

Fire statement form

Application information	
1. Site address line 1	The Linx Building
Site address line 2	10 Naple Street & 25 Simpson Street
Site address line 3	
Town	Manchester
County	
Site postcode (optional)	M4 4AS
2. Description of proposed development including any change of use (as stated on the application form):	The Linx, Manchester is not a new development, not involving any change of use, as built circa 2004 but a remediation of external walls and attachments to improve fire safety following a Fire Risk Appraisal of External Walls (FRAEW) report recommendations meeting PAS 9980:2022 standards is required for fire life safety. The building is a relevant building in context of The Town & Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021. A Fire Statement is therefore required. The height of the building from the lowest ground level to top storey upper floor level is 20.80m height. The property is a purpose-built block of residential flats, over 7 floors above a secure ground floor car park which slopes down to the Eastern end to a lower ground level. The property houses 98 self-contained flats built around an open central courtyard with two opposite end courtyard staircases/lift shafts. Flat entrance doors go onto decked walkways over the courtyard. Final exits are located at podium level to each side of the building, leading visitors and residents away and clear of the building with four options. Firefighter access is provided off Naples Street and Simpson Street, both having dry riser inlets, with ground/lower ground floor car park on the sloping site has natural and forced air fans to move smoke in the event of a fire and alarm system. The bin stores and caretakers' office is located in this level. The building has a reinforced concrete frame and floors with concrete block lower band external walls with red face brick above. Internally to the courtyard both staircases are cement rendered, with cedar timber walls and deep soffit attachments with either timber or PVC soffit materials over. Balconies have timber decking. Windows are mainly of a powder coated aluminium with curtain walling elements matching. Manchester Fire and Rescue Services have previously visited the site due to the concerns of the external wall and attachments with regard to fire safety to residents.

	This has involved temporary change in evacuation strategy to ‘simultaneous’ from a design ‘stay put’ policy, with National Fire Chief Council guidance recommendations, which it is hoped may be re-assessed by the fire risk assessor, following completion of remediation works to remove combustible elements. This is for non-combustible or minimum classification A2,s1-d0 or better materials with suitable fire barriers in walls to reduce fire spread risks to a tolerable level. Current Fire Risk Assessment (dated 23/07/2024) gives a ‘Substantial risk rating. Remediation of external walls and attachments are advised to get Fire Risk Assessment rating to a tolerable level. Due to requirements to meet the FRAEW advice, facades will need to be taken down to remove and replace combustible materials and insert new purpose fire barriers to prevent unseen spread of fire and smoke in cavities. As walls have to meet modern thermal requirements, this had led to a replacement of traditional brick elements for brick slip systems, in such areas, to obtain the insulation requirements as part of the remediation scheme, as per architect’s plans accompanying this application. This will also involve hidden new structural systems back to the existing Steel Frame System insulated inner leaf (that sits between floors as existing) and odd identified floors by the structural engineer, to ensure structural safety. Rendered lift areas remain as existing in the courtyard and timber elements are replaced for suitable non-combustible claddings, as per architects proposed plans accompanying this fire statement.	
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Written by: Jason Sandland FCABE CBuildE. MASI. FAPS. MIFireE. Dip.Surv(BS). MRICS. DipHI. MCIOB. FSM/FRA Cert. (FSC)EWA ABBE (Level 6) Senior Fire Engineer Keith has over 35 years’ experience in the fire sector. Starting as an operational firefighter and through to Station Commander in London Fire Brigade as a Senior Fire Safety Officer. He has achieved the Level 4 Diploma in Fire Safety (which focusses on Approved Document B, BS 9999, BS 9991, and a variety of complex buildings.) The Level 4 Diploma in Fire Risk Assessment ensures he is working to the highest level available for fire risk assessors and demonstrates practical skills with his qualifications.	Reviewed & Signed by: Keith Williams MIFSM MIFireE MIFPO BA (Hons) Dip Mgmt MBA MPA LLM Fire Engineer

	Keith is a Tier 3 Fire Risk Assessor which highlights he can risk assess the most complex premises. He is a Member Level of the Institute of Fire Engineers, a Member Level of The Institute of Fire Safety Managers and a Member Level of the Institute of Fire Protection Officers. With three Master degrees, the last one being in Law (LLM) which focused on The Regulatory Reform (Fire Safety) Order 2005 and Building Legislation, Keith provides a thorough in-depth knowledge of the whole fire safety environment. More recently he has expanded his skill set to assist senior fire safety engineers in carrying out external wall inspections & Retrospective Fire Strategies. By undertaking the Level 5 Diploma: Fire Engineering Design this has further enhanced his skills and qualification in carrying out and validating fire safety reports. Tier 3 Fire Risk Assessor Member Level of the Institute of Fire Engineers No: 00030141 Member Level of The Institute of Fire Safety Managers No: N1643 Member Level of the Institute of Fire Protection Officers: Active Jason Sandland as Senior Fire Engineer has over 30 years industry experience, a Fellow Chartered Building Engineer/Chartered Surveyor of the advanced in depth capacity to conduct Fire Strategies, Fire Risk Appraisals of External Walls to PAS 9980: 2022 methodology, fire engineering (ABBE qualified EWA Level 6), Homes England auditor for FRAEW applications, Fire Safety Management Plans, Peer Reviews, site specialist inspections and various other fire safety and engineering-related responsibilities. Jason is a Member of the Institution of Fire Engineers, a Fellow Chartered Building Engineer with the Association of Building Engineers, a qualified member of the Royal Institution of Chartered Surveyors as a Chartered Building Surveyor, a Fellow of the Association for Project Safety and a Member of the Chartered Institute of Building. Jason has also qualified with the Fire Service College in Fire Safety Management and Fire Risk Assessment and qualified approved Home Inspector Having both an enforcement and building control background for building safety and fire safety.
4. State what, if any, consultation has been undertaken on issues relating to the fire safety of the development; and what account has been taken of this.	Airey Miller Surveys Limited – FE Dept. Production of bespoke Retrospective Fire Strategy Report on confirmation of absence of such in place for fire safety management of the building to support future gateway applications. July 2025 for Guildmore Facades & Cladding Ltd Guildmore Façade Elements removal investigations, 8th to 11th April 2025, 26 areas investigated by Guildmore Facades & Cladding Ltd and provision of report Rev01 dated 28/04/2025 to assist their design team.

Guide: no more than 200 words	CHPK Fire Engineering Ltd (CHPK FE) has been appointed by Compton Property Management Ltd to carry out a Fire Risk Appraisal of External Wall survey. Surveys undertaken from 14/7/2023 to 16/08/2024. CHPK are retained as client (Freeholder Tapestart) agent and fire engineer for remedial proposed works. Fire Risk Appraisal of External Walls and Attachments Revision J undertaken by CHPK Fire Engineering date 26 September 2024. Fire Risk Assessment undertaken by Cardinus, survey date 8 July 2024. External wall assessment (Version 3) undertaken by Vemco Consulting, January 2021 Additional report on Assessment of External Wall Cladding following liaison and consultations with Greater Manchester Fire & Rescue Service, October 2020 by Flame Risk Safety Solutions Ltd. Fire Risk Assessment (Final V1) undertaken by Flame Risk Safety Solutions Ltd. May 2020 External façade report undertaken by Façade Remedial Consultants Ltd March 2019 Consultations have been on going with residents, informing them of progress throughout surveys and investigations, communicating the need to carry out cladding remediation (and attachment) works. The Fire Safety (England) Regulations 2022 makes it a legal requirement from 23 January 2023 for responsible persons of all multi-occupied residential buildings in England, with two or more sets of domestic premises (and which have common parts), to provide residents with fire safety instructions. Previous negotiations with local Fire and Rescue Services have seen the evacuation policy change from a ‘stay-put’ to temporary simultaneous evacuation, following the National Fire Chief Council’s (NFCC) guidance for the block until external wall and attachment (balconies decking) remediation works have been undertaken. Recent intrusive surveys have been undertaken by Guildmore Facades & Cladding Ltd, who’s design team have produced the gateway 1 package, as accompanying this Fire Statement and due to the absence found of a fire strategy Airey Miller Surveys Limited – FE Dept. have undertaken a bespoke Retrospective Fire Strategy review and report to aid the blocks management going forwards.
5. Site layout plan with block numbering as per building schedule referred to in 6. (consistent with other plans drawings and information submitted in connection with the application) Site layout plan is:	

provided as a separate plan									
Note the inner courtyard facing walls will effectively be hidden from the Street Scenes.									
The principles, concepts and approach relating to fire safety that have been applied to the development									
6. Building schedule									
Site information				Building information			Resident safety information		
a) block no. as per site layout plan above	b) • block height (m) • number of storeys excluding those below ground level • number of storeys including those below ground level	c) proposed use (one per line)	d) location of use within block by storey	e) standards relating to fire safety/ approach applied	f) balconies	g) external wall systems	h) approach to evacuation	i) automatic suppression	j) accessible housing provided
1	20.80m	residential flats, maisonettes, studios	Ground floor podium level to 7 th (top floor) level have residential flats.	Approved document B vol 1	class A2-s1, d0 or better	class A2-s1, d0 or better	simultaneou s	none	none
		Choose an item.	Lower ground floor carpark, bin stores and caretaker's room.	Approved document B vol 2	Choose an item.	class A2-s1, d0 or better	simultaneou s	none	none

		Choose an item.		Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.
		Choose an item.		Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.
		Choose an item.		Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.

7. Specific technical complexities

Explain any specific technical complexities in terms of fire safety (for example green walls) and/or departures from information in building schedule above

Guide: no more than 500 words

See Retrospective Fire Strategy report by Airey Miller Surveys Limited – FE Dept June 2025.

The use of external decked walkway approaches has no defined travel distances other than hose laying capabilities, which they meet by existing design not to be altered.

The existing and proposed remedial methodology for materials have been guided by CHPK FE FRAEW report for the scheme and Guildmore Facades and Cladding Ltd solutions, as per this application. This is removal and replacement of combustible external wall materials, provision of suitable fire barriers and replacement of combustible balcony decking materials, replace combustible soffits facing the courtyard over means of escape areas and timber wall claddings for limited or non-combustible replacements, to make the building safer in the event of a fire being the objective.

The technical specifications of the new materials are provided along with this statement.

As to fit modern building regulation standards for external walls of insulation as well as fire standards, external masonry walls e.g. with traditional brick are expected, as shown with this Fire Statement information on application, to have the need to go to a brick slip system. This is to be able to fit all the insulation standards within the wall, given existing defined space due to thermal requirements. This also changes the structural fixing needs as demonstrated in the application.

In order to gain access to remove combustible materials found in external walls or install cavity barriers, the external facades will have to be removed to gain access to undertake the works. The units will remain “live” in occupation throughout the works and therefore works will have to be undertaken from the outside off specialist scaffolding, maintaining site safe access/egress and emergency access throughout the works.

Recommendations: (From FRAEW)

External Wall 1: Vertical Cedar Wood Cladding- Negative Effect, High Risk

Recommended Remediation: Remove and replace all combustible materials in the wall type with materials that achieve Euroclass A2-s1, d0 or better. This also includes the sheathing board. All combustible membranes must also be removed and replaced with membranes achieving a minimum of class B-s3, d0. Install cavity barriers at the relevant locations in conjunction with the current Building Regulations in Approved Document B. This is required in all locations where this wall type is present.

External Wall 2A: Masonry with Aluminium frame inner leaf- Negative Effect, High Risk

Recommended Remediation: Remove and replace all combustible materials in the wall type with materials that achieve Euroclass A2-s1, d0 or better. All combustible membranes must also be removed and replaced with membranes achieving a minimum of class B-s3, d0. Install cavity barriers at the relevant locations in conjunction with the current Building Regulations in Approved Document B. This is required in all locations where this wall type is present.

External Wall 2B: Solid blockwork- Neutral Effect, Low Risk

Recommended Remediation: **Remediation is not required**

External Wall 3: Horizontal Cedar Wood Cladding- Negative Effect, High Risk

Recommended Remediation: Remove and replace all combustible materials in the wall type with materials that achieve Euroclass A2-s1, d0 or better. This also includes the sheathing board. All combustible membranes must also be removed and replaced with membranes achieving a minimum of class B-s3, d0. Install cavity barriers at the relevant locations in conjunction with the current Building Regulations in Approved Document B. This is required in all locations where this wall type is present.

External Wall 4: Trespa Meteon- Negative Effect, High Risk

Recommended Remediation: Where this wall type is used as a decorative **soffit**, remove and replace all combustible materials in the wall type with materials that achieve Euroclass A2-s1, d0 or better. All combustible membranes must also be removed and replaced with membranes achieving a minimum of class B-s3, d0. Install cavity barriers at the relevant locations in conjunction with the current Building Regulations in Approved Document B.

External Wall 5: Curtain Walling- Negative Effect, High Risk

Recommended Remediation: Remove and replace the combustible **spandrel panels** in the wall type with materials that achieve Euroclass A2-s1, d0 or better. Install fire stops at the relevant locations in conjunction with the current Building Regulations in Approved Document B. This is required in all locations where this wall type is present.

External Wall 6: Render- Neutral Effect, Low Risk

Recommended Remediation: **Remediation is not required**

Attachment Type 1: Cantilever Balconies - Negative Effect, High Risk

Recommended Remediation: The **timber decking** on all balconies is removed and replace with material that achieves Euro class A2,s1-d0 or better. The impact this will have on life safety is that there is a lower risk of vertical fire spread to effect secondary apartments and compromise the stay-put policy.

Attachment Type 2: Terrace Balconies - Negative Effect, High Risk

As part of remediation work to Wall Types 1 and 3, the timber cladding and all other combustibles within the wall types shall be removed and replaced, this is sufficient to offset the risk associated with Attachment Type 2. **(i. e no remediation required)**

Attachment Type 3: Inset Balconies - Negative Effect, High Risk

Recommended Remediation: The **timber decking** on all balconies is removed and replace with material that achieves Euro class A2,s1-d0 or better. The impact this will have on life safety is that there is a lower risk of vertical fire spread to effect secondary apartments and compromise the stay-put policy.

Attachment Type 4: Balcony Approach - Negative Effect, High Risk

Recommended Remediation: Replace the timber **soffit** with a non-combustible material rated Euroclass A2-s1, d0 or better. The framework can remain unchanged, as the replacement of Wall Type 1 and 3 will reduce the potential for ignition.

Attachment Type 5: Juliet Balcony - Neutral Effect, Low Risk

Recommended Remediation: **Remediation is not required**

On completion of the remediation a new FRAEW and EWS1 Form certificate will be expected, together with the fire risk assessor evaluating to reverting back to a stay-put policy for a safer building for residents.

8. Issues which might affect the fire safety of the development

Explain how any issues which might affect the fire safety of the development have been addressed.

Guide: no more than 500 words

Approved document B (Fire Safety) 2019, Volume 1, as amended, requires a high level of compartmentation for buildings containing flats and also for buildings over 18m not to have non-combustible materials within external walls or attachments, such as balconies.

To avoid fire spread the FRAEW has highlighted areas of remediation, as listed in section 7 above.

Currently combustible materials within external walls, with lack of cavity barriers or poor workmanship where found, may allow fires to develop and spread unforeseen. Where means of escape is involved, combustible materials could affect escape from a high-rise existing building. As only one direction travel route by original design on deck approaches is in place to inner courtyard locations, that would be disproportionate and difficult to alter on an existing building the fundamental areas are proposed for remediation. Therefore, for robust long term risk reduction, the removal of combustible materials that may act as fuel loads for fire including spandrel panels, soffit material, combustible insulation and sheathing boards should be replaced for non-combustible or limited combustibility items and installation of fire barriers in cavities, to reduce risk of secondary fires and fire spread be installed around openings and to break up cavity expenses. This should contain fire or limit fire spread with risks reduced to tolerable levels.

Ignition sources would be severely reduced by the remediation works to that of existing materials found and should then assist the intended 'stay-put' policy reducing risk of fire escalation, assisting means of escape and reducing risks to residents and fire fighters.

It is expected that a new Fire Risk Assessment (FRA) would be undertaken following remediation works to re calibrate where risk lies to that of 'Substantial' high risk where it has currently been evaluated without such remediation works for the 196 occupants.

Risk reduction by removal and replacement of combustible balcony decking materials are found, to reduce fire safety risks to the development are also proposed, so that a fire of origin off a balcony does not spread aided by the material as a fuel and heat source.

To be proportionate in evaluation, the two existing protected staircases, both with AOV's and dry risers to each floor level within such have been evaluated in the Retrospective Fire Strategy report, as supplied with this fire statement /application and no change of use. |

9. Local development document policies relating to fire safety

Explain how any policies relating to fire safety in relevant local development documents have been taken into account.

Guide: no more than 500 words

| This is not a new development, as existing in place since year 2004, as an external wall remediation and attachments project, to enhance fire safety to that found as existing, to aim to protect residents. It is already an integral part of the neighbourhood. Therefore, local development policies have no impact on this remediation scheme. |

Emergency road vehicle access and water supplies for firefighting purposes

10. Fire service site plan

Explanation of fire service site plan(s) provided in 14. including what guidance documents have informed the proposed arrangements for fire service access and facilities.

Guide: no more than 200 words

See Retrospective Fire Strategy.

The Linx has two main fire fighter access points, at each end of the site. One centrally off Naples Street and the other central to the elevation off Simpson Street that led into protected staircases and have dry riser inlet locations. These staircases reach respectively each floor level to each end of the site and occupied levels. The site also has 2 lifts at each end of the courtyard, although signage stating do not use in event of a fire but implies these are just passenger lifts. This is a departure from modern building regulations for the height of building and are not contained within the staircase protected shafts, as was allowed at time of construction but has no adverse impact upon means of escape, as hose laying distances are met from dry risers in each protected staircase and decked external walkways have no set travel distances as dissipate smoke by their design.

There are 4 points of final egress from the podium courtyard level, one to each street side from the property to final place of safety outside the building.

Fire appliances can access all external sides of the building via streets Naples Street, Angel Street, Ludgate Street and Simpson Street.

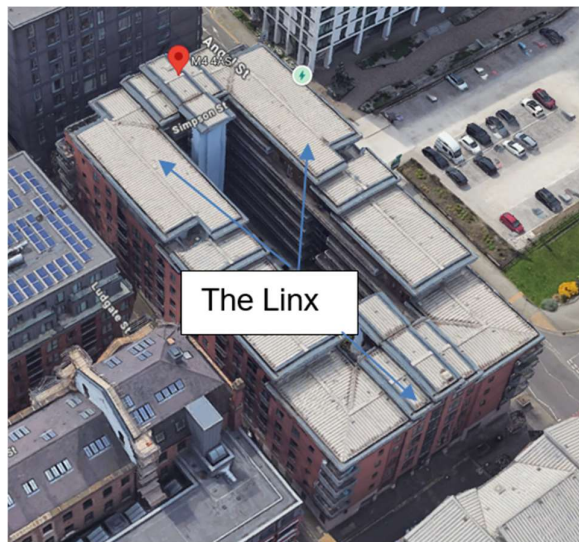


Fig. 1 The Linx Arial View

11. Emergency road vehicle access

Specify emergency road vehicle access to the site entrances indicated on the site plan

Guide: no more than 200 words

Good access is provided via Naples Street and Simpson Street for emergency vehicles to the two main site entrances for The Linx. Both entrances have dry riser inlets in clear view from the street or appliance. Appliances also have external access to the other two sides of the building. Access to fire appliances is within 18m of each fire main inlet connection point. Road widths are able to accommodate typical fire service vehicles around the site.

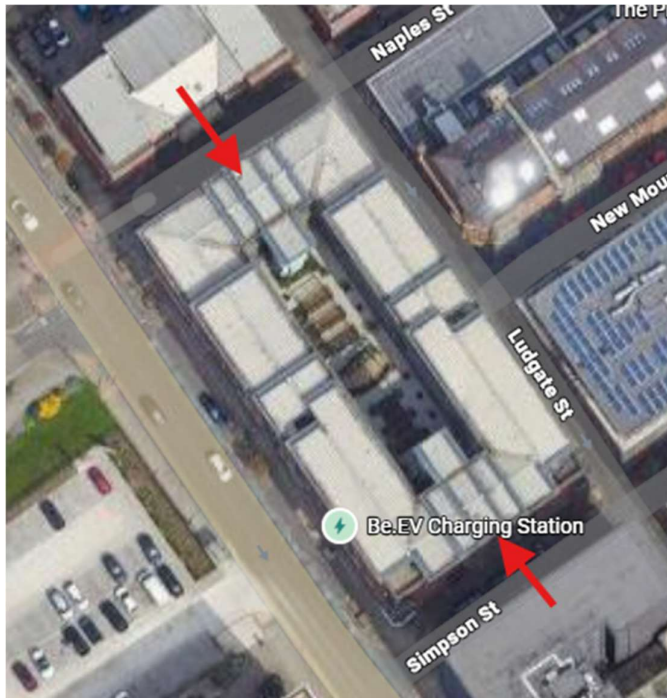


Fig.2 Site access points for Emergency Services by road |

Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed?
yes

12. Siting of fire appliances

Guide: no more than 200 words

Initial fire appliances attending have access to all sides of the building and to the two main entry protected staircase(s) routes to gain entry to all levels each side of the building and to the dry riser facilities and manual override AOV switch gear to each staircase to allow smoke removal, if required beyond automatic detection opening. The dry riser inlets are in clear view of a parked appliance and within 18m.

There is a path to laying a hose suitable along the decked external walkways to the furthest flat entry point, that is measured within 45m of the dry riser locations to both sides of the building from the dry riser outlet positions. The dry rising main provisions are therefore considered acceptable. There are no dead ends along the front of the structure so turning circles are not required, with good general road access to all four sides of the property for platform or fire tender access generally available.

The local Manchester Central Community Fire Centre is located within a short distance away from The Linx and attendance is expected within 15 minutes.

13. Suitability of water supply for the scale of development proposed

Guide: no more than 200 words

The requirement for an existing building is to have fire hydrants provided within 100m (existing) or within 90m of the dry rising fire main inlet.

Note: Existing fire hydrant is located on Ludgate Street, a 75mm mains pipe located central to the property area, within 5m of the building, therefore within 90m to the access point for compliance. This complies with ADB Vol1 Part B5. The inspection and testing of these hydrants is by local fire and rescue services.

Water mains and hydrants should be capable of delivering a sufficient flow of water to enable effective firefighting to be undertaken. Water pressure / flow rates for the hydrants to be in accordance with the National Guidance Document on the Provision of Water for Fire Fighting 3rd Edition 2007.

Nature of water supply:
hydrant- public

Does the proposed development rely on existing hydrants and if so, are they currently usable / operable?
yes

14. Fire service site plan

Fire service site plan is:

inserted in the form

See Retrospective Fire Strategy – July 2025 Airey Miller Surveys Ltd,

Local Manchester Fire & Rescue Service are familiar with the premises, as it has been in use since year 2004 and site visits and consultations as a high-rise building have been undertaken since October 2020. This followed Fire Risk Assessment and following specialist intrusive investigations have followed to provide a detailed evaluation of the external wall and attachments fire risks. This has resulted in a temporary simultaneous evacuation being set up with residents until such elements are remediated, as per this application.

To assist this procedure, The Fire Safety (England) Regulations 2022, made it a legal requirement from 23rd January 2023 for existing high-rise buildings (over 18m) in England to have a secure information box (SIB) installed on the premises and electronic information provided to the local Fire and Rescue Services. This is to be provided as soon as possible to the site.

The regulations require the responsible person to install a suitably secure information box in or on their high-rise building. They will also be required to provide in the box:

- Their UK contact details.
- The UK contact details of any other person who has the facilities to and is permitted to access the building as the responsible person considers appropriate.
- Copies of the buildings floor plans – which identify specified key fire-fighting equipment.
- A single block page plan – which identifies key fire-fighting equipment/ hydrant location etc.
- Design of materials of external wall information.

Access should be given to the fire and rescue service. Boxes are to be maintained, and their contents securely kept up to date, in line with the duties imposed by the regulations and the Fire Safety Order.

Chapters 2 to 4 of “The Code of Practice for the Provision of Premises Information Boxes in Residential Buildings” produced jointly by the FIA and the NFCC sets out good practice on secure locations to install information boxes. The building is currently managed by Compton Property Management Ltd for the 98 self-contained residential units.

The SIB is a facility for fire-fighters and the content should be restricted to information relevant for the FRS during an incident. Unnecessary and unclear information could delay the FRS response. Building plans should be A3 size and be encapsulated or placed inside plastic wallets so that they can stand up to the rigors of use. There should be two sets of all plans. As there are two main entrances into the site it is advisable given distance that 2 No. boxes, one at each protected staircase entrance level are installed and kept up to date along with FRS same electronic information being provided by the responsible person for The Linx site. Contents need to be “tailor made” for the building and residents in occupation, but should always compromise, as a minimum:

Fire statement completed by	
15. Signature	Revielwed by:  Keith Williams Fire Engineer MIFSM MIFireE MIFPO BA (Hons) Dip Mgmt MBA MPA LLM
16. Date	24/06/2025