TOTAL FIRE GROUP

firstchoice HOMES OLDHAM

TOTAL FIRE GROUP LTD

Fire Risk Assessment

Conducted at:

Montgomery House
Hawthorne Road
Oldham
Greater Manchester
OL8 3QG

01 September 2022

Fire Industry Association

BAFE FIRE SAFETY REGISTER
Fire Risk Assessment Provider (SP205)

NSI SILVER

UKAS PRODUCT CERTIFICATION 0142

Certificate Number	LS	0272982

Life Safety Fire Risk Assessment

Silver Approved Scheme

CERTIFICATE OF CONFORMITY

This certificate is issued by the Approved Company named in Part 1 of the Schedule in respect of the fire risk assessment provided for the person(s) or organisation named in Part 2 of the Schedule at the premises and / or part of the premises identified in Part 3 of the schedule.

SCHEDULE		
Part 1	**NSI Life Safety Fire Risk Assessment Silver Approved Organisation**	
	Total Fire Group Ltd	
	BAFE Registration Number	
	NSI 00330	
Part 2	**Name of Client**	
	First Choice Homes Oldham	
Part 3	**Address of premises for which the fire risk assessment was carried out**	
	Montgomery House, Hawthorne Road, Oldham, Greater Manchester, OL8 3QG	
	Part or parts of the premises to which the fire risk assessment applies	
	The common parts only.	
Part 4	**Brief description of the scope and purpose of the fire risk assessment**	
	In compliance with Article 9(1) of the RRFSO 2005.	
Part 5	**Effective date of the fire risk assessment**	01/09/2022
Part 6	**Recommended date for review of the fire risk assessment**	01/09/2023

We, being currently a NSI Approved organisation in respect of fire risk assessment identified in the above schedule, certify that the fire risk assessment referred to in the above schedule complies with the Specification identified in the above schedule and with all other requirements as currently laid down within BAFE SP205 Scheme in respect of such fire risk assessment.

Signed (for and on behalf of the issuing Approved organisation)	M. E. ÒMeara
Job Title	Senior Fire Safety Consultant
Date	

Life Safety Fire Risk Assessment Silver is an Approval Scheme of Insight Certification Ltd, Sentinel House, 5 Reform Road, Maidenhead, Berkshire. SL6 8BY

BAFE, Bridges 2, The Fire Service College, London Road, Moreton-in-Marsh, GL56 0RH

1. This certificate is used subject to NSI Regulations and Rules of the NSI LIFE SAFETY FIRE RISK ASSESSMENT SILVER Approval Scheme.

2. NSI reserves the right to conduct an audit by an authorised NSI representative during normal business hours, with the permission of the customer, of the fire risk assessment and its related premises in order to ensure that the said risk assessment complies with BAFE Scheme document SP205-1 (the Scheme) Section 7 and generally.

3. NSI requires every NSI LIFE SAFETY FIRE RISK ASSESSMENT SILVER Approved Company to issue a Certificate of Conformity in accordance with the Scheme for all fire risk assessments it carries out that wholly or partly address life safety.

4. The Certificate of Conformity when completed is a clear statement that the Approved Company conducted the fire risk assessment for life safety, it is suitable and sufficient and compliant with the BAFE SP205-1 Scheme document and is certified by a registered competent fire risk assessor.

5. Where life safety and other aspects of fire protection are addressed in the same fire risk assessment a Certificate of Conformity shall be issued but the certificate shall make clear that the certificate applies only to the life safety aspects of the fire risk assessment and not further or otherwise.

6. Should the customer be dissatisfied with the fire risk assessment covered by this certificate, he/she should at first contact the Approved Company at its local office. If satisfaction is not obtained, the customer should address a written complaint to the customer services department at the head office of the Approved Company. If the customer remains dissatisfied, he/she may address a written complaint, outlining the nature of his/her dissatisfaction and the circumstances of the fire risk assessor company's response, to the Customer Care Manager at NSI.

   NSI will not normally consider complaints unless the Approved Company has been given the opportunity to resolve the dispute as set out above.

   Subject thereto and as hereinafter provided, NSI will endeavour to assist in the resolution of the dispute between the contracting parties, provided always that NSI will not deal with or be involved in any discussions or negotiations with either party with regard to financial or other loss, claims or potential loss claims, outstanding payments or construction and/or interpretation of the Approved Company’s terms and conditions of contract.

   NSI shall not be liable for any act or omission arising from any assistance it may provide as hereinbefore provided unless such act or omission is shown to have been fraudulent or deceitful.

7. This Certificate confirms conformity with the requirements of BAFE Scheme document SP205-1 applicable at the date of issue by the issuing company. NSI does not undertake to investigate any query or complaint in relation to future changes to BAFE scheme documents, policies or other regulations that render the fire risk assessment in need of further updating. In that event, the appropriate update should be carried out by a company holding NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.

8. NSI does not accept any responsibility or liability for any fire risk assessment produced by the Approved Company

9. Unless the issuing company's obligation to NSI in respect of the fire risk assessment are undertaken by another NSI Approved Company, NSI will not enforce its Rules or Standards on the Approved Company or on its successor in business in respect of any fire risk assessments after the issuing company ceases to hold NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.

10. The Certificate is issued subject to the terms and conditions of the company issuing the certificate for the fire risk assessment service.

11. On this certificate and in these terms and conditions, where the context permits, the reference to the issuing company shall include any Approved Company who shall undertake the issuing company's obligations to NSI in respect of the fire risk assessment.

Note.

"SP205" is a Scheme Document published by the British Approvals for Fire Equipment (BAFE).

TOTAL FIRE GROUP

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TERMS AND CONDITIONS OF BUSINESS

Montgomery House, Hawthorne Road, Oldham, Greater Manchester, OL8 3QG

This fire risk assessment is in accordance with the full Terms and Conditions provided with our quotation that should be read in full. This fire risk assessment is made without prejudice to any requirements made by Local Authority, Building Control or by the local Fire Authority. Fire assessment and evaluation of risk is a dynamic and evolving process. The Assessment that we have prepared is based on the appearance of the premises/building, number of employees, internal layout and information provided on **Thursday, 1 September 2022**

This fire risk assessment is prepared pursuant to our assessor's knowledge of the premises as disclosed to him/her by the occupier and following an inspection. The working of equipment not specifically checked by him/her is outside our knowledge and control. The risk assessment only identifies those areas of risk apparent at the date above in relation to the risks relating to fire. If there is a change in the structure of the premises/building, number of employees, layout or any other aspect that could impact upon fire safety the Responsible Person should ensure that no revision to the Assessment is required.

We have assessed the risk of fire to ensure legislative compliance and safety of relevant persons and have provided you with our Assessment. Ownership and implementation of the assessment is vital. We accept no responsibility for loss, damage or other liability arising from a fire, loss or injury due to the failure to observe the safety observance and practices identified in our Assessment. The Responsible Person will always remain responsible for the outcome of the Fire Risk Assessment or its review. We highlight that we recommend a periodic fire risk assessment review regardless of any changes in the structure, nature of business and employees. Total Fire Group Ltd accepts no liability where the recommended review date in the fire risk assessment has been exceeded, the information provided should not be relied upon 12 months from the date of the Assessment.

The submission of this Assessment constitutes neither a warranty of future results by Total Fire Group Ltd nor an assurance against risk. The Assessment represents only the best judgement of the consultant involved in its preparation, and is based, in part, on information provided by others. No liability whatsoever is accepted for the accuracy of such information.

Our recommendations are outlined in an Action Plan Summary. This sets out the measures it is considered necessary for you to take to satisfy the requirements of the Fire Safety Order and to protect people from fire. It is particularly important that you study the Action Plan, and, if any recommendation in the Action Plan is unclear, you should seek clarification. You are advised that this fire risk assessment forms only the foundation for management of fire safety in your premises and compliance with the Fire Safety Order. It is imperative you act on its recommendations and record what you have done. This will demonstrate to the enforcing authority your commitment to fire safety and to fulfilling your legal obligations. The Fire Safety Order requires that you keep your risk assessment under review. A date for routine review is given within the Assessment, but you should review the Assessment sooner should there be any reason to suspect it is no longer valid, if a significant change takes place or if a fire occurs.

The Fire Safety Order requires that you give effect to 'arrangements for the effective planning, organization, control, monitoring and review of the preventive and protective measures'. These are the measures that have been identified by the risk assessment as the general fire precautions you need to take to comply with the Fire Safety Order. You must record these arrangements. While this fire risk assessment is not the record of the fire safety arrangements to which the Fire Safety Order refers, much of the information contained in this Assessment will coincide with the information in that record. We have based our assessment on the situation we were able to observe while at the premises and on information provided to us, either verbally or in writing. No verification of full compliance with relevant British Standards was carried out. Our surveys do not involve destructive exposure, and it is not always possible to see in all rooms and areas, nor inspect less readily accessible areas such as above ceilings or voids. It is therefore necessary to rely on a degree of sampling and also reasonable assumptions and judgement.

Contact Details
Total Fire Group Ltd Suite 312, Waters Meeting Business Park, Britannia Way Bolton BL2 2HH
01204 697990 info@totalfiregroup.org

1.0 Fire Risk Assessment Details

The following fire risk assessment has been conducted on behalf of:

First Choice Homes Oldham
22 Union Street, Oldham, Lancashire, OL1 1BE

and relates only to the premises of:

Montgomery House, Hawthorne Road, Oldham, Greater Manchester, OL8 3QG

Responsible person(s):

First Choice Homes Oldham

Person(s) consulted and landline contact number:

Mr Tommy Garrett, FCHO Fire Risk Assessor

Fire Risk Assessor:

Gary Hutchinson BEng(Hons) Fire Engineering, MIFireE, Tier 3 Nationally Accredited Fire Risk Assessor 0140

Audited by:

Mark O'Meara DMS, Eng Tech, MIFireE, MIFSM, Tier 3 Nationally Accredited Fire Risk Assessor 0143

Date fire risk assessment was conducted:

Thursday, 1 September 2022

Time:

0930

Date of last FRA or FRA Review (if known)

13 Sep 2021

Suggested date for next review:

September 2023

Fire risk assessment limitations:

A Type 3 common parts and flats (Non-Destructive) Fire Risk Assessment (as detailed in the latest guidance document Fire Safety in Purpose Built Blocks of Flats) has been completed with access available to flat(s) 36, 32, 22 and18. Access to the lift motor room was carried out on the previous occasion and it was confirmed there have been no changes within the LMR.

All services or penetrations traversing fire resisting compartments were not confirmed as being sufficiently fire stopped with

fire resisting material. Any locations that have been identified are highlighted in section 9. Where fire compartments/fire dampers/ceiling voids were considered inaccessible for safety reasons and could not be physically accessed or were outside the visual range of the assessor, technical comment on these areas cannot be provided. If there are reasons to suspect the fire resistance within the building has not been sufficiently maintained the responsibility to provide this technical information rests with the duty holder. The assessment of the fire performance of the external wall construction and any cladding system is excluded from this fire risk assessment. Where commented on, advice is given to obtain a separate external wall assessment as recommended in PAS 9980:2022.

There were no outstanding notices of deficiencies/ enforcement action from the enforcing authority and the retrospective fire strategy document and updated plans issued in 2019 were observed.

This review document is part of the continuous management of fire safety within these premises and as such should be read in conjunction with the fire risk assessment or review as dated above.

Note

The following assessment has been conducted to assist the responsible person in compliance with the Regulatory Reform (Fire Safety) Order 2005. Although reference is made to relevant British Standards, Codes of Practice and Guides the Assessment will not, nor is it intended to, ensure compliance with any of the documents referred to in the Assessment. However, deviations from generally accepted codes, standards and universally recognised good fire safety practice will be clearly identified in the fire risk assessment.

2.0 General Premises Details

2.1 Number of floors:

Eleven - ground floor and ten upper floors.

2.2 Approximate building footprint:

400m^2

2.3 Details of Construction and Premises:

Montgomery House was built in the late 60s in brick and reinforced concrete with concrete floors, a flat roof and a single concrete staircase. Two passenger lifts are provided at the ground floor lobby each serving alternate floors, with both having a minimal level of control for firefighter use. They are not considered firefighting lifts. A dry rising main is provided with the inlet on the exterior face of the building by the main entrance and outlets on each landing within the lift lobby. The building fire precautions appear to have been built to the recommendations in CP3 Part iv with the flat entrance doors being upgraded to modern self-closing composite FD30s fire doors. Each floor lobby provides access to 4 flats, a single stair, a lift, and two permanently ventilated landings on each end of the building. The ventilated landings have been partly enclosed due to the installation of gas boiler outlets to reduce exhaust build-up and are separated from the lobby by fire-resisting construction and new FD30s self-closing fire doors. Individual flats have been fitted with a residential sprinkler system, mains-powered smoke and heat alarms with internal battery backup. There is no fire alarm system in the common area although a heat alarm connected to each flat is in the process of being fitted in the ventilated landings (2 per landing). Emergency lighting is provided on the escape routes and there is a stay-put policy in the event of a fire.
The single-protected staircase doors have been renewed with new FD30s self-closing fire doors. The wall panels adjacent to the staircase fire doors have been upgraded with fire-resisting construction. The staircase discharges into the ground floor lift lobby which has two separate ways out to fresh air. The ground floor also comprises storerooms, a disused boiler room (now sprinkler tank room) unused workshop, WC and a caretaker's office with all doors kept locked when not in use. The external render and EPS insulation have been replaced with mineral wool insulation with cement-based render rainscreen.

2.4 Occupancy/Purpose Groups

The premises are classed as Purpose Group 1a Residential (Flat) as defined by Building Regulations Approved Document B 2019 (amended 2020)

2.5 Approximate maximum number of persons:

85

2.6 Approximate maximum number of employees at any one time:

5

2.7 Maximum number of members of the public:

40 flats assuming 2 per flat, 80 persons

2.8 Occupants at Special Risk:

Sleeping occupants	
Persons familiar with the premises	Yes
Persons unfamiliar with the premises	No
Occupants with disabilities	
Mobility-impaired	Yes
Hearing-impaired	Yes
Learning difficulties	Yes
Occupants in remote areas	No
Others	Yes

Comments

It is not known if new tenants who occupy the flats have any disabilities but an assessment of their ability to react to a fire within the premises is undertaken upon taking up residence and regularly reviewed. First Choice Homes Oldham regularly communicates with the residents to identify any vulnerable and mobility-impaired persons. Details of these are recorded in the premises information box located in the ground floor entrance foyer for the attention of the fire and rescue service in the event of a fire emergency. See recommendations 7.5-7.7.

Flats are general needs. Residents may be present with any combination of disabilities throughout the premises. First Choice Homes Oldham should provide information and regularly remind tenants on the fire procedures by providing leaflets and where necessary encouraging new tenants to have a home fire safety check by the local fire service. Specific measures regarding tenants with any disabilities identified can be discussed and implemented following the home fire safety check in conjunction with relevant local community services.

2.9 Fire Loss Experience

Total involvement of a top floor flat breaching the external window and balcony doors in August 2017 destroying the flat internally with smoke staining on the old external render with no external fire damage visible. There was no evidence of smoke or fire spread via the uPVC bathroom and WC windows onto the ventilated landing. The refurbishment has taken place with the flat reoccupied.

3.0 Overall Risk Rating

Based on the findings within the fire risk assessment the overall risk ratings have been quantified as:

Risk to Life: Moderate.

The External Wall System has been remediated and the internal fire compartmentation work remains underway following a full internal survey identifying minor breaches in compartmentation.

The changes to the structure of the building over the years have substantially altered the layout and fire protection between the flats. UPVC windows, ventilation systems, and gas boiler flues have compromised the fire protection of the common area between adjacent flats on each side of the block at each level. The original design to contain a fire within a flat has been compromised and may involve two flats. It is for these reasons the overall risk to life remains moderate. On completion and commissioning of the sprinkler installation, the additional heat alarms on the ventilated landings, and the evacuation alert system these measures are assessed as suitable risk reduction measures to consider the overall risk to life as tolerable.

However, when the significant findings and recommendations identified within this Fire Risk Assessment are addressed the risk to life will be reduced to tolerable.

The risk rating has been determined after considering the fire risk rating matrix in section 17.0. In these premises it is considered that the risk of a fire occurring is unlikely and the likely consequences of harm from fire (should one occur) are moderate harm.

Risk to Property: Moderate

A fire may affect two flats due to the issues mentioned above, however, the overall risk to the property is considered moderate until the sprinklers become operational when the risk is likely to reduce to tolerable.

Risk to Business Continuity:

N/A

Note: The BAFE SP205-1 fire risk assessment certification relates to life safety only and not property or business continuity protection. The client should undertake further detailed assessment of risk for these areas if it considers necessary.

4.0 Dangerous, Flammable, Combustible Materials & Substances		
IDENTIFYING THE FIRE HAZARDS		
4.1	Are suitable arrangements in place to manage the elimination or reduction of risks from dangerous substances? (Article 12)?	N/A
4.2	Are there suitable additional emergency measures provided to safeguard all relevant persons from emergencies related to dangerous substances in or on the premises? (Article 16) ?	N/A
4.3	Have combustible or flammable materials used or stored in the premises been identified?	N/A
4.4	Are all combustible or flammable materials stored or stacked safely?	N/A
4.5	Has consideration been given to reduce the quantity held or has the use of non-combustible materials been considered?	N/A
4.6	Are all substances stored away from ignition sources?	N/A
4.7	Where flammable stores are provided, are they adequately ventilated and correctly marked?	N/A
4.8	Are all refuse bins sited where they will not affect the means of escape or pose a fire hazard?	Yes
4.9	Is all combustible waste removed on a regular basis?	Yes
4.10	Is the frequency of waste removal adequate?	Yes

4.0 Dangerous, Flammable, Combustible Materials & Substances: Finding(s)	
Ref	**SIGNIFICANT FINDINGS**
	None.
Ref	**RECOMMENDATIONS**
	None.
Ref	**COMMENTARY**
4.1	Questions 4.1 to 4.2 relate to substances and materials which are subject to the “Dangerous Substances and Explosive Atmosphere Regulations 2002” (DSEAR). No substances or materials falling into the above regulations are stored or used inside the premises.
4.8-4.10	A survey and remedial work have taken place on the refuse chute replacing and upgrading access hatches where necessary.

5.0 Interior Furnishings		
5.1	Are all interior furnishings made from fire resisting materials? (The Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended in 1989 & 1993))	Yes
5.2	Where appropriate are they retreated with flame retardant chemicals (theatre curtain etc.) or made from inherently flame retardant materials?	N/A
5.3	Are all items located away from ignition sources?	Yes
5.4	Is all furniture in a good condition i.e. free from tears in covers, burns or discolouring from heat?	Yes

5.0 Interior Furnishings: Finding(s)	
Ref	**SIGNIFICANT FINDINGS**
	None.
Ref	**RECOMMENDATIONS**
	None.
Ref	**COMMENTARY**
5.1	At the time of this Fire Risk Assessment, the common areas were free of furniture and combustible furnishings.

6.0 Heating and Electrical Appliances		
6.1	Are portable or fixed heaters used?	No
6.2	Are all heaters fitted with suitable guards and located in positions away from combustible materials?	N/A
6.3	Are all heaters free from naked flames?	N/A
6.4	Has the use of safer alternatives been considered?	N/A
6.5	Are systems in place to ensure appliances are tested, repaired and maintained on a regular basis in accordance with the Electricity at Work Regulations, 1989?	N/A
6.6	Has the premise's electrical system undergone electrical safety checks?	Yes
6.7	Is there a procedure to prevent the use of unauthorised portable appliances?	Yes
6.8	Is the ventilation of all appliances adequate?	N/A
6.9	Are all appliances turned off when the area is unoccupied?	N/A
6.10	Are all appliances protected by the correct fuse rating?	N/A
6.11	Are systems in place to isolate any appliance with a blown fuse?	N/A
6.12	Are all appliances free from visible signs of overheating?	N/A
6.13	Are multi-point adapters and extension leads kept to a minimum?	N/A
6.14	Are walkways or escape routes free from trailed cables?	Yes
6.15	Are cables free from mechanical damage?	N/A
6.16	Do signs indicate all electrical hazards?	Yes
6.17	Are reasonable measures taken to prevent fires as a result of cooking?	N/A
6.18	Are filters changed and ductwork cleaned regularly?	N/A
6.19	Are suitable extinguishing appliances available?	N/A
6.20	Are legal or other requirements for testing, maintenance & record keeping complied with for equipment such as lifts, hoists, escalators, air handling systems, heating boilers, pressure vessels etc.?	Yes
6.21	Do the premises have a lightning protection system? (where required)	Yes
6.22	Have other potential sources of heat not listed above been considered?	N/A

6.0 Heating and Electrical Appliances: Finding(s)	
Ref	**SIGNIFICANT FINDINGS**
	None.
Ref	**RECOMMENDATIONS**
	None.
Ref	**COMMENTARY**
6.6	Mains electrical tests are carried out. The date of the last test is recorded electronically with FCHO.
6.7	Portable electrical equipment within the caretaker's areas is subject to periodic PAT testing.
6.20	FCHO has confirmed the fireman's switches on the lifts are tested on a monthly basis following a previous recommendation made.
6.20-6.21	All systems requiring regular maintenance are serviced at regular intervals in compliance with the applicable regulations. Certifications are available for inspection by regulatory authorities where necessary. No records of testing or inspection of facilities were observed by the consultant.

7.0 Persons at Risk Audit		
7.1	Does the actual occupancy of the premises/building conform with the occupancy figures contained in the relevant guide for the type of premises/purpose group?	Yes
7.2	Are the management/responsible person(s) aware of the occupancy restrictions for all rooms within the premises? i.e. function rooms, bars, conference facilities	N/A
7.3	Have the requirements of the Equality Act 2010 (permanent or temporary disabilities) for ALL persons been assessed and complied with where reasonable?	N/A
7.4	Have all disabled staff members been consulted and where agreed PEEPs. been prepared?	N/A
7.5	Have standard PEEPs. been prepared where disabled members of the public or visitors may reasonably be expected to resort to the premises?	N/A
7.6	Are disabled refuges provided?	No
7.7	Are members of staff trained in the evacuation of disabled or mobility impaired persons?	N/A
7.8	Are fire evacuation drills conducted at least annually, taking into account all employees, shift and casual workers, visitors and contractors where appropriate?	N/A
7.9	Are the results recorded? (People involved, time taken, learning outcomes).	N/A
7.10	Is the access of relevant persons controlled at all times? I.e. are public, visitors & contractors required to sign in?	Yes
7.11	Are relevant persons made aware of the fire and health and safety procedures on arrival? (I.e. fire procedure/building plan adjacent to signing in book etc.)	N/A
7.12	Are notices in place to inform of restricted access areas?	N/A
7.13	Are there designated fire marshals where appropriate for all areas to ensure all relevant persons are accounted for following an emergency?	N/A
7.14	Is sleeping accommodation provided for the staff, public, temporary residents etc.? (Hotels, boarding houses, probation hostels etc.).	No

7.0 Persons at Risk Audit: Finding(s)	
Ref	**SIGNIFICANT FINDINGS**
	None.
Ref	**RECOMMENDATIONS**
	Observation
7.5-7.7	Basic information on a small number of vulnerable persons is obtained and summarised within the premises information box (red firebox in the entrance foyer) for the attention of the fire and rescue service. A standard format in presenting this information is produced in the FIA/ NFCC code of practice. However, it was confirmed vulnerable persons have not been offered a person-centered fire risk assessment. A suitable PCFRA considers the fire hazards and risk of harm to the subject individual and allows a series of risk reduction measures to be recommended and implemented with the goal of reducing the risk of harm from fire for that individual. The FCHO fire safety manager is consulting with Greater Manchester Fire and Rescue Service community safety officers regarding safe and well visits and the process and methodology of PCFRA for individual residents in conjunction with the Specialised Housing guidance. This is assessed as a substantial risk for the individuals concerned however the overall risk to life for the building is unlikely to be affected for such small numbers of residents affected.
	Recommended Actions
7.5-7.7	The location of the resident requiring assistance should be recorded on a schematic drawing of the building with one of the categories defined in the code of practice assigned to them. See commentary 7.5-7.7. Where a PCFRA is carried out or has been refused by the resident once offered, the vulnerable person information in the premises information box should be updated with any relevant information to aid firefighters in the event of a need to evacuate. The PCFRA should be documented to enable an overall assessment of risk to life to be carried out. See commentary 7.0 regarding the identification of vulnerable residents in purpose-built flats with regard to escape provision.

Ref	COMMENTARY
7.0	**Identification of vulnerable residents in purpose-built flats with regard to escape provision** As part of the fire safety management plan, it is critical that "adequate provisions" are provided for the evacuation of any disabled users. The fire safety for the building needs to take into account the disabled occupants who may have access to the premises. Purpose-built flats are afforded enhanced levels of compartmentation; these enhanced levels of fire compartmentation are generally considered "adequate provisions" that allow occupants to remain in the non-fire-affected compartment in the event of a fire elsewhere. Any failings discovered in the fire compartmentation jeopardise the evacuation strategy either locally to a flat/ floor or within the whole building and protection measures would need to be reviewed immediately. Where a simultaneous evacuation strategy is in place the Responsible Person must make reasonable provisions for the safe escape of all persons. There is no requirement under the Fire Safety Order for the Responsible Person to consider the means of escape from within persons flat considered a "private dwelling", unlike the duty for protection required within the common parts for all persons. A flat occupied by any person including a vulnerable or disabled person is separate from this duty if they are unable to self evacuate from a fire affecting their flat. Irrespective of the legislation, two distinct evacuation stages are considered; 1-Evacuation from the dwelling on fire - The Specialized Housing Guide is intended to assist Responsible Persons for purpose-built blocks of flats where disabled and vulnerable persons are housed and the recommendations in the guide go beyond the scope of the legislation. The guide recommends measures for the protection of vulnerable residents from a fire within their own flats. A disabled person living in a block of flats is best served with a Person-Centred Fire Risk Assessment (PCFRA), which may or may not lead to a Personal Evacuation Emergency Plan (PEEP), but, even if it does where trained persons are able to assist, the PCFRA will achieve far more in terms of the safety for a disabled person from the risk of fire in their own flat than focussing purely on the much more narrow issue of a PEEP. In all cases, it is likely to lead to a Personal Rescue Emergency Plan (PREP). 2- Moving through and evacuating from the common parts. - Many persons with mobility impairment will be able to leave their own flat but may be unable to evacuate from the building (e.g. because of difficulty in negotiating stairs). In this connection, two matters need to be considered, namely relatively safe refuges and the use of existing lifts subject to the assessment of risk. Following consultation with the residents: • Every resident who voluntarily self-identifies to the Responsible Person as unable to self-evacuate should be subject to a PCFRA. This may lead to a PEEP or a PREP. • The assessment should differentiate between a person who is unable to self evacuate from their flat and a person who is able to get out of their flat but is unable to evacuate from a relatively safe area (staircase or refuge) • Where a PEEP is the outcome of a PCFRA it should look to implement building safety measures where reasonably practicable to ensure that those with impairments have a plan for evacuation and should only require rescue in circumstances where this main plan cannot be implemented. • It should not be implied a successful evacuation will always be possible, and rescue is never needed; in some cases of severe disability, evacuation or rescue by FRS will be the only option. • Responsible persons should add information to the Premises Information Box (PIB) that they are aware of, for example, where they have been notified about a person with mobility impairments who has not self-declared or has refused a PCFRA/ PEEP. • Clarity may be necessary on whether the Responsible Person would be fulfilling the duties under the Fire Safety Order if all vulnerable persons have not been considered and given to opportunity to self-declare mobility impairments. • The PIB rescue information for the fire and rescue service is not the same as a PCFRA/ PEEP; this applies even where a PCFRA/ PEEP is declined since the amount of information required can vary and the PEEP/ PCFRA is particular to that person. • The PCFRA/ PEEP should feed into a review of the premise's fire risk assessment. • If the use of refuge areas is to be relied on as part of a PEEP, details about the method of communication from the place of safety should be included. • PCFRA/ PEEP should be reviewed as soon as practicable if the resident indicates a change in circumstances to the Responsible Person. A regular review of PCFRA/PEEPs is also required to mitigate the risk of changes to circumstances going unnoticed because residents have not updated the Responsible Person. • It is important that the Responsible Person understands that any PEEP, PREP, or PCFRA may require the building's Fire Risk Assessment to be informed and updated. **Personal plans for fire emergencies** **PEEP**, (Personal Emergency Evacuation Plan) is the term normally understood for a generally non-residential building to provide a plan separate and in addition to the normal fire plan which may include assistance to evacuate from the building by trained persons available at all times the disabled person is expected in the premises. This type of plan is generally ineffective and not recommended in purpose-built blocks of flats that do not have sufficient permanent staff on site. Reliance on friends and non-resident family members as part of a PEEP may place a vulnerable person or their nominated assistant at greater risk of harm as they may not be available at the critical time or be sufficiently trained to make a suitable dynamic assessment of the risks presented. **PCFRA**, (Person Centred Fire Risk Assessment) The person-centered approach, based on a PCFRA, relates to the safety of residents who are at high risk from fire in their own accommodation; as such, this risk assessment and measures identified by it are outside the scope of the Fire Safety Order. The assessment is designed to reduce the potential fire hazards as far as possible depending on the personal circumstances of the disabled person, thus reducing the risk of fire, and may also include a PREP. **PREP**, (Personal Rescue Emergency Plan) this term is born out from a PCFRA and is generally where a disabled person is in need of rescue by the fire and rescue service when all other risk reduction measures have failed. For an outbreak of fire elsewhere other than the disabled person's flat the probability of implementing such a plan is greatly reduced. This is unlikely to arise unless there are building failures, such as loss of compartmentation.

7.1	The building is general needs flats and individual PEEPs; evacuation drills and staff procedures are not required. The resident caretaker (Mick) has now retired and is replaced by a mobile caretaker. The mobile caretakers and maintenance staff are trained in general fire awareness and fire evacuation in the buildings they are expected to enter and work in.
7.5-7.7	Information on residents with mobility, cognitive or sensory impairment(s). The Grenfell Inquiry Phase 1 recommendations highlighted the need for the whereabouts and information pertaining to people with mobility, cognitive and sensory impairment(s) to support the Fire and Rescue Service (FRS) in evacuation and rescue. Due to the sensitive nature of this information and the difficulties of keeping the information up to date guidance advises that the minimum possible information is retained in the Premises Information Box (PIB) to achieve this purpose. The minimum information should provide the FRS with the following: • Identification of the location of those who may need rescue; • Information on the level of resources needed to rescue the person(s). For FRS purposes a simple list of flat numbers is needed with an indicator of: • whether a person needs to be alerted that there is an incident taking place, and/or, • whether a person requires assistance to evacuate or be rescued, and, • whether any critical equipment is needed to carry assist the evacuation or carry out a rescue. To achieve this, the location of the resident requiring assistance should be recorded on a schematic drawing of the building with one of the categories defined in the code of practice assigned to them. Further guidance on the presentation and the nature of the information to be recorded can be found in the code of practice issued jointly by the Fire Industry Association (FIA) and the National Fire Chiefs Council (NFCC) titled Code of Practice for the Provision of Premises Information Boxes in Residential Buildings
7.10	Contractor access is controlled by FCHO, no signing in book is necessary. Visitors to the flats are the responsibility of the tenants who provide access via the intercom and door entry system.
7.11	First Choice Homes Oldham in-house contractors are trained in basic fire awareness. Information to other approved contractors is provided prior to undertaking any work.

8.0 Escape		
8.1	Do travel distances meet the criteria given in the relevant HM Government guide and recognised industry norms and guidelines?	Yes
8.2	Are there a sufficient number of exits of suitable width from each area/room for the persons present?	Yes
8.3	Can you ordinarily expect the Fire Service to arrive in the event of a fire whist the fire is in the room of origin?	Yes
8.4	Can you expect the premises to be evacuated within the standard times for the type of construction?	Yes
8.5	Are all escape routes available and accessible at all times?	Yes
8.6	Are all escape routes and stairways free from undesirable items? (E.g. portable heaters, cooking appliances, furniture, coat racks, vending/gaming machines, photocopiers, mirrors.	Yes
8.7	Do any inner rooms exist?	No
8.8	Are vision panels provided between the inner room & access room and is it adequate?	N/A
8.9	If the vision between the inner room and the access room is inadequate is smoke detection provided within the access room?	N/A
8.10	Are all emergency exits doors unlocked and available at all times when the premises are occupied?	Yes
8.11	Are all final exit doors checked (opened) on a regular basis? Are the outcomes recorded?	Yes
8.12	Is the door furniture provided appropriate for the purpose group of the premises i.e. public buildings, licensed premises etc.?	Yes
8.13	Are floor and stairway surfaces in good condition and free from slip and trip hazards?	Yes
8.14	Do all final exits lead to a place of safety?	Yes
8.15	Are external escape paths clear of obstructions?	Yes
Electronic Door Release Devices		
8.16	Are all escape doors free from electro-mechanical door locks devices?	Yes
8.17	Are all escape doors free from electro-magnetic door locks devices?	No
8.18	Where electronic/electrical door control devices are fitted do they meet the installation criteria given in BS 7273 Pt. 4 2015	Yes
8.19	Do entry control devices conform to the category of actuation for the purpose group that the particular premises/building currently operates within?	Yes
8.20	Is the emergency operation of the door lock stated by appropriate signage?	Yes
8.21	Have all persons in the assessment area received instructions on how the devices operate in the event of an emergency?	N/A

8.0 Escape: Finding(s)	
Ref	**SIGNIFICANT FINDINGS**
	None.
Ref	**RECOMMENDATIONS**
	Observation
8.6	Household/discarded items are being stored within the ventilated landing on the 10th floor. Not considered part of the escape route, storage in this area may attract further storage or be repeated on other floors leading to an increase in stored combustible materials within the common areas which subsequently will increase the risk of fire. This is the 2nd successive occasion combustible items have been observed by our consultant since the retirement of the resident caretaker who checked all common areas were clear each working day.
	Recommended Actions
8.6	This was noted at the time of the assessment by the FCHO fire risk assessor and should be confirmed to have been removed.
	Observation
8.6	Recent UK fire incident information has been published warning of the increase in fire incidents involving Lithium Batteries used in electric scooters, and E-bikes. In some incidents, the lithium batteries when involved in a fire have exploded increasing the fire intensity. The fire sector has issued guidance on the safe use, charging, and storage of devices with rechargeable lithium batteries.
	Recommended Actions
8.6	It is recommended residents are informed of the current precautions (see commentary 8.6) and the importance of not storing or charging electric scooters or E-bikes in the common parts of the block.

Ref	COMMENTARY
8.5	The permanent vent at the head of the stairs has an insect screen mesh on the inside and remains clear of dust and debris as previously recommended for cleaning.
8.5	The permanent smoke vents are separated from the lobby by self-closing fire doors. **Analysis of smoke entering the lobby** The risk of persons being trapped in their flats by smoke from a fire that reaches the lobby outside from a fire originating in an adjacent flat is likely to be reduced if the travel distance from any one flat exit door to a place of safety is limited. The doors opening onto the drying rooms (ventilated landings) may be used by the fire and rescue service on their arrival for venting smoke in the lobby but little benefit from the vents can be gained for residents escaping as drying room doors would need to be opened prior to and during their escape. This risk is reduced when the travel distance is short as accepted in the case of diagram 3.9b in the Approved Document B Vol1 to the Building Regulations (HM Government, 2019). The original travel distance recommended at the time of construction is approximately the same under current guidance (15 feet or 4.5m) from a flat entrance door to a smoke stop door to a place of relative safety; in this case the staircase door. The rationale in this instance, for keeping travel distances short is that should any smoke enter the escape route as people leave the flat of fire origin, other neighbouring flats on the same floor may also leave. Studies regarding tenability limits have shown that a significant proportion of people will turn back from escaping where the smoke optical density (D) is greater than 0.2 D.m-1 which equates to 5m visibility. It was deduced from these past studies that there is some relationship between smoke optical density and the concentrations of irritant and asphyxiant gases in fires and it was considered that at a smoke tenability limit of 0.2 (5m visibility) the majority of fires remain tenable with respect to asphyxiant gases for at least 30 minutes. (BSI, 2004). It could be reasonably expected that a quantity of smoke may enter the lobby as the occupants escape. The self-closing entrance door to the flat of fire origin would close behind the escaping occupants thus restricting further smoke spread into the lobby. It is likely that most residents (3 other flats on the same floor) who become aware of the fire prior to the arrival of the fire and rescue service, and if they so choose, could make their way across the lobby to the stair in less than a minute where the smoke optical density in all likelihood is 0.2 or less and the stair door 5m away in the furthest point is visible. For fire events where there may be a greater degree of smoke obscuring the route across the lobby (density >0.2) or a resident is disabled and unable to cross the lobby at normal speed accepted for escape purposes, they are advised to stay put in their flat, a place of relative safety until the flat of fire origin is dealt with by the fire and rescue service. The LGA guidance makes benchmark recommendations for existing blocks of flats with unsatisfactory smoke control. *In single stairway blocks with corridor or lobby approach requiring smoke ventilation, and with travel distances of 7.5 to 10m, Opening Vents (OV) in corridors or lobbies are acceptable up to six storeys in height.* *If this travel distance exceeds 10m, or the number of storeys exceeds six, or the ventilation is provided in the stairway and not the corridor or lobby, Automatic Opening Vents (AOV) or Permanent Vents (PV) are required.* Montgomery House is over six storeys however the travel distance across the lobby is less than the 7.5-10m recommended. It is within 5m, and the potential tenability limits are discussed above. Also, there are facilities for manually opening vents (doors to the ventilated drying rooms). Given the constraints of the existing design and age of the building, the risks are considered similar to a floor of a flat located in a small single-stair residential building where it is acceptable for an unventilated lobby with a travel distance of 4.5m. Enhancements by the replacement of old benchmark fire doors with composite FD30s self-closing fire doors together with compensatory enhanced automatic fire detection and warning to the drying rooms and adjacent flats provide significant risk reduction measures against the benchmark design. The current installation of residential sprinklers will significantly enhance the risk reduction measures further. Sprinklers can buy crucial additional time in firefighting operations which may mean that evacuations are not necessary in the first place. Also, the installation and soon-to-be-commissioned Evacuation Alert System (EAS) for use by the FRS is likely to further enhance safety by providing an early automatic method to evacuate any floor based on operational decisions by the FRS officer in charge. Based on what is reasonably practicable, there are several interrelated issues and potential fire scenarios that make upgrading the lobbies in line with current guidance not reasonably practicable given the fire safety improvement measures already implemented. The consideration of the risk of harm is to persons who leave or wish to leave their flat before the arrival of the fire service when the smoke has entered the lobby as the occupants of the flat of fire origin have evacuated. This risk to persons is acknowledged and shown to be tolerable based on the guidance of people's movement through smoke where the escape distance is relatively short (4.5m). Further smoke is held back from the fire origin potentially by internal flat doors and ultimately by the self-closing flat entrance door which is designed to maintain its integrity for a sufficient time to allow the fire and rescue service to arrive and deal with the fire. The small level of risk reduction gain (to lessen the density of smoke) for the significant measures that would be needed to suitably ventilate the lobby may be seen as grossly disproportionate. This is because of the existing fire protection measures (upgraded fire doors, AFD, and sprinklers), a fire is unlikely to make the lobby untenable prior to the arrival of the fire and rescue service. It could be argued that the addition of a smoke ventilation system adds another layer of safety to the overall package of fire protection measures, and this would be true and applicable if for example one of those layers fails e.g. the flat entrance door does not close fully allowing a greater density of smoke into the lobby. There is however a limit to what is reasonable in how many layers of fire protection are necessary and it could also be argued that if the “belt and braces” approach is taken, how many failures in the system are realistically considered, and what if a smoke control system fails at the critical time? It has already been established that a high proportion of people will travel through smoke with a visibility of 5m. This is the distance across the lobby from the furthest flat entrance door so adding further measures to something that has already been established as suitable is not proportionate to the risk. In the event that a resident wishes to leave and the lobby has become untenable due to a failure of one of the layers of fire protection, the inbuilt safety factor where residents are safe to retreat into their flats to relative safety whilst the fire is dealt with will come into play. Given the level of management for this building, it is unrealistic to expect a series of failures in the layers of fire protection.

8.6	**Lithium Batteries - Electric scooters, and E-bikes** With an increased use of e-bikes and e-scooters, comes a corresponding fire safety concern associated with their charging and storage. The use of these products is expected to continue to rise. Some fire services and fire investigators have seen a rise in e-bike and e-scooter battery fires. On occasions batteries can fail catastrophically, they can 'explode' and/or lead to a rapidly developing fire. Precautions when charging: • Follow the manufacturer's instructions when charging and always unplug your charger when it is finished charging. • Ensure you have working smoke alarms. If you charge or store your e-bike or e-scooter in a garage or kitchen ensure you install detection, heat alarms rather smoke detectors for these areas is recommended. • Charge batteries whilst you are awake and alert so if a fire should occur you can respond quickly. Do not leave batteries to charge while you are asleep or away from the home. • Always use the manufacturer approved charger for the product, and if you spot any signs of wear and tear or damage buy an official replacement charger for your product from a reputable seller. • Do not cover chargers or battery packs when charging as this could lead to overheating or even a fire. • Do not charge batteries or store your e-bike or e-scooter near combustible or flammable materials. • Do not overcharge your battery – check the manufacturer's instructions for charge times. • Do not overload socket outlets or use inappropriate extension leads (use uncoiled extensions and ensure the lead is suitably rated for what you are plugging in to it). • In the event of an e-bike, e-scooter or lithium-ion battery fire – do not attempt to extinguish the fire. Get out, stay out, call 999. Precaution with storage: • Avoid storing or charging e-bikes and e-scooters on escape routes or in communal areas of a multi occupied building. If there is a fire, it can affect people's ability to escape. • Responsible Persons should consider the risks posed by e-bikes and e-scooters where they are charged or left in common areas such as means of escape, bike stores and mobility scooter charging rooms. They may wish to offer advice to residents on the safe use, storage and charging of these products. • Store e-bikes and e-scooters and their batteries in a cool place. Avoid storing them in excessively hot or cold areas. • Follow manufacturer's instructions for the storage and maintenance of lithium -ion batteries if they are not going to be used for extended periods of time. The batteries work by moving lithium particles between a negative and positive electrode to charge and discharge. To allow those particles to move easily, they are suspended in pressurised cells inside the batteries filled with volatile and flammable chemicals. The movement of the particles causes heat as the battery is charged and discharged. If the battery was badly designed or improperly used or installed, that heat can ignite the chemicals, causing flames or explosions. Damage to the thin walls that keep the different parts of the battery separate can also lead to short circuits and a corresponding heat build-up.
8.11	The mobile caretaker carries out regular checks of the escape routes and exit doors. The FCHO fire risk assessor carries out quarterly checks of the common areas and any defects found are immediately reported. As previously reported, the high standard of cleanliness and housekeeping is now slipping in the common areas.
8.17	The front door is fitted with electromagnetic locks. To exit the premises a push button is located adjacent to each door but no emergency override is provided. The push button release is configured to release the door in an emergency and also the doors release on the failure of the electrical power.
8.21	The devices are fitted onto the main entrance door and all residents and their visitors should be familiar with their operation which is indicated.

9.0 The Confinement of Fire		
9.1	Are all escape routes and compartments protected by fire resistant walls and doors where required?	No
9.2	Are all fire doors self-closing, kept locked shut where appropriate and in good condition?	No
9.3	Are all fire doors fitted with smoke seals and intumescing strips where required?	Yes
9.4	Do wall & ceiling linings meet the required surface spread of flame classes? e.g. Class O on escape routes	Yes
9.5	Have any breaches in the fire resistance (walls, floors and doors) been fire stopped with appropriate fire resisting materials?	No
9.6	Have there been any structural alterations within the past 12 months?	No
9.7	Were the requirements of the Building Regulations followed and a completion certificate issued?	N/A
9.8	Are all ducts fitted with effective fire dampers where required?	No
9.9	Are all fire exits underneath and within 1.8m horizontal or 9m vertically of any external escape stair, fire resisting and self-closing?	N/A
9.10	Is glazing within the above distances fire resisting and fixed shut?	N/A
9.11	Is there a procedure for all premises/areas to be checked at the end of a working period for potential fire hazards?	N/A
9.12	Are the premises free from risk posed by adjacent properties? (Uncontrolled fly tipping, overgrown vegetation or poor housekeeping)	Yes
9.13	Has the risk of external fire spread been considered? Consider external cladding, wall systems, external render and balconies.	Yes
9.14	Are there any other premises features or hazards that could affect fire development or spread?	No
9.15	Are the premises secure from any potential fire hazards outside susceptible to arson attack that could affect the building?	Yes
Automatic Hold Open Devices		
9.16	Are any fire doors fitted with automatic door release devices?	No
9.17	Are the devices fitted to any critical doors? e.g. onto stairs in a single staircase building	N/A
9.18	Is smoke detection provided within the area located near to the door release device? (Consider to L3 standard?)	N/A
9.19	Are all non-self-contained devices linked to the fire alarm system and released on actuation?	N/A
9.20	Are any self-contained, acoustically actuated door hold open devices fitted?	N/A
9.21	Are all devices tested regularly and the results recorded? (At least once a week)	N/A
9.22	Are all doors released at night or when the area is unoccupied?	N/A
9.23	Are all devices tested in accordance with the manufactures relevant standard to ensure satisfactory operation?	N/A

9.0 The Confinement of Fire: Finding(s)	
Ref	**SIGNIFICANT FINDINGS**
	Observation
9.1	Fire compartmentation issues have previously been highlighted between flats where the bathroom and WC openable windows are located. There is a low risk that ambient temperature smoke from a smouldering fire may spread beyond the flat of fire origin via open bathroom/ WC windows to affect a neighbouring flat which may lead to a slight risk of harm to the immediate neighbouring resident/s. This is comparable to smoke spreading externally via an open window and re-entering the building through another open window at a different level. The risk of harm to relevant persons is assessed as low due to the mitigating measures taken. However, in the event of a fire occurring and spreading smoke to a neighbouring flat, this may be seen as a breach of the Fire Safety Order by the enforcing authority. Sprinkler systems are activated by heat from the fire, and release water onto it. They are designed to prevent the fire from growing so that much less smoke and heat are produced and people have more time to escape. In many cases, a sprinkler system will put the fire out. The installation of the residential sprinkler system in the flats/ ventilated landing is highly likely to reduce the risk of fire spreading across the ventilated landing. In the unlikely event of fire spreading onto the ventilated landing before the sprinklers become effective, the addition of a heat detector located in the landing provides an early warning of fire for the immediate neighbouring resident/s should the windows remain open. The ventilation area has been increased by the removal of sections of acrylic sheeting following previous recommendations bearing in mind advice from the gas engineer, thus allowing a greater volume of smoke to ventilate to the atmosphere from the landing. The likelihood of ambient smoke spread via an open window is considered from a smouldering fire prior to the activation of a sprinkler head. The risk of harm is considered unlikely should this happen because the rate of ambient smoke production and spread is likely to be slow, and together with dilution taking place within the ventilated landing, any smoke spread via an open window into a neighbouring flat is likely to be detected by the hallway smoke alarm alerting the resident/s to evacuate before there are sufficient concentrations of smoke and toxic gasses to compromise the escape from the flat. As the fire grows and intensifies the sprinklers will be activated to control the fire. It is noted prior to the installation of sprinklers, a previous serious top floor flat fire which likely achieved flashover when the lounge window failed did not spread to or across the ventilated landing. See commentary 9.8, 9.14 regarding risk to life for neighbouring residents.
	Recommended Actions
9.1	The Responsible Person (FCHO) may accept this slight increase in risk to life (below moderate). However, consultation with Greater Manchester Fire and Rescue Service regarding the mitigating measures is recommended. Subject to consultation with the Regulatory Authorities the mitigating measures taken to compensate for the break in compartmentation may be agreeable and sufficient. Also as part of the PCFRA process, should any delay in evacuation be identified for any resident, it is recommended further smoke protection measures should be implemented for that particular resident. (e.g. sealing the landing windows closed) Whilst it is highly unlikely the Enforcing Authority would provide written agreement to the mitigating measures implemented, they may agree with this fire risk assessment that there is a small increase in the risk of smoke spread however this residual risk to life is tolerable. Whilst this is contrary to current compartmentation guidance for high-rise flats, it may be considered a fire engineering solution that may be acceptable by the enforcing authority. As an alternative to the above recommendations and to totally prevent the risk of any smoke spread via the windows no matter how small, the windows should be mechanically (screwed) sealed shut thus preventing any ambient smoke spread from flat to flat horizontally. The risk of smoke spreading vertically via open windows would remain the same.
	Observation
9.2	Flat 18 was accessed and the lounge door forming part of the internal flat hallway escape route has been removed. The original design of the internal layout of the flats included an enclosed hallway as an escape route within the flat separating the potential risk rooms (kitchen/ lounge) from sleeping occupants. Further levels of safety were added when smoke alarms were fitted but these alone will not prevent the hallway from being filled with smoke before the occupants can make their escape. The risk of harm in the event of a fire to occupants is increased with internal halway doors removed. Also, the internal hallway provides a layer of fire protection to the common landing lobby in addition to the flat entrance door.
	Recommended Actions
9.2	Advise the resident of flat 18 that the lounge door should be replaced and kept closed along with the kitchen door when occupants are sleeping.
Ref	**RECOMMENDATIONS**
	None.

Ref	COMMENTARY
9.1-9.2	Article 8 of the Regulatory Reform (Fire Safety) Order 2005 requires the responsible person to take general fire precautions to ensure the safety of relevant persons. This includes measures to reduce the risk of fire on the premises and the risk of the spread of fire on the premises.
9.1-9.2, 9.5	Previously noted fire protection improvement works are nearing completion. • fire stopping of services in the common area and within flats following a detailed passive fire protection survey is complete. There may be one or two flats still to access to complete the work, however, FCHO is taking steps to gain access into any flat where the work is incomplete. • inspecting the function and operation of all the flat entrance door self-closing devices and installing overhead-type devices where the concealed jamb self-closer is defective (left in situ). Where the concealed jamb self-closer has been removed, this has been replaced with a new one of the same specification to maintain the integrity of the fire door. Completed in all but a few due to access issues that are currently being resolved. • inspection and remediation of the fire door frame to wall gaps, cutting back expanding foam, and re-sealing with approved fire-stopping material. Completed in all but a few due to access issues. • replacing the smoke and heat alarms within each flat with new BS 5839 pt.6 category D1, LD2 standard with the addition of an interlinked heat alarm in the ventilated landings. Completed in all but a few due to access issues.
9.1-9.3, 9.5	It was previously confirmed that the FCHO policy for all high-rise residential blocks is to carry out monthly fire precautions inspections of the common areas. The check originally included knocking on flat entrance doors to check the integrity of the door, the strips and seals remain in good condition, and the door is self-closing. During the Covid-19 pandemic, the monthly check continued without knocking on flat entrance doors and the internal check of the door and smoke detectors was not observed. The recent scope of work for the contractors means that all flat entrance doors with the exception of a few due to access difficulties which are to be resolved soon have been thoroughly checked by the contractors during the works. On completion of the joinery works all flat entrance doors should have been checked and any remedial measures carried out as part of the contract. Moving forward a quarterly check by BM Trada trained FCHO operatives of all communal fire doors and the exterior of all flat entrance doors is carried out. During the quarterly inspection, a number of flats are accessed and checked to confirm the internal fire precautions and the condition of the self-closing device and internal face of the doors with the aim of inspecting fully all flat entrance doors in a 12-month period.
9.2	The flat entrance doors are of composite material and specified at the time of installation as FD30s doors. FCHO had a sample fire test arranged for one of the types of doors fitted but this was cancelled due to the Covid-19 pandemic. A further test (to include both sides of the door) was arranged as advised in the MHCLG guidance and the test specimen passed the fire test for 30 minutes rated fire door. Most of the doors have since been upgraded with secure by design fire-rated letter boxes and a thumb turn on the internal face for ease of evacuation in an emergency.
9.3	The ground floor lift lobby double doors along with other communal doors and staircase doors have been replaced with new FD30s self-closing doors.

9.8, 9.14	**Background to building changes degrading the compartmentation between neighbouring flats.** Prior to 2006, it is assumed benchmark fire compartmentation between the flats had been breached where PVC windows and ventilation ducting had been installed. On a previous Fire Risk Assessment dated 1st October 2013 the overall risk to life was assessed and recommendations prioritised to protecting the escape route for residents in a flat adjacent to a flat involved in fire and spreading into the ventilated landing. To compound this issue each flat had subsequently been fitted with an individual gas water heating appliance with the flue routed through the ventilated landing. The permanently ventilated louvered landings had been sealed with acrylic sheeting to prevent combustion gasses from accumulating in the landing reducing the smoke clearance capability of the vents. Following the fire risk assessment review dated 09/10/2015 consultation took place with Greater Manchester Fire and Rescue Service fire engineering department regarding the provisions to ventilate the landings and to provide cross ventilation of the lobbies. It was recommended that a substantial part of the acrylic sheeting be removed without compromising the gas safety regulations regarding the backflow of combustion flue gasses. It was agreed by all parties, albeit not strictly conforming to current guidance, that the acrylic be removed from floor level up to approximately 1m on each ventilated landing. (the flues are fitted at a high level). Under the current circumstances, the risk to life for persons in a flat opposite (across the ventilated landing) a flat on fire is increased compared to the norm. Should there be smoke spread via open windows in the ventilated landing some smoke may percolate into the neighbouring flat. Each flat is fitted with a mains-powered smoke alarm which is checked and tested on an annual basis, this is likely to alert the occupant who can then take the appropriate action and escape via the landing and staircase which is designed and likely to be smoke-free in the early stages of a fire. This scenario is similar to a fire breaking out within the neighbouring flat and the smoke alarm warning the occupants and therefore not considered a significant increase in the risk to life. The main difference is that the occupants have no control over what the occupants of the neighbouring flat do in relation to preventing an outbreak of fire. To reinstate 60 minutes fire resistance between all the flats abutting the ventilated landing was not considered reasonably practicable against the reduction to the level of life risk in a neighbouring flat and a moderate risk may have to be accepted for an individual flat occupant until alternative proposals can be implemented. In order to reduce that life risk further to a tolerable level significant fire protection improvement work was required to make the windows and ventilation ductwork in the ventilated landings 60 minutes fire resistant and to provide high-level natural ventilation by the removal/repositioning of the acrylic sheeting on the louvres. A compartment fire with total involvement of a top floor flat which breached the external window and balcony doors appears not to have affected the uPVC windows and ventilation ductwork to the ventilated landing. These appeared to have been in the closed position during the fire. It is considered fortunate on that occasion that the windows were closed thus preventing smoke from entering the common ventilated landing and spreading further into the adjacent flat via open windows. Photos of the fire showing smoke staining to the internal part of the bathroom and WC window frames. 1.  2.  The work to install sprinklers in the flats and common landings is nearing completion. This together with extending each individual flat fire detection system by the addition of a linked heat alarm on the landing as previously recommended is considered to be a suitable risk reduction measure in lieu of 60 minutes fire resistance between flats across a ventilated landing. Heat detectors are considered suitable as the uPVC frames and windows present a barrier to cool ambient smoke and any significant heat affecting the glass and uPVC would be detected and a warning provided to allow neighbouring residents to leave their flat via the lift landing lobby without suffering harm. The ventilated landing and lift landing lobby are separated by 30 minutes fire resisting construction and self-closing doors.
9.13	The external façade consisting of cement-based rendered EPS insulation has been removed and replaced with a rendered mineral wool insulation without any cavities. Flats are provided with balconies that are part of the original structure and constructed of non-combustible materials. First Choice Homes Oldham displays a document which states not to use or store BBQs, gas cylinders or anything flammable on the balconies. Some residents may store combustible household items excessively on the balcony which was not observed during the assessment. This forms part of the monthly common area check. The balconies observed were not unduly cluttered with household items with some having outdoor furniture and pot plants. Documentary evidence obtained by FCHO from the principal contractor confirms that the materials forming part of the external wall conform to European Classification A2-S1 d0 or A1, classified in accordance with BS EN 13501-1:2007+A1:2009.

10.0 Fire Alarm System		
10.1	Is the premises provided with a fire alarm system?	No
10.2	Is it possible to define the alarm system category? (L1- L5 etc.)	N/A
10.3	Is the fire alarm or category suitable for the risk and premises type?	N/A
10.4	Does the system conform to standards appropriate to the purpose group for the premises/building use? i.e. BS 5839 Pt. 1 or BS 5839 Pt. 6 etc.	N/A
10.5	Are sufficient fire alarm call points and detectors provided?	N/A
10.6	Can the alarm be raised without placing anyone at risk?	N/A
10.7	Are all call points visible, unobstructed?	N/A
10.8	Are all fire alarm sounders of the same type, giving the same alarm signal? The signal should be distinct from all other alarms or signals in the workplace to avoid confusion.	N/A
10.9	Where required does the system have a voice alarm? i.e. large places of assembly	N/A
10.10	Can the alarm be heard throughout all areas of the premises?	N/A
10.11	Has a suitable fire zone plan been provided adjacent to the fire panel where necessary? i.e. complex premises or care homes	N/A
10.12	Is the alarm system under a regular maintenance programme by a qualified fire alarm engineer?	N/A
10.13	Are there systems in place to ensure the system is tested weekly from a different call point?	N/A
10.14	Are all fire alarm tests, faults and maintenance schedules recorded?	N/A

10.0 Fire Alarm System: Finding(s)	
Ref	**SIGNIFICANT FINDINGS**
	Observation
10.1	Each flat is being upgraded with a BS 5839 Pt.6 category D1 LD2 standard fire alarm system which includes an interlinked heat detector located in the ventilated landing. Until all flats have been upgraded and the Sprinklers have been commissioned the risk to life remains Moderate.
	Recommended Actions
10.1	As an interim measure to delay the risk of fire spread, residents should be reminded of the importance of closing internal doors at night. Closing bathroom and toilet windows and doors also will reduce the risk of fire spreading to adjacent flats. On evacuation from flats, residents should alert neighbours on the same level where safe to do so.
Ref	**RECOMMENDATIONS**
	None.
Ref	**COMMENTARY**
10.1	Article 8 of the Regulatory Reform (Fire Safety) Order 2005 requires the responsible person to take general fire precautions so far as reasonably practical.

11.0 Emergency Escape Lighting		
11.1	Has the provision of emergency lighting been considered? Working hours, windowless areas, open access areas>60m2, toilets>8m2.	Yes
11.2	Is emergency lighting provided in accordance with guidance relevant to the purpose group for the premises? (BS5266, ADB)	Yes
11.3	Does it illuminate escape routes, exits, corridors, hazards or obstructions, changes in floor level, signs, fire alarm call points and firefighting equipment?	Yes
11.4	Is the emergency lighting beyond the final exit adequate so that persons can reach a place of safety?	N/A
11.5	Are routine checks carried out in accordance with the appropriate standard to which the system conforms – i.e. daily, monthly, 6 monthly and annual checks?	Yes
11.6	Are records of maintenance kept?	Yes
11.7	Is normal lighting adequate and in working order?	Yes

11.0 Emergency Escape Lighting: Finding(s)	
Ref	**SIGNIFICANT FINDINGS**
	None.
Ref	**RECOMMENDATIONS**
	None.
Ref	**COMMENTARY**
11.5	A service contract is in place for the monthly testing of the emergency lighting system with records sent to FCHO and held centrally. A one hour discharge test is carried out six monthly with a full three-hour discharge test carried out annually. All records are held electronically on FCHO systems. No records were observed.

12.0 Fire Fighting Equipment, Systems & Fixed Installations		
12.1	Where appropriate are adequate numbers of fire extinguishers provided? Consider floor area, special risks, minimum travel distance of 30m.	N/A
12.2	Are the correct types of extinguishers provided for the risks?	N/A
12.3	Are all extinguishers installed and sited in accordance with current guidance?	N/A
12.4	Are appropriate checks carried out on a monthly basis?	N/A
12.5	Are all extinguishers serviced by a qualified engineer every 12 months?	N/A
Fixed Installations		
12.6	Are any fixed firefighting installations provided? (Sprinkler systems, local gas flooding etc.)	Yes
12.7	Are all systems fully operational and under a maintenance programme?	No
12.8	Are all security devices functional? (Sprinkler valves, wet & dry rising mains padlocked etc.)	No
12.9	Where sprinklers are fitted are all heads clear of obstructions (500mm clear of stock) and functional?	Yes
12.10	Are firefighting shafts with dry or wet mains provided?	Yes

12.0 Fire Fighting Equipment, Systems & Fixed Installations: Finding(s)	
Ref	**SIGNIFICANT FINDINGS**
	None.
Ref	**RECOMMENDATIONS**
	Observation
12.7-12.8	The residential sprinkler installation is near completion. There are outstanding flats to be accessed and the commissioning will take place in the near future.
	Recommended Actions
12.7-12.8	It is essential that the fire protection measures integrated in the building function in a fire. The sprinklers should be inspected on a regular schedule to ensure that they are available and functional at all times. On commissioning of the sprinklers, a system of maintenance and testing should be initiated in accordance with BS 9521. It is important that the sprinklers are not painted over, since this can slow their response to a fire. Concealed sprinklers hide the sprinkler using a cover plate, which falls away when the solder holding it in place melts. It is particularly important that this cover plate is not painted over. Suitable advice should be passed on to the residents.
Ref	**COMMENTARY**
12.0	There are a number of recommendations from the Grenfell Tower Inquiry that apply to this building. The Fire Safety (England) Regulations 2022 will require the majority of the recommendations made by the Grenfell Tower Inquiry in its Phase 1 report to be implemented which required a change in the law. The regulations will come into force on 23 January 2023 following the publication of supporting guidance which is due later in 2022. For high-rise residential buildings (a multi-occupied residential building at least 18 metres in height or 7 or more storeys), responsible persons must: • share electronically with their local fire and rescue service (FRS) information about the building's external wall system. This is awaiting the go-ahead from GMFRS who are providing an upload facility. • provide the Fire and Rescue Service with electronic copies of floor plans and building plans for the building, As above. • keep hard copies of the building's floor plans, in addition to a single-page orientation plan of the building, and the name and UK contact details of the responsible person in a secure information box which is accessible by firefighters. This is contained in the PIB at Montgomery House. • the installation of wayfinding signage in all high-rise buildings which is visible in low light conditions. (This may include low-level numbering of flats, floor levels, and emergency exit signage). This has been upgraded.
12.0	As previously recommended an Emergency Alert System (EAS) for the sole use by the Fire & Rescue Service (FRS) has been installed and is still to be commissioned when final works are completed. The activation panel is located in the entrance lobby adjacent to the PIB where the access key is to be kept.
12.0	The following Grenfell Tower Inquiry recommendations are implemented/ being considered as part of the overall fire safety improvement works: • The installation of an Emergency Alert System for use by the fire and rescue service. (nearing completion) • Firefighting lift inspection (N/A for passenger lifts)) and monthly firefighter control function tests is carried out. • Prepare and regularly update PEEPs and include information on vulnerable persons and their peeps in the Premises Information Box. (This was confirmed to have been updated recently) The process of carrying out and implementing Person Centred Fire Risk Assessments (PCFRA) for the small number of identified vulnerable residents is being explored with the community fire safety contact at GMFRS. • Provide fire safety instructions including how and when to evacuate the building in an easily understandable format with regard to the building and knowledge of the occupants. (Language) This is regularly repeated and revised where necessary. • A check to ensure all fire door self closers including flat entrance doors are operating effectively. (GTI recommends 3 monthly checks) but given the size of the task and the number of well-managed buildings involved, the 12 monthly FCHO expectation along with the quarterly communal and external flat entrance door checks may be considered reasonable unless significant defects are regularly found/reported).
12.1	It is not normally considered necessary to provide fire extinguishers or hose reels in the common parts of blocks of flats. Such equipment should only be used by those trained in its use. It is not considered appropriate or practicable for residents in a block of flats to receive such training. In addition, if a fire occurs in a flat, the provision of fire extinguishing appliances in the common parts might encourage the occupants of the flat to enter the common parts to obtain an appliance and return to their flat to fight the fire. Such a procedure is inappropriate.
12.10	The dry rising main is tested with First Choice Homes Oldham maintaining the records off site. The landing valve leather securing straps that help to prevent unnecessary water discharge when the riser is charged are correctly located.

13.0 Fire Safety Signs and Notices		
13.1	Do signs indicate all final exits?	Yes
13.2	Can the final exit or a directional sign be identified from any position in the assessment area?	Yes
13.3	Are all signs in the correct position, suitably fixed and directional arrows correct? (Can the way out be found just by using signs alone?)	Yes
13.4	Are the signs the correct size for the areas where they are located?	Yes
13.5	In places of public assembly are all escape signs illuminated on maintained luminaires?	N/A
13.6	Are fire action notices displayed prominently and completed fully throughout the premises?	N/A
13.7	Are all fire action notices similar throughout the premises?	Yes
13.8	Does the content of the fire action notices reflect the actual procedure?	Yes
13.9	Where firefighting equipment or fire alarm call points are not clearly visible is their location highlighted by supporting signage?	N/A
13.10	Are all fire doors signed appropriate to their use i.e. Fire Door Keep Locked Shut, Fire Exit Keep Clear etc.?	Yes
13.11	Where required, are external fire assembly points signs prominently displayed?	N/A
13.12	Are “No Smoking” signs and procedures in place to ensure there is no smoking in work or public places? (The Smoke Free (Premises and Enforcement) Regulations 2006)	Yes
13.13	Are all signs legible and in good condition?	Yes
13.14	Do all signs comply with the EN 7010:2011 where necessary?	Yes

13.0 Fire Safety Signs and Notices: Finding(s)	
Ref	**SIGNIFICANT FINDINGS**
	None.
Ref	**RECOMMENDATIONS**
	None.
Ref	**COMMENTARY**
13.6	Fire Action notices are displayed in the entrance hall of the premises and on the floor landing by the lifts. It is a requirement of the Fire Safety Order that there should be a suitable emergency plan for the premises. Rarely will it be necessary to have a more elaborate emergency plan than a simple fire action notice.

14.0 General Fire Safety Procedures		
14.1	Has the premises been free from reports of any fire related incidents within the past 12 months?	Yes
14.2	Has action been taken to avoid reoccurrence?	N/A
14.3	Has the premises been free of any fire alarm actuations within the past 12 months?	Yes
14.4	Where necessary has any action been taken to prevent reoccurrence?	N/A
14.5	Have there been any incidents of deliberate ignition by employees or arson attacks?	No
14.6	Do all staff understand the need to report any potential fire hazards?	Yes
14.7	Has a person(s) been given the overall responsibility for fire safety related matters and management?	Yes
14.8	Have the fire service inspected the premises within the last 12 months?	No
14.9	Were any recommendations, enforcement or prohibition notices served?	N/A
14.10	Have all recommendations and notices been complied with?	N/A
14.11	Are all important documents that may affect business continuity stored in fire resisting containers?	N/A
14.12	Is adequate access provided for fire service vehicles in the event of an emergency?	Yes

14.0 General Fire Safety Procedures: Finding(s)	
Ref	**SIGNIFICANT FINDINGS**
	None.
Ref	**RECOMMENDATIONS**
	None.
Ref	**COMMENTARY**
14.1-14.4	Any reports of fire or false alarms should be fully investigated and where necessary control measures implemented to reduce the possibility of further occurrences. Following any outbreak of fire affecting the common areas, the Fire Risk Assessment should be reviewed to identify if any further risk reduction measures are necessary.
14.7	Mr Alex Swift the FCHO Fire Safety Manager, on behalf of FCHO has responsibility for fire safety.

15.0 Fire Safety Management		
15.1	Are there an adequate number of competent persons and arrangements (under Article 18 of the RRFSO) in place to assist the responsible person in the management and implementation of the preventative and protective measures? (safety assistance)	Yes
15.2	Have all staff been trained in how to call the Fire Service, use of fire extinguishers, evacuation procedures and basic fire awareness?	N/A
15.3	Do all new employees receive basic fire procedure and induction training on the date of appointment?	N/A
15.4	Are records of fire safety training kept?	N/A
15.5	Are systems and procedures in place to control any new work, alterations or repairs to the premises, so that no fire hazards are introduced?	Yes
15.6	Is a "permit" to work procedure in place for contractors etc.?	Yes
15.7	Where an alterations notice is in force has the enforcing authority been informed prior to any significant changes being made?	N/A
Fire Marshals & Fire Plans		
15.8	Are fire marshals required to take charge of a fire incident and liaise with the Fire Service where required?	No
15.9	Is there a list of fire marshals displayed in all locations where required?	N/A
15.10	Are systems in place to provide identification for fire marshals during an emergency where required?	N/A
15.11	Has a suitable fire assembly point been designated? (i.e. free from traffic hazards, radiated heat and free movement away from the premises)	N/A
15.12	Do the premises require a fire plan in order to evacuate?	Yes
15.13	Are there clearly defined written procedures to be followed in the event of a fire in the form of an emergency plan?	Yes
15.14	Is a fire plan displayed throughout the premises where required?	Yes
15.15	Are there procedures for calling out key staff during fire related emergencies outside of normal working hours?	Yes

15.0 Fire Safety Management: Finding(s)	
Ref	**SIGNIFICANT FINDINGS**
	None.
Ref	**RECOMMENDATIONS**
	None.
Ref	**COMMENTARY**
15.1	First Choice Homes Oldham appoint approved contractors where necessary. It should be noted that works carried out on fire protection systems ought to be carried out by competent persons in accordance with the relevant standard for the system being repaired/installed. The person carrying out such alteration/installation is duty bound under Article 5 (3) of the Regulatory Reform Fire Safety Order 2005 where so far as the requirements relate to matters within their control during installation repair and maintenance.
15.8, 15.11	Given the 'stay put' policy that is adopted in the block of flats, assembly at a designated place serves little purpose. Only persons affected by the fire will escape to outside the building where the fire service will arrive once called.
15.12	The principal mode of evacuation for the residential accommodation is that only the occupants of the flat/apartment of fire origin will evacuate. This standard approach reflects the degree of compartmentation present in this building. The Grenfell tower fire phase 1 inquiry recommended that the owner and manager of every high-rise residential building be required by law to draw up and keep under regular review evacuation plans. Information on the building and any specific hazards and fire safety measures are provided for the Fire and Rescue Service during familiarisation visits and also placed in the premises information box.
15.13	The fire action notices by the lifts have been replaced with a new "Stay Safe" notice which has been produced and agreed in conjunction with Greater Manchester Fire and Rescue Service. This is based on the "Stay Put" fire safety strategy and has been provided for reassurance of the residents and that if they feel at risk then they should evacuate as generally not clearly stated in previous stay put fire evacuation strategies.

16.0 Fire Emergency Plan		
16.1	Do the premises have a fire procedure/emergency plan and is it suitable for the numbers of staff and the processes carried on within the premises?	Yes
16.2	If the premises operates a "stay put" policy, is this suitable?	Yes
16.3	In multi-occupied buildings do all the fire /emergency plans complement each other?	N/A

16.0 Fire Emergency Plan: Finding(s)	
Ref	**SIGNIFICANT FINDINGS**
	None.
Ref	**RECOMMENDATIONS**
	None.
Ref	**COMMENTARY**
16.2	The fire-resisting construction of the flats means an outbreak of fire is likely to be contained with an increase in the risk of fire spreading to one adjacent flat. The degree of compartmentation means most other residents are in a reasonably safe place within their own flat while a fire in a non-adjacent flat is dealt with. As there is no fire alarm in the common areas, the only alarm a resident is likely to hear is the one in their flat. This is in support of a 'stay put' policy and is most appropriate for these types of premises. On commissioning the sprinkler system the current risk of fire spread will be reduced to a tolerable level. As the significant findings in this report are addressed, the risk of harm from a fire spreading beyond the compartment of origin is likely to decrease and thus the overall risk to life will begin to reduce towards tolerable. Residents ought to have a clear understanding of what actions to take should a fire situation change and they need to evacuate the building on the advice of the Fire and Rescue Service.

Fire Emergency Plan FLATS

STAY PUT POLICY

GENERAL ADVICE TO RESIDENTS

This building has been built in such a way as to protect the people in it if a fire breaks out.

The important thing to remember is that if the fire starts in your home, it is up to you to make sure that you can get out of it.

AT ALL TIMES

- Make sure that the smoke alarms in your flat are tested.
- Do not store anything in your hall or corridor,especially anything that will burn easily.
- Use the fixed heating system fitted in your home. If this is not possible, only use a convector heater in your hall or corridor. Do not use any form of radiant heater there, especially one with either a flame (gas or paraffin) or a radiant element (electric bar fire).

IF A FIRE BREAKS OUT IN YOUR FLAT

If you are in the room where the fire is, leave straightaway, together with anybody else, then close the door.

- Do not stay behind to try to put the fire out, unless you have received suitable training.
- Tell everybody else in your flat about the fire and get everybody to leave.
- Close the front door and leave the building.
- CALL THE FIRE SERVICE.

IF YOU SEE OR HEAR OF A FIRE IN ANOTHER PART OF THE BUILDING

- It will usually be safe for you to stay in your own home.
- You must leave your home if smoke or heat affects it OR you are instructed to do so by the Fire Service. Close all doors and windows.

CALLING THE FIRE SERVICE

The Fire Service should always be called to a fire, even if it only seems to be a small fire. This should be done straight away.

The way to call the fire service is by telephone as follows.

1) Dial 999.

2) When the operator answers give the telephone number you are ringing from and ask for the FIRE service.

When you are put through to the fire service, tell them clearly where the fire is:

Montgomery House, Hawthorne Road, Oldham, Greater Manchester, OL8 3QG

Do not hang up until the fire service have repeated the address to you and you are sure they have got it right. The fire service cannot help if they do not have the address

THE ABOVE PROCEDURE SHOULD BE COMMUNICATED TO EACH RESIDENT.

17.0 Risk Analysis, Priority Ratings and Fire Risk Ratings

Each action required has been given a priority rating of between 1 and 3 based upon the following:

Priority 1 (P1)	A serious breach of the Fire Safety Order which if not actioned would significantly increase the risk of fire or injury. Failure to reduce the risk could result in substantial injury to relevant persons. Actions or omissions of this nature would normally constitute an offence liable to enforcement or prosecution actions by the Fire Authority. The time scales given are normally short – from immediate up to one month
Examples include:	Blocked or locked fire exits, serious breaches of required fire resistance, ineffective fire doors, insufficient or complete failure of emergency lighting or fire alarm systems.
Priority 2 (P2)	A lesser breach of the Fire Safety Order which if not resolved would present a risk of fire or injury. Failure to reduce the risk could result in a moderate injury to relevant persons. Compliance may still be required to satisfy enforcing authorities but longer time scales are given, such as **2 to 4 months.**
Examples include:	Firefighting equipment missing or defective, minor defects to the fire alarm or emergency lighting systems.
Priority 3 (P3)	Poor practices or features that whilst not presenting a serious risk would detract from the overall impact on the fire safety provisions within the premises. Also includes provision or practices and features that are preferable over and above the minimum standards required under the Fire Safety Order. Time scales are **variable** and could be **up to 12 months.** The acts or omissions would normally be tolerable but actions should still be implemented to maintain the risk level at a tolerable level.
Examples include:	Logbooks not completed or up to date, fire extinguishers not wall mounted.

The fire risk assessment process involves an assessment of the likelihood of an event (generally outbreak of fire) combined with an assessment of the severity should the event be realised, the severity being classified as negligible, tolerable, moderate, substantial or intolerable. Each significant finding identified has been given an appropriate risk rating, which is then prioritised accordingly on the action plan.

Once all the significant findings have been identified the premises is given an overall risk rating based on the expert opinion, experience and training of the fire safety consultant conducting the assessment.

Definitions:	
Hazard:	An article, substance, machine, installation or situation with potential to cause harm, loss or both. A fire hazard is a hazard that has the potential to cause a fire or promote fire development and/or spread.
Risk:	A measure of the probability that the potential for harm or loss posed by the hazard will materialise, combined with the potential extent and severity of the harm and/or damage that may result.
Harm:	Physical injury, death, ill health, property and equipment damage and any form of associated loss, which could cause harm.

To determine the risk rating two main areas are considered, the likelihood of an outbreak of fire and the potential for that outbreak to cause harm to persons, property and business continuity.

The likelihood of fire outbreak is given a rating of highly unlikely, unlikely and likely, this is then multiplied by the harm potential rating of slight, moderate and serious harm.

The level of fire risk is then quantified as **negligible, tolerable, moderate, substantial** or **intolerable.** The subjective risk rating is calculated and the risk level determined within the following

parameters:

Negligible Risk	Where the combination of severity of harm and likelihood is very low and there is minimal risk to people's lives. The risk of a fire occurring is rare and the potential for fire spread is negligible, also where the overall fire safety management is of a high standard. No further action is normally required unless circumstances change. A reassessment should take place on the review date.
Tolerable Risk	Where the present systems, facilities or management procedures are reasonably satisfactory at the time of the assessment. Escape should be carried out unaided with effective fire safety management procedures in place. Possible minor actions may be required, with a reassessment being conducted at the review stage.
Moderate Risk	The present systems, facilities or management is unsatisfactory in some areas. Where a fire could occur and the available time needed to evacuate may be reduced by the speed of the development of fire, also where the reaction time of occupants may be slower because of the type of persons present e.g. sleeping, elderly or infirm or where there are large numbers of persons or complex escape routes. Remedial actions will be required with some control measures being implemented. A reassessment should be made once the control measures have been put in place.
Substantial Risk	Where the combination of severity and probability is high and urgent action must be taken to reduce the risk. Where a fire is likely or highly likely to occur and the spread of fire development would be such that the available escape time would be substantially reduced. Premises identified with substantial risk areas will normally require the provision of considerable resources in the form of equipment, training, information and management to mitigate the risks.
Intolerable Risk	Where the combination of severity and probability is such that extreme harm or death will occur and there is a real threat of an outbreak of fire. Action must be taken to immediately reduce the risk, ideally to a tolerable level. If this cannot be achieved, then consideration must be given to prohibiting or limiting the use of all or part of the premises until such risks can be reduced. Reassessment is required following implementation of the immediate or interim control measures.

The Probability of Fire depends on the number and nature of ignition sources, the extent of and any fire prevention measures and the nature and actions of the occupants. The Probability and Extent of Harm should a fire occur depends on the quality of the means of escape, number of storeys, complexity of the premises and mobility of the occupants.

Based upon the significant findings identified above, application of current fire safety codes and practice, experience and knowledge the following risk areas have been quantified.

FIRE RISK RATING MATRIX

LIKELIHOOD OF FIRE OUTBREAK	LIKELY CONSEQUENCES OF FIRE			
	Subjective Fire Risk Rating	Slight Harm	Moderate Harm	Serious Harm
	Highly Unlikely	Negligible Risk	Tolerable Risk	Moderate Risk
	Unlikely	Tolerable Risk	Moderate Risk	Substantial Risk
	Likely	Moderate Risk	Substantial Risk	Intolerable Risk

18.0 Summary of Findings

FRA Ref	Hazard or Defect	Action Required	Hazard Priority	Risk Rating	Action By	Review Date	Contractor Completed
9.1	Fire compartmentation Issues have previously been highlighted with regard to compartmentation between flats where the kitchen, bathroom and WC openable windows are located.	See full recommendations.	P1 - previously identified	Moderate			
9.2	Flat 18 was accessed and the lounge door forming part of the internal flat hallway escape route has been removed.	Advise the resident of flat 18 that the lounge door should be replaced and kept closed along with the kitchen door when occupants are sleeping.	P1	Moderate			
10.1	Until all flats have been upgraded and the sprinklers have been commissioned the risk to life remains Moderate.	As an interim measure to delay the risk of fire spread, residents should be reminded of the importance of closing internal doors at night. Closing bathroom and toilet windows and doors also will reduce the risk of fire spreading to adjacent flats.	P2 - previously identified	Moderate			

19.0 Recommendations

FRA Ref	Observation	Recommended Action	Risk Rating	Contractor Completed
7.5-7.7	It was confirmed vulnerable persons have not been offered a person-centered fire risk assessment.	The location of the resident requiring assistance should be recorded on a schematic drawing of the building with one of the categories defined in the code of practice assigned to them. See commentary 7.5-7.7.	Substantial	
8.6	Household/discarded items are being stored within the ventilated landing on the 10th floor.	This was noted at the time of the assessment by the FCHO fire risk assessor and should be confirmed to have been removed.	Tolerable	
8.6	Recent UK fire incident information has been published warning of the increase in fire incidents involving Lithium Batteries used in electric scooters, and E-bikes.	It is recommended residents are informed of the current precautions (see commentary 8.6) and the importance of not storing or charging electric scooters or E-bikes in the common parts of the block.	Moderate	
12.7-12.8	The residential sprinkler installation is near completion. There are outstanding flats to be accessed and the commissioning will take place. The isolation valves should be secure open on commissioning and a regular visual check to ensure the valves remain secure in the open position.	On commissioning of the sprinkler system, maintenance and testing should be arranged in accordance with BS9521.	Moderate	

The recommendations above are issues which have been observed by the Total Fire Group Ltd Consultant and which in their opinion do not constitute a breach of the Regulatory Reform (Fire Safety) Order 2005 which deals with life safety in relation to all relevant persons. The recommendations are designed to assist the responsible person in identify areas where the required life safety systems are showing signs of deterioration, fair wear and tear etc. so that the business can budget for future replacements, repairs etc. In addition, there may be areas where the consultant believes the business is vulnerable from fire in terms of property protection or business continuity and therefore has included recommendations for the client to consider or investigate further.

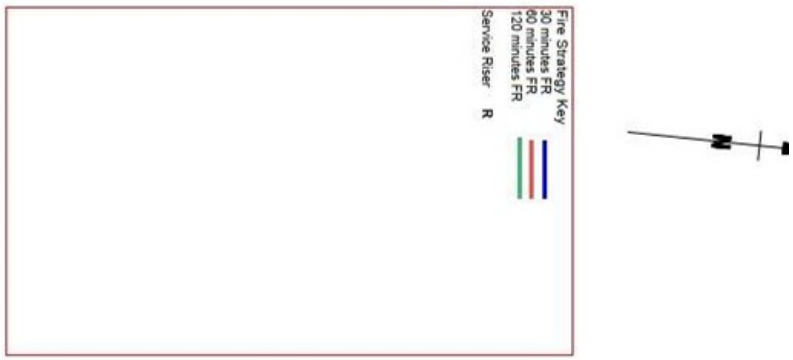
IT IS FOR THE RESPONSIBLE PERSON TO DETERMINE WHETHER THE USE OF THE PREMISES, THE NATURE OF THE OCCUPANTS, THE PROPERTY PROTECTION, DAY TO DAY OPERATIONS AND THE FIRE SAFETY MANAGEMENT WOULD BE ENHANCED BY THE IMPLEMENTATION OF ANY RECOMMENDATIONS. THEY DO NOT CONSTITUTE A SIGNIFICANT FINDING.

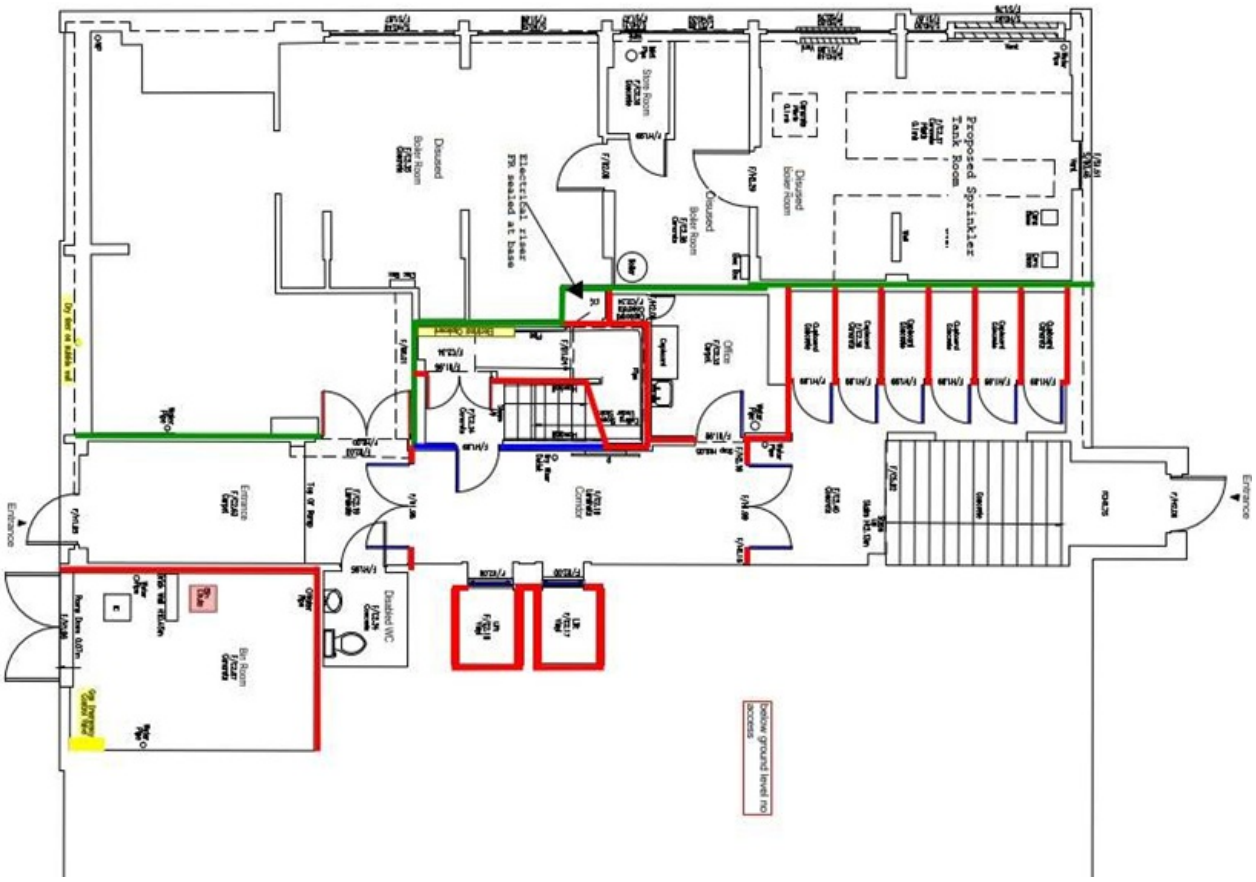
20.0 Commentaries

FRA Ref	Observation	Recommended Action	Risk Rating	Contractor Completed
THERE WERE NO COMMENTARIES.				

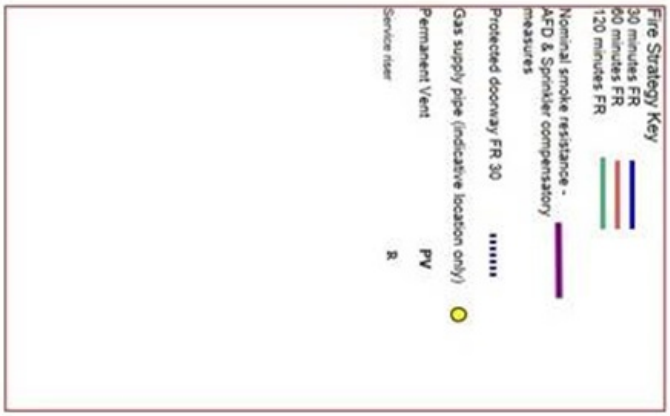
Appendix

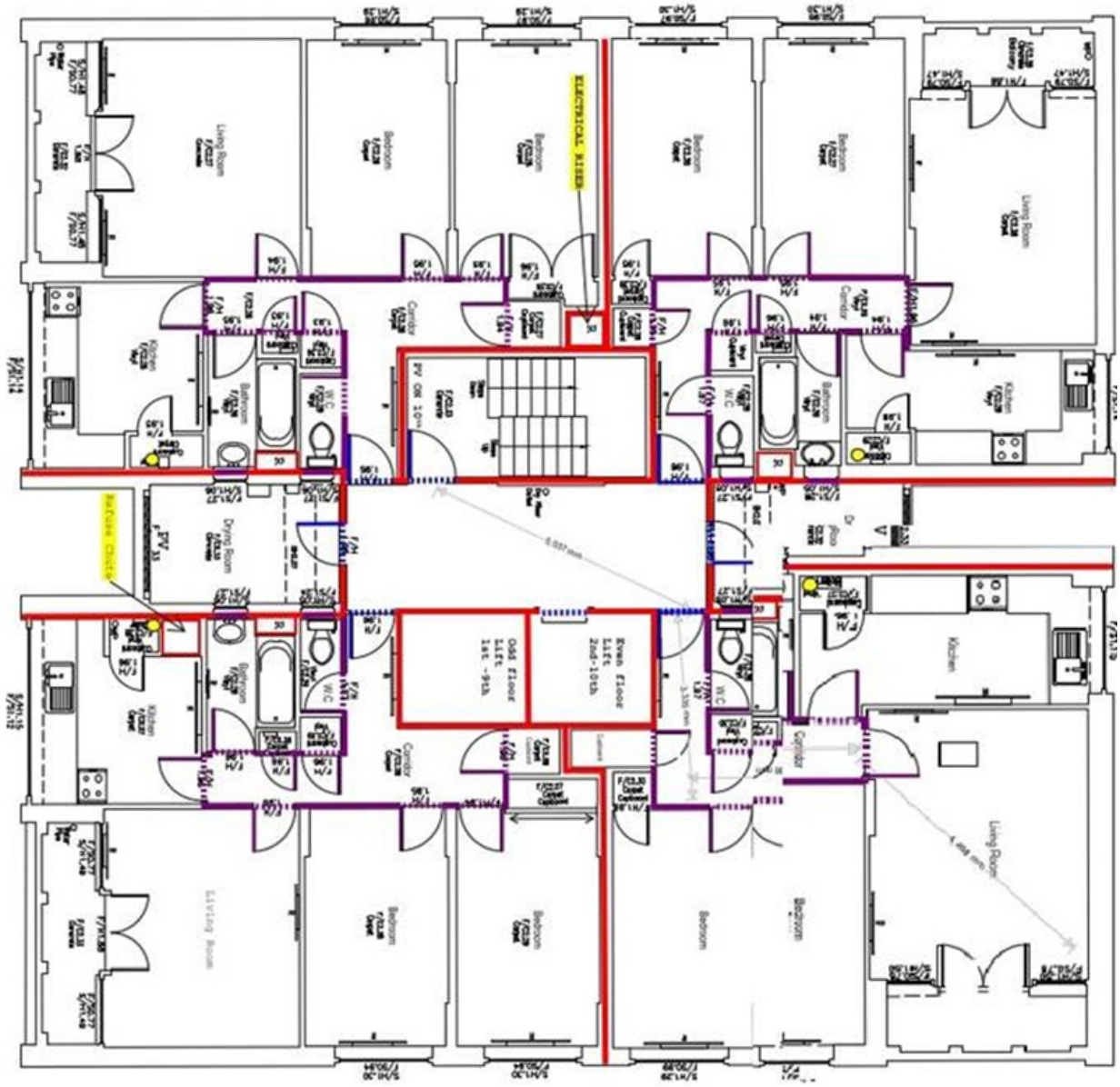
Ground floor



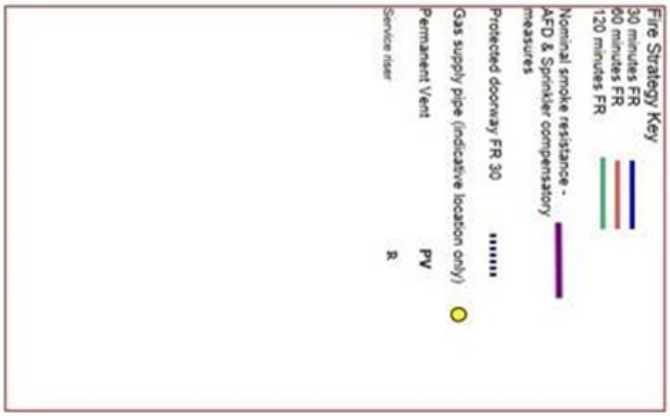


1st floor


Fire Strategy Key
30 minutes FR
60 minutes FR
120 minutes FR
Nominal smoke resistance - AFD & Sprinkler compensatory measures
Protected doorway FR 30
Gas supply pipe (indicative location only)
Permanent Vent
PV
Service riser
R


ELECTRICAL RISER
Refuse Chute
Odd Floor Lift 1st -9th
Even Floor Lift 2nd-10th
Kitchen
Living Room
Bedroom
Corridor
Bathroom
W.C

2nd floor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120 minutes FR
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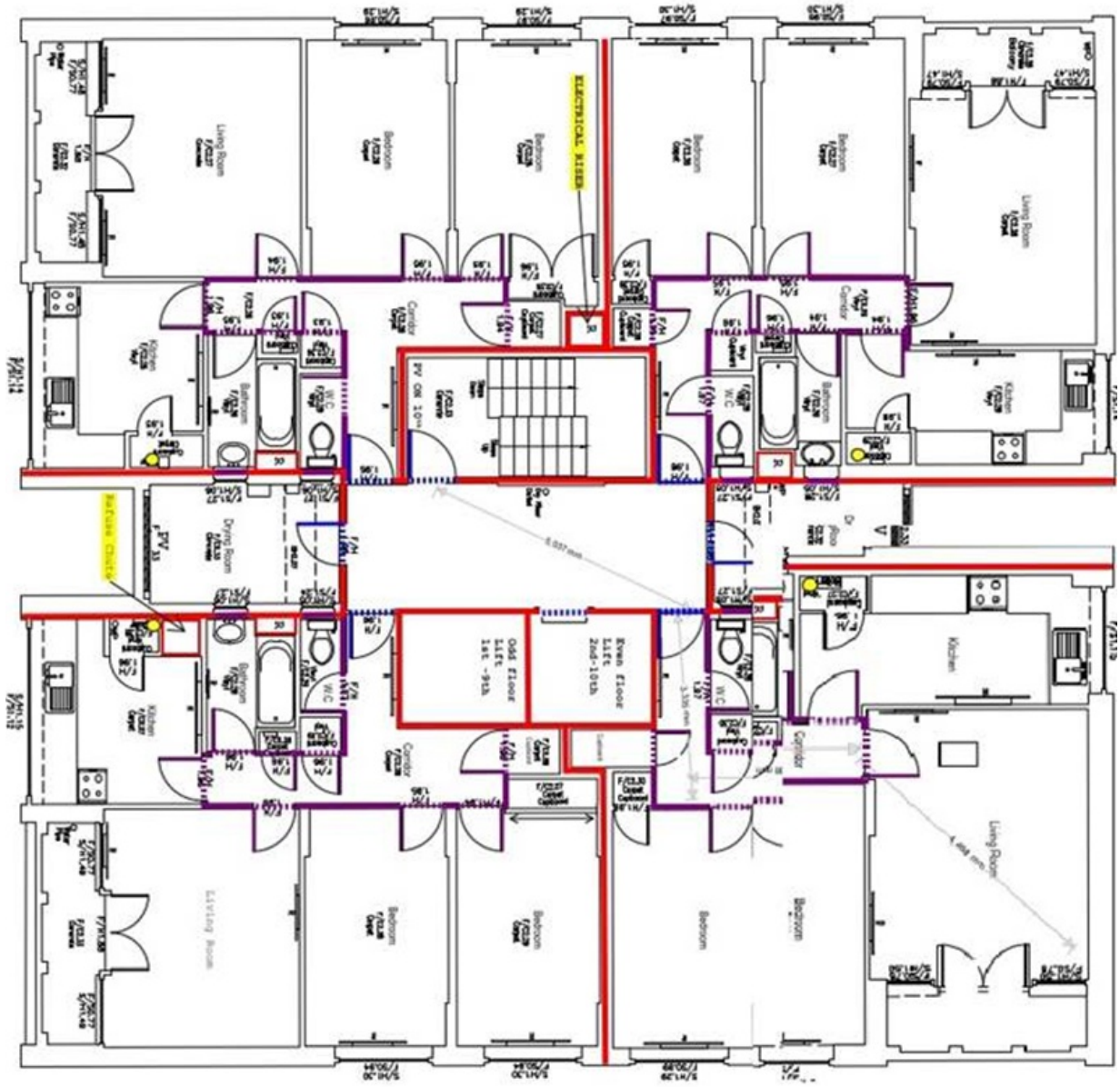
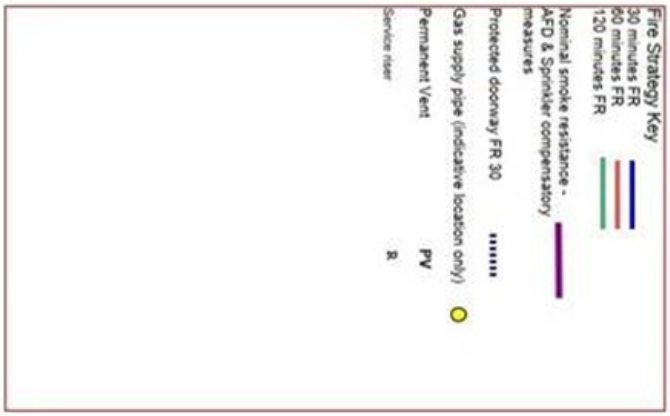
Protected doorway FR 30
Gas supply pipe (indicative location only)
Permanent Vent
PV
Service riser
R


ELECTRICAL RISER
Refuse Chute
Odd Floor Lift 1st -9th
Even Floor Lift 2nd-10th
Living Room
Bedroom
Kitchen
Bathroom
Corridor
Drying Room

3rd floor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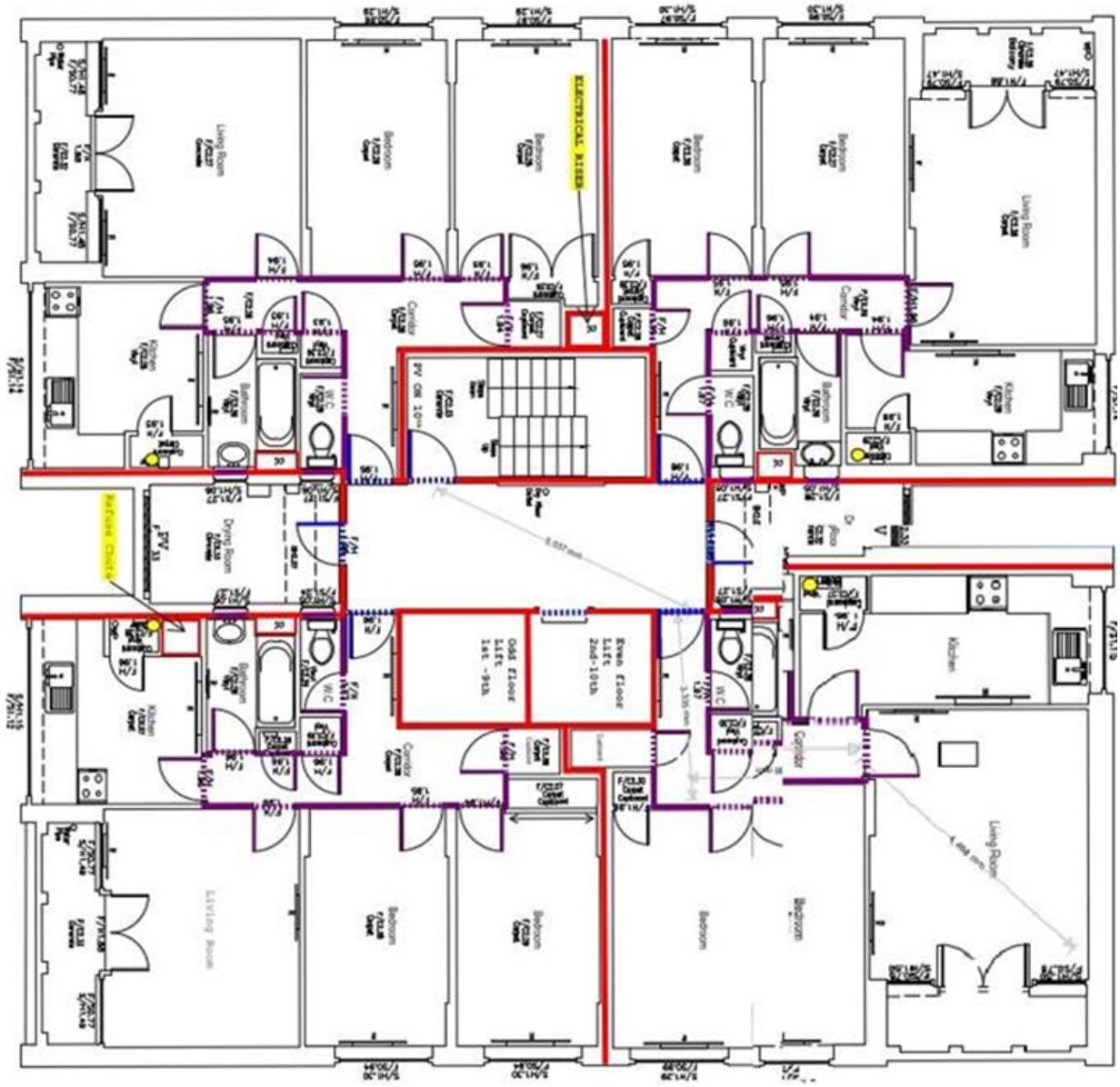
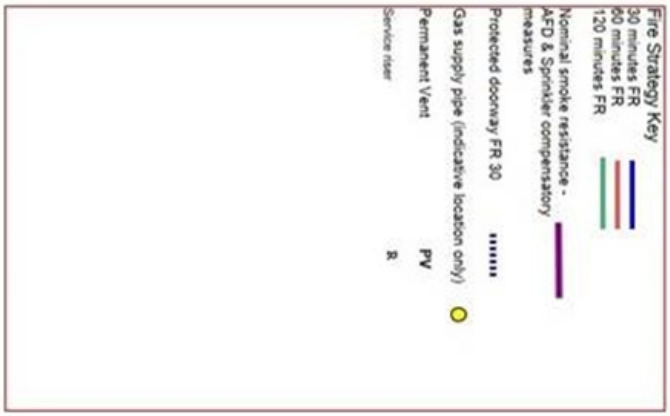
60 minutes FR
120 minutes FR
Nominal smoke resistance - AFD & Sprinkler compensatory measures
Protected doorway FR 30
Gas supply pipe (indicative location only)
Permanent Vent
PV
Service riser
R


ELECTRICAL RISER
Refuse Chute
Odd Floor Lift 1st -9th
Even Floor Lift 2nd-10th
Kitchen
Living Room
Bedroom
Corridor
Bathroom
W.C
Drying Room

4th floor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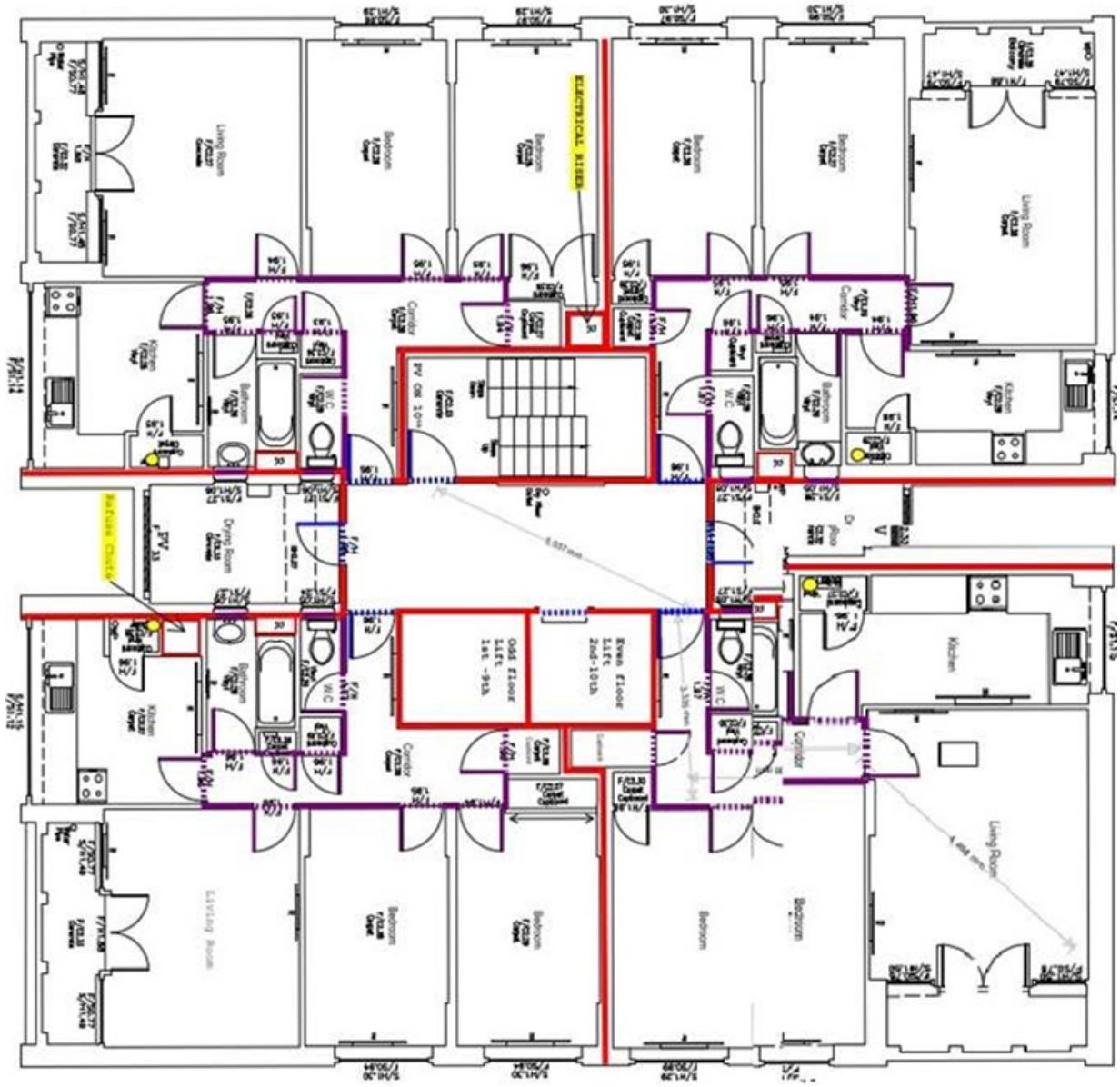
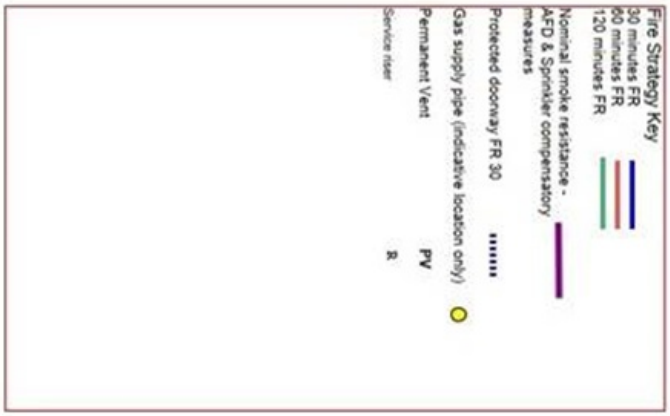
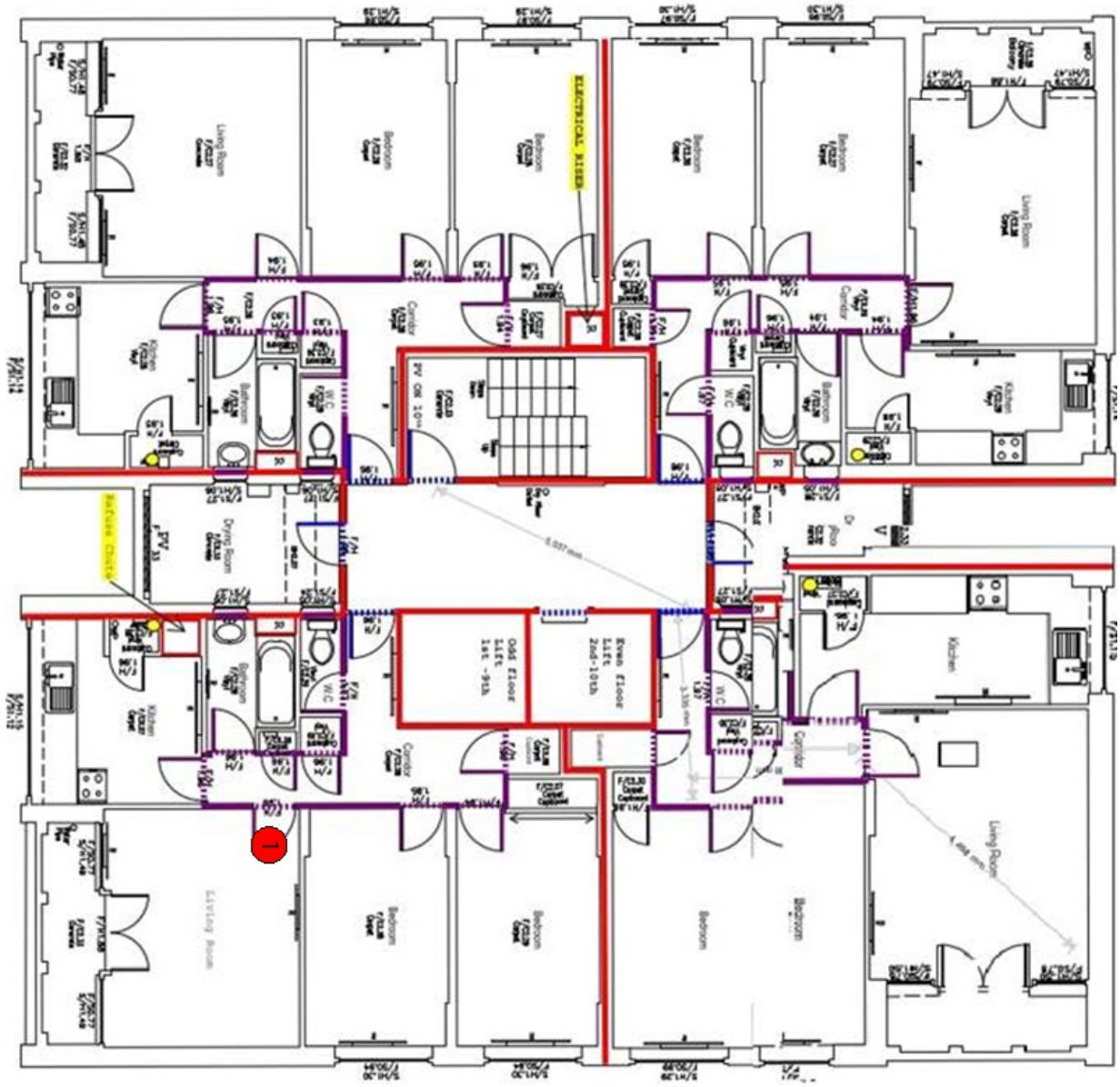
Nominal smoke resistance - AFD & Sprinkler compensatory measures
Protected doorway FR 30
Gas supply pipe (indicative location only)
Permanent Vent
PV
Service riser
R


ELECTRICAL RISER
Refuse Chute
Odd Floor Lift 1st -9th
Even Floor Lift 2nd-10th
Living Room
Bedroom
Kitchen
Bathroom
Corridor
Drying Room

5th floor

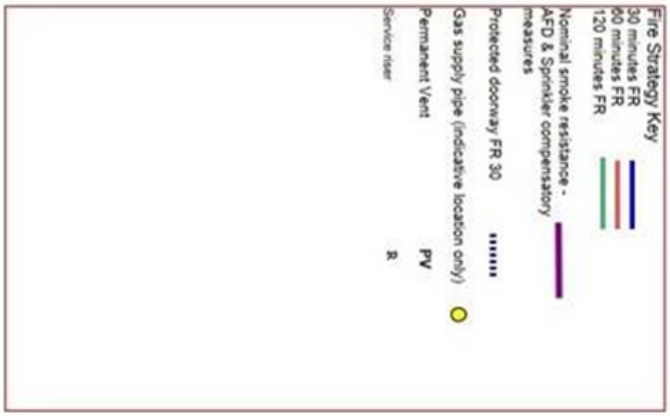

Fire Strategy Key
30 minutes FR
60 minutes FR
120 minutes FR
Nominal smoke resistance - AFD & Sprinkler compensatory measures
Protected doorway FR 30
Gas supply pipe (indicative location only)
Permanent Vent
PV
Service riser
R

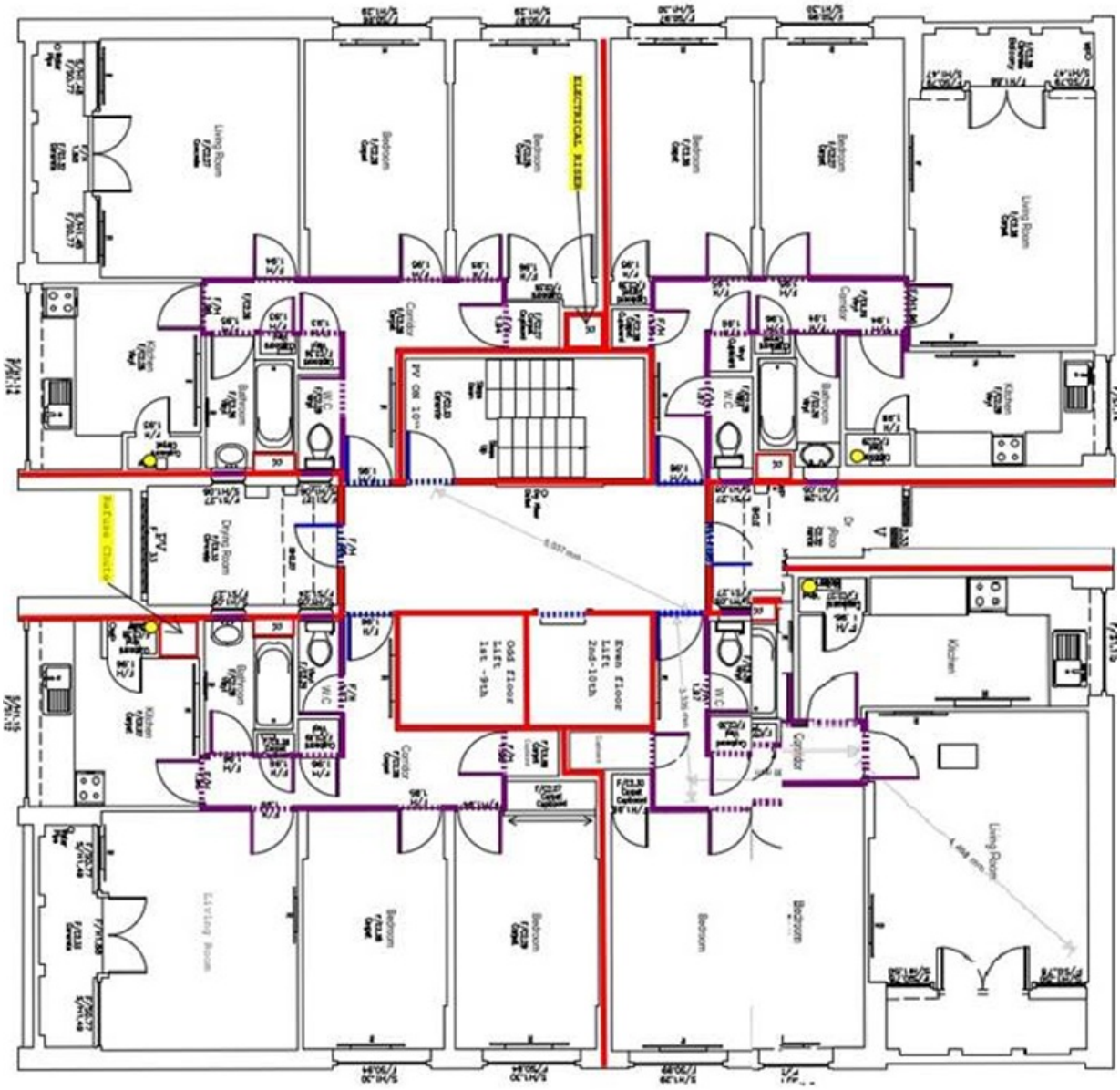

ELECTRICAL RISER
Refuse Chute
Odd Floor Lift 1st -9th
Even Floor Lift 2nd-10th
Kitchen
Living Room
Bedroom
Corridor
Bathroom
W.C
Drying Room

1 The Confinement of Fire - 9.2

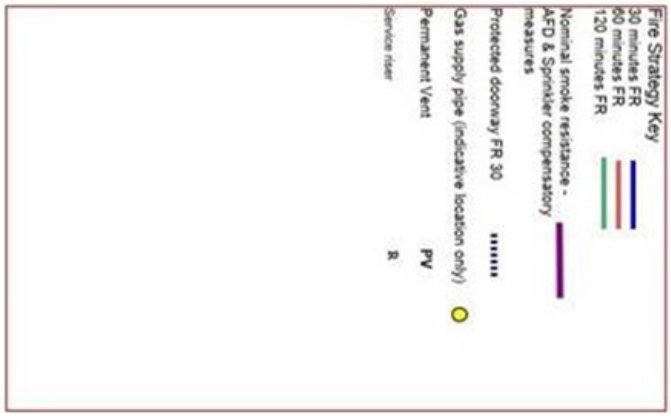
No Image

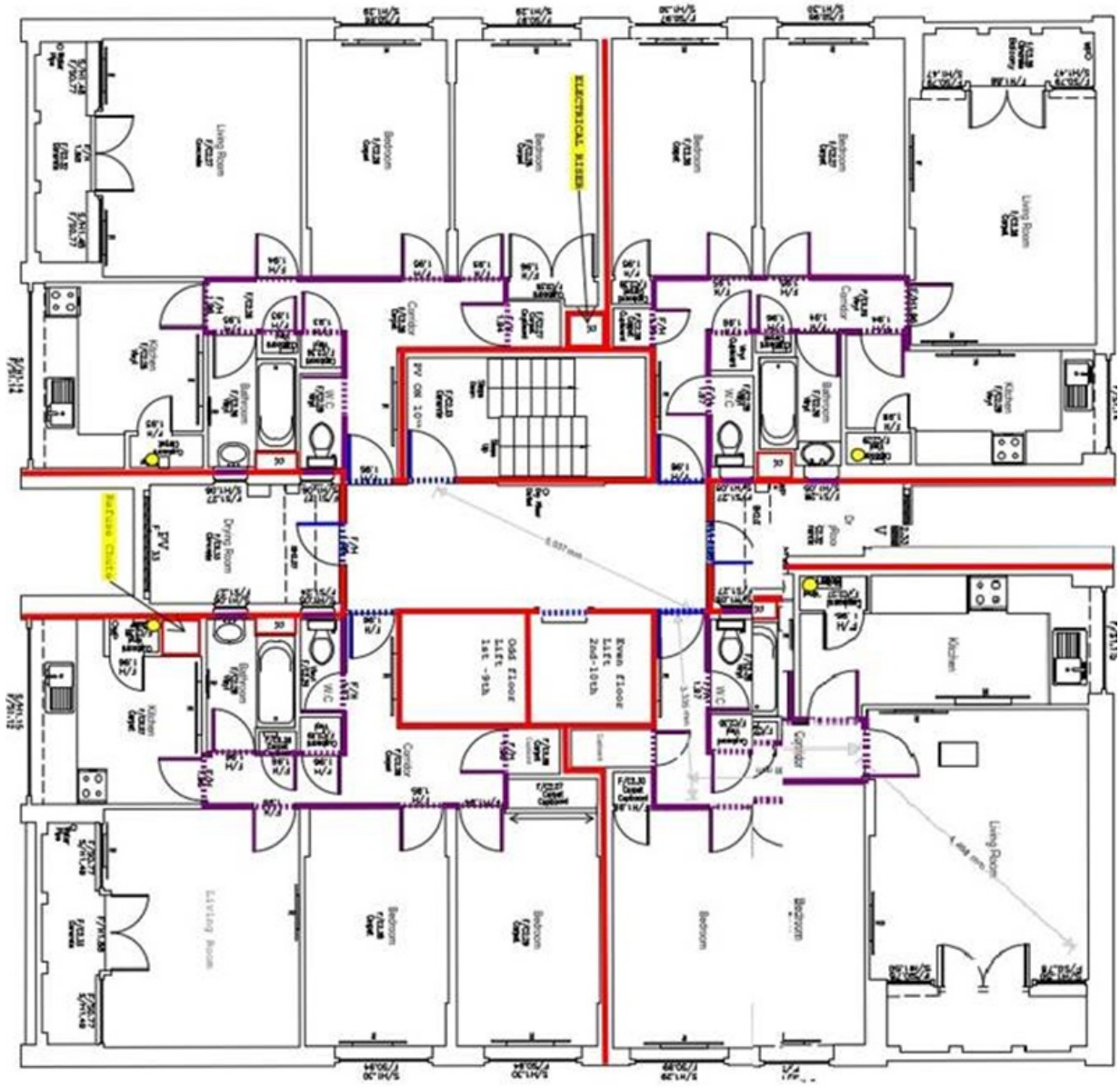
6th floor



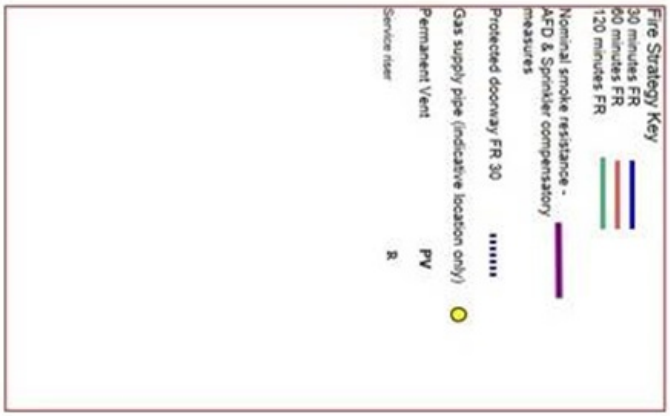


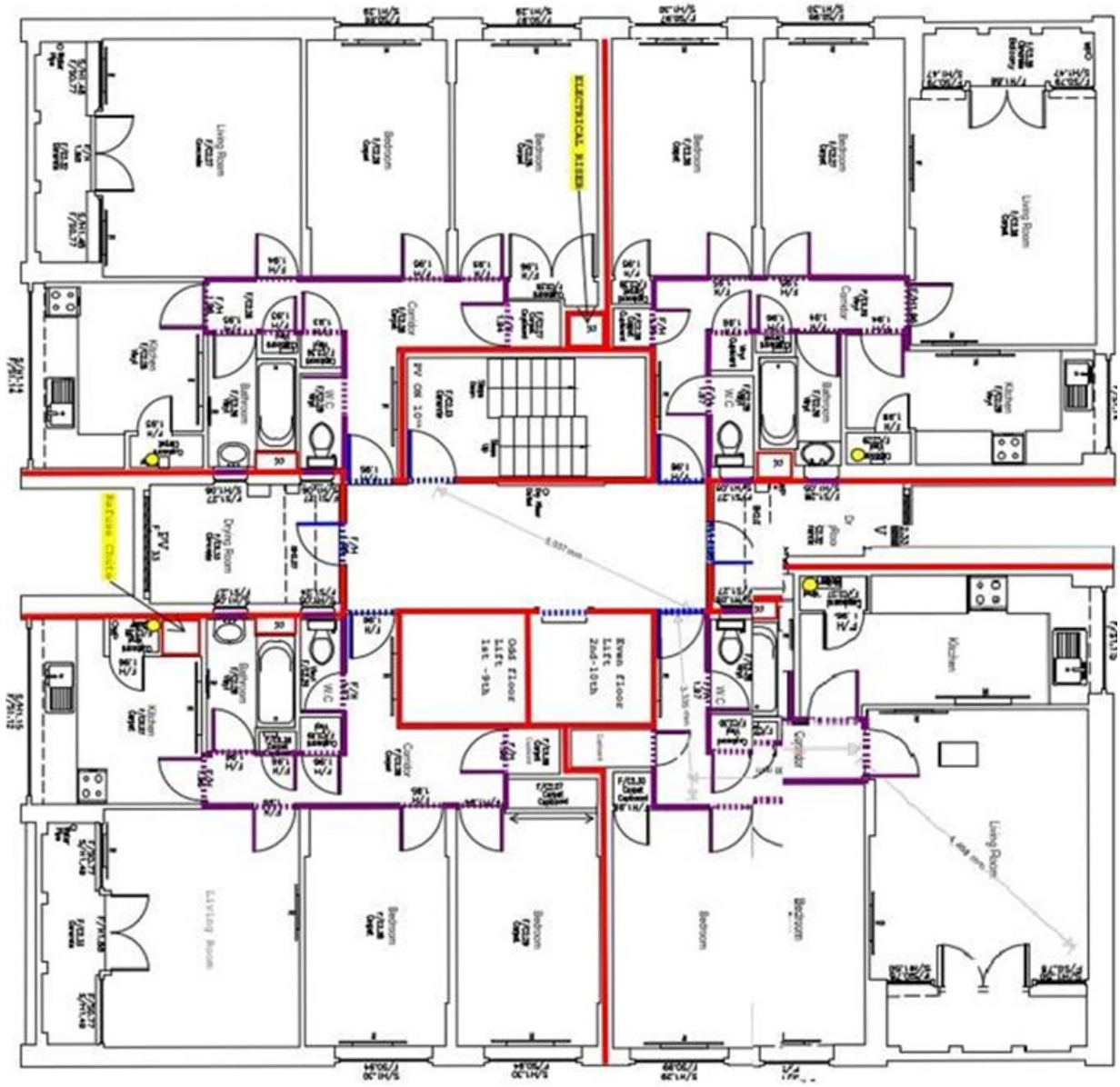
7th floor


Fire Strategy Key
30 minutes FR
60 minutes FR
120 minutes FR
Nominal smoke resistance - AFD & Sprinkler compensatory measures
Protected doorway FR 30
Gas supply pipe (indicative location only)
Permanent Vent
PV
Service riser
R

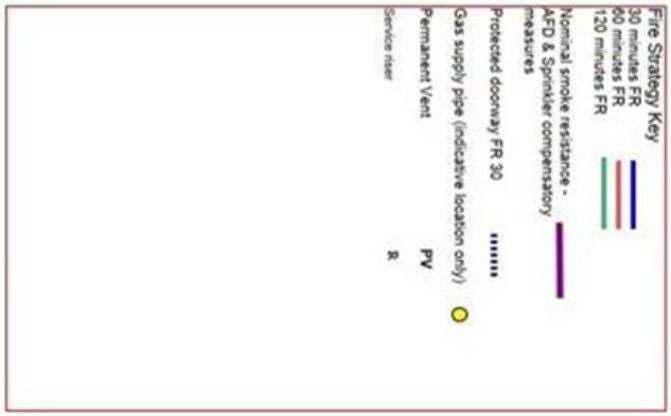

ELECTRICAL RISER
Refuse Chute
Odd Floor Lift 1st -9th
Even Floor Lift 2nd-10th
Living Room
Bedroom
Kitchen
Bathroom
Corridor
Drying Room

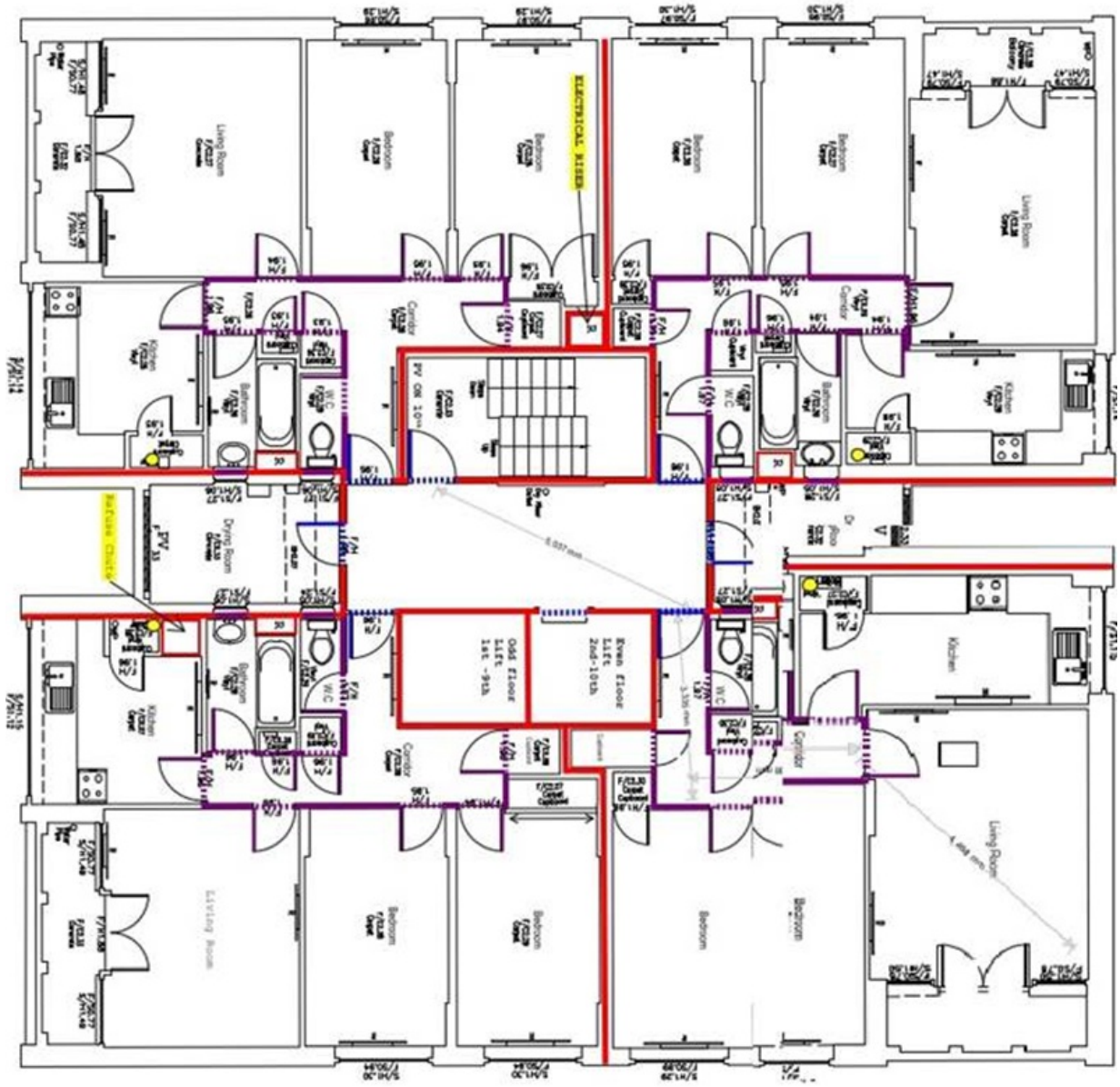
8th floor


Fire Strategy Key
30 minutes FR
60 minutes FR
120 minutes FR
Nominal smoke resistance - AFD & Sprinkler compensatory measures
Protected doorway FR 30
Gas supply pipe (indicative location only)
Permanent Vent
PV
Service riser
R

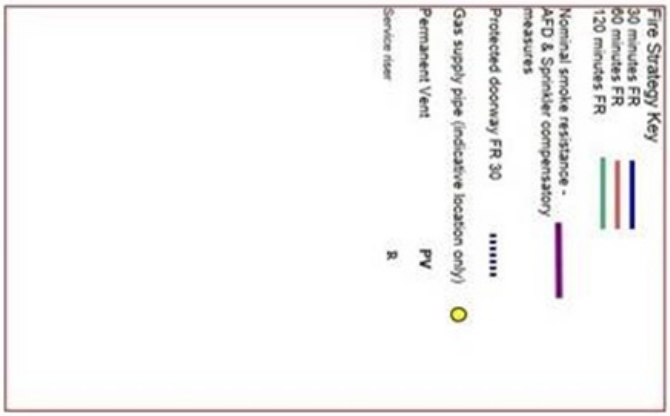

ELECTRICAL RISER
Refuse Chute
Odd Floor Lift 1st -9th
Even Floor Lift 2nd-10th
Kitchen
Living Room
Bedroom
Corridor
Bathroom
W.C

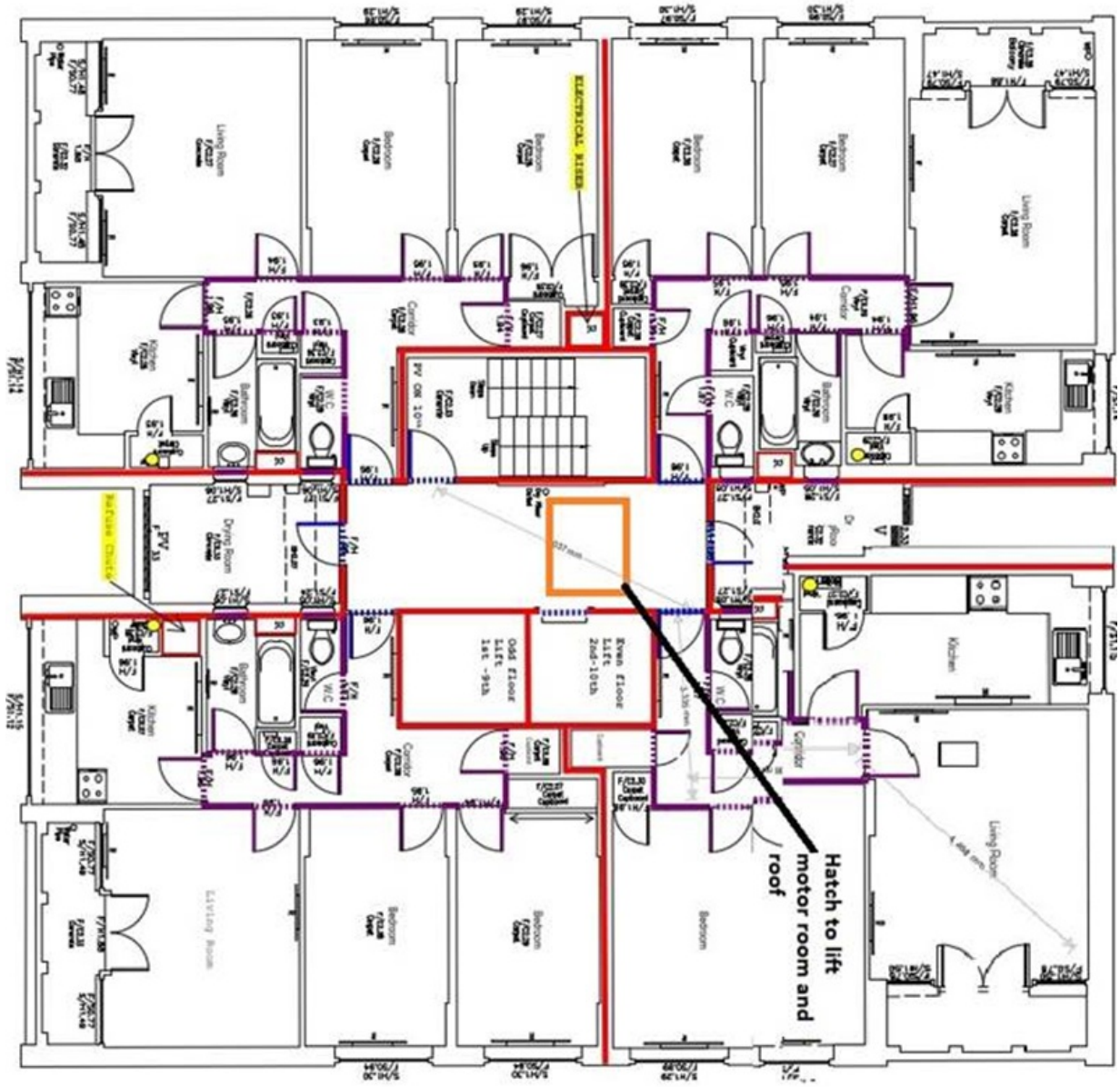
9th floor


Fire Strategy Key
30 minutes FR
60 minutes FR
120 minutes FR
Nominal smoke resistance - AFD & Sprinkler compensatory measures
Protected doorway FR 30
Gas supply pipe (indicative location only)
Permanent Vent
PV
Service riser
R


ELECTRICAL RISER
Refuse Chute
Odd Floor Lift 1st -9th
Even Floor Lift 2nd-10th
Living Room
Bedroom
Kitchen
Bathroom
Corridor
Drying Room

10th floor


Fire Strategy Key
30 minutes FR
60 minutes FR
120 minutes FR
Nominal smoke resistance - AFD & Sprinkler compensatory measures
Protected doorway FR 30
Gas supply pipe (indicative location only)
Permanent Vent
PV
Service riser
R


ELECTRICAL RISER
Hatch to lift motor room and roof