied status of the building, retrospective remediation is not considered feasible. Any corrective works would likely require roof removal and reinstatement, which could be aligned with planned roofing works to reduce disruption and improve viability. See below image displaying a proposed solution:

Further complicating the issue is the decorative, curved ceiling design within the dwellings. This feature restricts any reliable assessment of the ceiling's fire resistance. It is therefore assumed that the ceiling offers only nominal resistance, likely sufficient to delay fire spread long enough to allow for safe evacuation. However, this limitation also effectively renders fire-rated ceiling hatches ineffective, as the room below cannot be guaranteed to contain the fire.





To mitigate these known and suspected deficiencies, Holistic Fire Safety strongly recommends the installation of an enhanced, building-wide fire detection and warning system. Specifically, we advise that Great Places Housing Group appoint a third-party certified active fire safety consultant to specify a system tailored to the unique challenges of this building. This system should be considered essential not only for continued occupancy but also for the immediate life safety of residents, both within the flat of fire origin and adjacent dwellings and communal spaces. The detection and warning system will serve as the primary mitigation method for:

- Known compartmentation defects that cannot be physically remediated
- Inconclusive findings (e.g., communal ventilation arrangements)
- Limitations of fire resistance within roof voids and decorative ceilings

Elsewhere within the sampled flats, additional intrusive inspections revealed further compartmentation failings: Electrical sockets lacked intumescent putty pads, and plasterboard linings showed visible breaches. These conditions create potential for lateral fire spread between rooms or into void areas, however remediation is not feasible without major disruption, further reinforcing the need for enhanced detection systems.

Further works involved lifting floorboards in internal cupboards and bathrooms to assess floor separation between the first and second floors. The construction revealed chipboard flooring underdrawn with two 15mm gypsum plasterboards, which appears to provide some fire resistance. However, this construction detail is not recognised as a tested system in British Gypsum literature and falls outside the knowledge base of typical passive fire systems. Regardless of its tested status, it must be noted that remedial action is not viable, and thus this element must also be mitigated through the recommended fire detection strategy.

In conclusion, compartmentation defects exist throughout the sampled dwellings, most of which stem from inadequate control and oversight during the original conversion. Given the building's occupied and listed status, traditional remediation is not practical. Therefore, a robust and professionally specified fire alarm system is vital to mitigate current risks and support life safety in accordance with modern fire safety expectations.





Service Cupboards Within Communal Means of Escape are located within the first and second floor communal escape routes and contain gas meters which serve dwellings. These enclosures were inspected as part of the compartmentation survey, with specific attention paid to their potential impact on fire safety and protected means of escape given their high risk status. Each cupboard was found to be adequately compartmented, with no visible defects, breaches, or compromise to the fire-resisting construction. The surrounding structure, door sets, and internal linings appear to provide a sufficient level of fire resistance, consistent with the function of containing utility services within protected routes.

13. Overall Building Fire Risk Rating

Based on the findings from both intrusive and non-intrusive inspections, the likelihood of compartmentation failure across the premises is considered to be of Medium likelihood. While extensive remedial works have been undertaken—particularly in communal and basement areas—residual issues remain within roof spaces, flat entrance doors, and inaccessible voids. These issues do not indicate widespread systemic failure but do represent localised vulnerabilities that could compromise compartmentation performance in the event of a fire, particularly without compensatory measures in place.

LOW		MEDIUM	X	HIGH	
Taking into account the nature and extent of remaining defects, combined with the current use, occupancy profile, and limitations to full remediation due to listed status and layout, the overall compartmentation risk rating for the building is assessed as Moderate. This rating reflects the presence of known and assumed breaches in passive fire protection which, without mitigation, could impact safe evacuation or fire containment. However, the proposed strategy of enhanced fire detection, management controls, and targeted remedial works provides a realistic and proportionate approach to managing this risk.					
The overall risk rating for the building is considered to be:					

SLIGHT HARM		MODERATE HARM	X	EXTREME HARM	
MODERATE RISK					

	Assessor	Signature	Company
Suggested Review Date	Given the current status of the building and proposed refurbishment, this report should be reviewed on completion of remedial works.		
Completed By	William Davidson		Holistic Fire Safety
Date	02/03/2025		
Validated By	John Askew		Holistic Fire Safety
Date	03/03/2025		
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