



**GREATER
MANCHESTER**
FIRE AND RESCUE SERVICE

Your Reference L272265

Our Reference PR1031969

Contact Neil Helmrich
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Sent via email to: ashleythompson@assentbc.co.uk

Chief Fire Officer

Dave Russel, BSc, MIFireE

Greater Manchester Fire and Rescue
Service
146 Bolton Road
Swinton
Manchester
M27 8US

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www.manchesterfire.gov.uk

FAO Ashley Thompson
Assent Building Control
Unit 5 Deacon Park
Moorgate Road
Knowesley
Merseyside
L33 7RX

Date: 15th November 2022

Dear Sir,

Legislation: The Building (Approved Inspectors etc.) Regulations 2010

Re. BCB Project Reference: L272265

Plan(s) Numbers(s): Cavity Barriers
The Frame_Cube Cladding
The Frame_Cube Insulation
The Frame_Cube Support Systems
Plans for FO

Date received: 26/10/2022

UPRN: 10012202975

Use of premises: Parent Shell - Property Shell

Premises: Scanlans Property Management
2B THE WATERFRONT
MANCHESTER
M11 4DB

Proposal:

CLADDING REPLACEMENT SCHEME,
REMOVAL OF COMBUSTIBLE MATERIALS AND
ASSOCIATED WORKS

**Document used in
assessment:**

Approved Document B

I am writing in relation to the above application which I have considered as a statutory consultation on behalf of the Greater Manchester Combined Authority which is the fire and rescue authority for Greater Manchester.

The comments and observations, which are in addition to your own requirements are set out in the attached Schedule(s).

S1 [☐]

S2 [☒]

S3 [☐]

S4 [☐]

General comments

For completion of records and to inform future inspections, please supply a completion certificate and, where one exists, email a copy of the 'as built' fire strategy to consultations@manchesterfire.gov.uk.

On completion of the works and under the provisions of Regulation 38 all relevant fire safety information should be provided to the responsible person. Fire safety information means information relating to the design and construction of the building and/or extension and the services, fittings and equipment provided in or in connection with the building which will assist the responsible person to operate and maintain the building with reasonable safety.

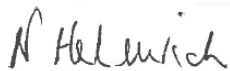
The information should as a minimum include an as built plan of the building showing:

- a) Escape routes
- b) Fire doors, self-closing fire doors and other doors with relevant hardware (e.g. panic locks)
- c) Locations of fire and/or smoke detector heads, alarm call points, detection/alarm control boxes, alarm sounders, fire safety signage, emergency lighting, fire extinguishers and other fire-fighting equipment and location of hydrants outside the building.
- d) Any high risk areas (e.g. heating systems)
- e) Specifications of any fire safety equipment provided, in particular any routine maintenance schedules.
- f) Any assumptions in the design of the fire safety arrangements regarding the management of the building, and,

- g) Any provision incorporated into the building to facilitate the evacuation of disabled people. This information can then be used when designing suitable Personal Emergency Escape Plans and General Emergency Evacuation Plans.

Greater Manchester Fire & Rescue Service carries out inspection and audits as part of a risk based inspection program and a fire safety audit may be undertaken in the future. Failure to act on comments made in Schedule 1 may lead to enforcement action and a requirement for further building work.

Yours Sincerely,



Fire Safety Inspecting Officer

Greater Manchester Fire and Rescue Service

On behalf of the Greater Manchester Combined Authority

Schedule 1

Comments relating to matters which must be complied with in order to satisfy the requirements of the Regulatory Reform (Fire Safety) Order 2005 (Fire Safety Order) once the building is occupied:

You have indicated the above proposal complies with the functional requirements of the Building Regulations. In my opinion the proposal, if built as indicated will satisfy the requirements of the Fire Safety Order.

No additional observations required.

Schedule 2

Goodwill advice that is only advisory and not enforceable under legislation

Sprinkler Fire Suppression System

The provision of a sprinkler fire suppression system would have significant benefits for the development. It would ensure that any fire would be quickly controlled and would significantly reduce any fire damage to the building. This is particularly important as

business continuity following a fire is an important factor in the ongoing viability of an organisation.

Sprinklers can also contribute towards the lowering of fire resistance requirements, increases in travel distances and in the width of stairways. The provision of a sprinkler system may also result in long term savings on insurance premiums.

It is strongly advised that you consult your insurance company to discuss the advantages of installing a sprinkler protection.

Arson Prevention

It is important that premises effectively protect themselves from arson attacks. Waste materials within a building should be kept to a minimum. Accumulations of combustible materials near the building will form a danger. In particular, bins need to be in a secure area away from building. If skips will be used as part of the refurbishment they should be located away from any building.

Schedule 3

Observations in relation to the Building Regulations

No additional observations required.

Schedule 4

Comments relating to matters which must be complied with in order to satisfy the requirements of other fire safety legislation

No additional observations required.

