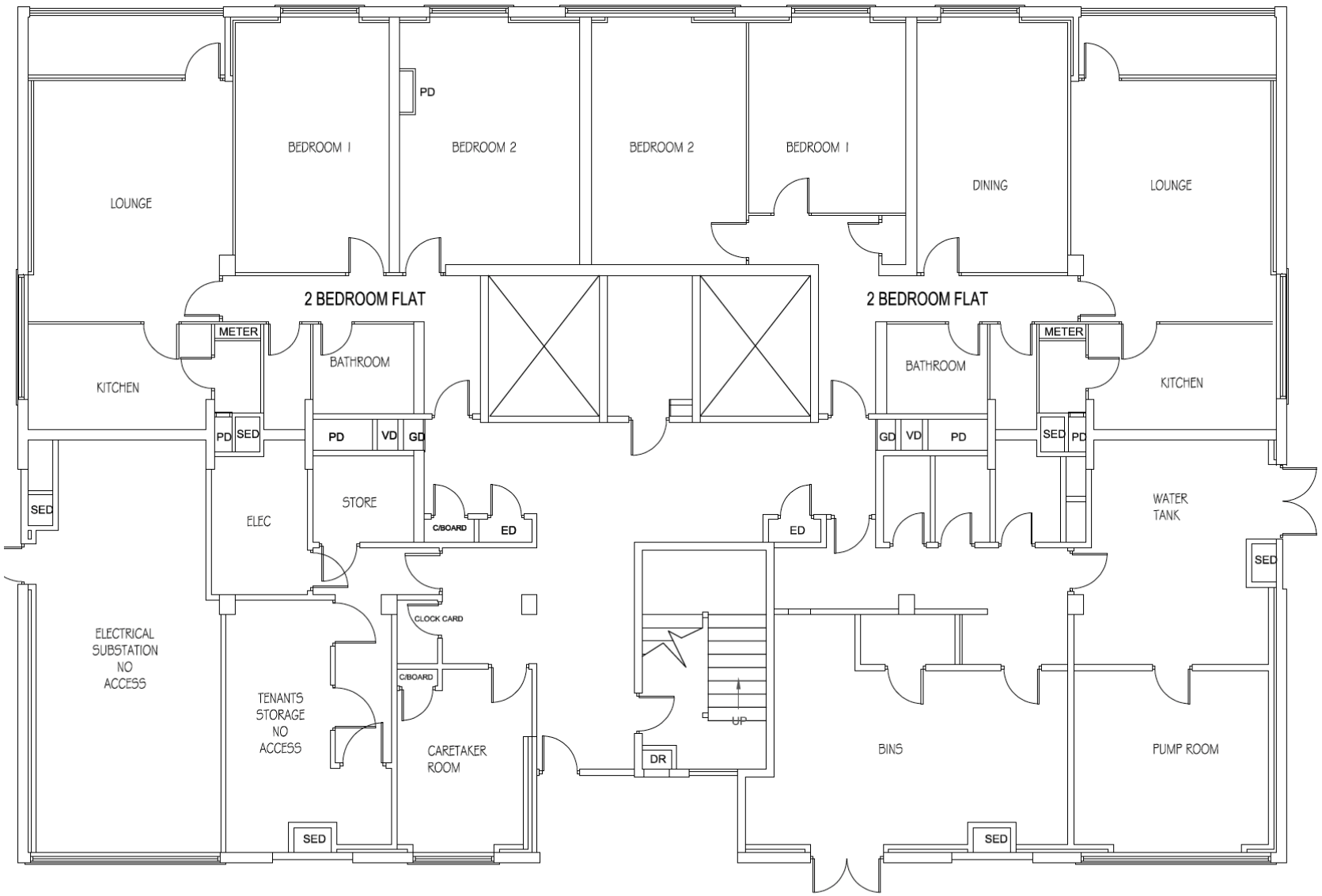
Fire statement form

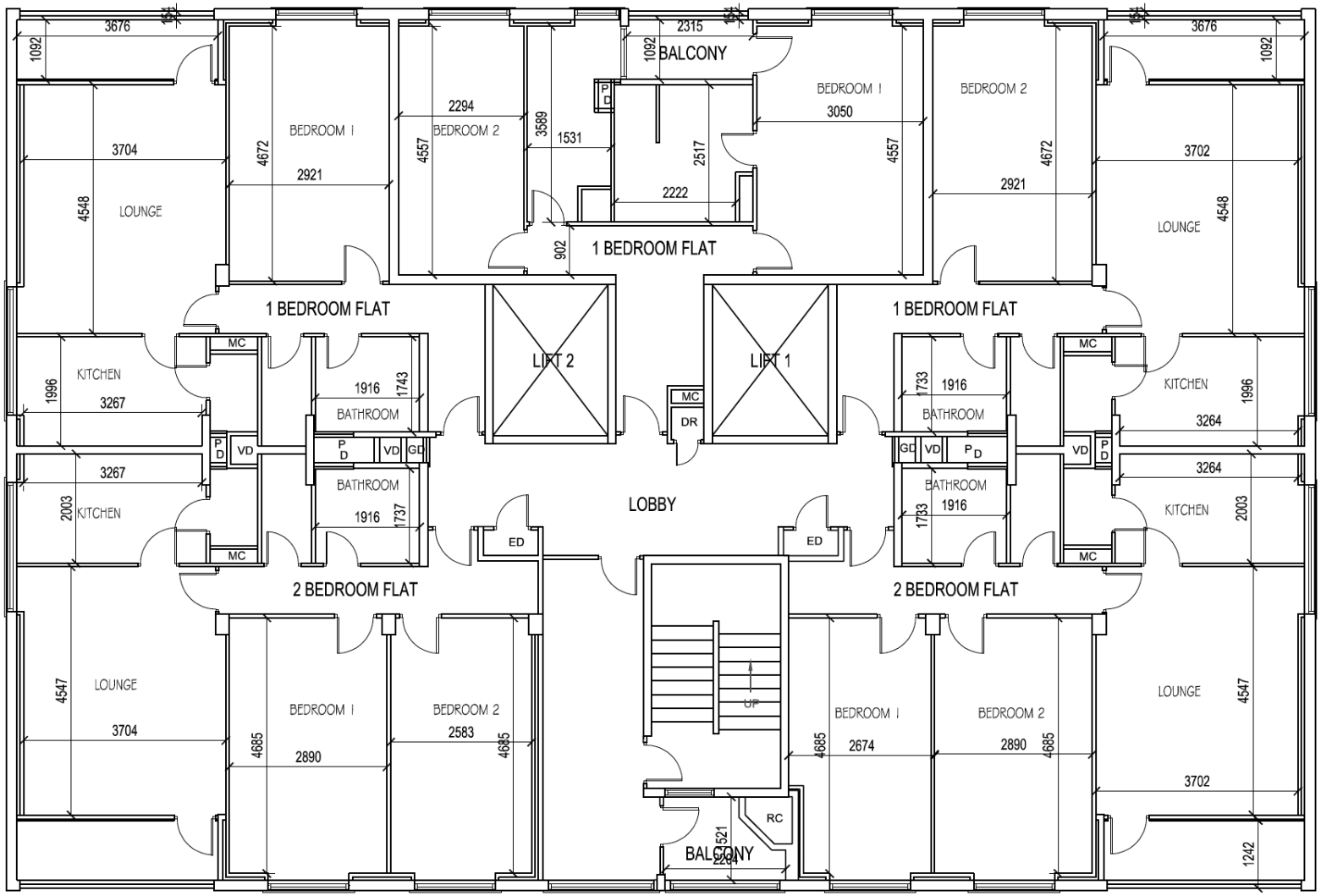
Application information	
1. Site address line 1	Shackleton Court
Site address line 2	Croydon Drive
Site address line 3	Newton Heath
Town	
County	Manchester
Site postcode (optional)	M40 2NG
2. Description of proposed development including any change of use (as stated on the application form):	• Removal of existing Phenolic K5 external wall • Installation of a new external wall insulation (EWI) system to Euro Class A2-s1,d0 or above as per Regulation 7 • Internal fire stopping works to vertical ventilation shafts • Installation of BS 8629 Evacuation and Alert system
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Tony Bolder FRACS MIFSM GIFireE ACABE TechIOSH Dip NEBOSH DipFD Cert FDI Prism Fire Risk Management Ltd Tony Bolder is a third-party fire assessor under the Warrington Fire FRACS accreditation process (No 067), of which only 75 are currently available within the UK. Having studied a PGDip in fire and explosion engineering (Leeds University) during a 27 year career in the British fire service, Mr Bolder now works as a private consultant within the social housing sector and has great experience in working on such relevant buildings to current expected standards similar to the requirements of this project (e.g. Bowland House, Blackburn/Admiral Poole, Dorset, Chartist House and Thompson Court, Manchester) together with an excellent working relationship to the main contractor (Casey Group). Mr Bolder completes type 4 destructive assessments on such buildings together with providing above code compliant fire strategies for complex buildings such as Shackleton Court. An active member of the national council for the Institute of Fire safety Mangers (IFSM), he is part of the technical sub-group working closely with the Fire Sector Federation making comment direct to government fire safety guidance.

	As an associate member of the Chartered Association of Building Engineers, Mr Bolder is currently completing his Engineering Technician competency application through the IFE for registration with CABE/Engineering Council for continued work on HRB
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. Guide: no more than 200 words	Consulation between the following parties has been initial and will be ongoing this project: • Client Client will be kept abreast of project to ensure they understand any changes from the original requirement. Changes may be due to other fire safety issues revealed during the project which may have a direct or indirect potential for overall building safety • Principal Designer (PD) PD to understand the specific requirement of the building as an existing structure and to design within a framework to accommodate any nuances as uncovered during remediation programme. PD to work closely with PC in relation to acceptable and tested materials/systems currently available which have passed the stringency of the Office of Products Regulator. • Principal Contractor (PC) PC to understand the specific requirements of products within the market which relate to the needs and standards of this project as per Building (Amendment) Regulations 2018, Approved Document B 2019 Sections B3, B4 and Appendix C • Greater Manchester Fire and Rescue Service in acknowledgement to the notification of the project to allow for discussion and periodical audit of expected standards/materials against primary tested or agreed engineered solutions A specific Building Regulations 2010 Regulation 38 information gathering tool has been requested in addition to the CDM 2015 Health and safety file. This will be provided to both the client Responsible Person (RP) under the FSO 2005 together with the nominated Principal Accountable Person (PAP) and Building Safety Manager (BSM) under the proposed building safety reform.
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)	

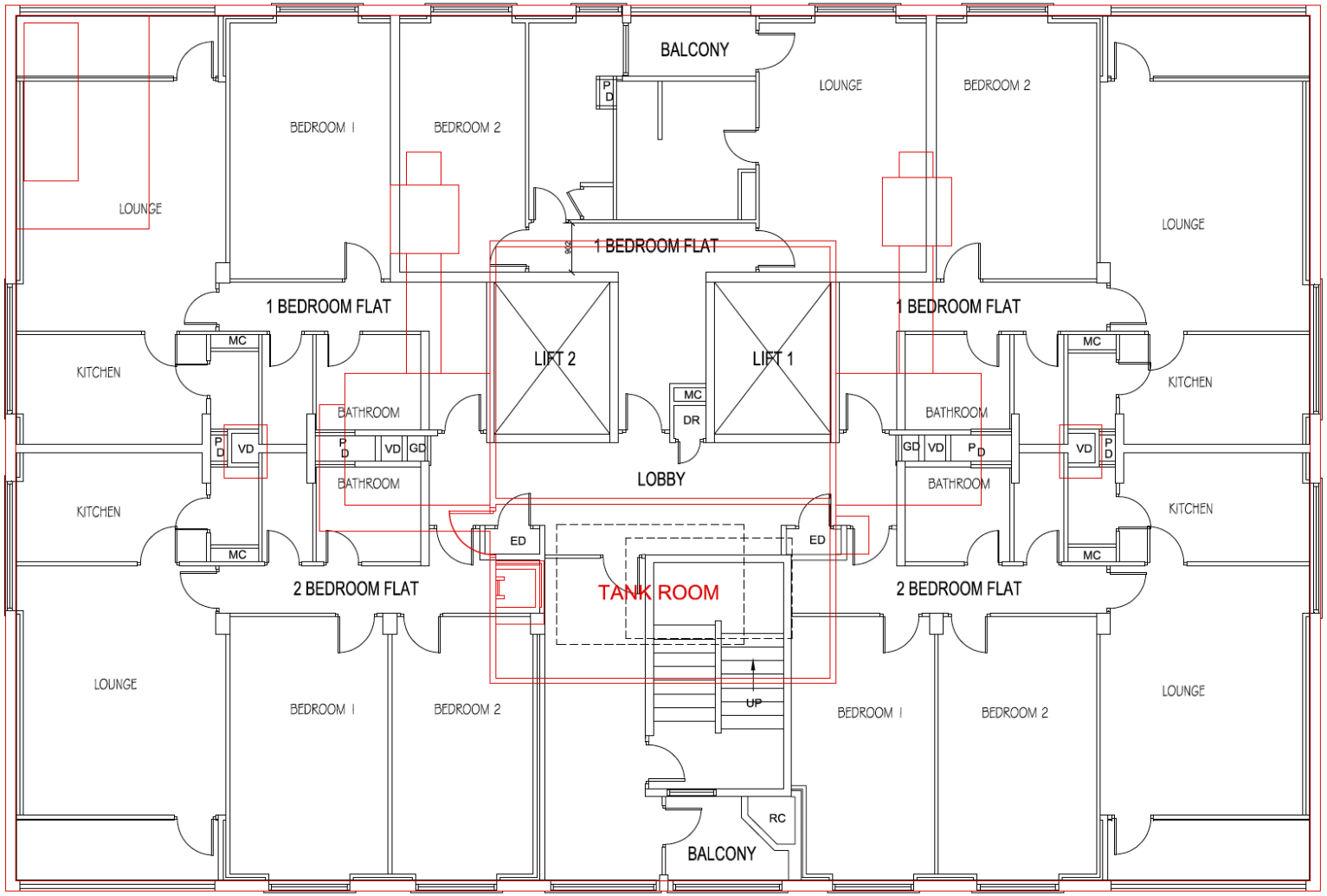
Site layout plan is: inserted in the form



Shackleton Ground Floor Plan



Typical Floor Plan



Roof Plan

No.	Revision/Issue	D

Northwards Housing
North Manchester's Council Homes

LANCASTER, DOBSON, LINCOLN AND SHACKLETON COURTS
ROOF/ TYPICAL FLOOR PLAN

Date: May 2019	Drawing No. HOUSE TY 3240/ 3241
Scale: 1:75 @ A3	
Drawn By: MCC	

14th	68	69	70	71	72
13th	63	64	65	66	67
12th	58	59	60	61	62
11th	53	54	55	56	57
10th	48	49	50	51	52
9th	43	44	45	46	47
8th	38	39	40	41	42
7th	33	34	35	36	37
6th	28	29	30	31	32
5th	23	24	25	26	27
4th	18	19	20	21	22
3rd	13	14	15	16	17
2nd	8	9	10	11	12
1st	3	4	5	6	7
	1			2	

DOBSON COURT

LINCOLN COURT

LANCASTER COURT

SHACKLETON COURT

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
Shackleton Court	15 storeys (ground and 14 upper floors) No storeys below. Height from ground to level of top floor @ 44.5 metres	residential flats, maisonettes, studios	All floors although residencies on ground floor share with office	Approved document B vol 1	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	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.
		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

The overall project to Shackleton Court covers the following aspects:

- Installation of an approved and tested methodology of a euro-class A2-s1, d0 rated EWI Wetherby stone wool 'Epsiwall' render system to BS EN 13501-1:2018
- Improvement to the fire compartmentation of the internal ventilation/service shafts following the removal of the previous natural gas supply
- Installation of an Evacuation Alert system to BS 8629:2019 for use by Greater Manchester Fire and Rescue Service with cabling routed via the exposed ventilation shafts

It may be during the overall review of the building; other fire safety complexities may be uncovered such as:

- Wider aspects of passive compartmentation are discovered within ancillary communal areas such as service or ventilation shafts
- Review of installation of the EWI against already identified nuances of the existing external wall where building structure and/or spandrel panels are present and require to be reviewed prior to allowing EWI to be installed

To achieve consideration of the above to remain in compliance against expected standards, a periodic project review group (PRG) between:

- Principal Contractor project manager
- Principal Designer representative
- Client Building Safety Manager
- Fire engineer/fire safety consultant

- Fire and Rescue Service representative dual role as authority having jurisdiction ((AHJ) and BSR nomination)
- Invited individuals regarding any specific material requirements (e.g., fire door supplier)
  - will be commenced

The PRG will be responsible to ensure the following:

- All specifications and installation programme are followed to the expected standards
- Any variation or deviation is agreed by the PRG and underwritten by the fire safety consultant and reflected within the regulation 38 information
- All persons working on the project are suitable competent in their specific roles as defined within the principles of BSI Flex 8670-V3: 2021 and supporting PAS 8671 and 8672 framework
- Regular audit programmes of all installations are undertaken and captured digitally (via site audit pro)

It is expected the PRG will hold **monthly** meetings regarding the progress of the project. At any point the PRG can require a hold or hard stop if any issue being discussed is felt of such gravitas to affect the overall fire safety of the Shackleton Court.

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

The PRG will determine an initial Terms of Reference (ToR) to include any perceived issue to affect overall fire safety.
The ToR will include:

- All project works and stock hold are separated from any required intervention routes and areas by the fire and rescue service
- All project works are managed to ensure only the correct specified materials are on site and checked accordingly
- All project works which vary from the approved test evidence data is discussed within the PRG and outcomes minuted/recorded
- All project works which vary from the approved installation data is discussed within the PRG and outcomes minuted/recorded
- All project works which vary due to supplier lead in times (variance of ‘like for like’ products) is discussed within the PRG and outcomes minuted/recorded
- All project works, where possible will be separate from the day-to-day activities of residents, and if unachievable, will be minimal in their interaction
- All project works will be overseen for quality assurance (QA) by the Principal Contractor. This QA will be independent of the works carried out by the contractors on each particular element and will be completed by a suitably competent person as deemed by the PRG
- The suitably qualified person will be empowered by the PRG to enact hard stops to the project if deemed necessary and report back to the PRG for discussion and evaluation
- All decisions by the PRG will be recorded on a suitable project management facility
- A daily review of intervention routes will be captured to ensure they remain open and consistent with the needs of the fire and rescue service

Periodic site inspections by the whole PRG will be agreed. This will be dynamic dependent upon the stage of the project.
Fire and rescue service operational crews will have an open invitation to site. This will allow:

- Initial site-specific risk information (SSRI) to be captured and promulgated to all appliance mobile date terminals (MDT)
- Update to any changes of the SSRI as the project is underway

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

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

As an existing building, the areas of direct access to Shackleton Court are somewhat limited by the current built environment, against the requirements within Approved Document B Vol 1 Section B5.
However, the plan outlined below will make the maximum use of the following:

- Access roads for primary pumping appliance
- Direct primary and secondary access into Shackleton Court
- Access roads for supporting pumping appliances
- Available areas and access for aerial platforms
- Available areas for marshalling of supporting appliances and services
- Location of primary and secondary water supplies (hydrants)
- Location and access of the Secure Information Box in regard to Fire Safety (England) Regulations 2022: Regulation 4
- Location, access and safe hydraulic use of internal dry riser unit against BS 9990:2015
- Access and details of firefighting lift to BS 8899:2016 together with Lift and Escalator Industry Association Technical Guidance Note 24 Rev 2: 2019
- Location of any dynamic evacuation assembly point(s)

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
As an existing building, full 360º access to Shackleton Court is somewhat limited by the current built environment.

Arterial road access for Greater Manchester Fire and Rescue service pre-determined attendance (PDA) is via Scotland Hall Road and/or Amos Avenue turning into Croydon Drive
N.B. This is a gated access run by Avro Hollows (Tenant Management Organisation for Shackleton Court) on behalf Of Manchester City Council (Freeholder). This is the only direct access into Shackleton Court.

Widths of all roads are 3.5 metres or greater, allowing unrestricted movement of appliances, although the layout of Croydon Drive carriageways means attending appliances may, in parts, be line astern.
Identified resident car parking areas mean no restrictions to Pumping appliances should occur within the building footprint, which gives access to the dry riser inlet.

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
The primary pump for supply into the dry riser inlet must be directly from the single hydrant adjacent to Shackleton Court.
Due to the position of the available hydrants within Croydon drive and on Scotland Hall Road, it is envisaged a secondary supporting pump will be required to augment the supply from supporting hydrant to the primary pump feeding the dry rising unit.

Additional water towers may be fed by the hydrant supply within Croydon Drive if required, although it is expected all such localised hydrants with the block area are fed from the same primary main. It is considered the nearest additional main is that placed on Scotland Hall Road itself.

Hose lines may pass down and/or across Croydon Drive therefore any pumps turning in through the gated access (other than the base pump for dry riser supply) will have to negotiate these.
As already noted, appliances cannot provide a 360º approach to the building, however all facades can be reached by covering hand jets if required.

It is suggested that Croydon Drive itself will be utilised as the initial marshalling area, with deployed pumps/resources into Shackleton Court as required

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

Guide: no more than 200 words

Current water supply for firefighting is by public hydrants, owned by the local water undertaking and managed by Greater Manchester Fire and Rescue Service as the end user.

Supply and location of the hydrants are suitable to supply the following flow via fire service pumps:

- Firefighting jet internally
- Supporting jet internally
- External covering jet
- Aerial water tower
- Combination or all of above

Six hydrants over two separate mains are identified, although as noted all four hydrants within Croydon Drive itself are on the same primary main. It may be requested for increased flow rates to the water undertaking if necessary.

Hydrant locations being:

- 100mm adjacent to Shackleton Court
- 100mm adjacent to Lancaster Court
- 100mm adjacent to Lincoln Court
- 100mm adjacent to Dobson Court

- 100mm on Scotland Hall Road outside of entrance to Croydon Drive
- 100mm along Scotland Hall Road

Three hydrants are within 90 metres of the building footprint as per ADB Vol 1 :2019 B5 Para 14.9

Nature of water supply:
hydrant- public

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

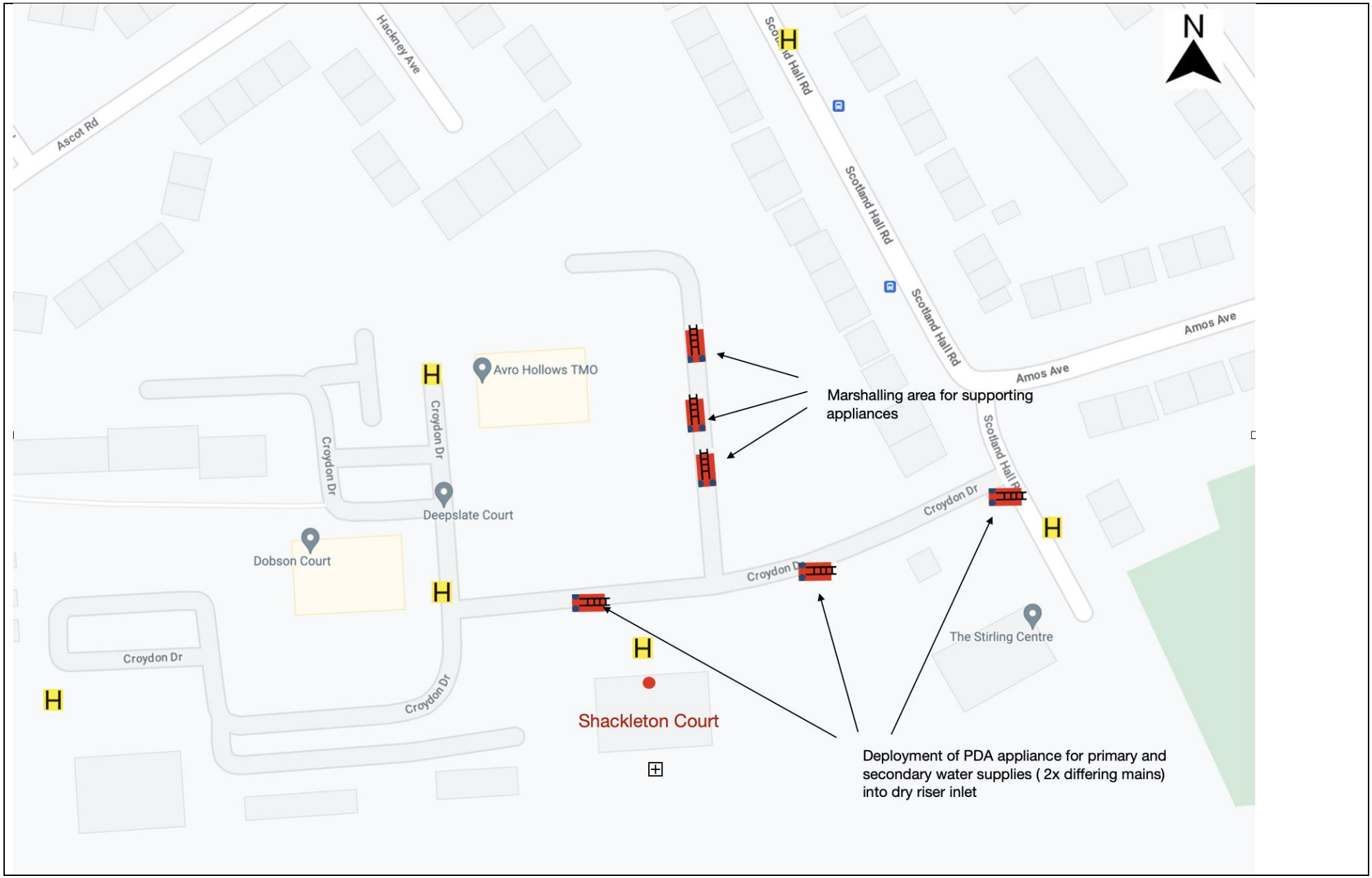
14. Fire service site plan
Fire service site plan is:
inserted in the form

Secure information box is located within the ground floor foyer (Fire Safety (England) Regulations 2022: Regulation 4) which **should** include the following:

- Laminated individual floor plans with location of dry riser landing valve (Fire Safety (England) Regulations 2022: Regulation 6) and flat numbers (two of each)
- Keys to access the dry riser inlet valve and other required ancillary areas
- Any resident EEIS following information from the client
- Location of main utility shut off valves
- Information on the occupancy sprinkler system

Homerton Rd
Homerton Rd
Ascot Rd
Hackney Ave
Scotland Hall Rd
Scotland Hall Rd
Scotland Hall Rd
Amos Ave
Amos Ave
Avro Hollows TMO
Croydon Dr
Croydon Dr
Croydon Dr
Deepslate Court
Dobson Court
Croydon Dr
Croydon Dr
Croydon Dr
Croydon Dr
The Stirling Centre

N
Ascot Rd
Hackney Ave
Scotland Hall Rd
Amos Ave
Avro Hollows TMO
Croydon Dr
Deepslate Court
Dobson Court
The Stirling Centre
Shackleton Court
Primary access route to PDA fire appliances and supporting FRS resources
Dry riser inlet
Hydrant


N
Ascot Rd
Hackney Ave
Scotland Hall Rd
Scotland Hall Rd
Amos Ave
Amos Ave
Avro Hollows TMO
Croydon Dr
Croydon Dr
Deepslate Court
Dobson Court
Croydon Dr
Croydon Dr
Croydon Dr
Croydon Dr
Croydon Dr
The Stirling Centre
Shackleton Court
Marshalling area for supporting appliances
Deployment of PDA appliance for primary and secondary water supplies (2x differing mains) into dry riser inlet

Fire statement completed by	
15. Signature	
16. Date	19/06/2023