

Project Name	37 Cross Street Fire Remedial Works	Notes: <i>The items below are based on the following documents:</i> <i>Fire Compartmentation Risk Assessment report, Apartments 201-404 undertaken by 4Site Consulting Limited dated 22.06.21.</i> <i>Fire Compartmentation Risk Assessment report, Apartments 201-404 undertaken by 4Site Consulting Limited dated 19.08.22.</i> <u>JBH Property Consulting accept no responsibility in terms of identifying the breaches of fire compartmentation.</u>
Address	37 Cross Street, Manchester, M2 4JE	
Client	37 Cross Street Management Company	

Item Number	Location	Risk Type	Description	Photo	Works Required
1	2nd floor stairwell / fire lobby fire doors	FBS03a	Breach in horizontal compartmentation around door frame with insufficient fire stopping installed. Potential for fire, heat and smoke to bypass fire door and spread through the property.		Replace door and frame with fire door and compliant ironmongery
2	Flat 403	FBS03a	Breach in vertical compartmentation with no fire stopping collar installed around plastic pipework. Potential for fire, heat and smoke to spread through the property		Install new fire collar to soil stack and waste pipe
3	Flat 302 Toilet	FBS03a	Breach in compartmentation with insufficient fire stopping installed around soil stack. Potential for fire, heat and smoke to spread through the property.		Remove rockwool and install fire batt and fire collar

4	Floor voids between levels	FBS03a	Breach in vertical compartmentation between floors with no fire barriers installed. Whilst some MMMF has been installed, its been loosely fitted. Potential for fire, heat and smoke to spread through the property.		Install fire batt and intumescent caulk as required, assumed 50mm void (allowance for 50Lm)
5	Flat 303, underneath of kitchen cupboards leading into stairwell wall voids	FBS03a	Breach in compartmentation with no fire stopping installed. Potential for fire, heat and smoke to spread through the property		Install fire batt and intumescent caulk as required, assumed 50mm void (allowance for 5Lm)
6	Internal stairwell soil stacks leading into brick column from units 202, 203, 302, 303, 402 & 403	FBS03a	Breach in compartmentation with no fire stopping collars installed. Potential for fire, heat and smoke to spread through the property		Supply and install fire batt, intumescent caulk and install 110mm fire collars

7	Air extract systems	FBS03a	Breach in compartmentation with insufficient fire stopping installed around fire collars. Given the evidence of smoke spread to many of the flats, its likely that the sealant installed around air extract systems is not suitable. The temperature of the smoke was not sufficient to activate the fire collars and so its likely that smoke spread around the collars themselves. Potential for fire, heat and smoke to spread through the property.		Remove old fire stopping materials, install new 300mm x 300mm fire batt. Intumescent caulk and install 110mm fire collars (allowance for 5nr)
8	Stairwell each floor	FBS03a	There is timber panelling installed which presents a significant fire risk. Potential fire/surface spread of flame hazard.		paint over timber cladding with Thermoguard intumescent paint (allowance for 50M2)
9	Basement	F01	Refuse stored. Area is permitted to be used as a bin store. Potential fire hazard.		Clean away debris as per the photo (allowance for one skip)
10	3rd - 4th floor stairwell riser cupboard	FBS03a	Breach in horizontal compartmentation with no, or insufficient fire stopping installed. Potential for fire, heat and smoke to spread through the property.		Infill with fire batt and intumescent caulk 2nr 300mm x 300mm

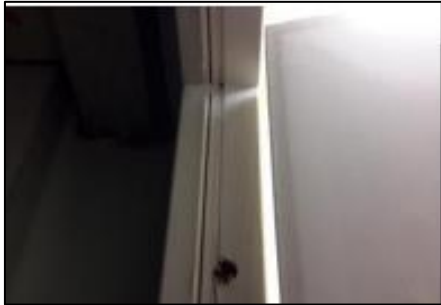
11	3rd - 4th floor stairwell riser cupboard	FBS03a	Breach in horizontal compartmentation with insufficient fire stopping installed. Fire collar wont work as intended as not suitable fixed to the wall. Non fire rated yellow expansion insulation foam has been used rather than a more suitable fire stopping material. Potential for fire, heat and smoke to spread through the property.		Remove yellow foam, replace with fire foam and pasted with intumescent caulk. Box in pipework floor to ceiling with two layers of fire boards taped and jointed. Install fire collars to the base ad top of walls. (assumed 2500mm high)
12	1st - 2nd floor stairwell riser	FBS03a	Breach in horizontal compartmentation with no fire stopping installed. Potential for fire, heat and smoke to spread through the property.		Supply and install fire batt, intumescent caulk and install 110mm fire collars.
13	Hazard Location 1st - 2nd floor stairwell riser	FBS03a	Breach in horizontal compartmentation with insufficient fire stopping installed. Fire collar wont work as intended as not suitable fixed to the wall. Non fire rated yellow expansion insulation foam has been used rather than a more suitable fire stopping material. Potential for fire, heat and smoke to spread through the property.		Supply and install fire batt and intumescent caulk and fit collar. Full Remedy TBC. P.S.

14	Basement	FBS03a	Breach in horizontal and vertical compartmentation with insufficient fire stopping installed. Potential for fire, heat and smoke to spread through the property.		Remove fire foam and install fire batt, all areas pasted and caulked.
15	2nd - 3rd floor stairwell riser	FBS03a	Breach in horizontal compartmentation with insufficient fire stopping installed. Fire collar wont work as intended as not suitable fixed to the wall. Non fire rated yellow expansion insulation foam has been used rather than a more suitable fire stopping material. Potential for fire, heat and smoke to spread through the property.		Sufficiently fire stop area. Full Remedy TBC. P.S.
16	2nd - 3rd floor stairwell riser	FBS03a	Breach in horizontal compartmentation with no fire stopping installed. Potential for fire, heat and smoke to spread through the property		Sufficiently fire stop area. Full Remedy TBC. P.S.
17	Grnd floor electrical cupboard	FBS03a	Breach in horizontal compartmentation with no fire stopping installed and damaged plasterboard. Potential for fire, heat and smoke to spread through the property.		Infill plasterboard and clad over with fire board complete with tape and joint

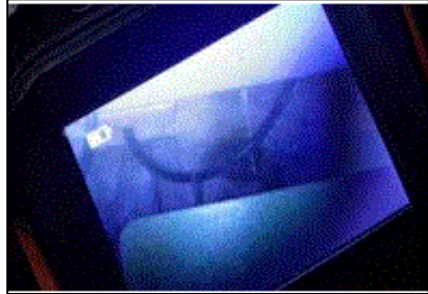
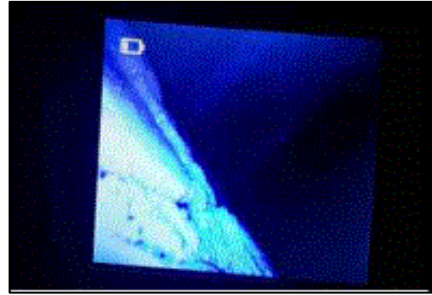
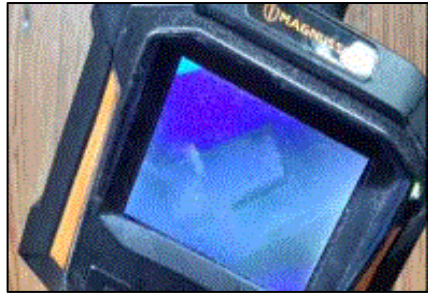
18	Flat 302, air extract system in bathroom ceiling void	FBS03a	Future breach in horizontal compartmentation as a result of the poorly installed fire collar. Potential for fire, heat and smoke to spread through the property		Remove fire collar, install fire batt and intumescent caulk, refix exiting fire collar
19	Flat 302 above bathroom ceiling void	FBS03a	Breach in compartmentation around steel frame no fire stopping installed. Potential for fire, heat and smoke to spread through the property.		Infill void with fire batt, clad steel beam with two layers of plaster board, all joint to be taped
20	3rd floor stairwell	FBS03a	Inconsistent levels of fire plasterboard. Potential for fire, heat and smoke to spread through the property.		Remove plasterboards and install new to give a FD30 fire rating. P.S.
21	Flat 301, waste pipes within bathroom suite	FBS03a	Breach in compartmentation where waste pipes enter through compartmentation wall with no fire stopping installed. Potential for fire, heat and smoke to spread through the property.		Infill void with fire batt, and intumescent caulk 300mm x 300mm and install a new 110mm fire collar.

22	Ceiling void above unit 402	FBS03a	Breach in compartmentation with no fire stopping installed. Potential for fire, heat and smoke to spread through the property.		Clad over existing timbers with two layers of Fireline plaster boards, intumescent caulk joints and perimeter of wall
23	Lift motor room	FD02b	Fire door has a vent installed that does not include an intumescent air transfer grille. Potential for fire and smoke to spread through property		Replace vent with an intumescent block and door vents
24	3rd - 4th floor stairwell riser cupboard	FD04	Fire door will not perform correctly in the event of a fire as a result of missing screws from hinges. Potential for fire and smoke to spread through property		Remove and replace 2no. fire doors with compliant ironmongery, decorated on completion
25	3rd - 4th floor riser cupboard	FD06	Cold smoke seal/intumescent strip damaged. Potential for fire & smoke to spread through property.		Remove and replace intumescent fire strips

26	3rd - 4th floor stairwell riser cupboard	FD06	Cold smoke seal/intumescent strip missing. Potential for fire & smoke to spread through property.		Remove and replace intumescent fire strips
27	1st - 2nd, 2nd - 3rd floor stairwell riser cupboard	FD06	Cold smoke seal damaged as a result of it being painted over. Potential for fire & smoke to spread through property		Remove and replace intumescent fire strips
28	Grnd floor electrical cupboard	FD06	Cold smoke seal/intumescent strip missing. Potential for fire & smoke to spread through property.		Remove and replace intumescent fire strips

29	Lift motor room	FD06	No cold smoke seal/intumescent strip installed. Potential for fire & smoke to spread through property.		Remove and replace intumescent fire strips
30	Glazing adjacent to tenants demise main entry door - Flat 401	FD17a	The glazing in and adjacent to the tenant's demise main entry door does not appear to meet the required half hour standard of fire resistance. The glazing offers no safety markings affixed to the glass. Potential for fire and smoke to spread onto the open-air landing, preventing the safe escape of persons from neighbouring flats due to there being only one escape route.		Remove glazing and supply and install Pyro Door glass (FD30) (assumed 2M2)
30a	Glazing panels to flats 403 & 404	FD17a	As above. 2no. Glazing units approx. 2.4m x 0.5m		Remove glazing and supply and install Pyro Door glass (FD30) (assumed 2M2)
30b	Glazing panels to top floor communal flats	FD17a	As above. 2no. Glazing units approx. 2.4m x 0.25m		Remove glazing and supply and install Pyro Door glass (FD30) (assumed 1M2)
31	Side access door	No Access	The advisor was unable to gain access to this area. Potential for hazards to exist undetected, remain unmanaged and subsequently, cause injury and/or present a fire hazard.		P.S. for items found inside.

32	Lift motor room	FD02	Door is not to the minimum half hour standard of fire resistance. Potential for fire to spread throughout premises.		Remove and replace the FD30 fire door, decorated on completion
33	Basement	FMCP06	No protective covers fitted over the manual call points. Potential for accidental/malicious actuation of the fire alarm system, leading to an increase in false alarm calls to the local fire authority		TBC on how to proceed with this item. P.S.
Additional Items Identified in Revised FRA					
34	Above false ceiling & toilet in flat 201	FBS03a	Breach in compartmentation with insufficient fire stopping installed. (Flat 201 is currently undergoing a refurbishment, so current breaches should be undertaking as the works progress). Potential for fire, heat and smoke to spread through the property.		Install fire batt and fire collar

35	Rear of kitchen in flat 401	FBS03a (1)	Breach in compartmentation with insufficient fire stopping installed behind kitchen units. Potential for fire, heat and smoke to spread through the property.		Install fire batt
36	Flat 401	FBS03a (2)	Breach in compartmentation with insufficient fire stopping installed. Boiler cupboard Potential for fire, heat and smoke to spread through the property.		Install fire batt
37	Flat 204	FBS03a (3)	Breach in compartmentation with insufficient fire stopping installed, pipework leading from kitchen. Potential for fire, heat and smoke to spread through the property.		Install fire batt and fire collar
38	Flat 404 main door	FD02c	The gap between the fire door leaf and the frame is excessive. Potential for fire and smoke to spread through property.		Replace door and frame with compliant ironmongery

39	Flat 204 main door	FD02c (1)	The gap between the fire door leaf and the frame is excessive. Potential for fire and smoke to spread through property.		Replace door and frame with compliant ironmongery
40	Flat 201 main door	FD04	Fire door may not perform correctly, missing screws from hinges. Potential for fire and smoke to spread through the property.		Install screws to all hinges
41	Flat 304	FD16	Unable to determine if the entry door to the tenant demise meets the minimum half hour standard of fire resistance. Potential for fire, heat and smoke to spread into the communal area and compromise the escape route.		Replace door and frame with compliant ironmongery if determined that the door does not meet the minimum half hour standard upon gaining access
42	Flat 304	No Access	The advisor was unable to gain access to this area. Potential for hazards to exist undetected, remain unmanaged and subsequently, cause injury and/or present a fire hazard.		Provisional sum for any items identified within flat 304 upon access