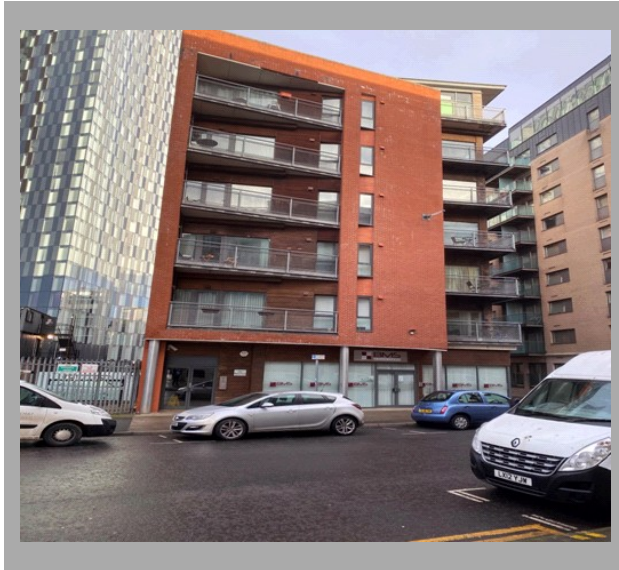



Client

C/O Rendall and Rittner

Site

Boatmans, 42 City Road East, Manchester, M15 4QF

Assignment Type

Type 3 Fire Risk Assessment

Project Number
144867

Project reference

Date
15/02/2021

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Under Regulation 7. — (1) of the Management of Health and Safety at Work Regulations 1999, Every employer shall, subject to paragraphs (6) and (7), appoint one or more competent persons to assist him in undertaking the measures he needs to take to comply with the requirements and prohibitions imposed upon him. Ark Workplace Risk Ltd have been instructed by the Client as their competent advisors to assist them in their undertaking, for the effective planning, organisation, control, monitoring and review of the preventive and protective measures.

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Photo Report

Introduction to FireCon

FireCon has been designed to provide the most comprehensive fire risk control and compliance system for those responsible for managing fire issues. By combining all the requirements for fire risk control and compliance into one service a complete picture can be established and remedial action taken to correct any deficiencies.

1.0 Application of the Regulations

The Regulatory Reform (Fire Safety) Order 2005 and The Fire Safety (Scotland) Regulations 2006, which were made under The Fire (Scotland) Act 2005, the aforementioned are applicable where the premises is put to use as a workplace: and,

- a). An employer has one or more employees (not including domestic servants).
- b). You have as a Responsible person, to any extent, control of a workplace.

What is the meaning of Control?

Is the duty laid down that is associated with the occupation of a building rather than ownership, though the duty extends to owner-occupiers. Responsibilities for health and safety are placed upon a person(s) having control to any extent and extends to both workers and visitors.

Other acts that may apply include:

The Health & Safety at Work etc Act 1974

The Housing Act 2004

The Building Act 1984

The Building (Scotland) Act 2003

Other regulations that may apply to the premises include:

The Management of Health & Safety at Work Regulations 1999.

The Highly Flammable Liquids and Liquefied Petroleum Gas Regulations 1972.

The Building Regulations 2010 and the Procedural Handbooks to the Building (Scotland) Act 2003.

Responsible Person

Under the Regulatory Reform (Fire Safety) Order 2005 and the Fire (Scotland) Act 2005, Part 3, Fire Safety, The term 'Responsible Person' means:- In relation to a Workplace - The Employer, if the workplace is to any extent under his Control.

In certain circumstances a Building Owner may retain a level of control over the premises as could a Managing Agent in the case of a workplace in multiple occupation.

Where a Contractor is employed to maintain or repair plant or fire safety equipment, then each will retain a level of control to the extent that any Contract Tenancy or Franchise determines.

2.0 Fire Risk Assessment

A 'fire' risk assessment is undertaken to assess the risk of fire to people who may be expected to be in the workplace at any time i.e. workers, the public, etc.

There are two features to the risk assessment. They are 'fire risk', the likelihood of fire occurring and the 'fire hazard' the consequences should a fire occur.

The fire risk assessment is undertaken to ensure that:

The risk of a fire occurring and spreading is reduced to the absolute minimum.

Everyone at the workplace is able to reach a place of safety without outside assistance.

That all defects are identified and rectified and that general fire precautions are adequate.

That the risk from the work processes, combustible materials stored, used or displayed, etc. are known and properly controlled and

that this is understood by all employees.

Ark Workplace Risk will carry out a fire risk assessment to meet the requirements of relevant national life safety legislation. Ark Workplace Risk will inspect the site, discuss fire safety provisions with onsite staff (if applicable) and prepare a fire risk assessment report. The fire risk assessment report will detail the significant findings of the assessment. Where necessary, the report will provide recommendations for additional measures the Fire Risk Assessor deems necessary to reduce or maintain risk from fire at a tolerable level. The fire risk assessment covers all areas for which the Client is responsible, excluding those areas detailed in the observation section of the fire risk assessment report.

2.1 Review & Revision

The fire risk assessment should be reviewed if:

- a) there is reason to suspect that it is no longer valid; or
- b) there has been a significant change in the matters to which it relates: or
- c) where the employer employs a young person.

A maximum recommended review date of 12 months may be sufficient where points (a), (b) and (c) do not arise. Where points (a), (b) or (c) arise, or evidence of continued or regular non-compliance suggests, the review frequency should be increased. It is important that risk assessments are seen as a continual process so that the adequacy of control measures are subject to continual review and revision if necessary.

In addition, under the Regulatory Reform (Fire Safety) Order 2005 and the Fire (Scotland) Act 2005, Part 3, Fire Safety, where an employer employs 5 or more people (whether or not they are in the workplace at the same time), he must keep a record of the arrangements referred to above. The records should be available for inspection when necessary.

2.2 Assessment Format

Each risk assessment record will, in the opinion of the Assessing Consultant, identify those areas which give rise to significant fire risks.

Using Ark's Risk Level Indicator (highlighted in figures 1, 2, & 3), a risk level is provided against each hazard and risk. This can be used to prioritise the action required to implement appropriate control measures.

2.3 Health & Safety Arrangements

Under Regulation 5 of the Management of Health & Safety at Work Regulations 1999, employers are required to have arrangements in place to cover health and safety, including preventative and protective measures to control the risks.

Where the undertaking has five or more employees, the arrangements should be recorded. This, together with the fire risk assessment, should form part of the management system.

2.4 Report Preparation

Where Ark Workplace Risk Ltd have carried out the Fire Risk Assessment and Compliance Survey; the consultant has prepared the report based upon the information gained on site and during the tour of the premises.

Although Ark Workplace Risk Consultants are experienced and trained to the highest professional standards, they have no powers under any statutory order to demand entry and the production of documents or information.

The advice in the report is therefore given in good faith based upon the evidence seen at the time of the visit. No guarantee can be given that during any subsequent visit by inspectors with statutory powers that other non-compliance situations may not be found.

Whilst every care is taken to interpret the Acts, Regulations and Approved Codes of Practice, these can only be authoritatively interpreted by Courts of Law.

2.5 Report Guide

Topic Area

This details the activity areas or equipment to which the hazard and risk is related.

Item

Identifies particular items associated with the Topic Area.

Control Description

Identifies and describes the particular control measures associated with each 'Item' to reduce the risks.

Guidance

This section provides some guidance which may help to implement the control measure (Physical, process and human controls). These are provided where known and applicable, and are only intended to provide the Client with a selection of possible choices regarding the control measure. It is for the Client to ensure that the control measure selected is suitable and sufficient for the hazard and risk.

Person In Danger/Staff In Danger

This highlights the person(s) who are most likely to be affected by the hazard and risk.

'Staff In Danger' identifies the general groups of people who may be in danger whilst 'Person In Danger' identified specific individual where appropriate.

Risk Level

The risk level grades the severity of the hazard and risk and determines the priority of action to be taken. A risk level of 5 is classified as INTOLERABLE and should be dealt with immediately.

The key to the 'Risk Level' is identified within the Fire Risk Assessment Record and a full explanation of these levels is outlined later in this section.

NOTE: Should a non-conformance be noted by our Consultant that is considered, in their professional opinion, to be of serious risk to the Client's business (and not necessarily a Level 5 INTOLERABLE risk) we, Ark Workplace Risk, will provide details of the non-conformance in writing to the responsible person, identifying the nature of the non-conformance along with suggested remedial actions to be taken in what timescales.

Result

This column identifies whether the hazard/risk is adequately controlled or otherwise. It also highlights control measures that still need to be actioned. The key to 'Result' is identified in the Fire Risk Assessment Record notes.

3.0 Definitions

The following definitions apply.

3.1 Fire Resisting

4.1.1 Scotland - FIRE RESISTANCE means the ability of an element of structure to satisfy the criteria specified in TABLE 2 to the Technical Standard D2.1 and Fire Resistant and Fire Resistance shall be construed accordingly. The Method of determining Fire Resistance are described in Appendix to Part D of the Scottish Technical Standards.

England and Wales - FIRE RESISTING means the ability of a component or construction to satisfy for a stated period of time, some or all of the appropriate criteria specified in the relevant Part of B.S. 476.and that:

(a) whatsoever is so designated gives effective separation between those parts of the premises on each side of it.

4.1.2. Where the word "enclosed" is used in connection with this term, the room, escape route or other space so described is completely enclosed with walls, ceilings and floors of FIRE RESISTING construction except for that part of the enclosure consisting of a roof, external wall, or the lowest floor of a building.

4.1.3 Where the construction consists of or incorporates a door, the door.

(a) is effectively self-closing by means of an automatic self-closing device other than rising butt hinges. As an alternative, where the door is to a duct, shaft or cupboard, it may be locked shut and provided with a notice to this effect;

(b) is free from any means of holding the door in an open position except, where permitted, an electro-magnetic or electro-mechanical door holder device susceptible to smoke (as defined in the Building Regulations 2000). The approval of the Fire Authority must be

obtained for any proposal to install a door holder and the device must be of a type which complies with the provisions of the current British Standard 5839:Part 3;

(c) is close fitting to both the frame and, where there are two leaves, between the leaves;

(d) is hung on hinges no part of which is made of either combustible material or of non-combustible material having a melting point of less than 800°C;

(e) is permanently marked "Fire Door Keep Shut" in a conspicuous position;

(f) is imperforate except for the minimum of perforations necessary for the fitting of locks and door furniture;

(g) where the construction incorporates glazing, in addition to complying with this definition, the glazing is in a frame fixed shut.

3.2 Protected Route

PROTECTED ROUTE means a route enclosed with FIRE RESISTING construction and which complies with the following conditions:

(a) service, ventilating and other similar ducts or shafts which pass into or out of the enclosure are FIRE RESISTING within the enclosure;

(b) cupboards are enclosed with FIRE RESISTING construction (except where premises are provided with a single staircase only in which case cupboards are not accepted and must be taken out of use and sealed with FIRE RESISTING construction on the inside);

(c) no combustible storage is allowed other than in cupboards described in (b) above;

(d) stairs and landings are provided with handrails and are adequately guarded on any open side;

(e) sufficient and suitable artificial lighting is provided for the purpose of means of escape; and

(f) the linings have a surface spread of flame classification not inferior to "Class 1" when tested in accordance with the provisions of the current British Standard 476: Part 7.

Notes:

(i) Lavatories and sanitary accommodation which are neither cloakrooms nor contain gas or portable heating appliances other than water heaters and incinerators may be contained within a PROTECTED ROUTE.

(ii) On occasions, fire doors are located with 12mm door stops. However, tests from TRADA (Timber Research and Development Association) has shown that there is no improvement in smoke control where door stops are used rather than 12mm. Even door sets fitted with intumescent seal, the door stops make no significant contribution to fire resistance.

3.3 Surface Finishes of Walls and Ceilings

The standards of acceptance for the surface finishes of walls and ceilings are as follows:-

A. Inorganic Group

Brickwork, blockwork, concrete, plasterboard, ceramic tiles, plaster finishes (including rendering on wood or metal laths) and all other surfaces conforming to Class O classification as defined in Appendix A of Approved Document B of the Building Regulations 1991. Acceptable in all locations.

B. Cellulosic Group - (Not flame retardant treated)

Timber, hardboard, particle (chipboard), blockboard and any other material not lower than Class 3 surface spread of flame rating. Acceptable only on small areas of wall surface in any room (but not for ceilings). The area covered should not exceed half the floor area of the room or 60m², whichever is smaller.

Not Acceptable on escape routes, i.e./ stairways, corridors, entrance halls.

C. Cellulosic Group - (Flame retardant supported by evidence of treatment including painting to achieve Class 1 surface spread of flame rating)

Acceptable only on walls and ceilings in small rooms of floor area not exceeding 4m² and in other rooms for small areas of wall surface within the maximum area permitted for Cellulose Group B material, and for ceilings.

Not Acceptable on escape routes, i.e. stairways, corridors, entrance halls.

D. Woodwool Slab

Acceptable in all ions.

E. Plastics - Thermosetting (decorative laminates)

Acceptable as for Group B unless there is evidence that they are of flame-retardant grade (to Class 1 surface spread of flame rating), in which case acceptability will be as for Group C.

F. Plastics - Thermoplastics (expanded polystyrene wall and ceilings linings)

Acceptable provided not finished with gloss paint, on inorganic surfaces in thicknesses not exceeding 5mm on walls, 12mm on ceilings, in same situations as Group B.

G. Thin Vinyl and Paper Coverings (other than heavy flock wallpapers)

Acceptable in all locations in inorganic surface.

H. Heavy Flock Wallpapers

Acceptable as for group B unless there is evidence that they are flame - retardant grade (to Class 1 surface spread of flame rating) in which case acceptability will be as for Group C.

Figure 1 Risk Levels

Risk Level	Action & Timescale	
1	Trivial	No action is required. Recommended review annually.
2	Tolerable	No additional controls are required. Recommended review six-monthly to ensure controls remain effective.
3	Moderate	Risk reduction measures should be implemented within 3 months.
4	Substantial	Risk reduction measures should be implemented within 1 month.
5	Intolerable	Risk reduction measures should be implemented immediately. Work should not be started, continued or access permitted until the risk has been removed or reduced.

Figure 2

Risk level estimator

	Slightly Harmful	Harmful	Extremely Harmful
Highly Unlikely	Trivial Risk ₁	Tolerable Risk ₂	Moderate Risk ₃
Unlikely	Tolerable Risk ₂	Moderate Risk ₃	Substantial Risk ₄
Likely	Moderate Risk ₃	Substantial Risk ₄	Intolerable Risk ₅

Risk Level = Likelihood x Severity of Risk

Fig.3. Result Indicators and their Descriptions

	Results	Description
T	Trivial	This is a trivial risk that is uncontrolled.
A	Adequately Controlled	This is a risk that is currently adequately controlled and should continue to be monitored.
N	Not Adequately Controlled	This is a risk that is not controlled and should be remedied as appropriate to the Risk Level.

Executive Summary

Principal Consultant

Stewart MacBryde

MIfireE, CMIOSH, AMBI

Project number 144867	Project reference	Assessment Date 15/02/2021	Client C/O Rendall and Rittner	Site Boatmans, 42 City Road East, Manchester, M15 4QF
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Observations

The scope of the assessment included all common areas, bike store, roof terrace, communal terrace, pump room, risers, CCTV Room and cleaners cupboard. Due to Covid-19 the inspection of apartments was limited to apartments 2,7 and 16. This was an unaccompanied assessment of the facilities with access codes being provided by Emma Beaver (Property Manager). On the day of the assessment a number of these codes didn't work. Emma Beaver was contacted by phone. One of the cleaners was asked to attend the building to provide access to a number of areas for the consultant. The cleaner did not turn up in time to provide this access.

The Consultant visited, Boatman's, 42 City Road East, Manchester M15 4QF on the 15th February 2021. The building is close to Manchester City Centre situated on the corner of River Place and City Road East. The building consists of seven storeys, with lower ground floor car parking, pedestrian residential entrance, service areas and a commercial unit to the ground floor with 29 residential apartments spread over first to sixth floor levels. The building is provided with two stair cores and a single lift which is a fire-fighting lift. A large open communal courtyard is located at first floor level looking towards the new Deansgate Square Development with a second large communal terrace being located at sixth floor level to the front of the building overlooking City Road East.

The Commercial unit was excluded from the assessment. With issues providing the correct codes to gain access keys the following areas were not assessed on the day of the assessment, the bike store, roof terrace, communal terrace, pump room, risers, CCTV Room and cleaners cupboard.

In terms of the Fire Risk Assessment of the inspected areas, the property was found to be in need of improvement. The consultant has noted 20 areas of uncontrolled risks which are deemed MODERATE in nature. On the 13th November 2020 Ark Sustainability Ltd (Ark) were instructed by Boatman's Management Company Limited c/o Rendall and Rittner Ltd to undertake investigations of the external façade Boatman's, 42 City Road East, Manchester M15 4QF to support meeting the requirements of the Ministry of Housing Communities and Local Government (MHCLG) current guidance regarding external façade and cladding systems. The report concluded the primary materials of the external walls are considered not to be of limited combustibility as defined within BS 9991:2015 as the Wood Resin (Timber Cladding) was found to be both combustible and flammable. These materials increase the fire risk and may allow for fire spread across compartments and the façade. The timber decks to the balcony attachments are considered to be both combustible and flammable, potentially increasing the risk of fire spread across the facades. Given the findings of this report and the additional findings as part of this fire risk assessment the consultant has concluded that a Stay Put (defend in place) is not appropriate and the building should move to a Simultaneous Evacuation. Actions are detailed in the body of this report. The building currently is not supported with a Fire Management Plan (FMP). A FMP would provide an overview of the preventive and protective measures that are in place within the building along with a structure of the test and maintenance activities that take place to maintain the life safety assets within the premises. A FMP should be developed to support the building along with fire logbook that contains the maintenance records and repairs

Good standard of housekeeping was observed throughout the building

No documentation was available on the day of the assessment and information was provided by e-mail. Please note that comments made within this report refer to the findings at the time of the assessment

Security appeared to be suitable, the main entrance is accessed controlled by using a key pad and there is CCTV cameras in place.

It was confirmed by Emma Beaver that no Enforcement notices are in place

Property Fire Risk Rating

The property has been assigned the following fire risk rating: **Low**

In order to provide clients with the confidence that Ark have undertaken and completed the fire risk assessment using a recognised system, Ark have adopted a fire risk rating system based on the Chief Fire Officers Association (CFOA) Relative Life Risk Calculation methodology / guidance.

This methodology / guidance reflects the current CFOA approach to effective enforcement and provides a nationally agreed framework for inspection, enforcement and rating of premises where local fire authorities enforce current legislation.

The Fire Risk Rating System determines the level of fire risk in the premises in question, by considering not only the elements within the fire risk assessment but also the findings of additional on-site assessment/audit. The methodology / guidance is used by enforcing authorities to target resources at those properties which appear to pose the greatest risk to life safety.

Whilst the risk to the employees and other persons that may be present within the property is the prime influence, the risk rating of a premises will also be influenced the potential loss or risk to the community (at a local or national level), and could be seen as a subjective rating.

When determining the risk presented by a particular premise, the following factors are considered:

- Type of property
- Type of structure
- Use
- Nature of occupants
- Furniture, fittings and surface finishes
- Processes undertaken/materials stored
- Potential sources of fire (accidental or deliberate)
- Potential fire spread internal and external
- Structural fire protection
- Compliance with Statutory legislation/regulation
- Fire precautions provided
- Standard of fire safety management
- Location
- Access
- Water supplies

The outcome provides the client with a clear understanding of how an enforcement authority may both view and inspect their property; properties with high or very high fire risk rating would expect to be inspected on a more frequent basis than those with a low fire risk.

It is important to understand that the fire risk rating system adopted, and the subsequent score are intended as an indicative guide to potential enforcing authority intervention. The detail of the fire risk assessment must be considered in its entirety.

Management Action Summary

Principal Consultant

Stewart MacBryde

MIfireE, CMIOSH, AMBI

List of Topics

Risk Assessment Record No.	Topics	Highest Risk Level
1	Access For the Fire Service.	2
2	Combustible Materials.	3
3	Emergency Lighting.	3
4	Fire Detection and Warning.	4
5	Fire Instruction and Training.	3
6	Fire Safety Management	3
7	Firefighting Lifts	2
8	Ignition Sources	4
9	Maintenance of Fire Safety Equipment and Records.	2
10	Means of Escape in Case of Fire.	3
11	The Prevention of the Spread of Fire and Smoke.	3

Responsibility **Owner/Manager****Topic Area** Combustible Materials.**Item** **Accumulation of combustible waste.****Risk Result
Level****3****N****Control Description**

Ensure that combustible rubbish and waste is removed from the workplace, at least daily, and stored away from the building so that a fire in it will not put the workplace at risk.

Additional Information

Overall a good standard of housekeeping was observed. Some rubbish was observed in the back escape stairs close to the exit. Regular inspections of the facility are required to stop the build-up of rubbish.

Work Carried Out

Date completed: Signed:

Review

Reviewed by: Review date:

Comments:

Responsibility **Owner/Manager****Topic Area** Combustible Materials. cont...**Item** **Accumulation of combustible waste. cont...****Risk Result
Level**

3

N

Control Description

Ensure that all ducts and service risers are clear of storage and combustible materials or waste.

Additional Information

Access could not be provided on the day of the assessment to riser cupboards. It is recommended these areas are inspected by the client to ensure that there is no storage of combustible materials

Work Carried Out

Date completed: Signed:

Review

Reviewed by: Review date:

Comments:

Responsibility Owner/Manager**Topic Area** Combustible Materials. cont...**Item Excessive quantities of combustible materials displayed or stored in the workplace.****Risk Result
Level**

3

N

Control Description

Ensure combustible materials are not stored in plant rooms.

Additional Information

Access could not be provided on the day of the assessment to the Pump room. It is recommended this area is inspected by the client to ensure that there is no storage of combustible materials

Work Carried Out

Date completed: Signed:

Review

Reviewed by: Review date:

Comments:

Responsibility **Owner/Manager****Topic Area** Emergency Lighting.**Item** **Adequate emergency lighting.****Risk Result
Level****3****N****Control Description**

External Emergency lighting is required as there is an external escape route and insufficient street lighting in the external common areas.

Additional Information

It could not be confirmed if adequate emergency lighting is provided on the roof terrace or communal terrace as these areas could not be accessed as part of the assessment. The client to confirm if adequate lighting is provided in these areas. If not emergency lighting should be installed appropriate

Work Carried Out

Date completed: Signed:

Review

Reviewed by: Review date:

Comments:

Responsibility **Owner/Manager****Topic Area** Fire Detection and Warning.**Item** **Fire alarm call points.****Risk Result
Level****3****N****Control Description**

Provide additional call points at suitable locations.

Additional Information

Fire alarm call points are in suitable locations. The manual call point at the main entrance requires the appropriate fire instruction signs.

Work Carried Out

Date completed:

Signed:

Review

Reviewed by:

Review date:

Comments:

Responsibility **Owner/Manager****Topic Area** Fire Detection and Warning. cont...**Item** **Fire alarm.****Risk Result
Level**

4

N

Control Description

Provide a fire alarm system of the appropriate type, suitable for the environment.

Additional Information

There appeared to be a sufficient number of detectors and sounders to ensure that the fire alarm is audible in all the common areas of the property inspected, linked back to the fire panel. The apartments inspected had stand-alone detection. On the corridor level 6, a smoke detector is being held together by black tape. In apartment 2 (Empty) the smoke detector is partially hanging off and is bleeping indicating low battery. These should be repaired. With issues identified with the timber façade and balconies it is recommended as a temporary period to move to a simultaneous evacuation strategy. The alarm system should be extended to be capable of detecting a confirmed fire in any one apartment and transmitting an alarm signal to every other apartment. National Fire Chiefs Council (NFCC) – Simultaneous Evacuation Guidance issued on the 1st October 2020 should be followed. The fire alarm system should be linked to a Alarm Receiving Centre (ARC). ARC will mobilise the local Fire Brigade.

Work Carried Out

Date completed: Signed:

Review

Reviewed by: Review date:

Comments:

Responsibility Owner/Manager**Topic Area** Fire Detection and Warning. cont...**Item** **Fire alarm. cont...****Risk Result
Level****3****N****Control Description**

Test fire alarm weekly.

Additional Information

it could not be confirmed that weekly fire alarm tests take place. The Client has confirmed via e-mail that the cleaners are to be trained to perform this task.

Work Carried Out

Date completed:

Signed:

Review

Reviewed by:

Review date:

Comments:

Responsibility **Owner/Manager****Topic Area** Fire Detection and Warning. cont...**Item** **Fire alarm. cont...****Risk Result
Level**

4

N

Control Description

Repair faulty or damaged fire alarm system.

Additional Information

At the time of the assessment the fire panel was found to be in fault and is not being monitored. A recommendation to upgrade the fire alarm system including linking the system to an Alarm Receiving Centre (ARC) is made further on in this assessment. Until the fire alarm system is upgraded the client should put arrangements in place to monitor the fire panel on a daily basis and rectify any faults

Work Carried Out

Date completed: Signed:

Review

Reviewed by: Review date:

Comments:

Responsibility **Owner/Manager****Topic Area** Fire Instruction and Training.**Item** **Emergency evacuation procedure.****Risk Result
Level****3****N****Control Description**

Provide a documented fire emergency plan.

Additional Information

A documented fire emergency plan should be developed to include changes to the buildings evacuation process and communicated to residents

Work Carried Out

Date completed:

Signed:

Review

Reviewed by:

Review date:

Comments:

Responsibility Owner/Manager**Topic Area** Fire Instruction and Training. cont...**Item Fire Action Notices.****Risk Result
Level****3****N****Control Description**

Ensure details on fire action notices are correct and up to date.

Additional Information

Where fire action notices were observed they were up to date. There were some areas where these are missing. Above the manual call point at the entrance to the building and level 6 next to the lift in the main staircase

Work Carried Out

Date completed: Signed:

Review

Reviewed by: Review date:

Comments:

Responsibility **Owner/Manager****Topic Area** Fire Instruction and Training. cont...**Item** **Staff, contractors and visitors.****Risk Result
Level****3****N****Control Description**

Provide Fire safety information for visitors.

Additional Information

It is recommended that a fire information box is fitted to the building adjacent to the fire alarm panel, providing information to support the responding fire and rescue service on their initial response. The data within the FIB must be updated following any changes to the building and inspected on a six-monthly basis

Work Carried Out

Date completed:

Signed:

Review

Reviewed by: Review date:

Comments:

Responsibility **Owner/Manager****Topic Area** Fire Instruction and Training. cont...**Item** **Training.****Risk Result
Level****3****N****Control Description**

Undertake regular fire evacuation drills.

Additional Information

The current arrangements for the building are Stay Put (defend in place). With the recommendation to move to a simultaneous evacuation a fire drill should be arranged to test the process

Work Carried Out

Date completed: Signed:

Review

Reviewed by: Review date:

Comments:

Responsibility **Owner/Manager****Topic Area** Fire Safety Management**Item** **Duty to make fire safety arrangements****Risk Result
Level****3****N****Control Description**

The responsible person must record the fire safety arrangements where- 5 or more employees are employed, a license is required or an alterations notice has been received.

Additional Information

The building currently is not supported with a Fire Management Plan (FMP). A FMP would provide an overview of the preventive and protective measures that are in place within the building along with a structure of the test and maintenance activities that take place to maintain the life safety assets within the premises. A FMP should be developed to support the building along with fire logbook that contains the maintenance records and repairs

Work Carried Out

Date completed:

Signed:

Review

Reviewed by:

Review date:

Comments:

Responsibility Owner/Manager**Topic Area** Fire Safety Management cont...**Item Lack of Monitoring and Maintenance, Lack of Co ordination and Management****Risk Result Level**

3

N

Control Description

Undertake daily/regular Fire Patrols within the property to ensure that all fire safety routes, gangways and fire safety equipment are in place and available.

Additional Information

There are no daily inspections carried out in the property. With issues being identified with the façade and other actions identified in this report it is recommended that a daily inspection takes place.

Work Carried Out

Date completed: _____ Signed: _____

Review

Reviewed by: _____ Review date: _____

Comments:

Responsibility **Owner/Manager****Topic Area** Ignition Sources**Item** **Oil or gas burning equipment (LPG).****Risk Result
Level**

4

N

Control Description

Oil or Gas burning equipment should be used in accordance with manufacturer instructions.

Additional Information

There was evidence of a BBQ on the communal terrace. Until issues with the timber cladding/decking have been resolved on the building and balconies, all external ignition sources such as smoking the use of BBQs should be prohibited. The client as part of co-operation and consultation should inform all residents

Work Carried Out

Date completed: Signed:

Review

Reviewed by: Review date:

Comments:

Responsibility **Owner/Manager****Topic Area** Means of Escape in Case of Fire.**Item** **Appropriate and sufficient fire safety signs and fire exit notices displayed and can be clearly seen.****Risk Result Level**

3

N

Control Description

Provide additional fire exit signs.

Additional Information

The fire exit from the back staircase leads outside into a fenced area next to the bike store which is opposite a construction site. Signage indicating the route to be taken should be prominently displayed. Once round the corner there is an accessed controlled gate. A green release button operates this gate and is positioned on the wall opposite. Those unfamiliar with the area could easily miss this. Appropriate signage should be provided. A padlock was found on the gate, this should be removed.

Work Carried Out

Date completed: Signed:

Review

Reviewed by: Review date:

Comments:

Responsibility **Owner/Manager****Topic Area** Means of Escape in Case of Fire. cont...**Item** **Fire doors.****Risk Result
Level****3****N****Control Description**

Ensure that internal fire doors are maintained and in good repair.

Additional Information

Generally the fire doors were in good repair and working properly when inspected. On level 3 the corridor fire door was wedged open. When the wedge was removed the door slammed shut. The fire door opposite apartment 19 the beading has come away from the glass. Both doors require maintenance

Work Carried Out

Date completed: Signed:

Review

Reviewed by: Review date:

Comments:

Responsibility **Owner/Manager****Topic Area** Means of Escape in Case of Fire. cont...**Item** **Places of safety.****Risk Result
Level****3****N****Control Description**

Fire Assembly Points (places of safety) should be designated and where appropriate signposted.

Additional Information

There isn't an Assembly point in place for the building. As part of the Fire Emergency Plan the client should detail the Evacuation process stating either a dispersal strategy or residents to muster at an Assembly point.

Work Carried Out

Date completed: Signed:

Review

Reviewed by: Review date:

Comments:

Responsibility **Owner/Manager****Topic Area** The Prevention of the Spread of Fire and Smoke.**Item** **Cavity barriers and fire stopping.****Risk Result
Level****3****N****Control Description**

Fire stopping is not provided within protected shafts.

Additional Information

Access to the risers cupboards, pump room, CCTV room and cleaners cupboard could not be provided on the day of the assessment. It is recommended that a compartmentation survey is carried by a competent person to ensure that there are no breaches in the compartmentation/fire stopping that could impact on the flats or the means of escape.

Work Carried Out

Date completed: Signed:

Review

Reviewed by: Review date:

Comments:

Responsibility **Owner/Manager****Topic Area** The Prevention of the Spread of Fire and Smoke. cont...**Item** **Smoke control/management systems.****Risk Result
Level****3****N****Control Description**

Smoke ventilation is not provided within the building.

Additional Information

In the main staircase there is an Automatic Opening Vent (AOV) with opening windows on each landing. In the back staircase there are no AOVs but there are opening windows on each landing. At the entrance to the building there is a ventilation switch. The smoke control strategy must be detailed in the fire information box

Work Carried Out

Date completed: Signed:

Review

Reviewed by: Review date:

Comments:

Premises Schedule

Principal Consultant

Stewart MacBryde

MifireE, CMIOSH, AMBI

Description of Property and Work Activities

Boatman's, 42 City Road East, Manchester M15 4QF is a residential building with 29 Apartments. The building consists of seven storeys, with lower ground floor car parking, pedestrian residential entrance, service areas and a commercial unit to the ground floor. The building is provided with two stair cores and a single lift which is a fire-fighting lift. An Automatic Fire Detection and Warning Alarm system is installed at the property consisting of manual break glass call points and automatic detection devices in the common areas the residential flats have individual devices. The fire panel is located at the entrance to the building. The building has an occupancy characteristic of Cii (Occupants who are likely to be asleep: Long-term managed occupancy) and a Fire Growth rate of 2 Medium. This gives a Risk Profile for the building of Cii2. This requires an L2 system. Although compliant with the L2 provision an external wall survey concluded the primary materials of the external walls are considered not to be of limited combustibility as defined within BS 9991:2015 as the Wood Resin (Timber Cladding) was found to be both combustible and flammable. These materials increase the fire risk and may allow for fire spread across compartments and the façade. The timber decks to the balcony attachments are considered to be both combustible and flammable, potentially increasing the risk of fire spread across the facades it is recommended that the building move from a stay put (fight in place) to a simultaneous evacuation. The current fire alarm system should be reviewed to ensure compliance with the National Fire Chiefs Council (NFCC) – Simultaneous Evacuation Guidance issued on the 1st October 2020. The nearest fire station to Boatmans 42 City east is the Manchester Central Community Fire station which is approximately 2.9 miles from the property. The non-emergency telephone number for this fire station is 0161 608 5302

Responsible Person / Duty Holder:	Rendall and Rittner
Property type:	Sleeping accommodation
Date of construction:	Post 1985
Construction type:	Concrete frame with brick.stone cladding - concrete floor
Occupation type:	Multiple occupancy
No. of Levels/Floors	7
No. of Stairs	2
No. of Lifts	1
No. of Plant Rooms	1
Fire loss history	
None- reported by Emma Beaver	

Fire Risk Assessment

Principal Consultant

Stewart MacBryde
MIfireE, CMIOSH, AMBI

Notes

This report provides the fire risk assessment records relating to the fire risk areas identified in the common areas only. Each item must be considered by the Client and appropriate control measures implemented.

This risk assessment constitutes a statutory record and should be retained by the Client. Enforcement authorities may require that this risk assessment is provided for review.

This risk assessment must be regularly reviewed (audited) and updated in respect of changes in the Clients undertakings and the hazards and risks that may exist.

This is a general fire risk assessment and does not address specific fire risk areas associated with special processes or activities. Where identified within this fire risk assessment, additional specialist fire risk assessments should be undertaken and recorded, e.g. explosives, specialist gases, etc.

Risk levels and results are defined as follows:

Risk Levels	1	Trivial	Results	T	Trivial
	2	Tolerable		A	Adequately controlled
	3	Moderate		N	Not adequately controlled
	4	Substantial			
	5	Intolerable			

Topic Area Access For the Fire Service.

Item Suitable access for the fire service

No.	Risk Result Level	Responsibility	Control Description	Comments	Person in Danger	Image Ref
2	A	Owner/Manager	Access within the premises for the Fire and Rescue Service is considered to be adequate.	Access within the premises for the Fire Brigade is deemed to be adequate via the main entrancer. This provides direct access to the main staircase and fire fighting lift	Employees, Tenants, Contractors, Visitors, Public	
2	A	Owner/Manager	Access to the premises for the fire service is considered to be adequate.	Access to the premises for the Fire Brigade is deemed to be adequate, with Boatman's, 42 City Road East, Manchester M15 4QF being accessed directly from City Road East.	Employees, Tenants, Contractors, Visitors, Public	

Topic Area		Combustible Materials.					
Item		Accumulation of combustible waste.					
No.	Risk Result Level	Responsibility	Control Description	Comments		Person in Danger	Image Ref
3	N	Owner/Manager	Ensure that combustible rubbish and waste is removed from the workplace, at least daily, and stored away from the building so that a fire in it will not put the workplace at risk.	Overall a good standard of housekeeping was observed. Some rubbish was observed in the back escape stairs close to the exit. Regular inspections of the facility are required to stop the build-up of rubbish.		Employees, Tenants, Contractors, Visitors, Public	001
3	N	Owner/Manager	Ensure that all ducts and service risers are clear of storage and combustible materials or waste.	Access could not be provided on the day of the assessment to riser cupboards. It is recommended these areas are inspected by the client to ensure that there is no storage of combustible materials		Employees, Tenants, Contractors, Visitors, Public	

Topic Area		Combustible Materials. (cont...)					
Item		Excessive quantities of combustible materials displayed or stored in the workplace.					
No.	Risk Result Level	Responsibility	Control Description	Comments		Person in Danger	Image Ref
3	N	Owner/Manager	Ensure combustible materials are not stored in plant rooms.	Access could not be provided on the day of the assessment to the Pump room. It is recommended this area is inspected by the client to ensure that there is no storage of combustible materials		Employees, Tenants, Contractors, Visitors, Public	

Topic Area		Emergency Lighting.						
Item		Adequate emergency lighting.						
No.	Risk Result Level	Responsibility	Control Description		Comments		Person in Danger	Image Ref
2	A	Owner/Manager	Faulty or damaged emergency lighting was evident, but a programme of repair and replacement is under way.		Emergency Lighting, which appeared to conform to the relevant British Standard, is installed at suitable locations throughout the common areas at the development, such as along the means of escape.		Employees, Tenants, Contractors, Visitors, Public	
3	N	Owner/Manager	External Emergency lighting is required as there is an external escape route and insufficient street lighting in the external common areas.		It could not be confirmed if adequate emergency lighting is provided on the roof terrace or communal terrace as these areas could not be accessed as part of the assessment. The client to confirm if adequate lighting is provided in these areas. If not emergency lighting should be installed appropriate		Employees, Tenants, Contractors, Visitors, Public	

Topic Area		Fire Detection and Warning.					
Item		Fire alarm call points.					
No.	Risk Result Level	Responsibility	Control Description	Comments		Person in Danger	Image Ref
3	N	Owner/Manager	Provide additional call points at suitable locations.	Fire alarm call points are in suitable locations. The manual call point at the main entrance requires the appropriate fire instruction signs.		Employees, Tenants, Contractors, Visitors, Public	002

Topic Area Fire Detection and Warning. (cont...)

Item Fire alarm.

No.	Risk Result Level	Responsibility	Control Description	Comments	Person in Danger	Image Ref
4	N	Owner/Manager	Provide a fire alarm system of the appropriate type, suitable for the environment.	There appeared to be a sufficient number of detectors and sounders to ensure that the fire alarm is audible in all the common areas of the property inspected, linked back to the fire panel. The apartments inspected had stand-alone detection. On the corridor level 6, a smoke detector is being held together by black tape. In apartment 2 (Empty) the smoke detector is partially hanging off and is bleeping indicating low battery. These should be repaired. With issues Identified with the timber façade and balconies it is recommended as a temporary period to move to a simultaneous evacuation strategy. The alarm system should be extended to be capable of detecting a confirmed fire in any one apartment and transmitting an alarm signal to every other apartment. National Fire Chiefs Council (NFCC) – Simultaneous Evacuation Guidance issued on the 1st October 2020 should be followed. The fire alarm system should be linked to an Alarm Receiving Centre (ARC). ARC will mobilise the local Fire Brigade.	Employees, Tenants, Contractors, Visitors, Public	005 006
3	N	Owner/Manager	Test fire alarm weekly.	it could not be confirmed that weekly fire alarm tests take place. The Client has confirmed via e-mail that the cleaners are to be trained to perform this task.	Employees, Tenants, Contractors, Visitors, Public	
4	N	Owner/Manager	Repair faulty or damaged fire alarm system.	At the time of the assessment the fire panel was found to be in fault and is not being monitored. A recommendation to upgrade the fire alarm system including linking the system to an Alarm Receiving Centre (ARC) is made further on in this assessment. Until the fire alarm system is upgraded the client should put arrangements in place to monitor the fire panel on a daily basis	Employees, Tenants, Contractors, Visitors, Public	003 004

Topic	Area	Fire Detection and Warning. (cont...)
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Item	Fire alarm. (cont...)
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No.	Risk Result Level	Responsibility	Control Description	Comments	Person in Danger	Image Ref
				and rectify any faults		

Topic Area		Fire Instruction and Training.						
Item		Emergency evacuation procedure.						
No.	Risk Result Level	Responsibility	Control Description			Comments	Person in Danger	Image Ref
3	N	Owner/Manager	Provide a documented fire emergency plan.			A documented fire emergency plan should be developed to include changes to the buildings evacuation process and communicated to residents	Employees, Tenants, Contractors, Visitors, Public	

Topic Area

Fire Instruction and Training. (cont...)

Item

Fire Action Notices.

No.	Risk Result Level	Responsibility	Control Description	Comments	Person in Danger	Image Ref
3	N	Owner/Manager	Ensure details on fire action notices are correct and up to date.	Where fire action notices were observed they were up to date. There were some areas where these are missing. Above the manual call point at the entrance to the building and level 6 next to the lift in the main staircase	Employees, Tenants, Contractors, Visitors, Public	007 008

Topic Area	Fire Instruction and Training. (cont...)
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ItemStaff, contractors and visitors.

No.	Risk Result Level	Responsibility	Control Description	Comments	Person in Danger	Image Ref
2	A	Owner/Manager	Arrangements for ensuring that contractors and maintenance workers receive the necessary fire safety information is in place.	It was confirmed by the client that contractors receive instruction and that a permit to work system is in place including hot work permit	Employees, Tenants, Contractors, Visitors, Public	
3	N	Owner/Manager	Provide Fire safety information for visitors.	It is recommended that a fire information box is fitted to the building adjacent to the fire alarm panel, providing information to support the responding fire and rescue service on their initial response. The data within the FIB must be updated following any changes to the building and inspected on a six-monthly basis	Employees, Tenants, Contractors, Visitors, Public	

Topic Area		Fire Instruction and Training. (cont...)					
Item		Training.					
No.	Risk Result Level	Responsibility	Control Description		Comments	Person in Danger	Image Ref
3	N	Owner/Manager	Undertake regular fire evacuation drills.		The current arrangements for the building are Stay Put (defend in place). With the recommendation to move to a simultaneous evacuation a fire drill should be arranged to test the process	Employees, Tenants, Contractors, Visitors, Public	

Topic Area		Fire Safety Management					
Item		Lack of Monitoring and Maintenance, Lack of Co ordination and Management					
No.	Risk Result Level	Responsibility	Control Description		Comments	Person in Danger	Image Ref
3	N	Owner/Manager	Undertake daily/regular Fire Patrols within the property to ensure that all fire safety routes, gangways and fire safety equipment are in place and available.		There are no daily inspections carried out in the property. With issues being identified with the façade and other actions identified in this report it is recommended that a daily inspection takes place.	Employees, Tenants, Contractors, Visitors, Public	

Topic Area	Fire Safety Management (cont...)
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Item

Duty to make fire safety arrangements

No.	Risk Result Level	Responsibility	Control Description	Comments	Person in Danger	Image Ref
3	N	Owner/Manager	The responsible person must record the fire safety arrangements where- 5 or more employees are employed, a license is required or an alterations notice has been received.	The building currently is not supported with a Fire Management Plan (FMP). A FMP would provide an overview of the preventive and protective measures that are in place within the building along with a structure of the test and maintenance activities that take place to maintain the life safety assets within the premises. A FMP should be developed to support the building along with fire logbook that contains the maintenance records and repairs	Employees, Tenants, Contractors, Visitors, Public	

Topic Area		Firefighting Lifts						
Item		Location and availability.						
No.	Risk Result Level	Responsibility	Control Description		Comments		Person in Danger	Image Ref
2	A	Owner/Manager	The fire fighting lift and/or lift lobby is kept clear of obstructions and storage and is available for use by the Fire and Rescue Service.		The fire fighting lift was seen to be clear of obstructions and inappropriate storage, and is available for use by the Fire and Rescue Service		Employees, Tenants, Contractors, Visitors, Public	

Topic Area		Ignition Sources					
Item		Oil or gas burning equipment (LPG).					
No.	Risk Result Level	Responsibility	Control Description		Comments	Person in Danger	Image Ref
4	N	Owner/Manager	Oil or Gas burning equipment should be used in accordance with manufacturer instructions.		There was evidence of a BBQ on the communal terrace. Until issues with the timber cladding/decking have been resolved on the building and balconies, all external ignition sources such as smoking the use of BBQs should be prohibited. The client as part of co-operation and consultation should inform all residents	Employees, Tenants, Contractors, Visitors, Public	009

Topic Area		Maintenance of Fire Safety Equipment and Records.					
Item		Fire safety equipment maintenance.					
No.	Risk Result Level	Responsibility	Control Description		Comments	Person in Danger	Image Ref
2	A	Owner/Manager	Emergency lighting appears to be maintained.		Emergency lighting appears to be maintained and the client confirmed the last annual test was carried out in October 2020	Employees, Tenants, Contractors, Visitors, Public	

Topic Area		Maintenance of Fire Safety Equipment and Records. (cont...)						
Item		Maintenance, inspection and test records.						
No.	Risk Result Level	Responsibility	Control Description	Comments			Person in Danger	Image Ref
2	A	Owner/Manager	Emergency lighting maintenance, inspection and test records appear up to date and complete.				Employees, Tenants, Contractors, Visitors, Public	

Topic

Area

Means of Escape in Case of Fire.

Item

Appropriate and sufficient fire safety signs and fire exit notices displayed and can be clearly seen.

No.	Risk Result Level	Responsibility	Control Description	Comments	Person in Danger	Image Ref
3	N	Owner/Manager	Provide additional fire exit signs.	The fire exit from the back staircase leads outside into a fenced area next to the bike store which is opposite a construction site. Signage indicating the route to be taken should be prominently displayed. Once round the corner there is an accessed controlled gate. A green release button operates this gate and is positioned on the wall opposite. Those unfamiliar with the area could easily miss this. Appropriate signage should be provided. A padlock was found on the gate, this should be removed.	Employees, Tenants, Contractors, Visitors, Public	010 011 012

Topic		AreaMeans of Escape in Case of Fire. (cont...)					
Item		Fire doors.					
No.	Risk Result Level	Responsibility	Control Description	Comments	Person in Danger	Image Ref	
3	N	Owner/Manager	Ensure that internal fire doors are maintained and in good repair.	Generally the fire doors were in good repair and working properly when inspected. On level 3 the corridor fire door was wedged open. When the wedge was removed the door slammed shut. The fire door opposite apartment 19 the beading has come away from the glass. Both doors require maintenance	Employees, Tenants, Contractors, Visitors, Public	013 014	

Topic		Area							Means of Escape in Case of Fire. (cont...)	
Item		Floor surfaces on escape routes free from slips, trips and falls hazards.								
No.	Risk Result Level	Responsibility	Control Description			Comments			Person in Danger	Image Ref
2	A	Owner/Manager	Arrangements for ensuring that no escape route floor hazards are evident are in place and appear to be followed.			Arrangements are in place to maintain escape routes free from slip, trip and fall hazards.			Employees, Tenants, Contractors, Visitors, Public	

Topic	AreaMeans of Escape in Case of Fire. (cont...)						
Item		Places of safety.					
No.	Risk Result Level	Responsibility	Control Description		Comments	Person in Danger	Image Ref
3	N	Owner/Manager	Fire Assembly Points (places of safety) should be designated and where appropriate signposted.		There isn't an Assembly point in place for the building. As part of the Fire Emergency Plan the client should detail the Evacuation process stating either a dispersal strategy or residents to muster at an Assembly point.	Employees, Tenants, Contractors, Visitors, Public	

Topic	Area	The Prevention of the Spread of Fire and Smoke.
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ItemCavity barriers and fire stopping.

No.	Risk Result Level	Responsibility	Control Description	Comments	Person in Danger	Image Ref
	3 N	Owner/Manager	Fire stopping is not provided within protected shafts.	Access to the risers cupboards, pump room, CCTV room and cleaners cupboard could not be provided on the day of the assessment. It is recommended that a compartmentation survey is carried by a competent person to ensure that there are no breaches in the compartmentation/fire stopping that could impact on the flats or the means of escape.	Employees, Tenants, Contractors, Visitors, Public	

Topic

Area

The Prevention of the Spread of Fire and Smoke. (cont...)

Item

Smoke control/management systems.

No.	Risk Result Level	Responsibility	Control Description	Comments	Person in Danger	Image Ref
3	N	Owner/Manager	Smoke ventilation is not provided within the building.	In the main staircase there is an Automatic Opening Vent (AOV) with opening windows on each landing. In the back staircase there are no AOVs but there are opening windows on each landing. At the entrance to the building there is a ventilation switch. The smoke control strategy must be detailed in the fire information box	Employees, Tenants, Contractors, Visitors, Public	015 016

Photo Report

Principal Consultant

Stewart MacBryde

MfireE, CMIOSH, AMBI

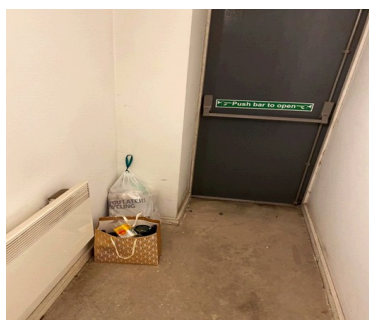
Notes

Where the Consultant considers that pictorial evidence would help clarify some audit findings, photographs have been provided.

Photographs have only been provided as an aid to management and do not represent a risk assessment in themselves.

Project number 144867	Project reference	Assessment Date 15/02/2021	Client C/O Rendall and Rittner	Site Boatmans, 42 City Road East, Manchester, M15 4QF
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Responsibility Owner/Manager



Control Description

Image Ref: 001

Ensure that combustible rubbish and waste is removed from the workplace, at least daily, and stored away from the building so that a fire in it will not put the workplace at risk.

Comment

Overall a good standard of housekeeping was observed. Some rubbish was observed in the back escape stairs close to the exit. Regular inspections of the facility are required to stop the build-up of rubbish.



Control Description

Image Ref: 002

Provide additional call points at suitable locations.

Comment

Fire alarm call points are in suitable locations. The manual call point at the main entrance requires the appropriate fire instruction signs.



Control Description

Image Ref: 006

Provide a fire alarm system of the appropriate type, suitable for the environment.

Comment

There appeared to be a sufficient number of detectors and sounders to ensure that the fire alarm is audible in all the common areas of the property inspected, linked back to the fire panel. The apartments inspected had stand-alone detection. On the corridor level 6, a smoke detector is being held together by black tape. In apartment 2 (Empty) the smoke detector is partially hanging off and is bleeping indicating low battery. These should be repaired. With issues identified with the timber façade and balconies it is recommended as a temporary period to move to a simultaneous evacuation strategy. The alarm system should be extended to be capable of detecting a confirmed fire in any one apartment and transmitting an alarm signal to every other apartment. National Fire Chiefs Council (NFCC) – Simultaneous Evacuation Guidance issued on the 1st October 2020 should be followed. The fire alarm system should be linked to a Alarm Receiving Centre (ARC). ARC will mobilise the local Fire Brigade.



Image Ref: 005



Control Description

Image Ref: 004

Repair faulty or damaged fire alarm system.

Comment

At the time of the assessment the fire panel was found to be in fault and is not being monitored. A recommendation to upgrade the fire alarm system including linking the system to an Alarm Receiving Centre (ARC) is made further on in this assessment. Until the fire alarm system is upgraded the client should put arrangements in place to monitor the fire panel on a daily basis and rectify any faults



Image Ref: 003



Control Description

Image Ref: 007

Ensure details on fire action notices are correct and up to date.

Comment

Where fire action notices were observed they were up to date. There were some areas where these are missing. Above the manual call point at the entrance to the building and level 6 next to the lift in the main staircase



Image Ref: 008

**Control Description**

Image Ref: 009

Oil or Gas burning equipment should be used in accordance with manufacturer instructions.

Comment

There was evidence of a BBQ on the communal terrace. Until issues with the timber cladding/decking have been resolved on the building and balconies, all external ignition sources such as smoking the use of BBQs should be prohibited. The client as part of co-operation and consultation should inform all residents

**Control Description**

Image Ref: 012

Provide additional fire exit signs.

Comment

The fire exit from the back staircase leads outside into a fenced area next to the bike store which is opposite a construction site. Signage indicating the route to be taken should be prominently displayed. Once round the corner there is an accessed controlled gate. A green release button operates this gate and is positioned on the wall opposite. Those unfamiliar with the area could easily miss this. Appropriate signage should be provided. A padlock was found on the gate, this should be removed.

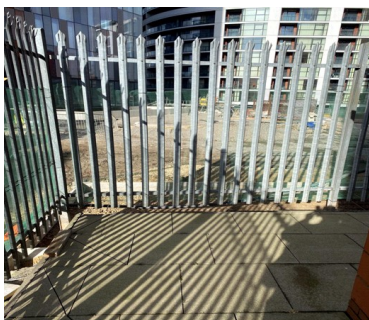


Image Ref: 011

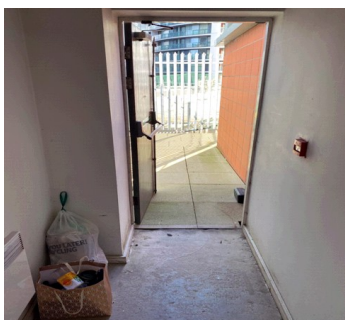


Image Ref: 010



Control Description

Image Ref: 013

Ensure that internal fire doors are maintained and in good repair.

Comment

Generally the fire doors were in good repair and working properly when inspected. On level 3 the corridor fire door was wedged open. When the wedge was removed the door slammed shut. The fire door opposite apartment 19 the beading has come away from the glass. Both doors require maintenance



Image Ref: 014



Control Description

Image Ref: 015

Smoke ventilation is not provided within the building.

Comment

In the main staircase there is an Automatic Opening Vent (AOV) with opening windows on each landing. In the back staircase there are no AOVs but there are opening windows on each landing. At the entrance to the building there is a ventilation switch. The smoke control strategy must be detailed in the fire information box

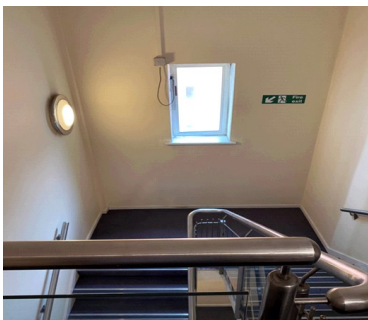


Image Ref: 016

Project number 144867	Project reference	Assessment Date 15/02/2021	Client C/O Rendall and Rittner	Site Boatmans, 42 City Road East, Manchester, M15 4QF
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