

TOTAL FIRE GROUP LTD

Fire Risk Assessment

Conducted at:

Littlemoor House 1-69
Huddersfield Road
Oldham
Greater Manchester
OL4 2RQ



UPRN: 0827601952000

05 August 2025

Certificate Number	LS	0500011
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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	
	Littlemoor House 1-69, Huddersfield Road, Oldham, Greater Manchester, OL4 2RQ	
	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 RRFSA 2005.	
Part 5	Effective date of the fire risk assessment	05/08/2025
Part 6	Recommended date for review of the fire risk assessment	05/08/2026

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)	
Job Title	Senior Fire Safety Consultant
Date	15/08/2025

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, Mbreton-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).

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TERMS AND CONDITIONS OF BUSINESS

Littlemoor House 1-69, Huddersfield Road, Oldham, Greater Manchester, OL4 2RQ

This fire risk assessment is in accordance with the full Terms and Conditions provided with our quotation that should be read in full. The risk assessment should not be relied upon by any person other than the customer/client named herein. i.e. if the premises are sold to a third party. 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 **Tuesday, 5 August 2025**

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

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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:

Littlemoor House 1-69, Huddersfield Road, Oldham, Greater Manchester, OL4 2RQ

Responsible or Accountable person(s):

First Choice Home Oldham.

Person(s) consulted and landline contact number:

Thomas Garret accompanied the assessor at the time of the fire risk assessment. Thomas Garret@fcho.co.uk.

Fire Risk Assessor:

Ethan Davies BSc (Hons), MIFSM, Tier 3 IFSM Level Fire Risk Assessor (N665)

Validated by:

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

Date fire risk assessment was conducted:

Tuesday, 5 August 2025

Time:

11:05 AM.

Date of last FRA or FRA Review (if known)

19 Aug 2024

Suggested date for next review:

August 2026

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 58. No other flats were able to be

accessed at the time of the assessment due to no answer.

Access was previously gained into the rooftop plant rooms. Access was gained to the roof area. A good selection/sample of the dry riser cupboards and sprinkler valve cupboards were opened and viewed. All bin refuse rooms on each floor were accessed.

No access was gained to the externally accessed understairs store and to within the boxed-in sections through the common parts, except a few areas were observed due to them being open.

No access was gained into the externally accessed boiler house. This is detached and away from the building, and does not form part of this FRA.

The ground floor flats 1 and 2 were not accessed and do not form part of this fire risk assessment except for compartmentation between the flats and block.

The assessment of the fire performance of the external wall construction and cladding is excluded from this fire risk assessment. Where required, it is recommended that advice is sought from a qualified and competent specialist on the nature of, and fire risks associated with, the external wall construction, including any cladding on this building. This exclusion is consistent with advice provided by the Fire Industry Association (FIA), specifically within the document 'FIA Guidance on the Issue of Cladding and External Wall Construction in Fire Risk Assessments for Multi-Occupied Residential Premises'. Where it is determined that a detailed assessment of an external wall is required, this should be carried out by specialists in accordance with PAS 9980.

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 comments 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.

There were no outstanding notices of deficiencies/enforcement action from the enforcing authority and the fire strategy document was not observed.

This fire risk assessment 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:

Twelve - lower ground, ground floor and ten upper floors.

2.2 Approximate building footprint:

550m²

2.3 Details of Construction and Premises:

Littlemoor House is said to have been built in the late 1960s and is a 12-storey residential block with three fingers of accommodation around a central core. Each finger has an enclosed balcony providing access to two flats. The core has two lifts serving all floors, two staircases (scissor type), a refuse chute room, and a landing separated from each finger by fire-resisting doors. At some point, the balconies have been enclosed and automatic opening vents have been provided in each finger on each floor.

The previous FRA advised that the building is constructed in steel reinforced concrete, including the walls, floors, flat roof, and staircases. The flats accessed (previously and presently) have an FD30s self-closing composite fire door with the layout consisting of an internal hallway with timber doors to habitable rooms and mains powered smoke detectors in the hallway and lounge, and heat detection in the kitchen. Extract ventilation is channelled from the flat in fire-resisting construction above the entrance door and through the access corridor to the external wall. It was confirmed that all flats have similar layouts and construction. A sprinkler system is installed throughout the flats. The lower ground floor refuse bin room is accessed from outside and is adjacent to two externally accessed flats with no common internal area. Access to the main lobby is via an electromagnetic secured gate and door where the base of the lifts can be accessed. The lift lobby has manual opening windows on each level. The two escape stairs are each separated from the lift lobby by a fire door and are permanently vented at the top only. The three enclosed balconies are accessed through a self-closing fire door from the lift lobby with two flats on each balcony. Mains-powered smoke detectors are provided on each balcony to automatically operate the smoke vents only. Emergency lighting is fitted throughout and electromagnetic security devices are fitted to exit doors.

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 and 2022)

2.5 Approximate maximum and minimum number of persons:

141

2.6 Approximate maximum number of employees at any one time:

5

2.7 Maximum number of members of the public:

68 flats assuming 2 per flat, 136 persons.

2.8 Occupants at Special Risk:

<i>Sleeping occupants</i>	
Persons familiar with the premises	Yes
Persons unfamiliar with the premises	No
<i>Occupants with disabilities</i>	
Mobility-impaired	Yes
Hearing-impaired	Yes
Learning difficulties	Yes
Occupants in remote areas	No
Others	No
Comments	
Flats are general needs. Residents may be present with any combination of disabilities throughout the premises. The Responsible Person for the premises 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

None evident. None were reported at the time of assessment.

2.10 Any other relevant building details: i.e. Does the building have any ancillary uses, such as commercial or community activities? If yes provide details

None.

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 other works, such as internal fire compartmentation works, have been undertaken throughout the block. However, there are a small number of deficiencies identified relating to the means of escape, confinement of fire, automatic fire detection and lighting provisions. Therefore, the risk to life is considered to be moderate at the time of the assessment.

However, when the 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: Tolerable

Sprinklers and evacuation alert systems have been installed and fully commissioned. There are no known large amounts of combustibles stored within the premises, and all risk rooms are of reasonable fire-resisting construction. The risk to property is considered to be tolerable at the time of the assessment.

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 for Dangerous, Flammable, Combustible Materials & Substances sited where they will not affect the means of escape or pose a fire hazard?	N/A
4.9	Is all Dangerous, Flammable, Combustible waste removed on a regular basis?	N/A
4.10	Is the frequency of waste removal adequate?	Yes

4.0 Dangerous, Flammable, Combustible Materials & Substances: Finding(s)

Ref	FINDINGS
	None.
Ref	RECOMMENDATIONS
	None.
Ref	COMMENTARY
4.0-4.2	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 were found stored or used inside the premises.

5.0 Interior Furnishings		
5.1	Are all interior furnishings made from fire resisting materials?	N/A
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	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.
5.4	At the time of this Fire Risk Assessment, the small amount of furniture in the caretaker's room/office was found to be in satisfactory condition. Where there is any doubt about furniture and other furnishings, it is the duty of the responsible person to confirm the standard with the suppliers of new furniture.

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 all cables (where can be seen) on walls, floors, ceilings correctly secured, so as not to pose an entrapment risk to firefighters?	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 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

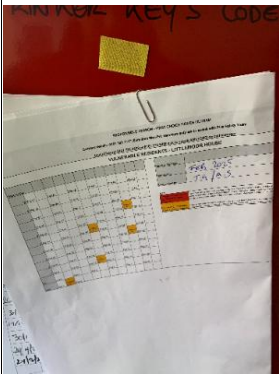
6.0 Heating and Electrical Appliances: Finding(s)

Ref	FINDINGS
	None.
Ref	RECOMMENDATIONS
	None.
Ref	COMMENTARY
6.1-6.3	The heating in the premises appears to be provided by gas-fired central heating with the communal gas boilers housed inside a separate building at the front of the property, with hot water assumed to be piped in via ancillary rooms. There did not appear to be heating provided in the common areas.
6.5, 6.7	There was no portable electrical equipment within the common areas.
6.6	As part of FCHO standard responses, electrical safety checks/EICRs are carried out every 5 years.
6.20	With the exception of taking control of the lift cars, the lifts do not have any other facilities provided to aid firefighters (see 12-11-12.13). It is understood that a monthly function test is carried out on the fireman's control switch on each lift, with the results of the test recorded. Documentation was not viewed on this assessment.
6.20	As part of FCHO standard responses, all gas heating equipment is tested on a 10-month cycle, including gas air heaters and boilers. All records are stored within Property Portfolio and are monitored via 138D report and Power BI. Also, all legal compliance records are stored on the shared drive and updated as soon as maintenance/service records are sent to FCHO. Remedial works are picked up and completed as soon as possible. These completed works are recorded and stored with the maintenance documents. Documentation was not viewed on this assessment.
6.21	Lightning protection is provided on the building. As part of FCHO standard responses, these are tested every 12 months.

7.0 Persons at Risk		
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?	Yes
7.4	Have all disabled staff members been consulted and where agreed PEEPs been prepared?	N/A
7.5	Have standard PEEPs or PCFRAs been prepared for all relevant persons and visitors that may reasonably be expected to resort to the premises?	Yes
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: Finding(s)	
Ref	FINDINGS
	None.
Ref	RECOMMENDATIONS
	None.

Ref	COMMENTARY
7.0, 7.3, 7.7	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 jeopardises 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 a person 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 Specialised 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 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-centred 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, 7.3, 7.8	The building is occupied as general needs flats, therefore fire drills and associated staff procedures are not required. Residents of the flats may have a range of disabilities but will be familiar with the means of access and egress which is used on a regular basis. New residents should be encouraged to have a home fire safety check by the local authority Fire and Rescue Service where it is considered that they may be vulnerable in the event of a fire. Specific measures regarding residents with any disabilities identified can be discussed and implemented following the home fire safety check in conjunction with relevant local community services. Where it is known that persons cannot self-evacuate, further fire safety measures may be needed. Information regarding the assistance of any mobility-impaired residents is included in a SIB, (Secure Information Box) sited in the entrance foyer which is easily accessible by the fire and rescue service.
7.3, 7.6-7.7	Extract from previous assessment: The person consulted advised that FCHO representatives visit all residents within the block every year to ensure up-to-date information is in place. They now have a process whereby everyone who has been identified as vulnerable, a PCFRA will be put in place, and the information will be updated within the SIB.
7.5	The SIB was accessed and the vulnerable tenants were listed. There were three tenants on the vulnerable list. All residents were deemed to be category two, which means a person requiring rescue or evacuation by two or less firefighters with no additional equipment required e.g. visual impairment, hearing impairment or cognitive impairment but mobile. The list was last reviewed on the 24th of July 2025. Note: The fire service is aware of the requirements of the vulnerable persons highlighted. 
7.10	Access to the building is controlled and visitors to residents will be allowed access where required. The escape routes are clearly signed. Other contractors and visitors gain access from the caretaker or are approved contractors for FCHO who will have been given any necessary information in advance.
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.
7.12	Restricted areas are secured by locked doors which are locked by FCHO staff or cleaners when not in use.

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

8.0 Means of Escape: Finding(s)	
Ref	FINDINGS
	None.
Ref	RECOMMENDATIONS
	Observation
8.7	It was observed at the time of the fire risk assessment that storage was seen on the 2nd and 6th floor. Note: Thomas Garret confirmed at the time of the fire risk assessment that they are aware of this issue and are in the process of removing the items but first will have to discuss with the tenant. As seen on the photos the items would only restrict the escape route of the residents who have placed the items there due to the dead end design of the hallway. Due to this and the awareness of FCHO regarding the matter, the finding has been downgraded to a commentary. 
	Recommended Actions
8.7	It is recommended that the tenants be reminded of the sterile policy for communal areas.

Ref	COMMENTARY
8.1-8.2	At some point over the years, the balconies have been enclosed, which means permitted travel distances apply. As the balconies have been enclosed, it has resulted in the furthest flat in each finger having a travel distance of around 9.5m to the lift lobby doors. This is in excess of current recommendations. To compensate for this excess travel distance, flat entrance doors have been upgraded to FD30s, and automatic opening vents have been provided on each finger on each floor. It has been confirmed that the mains-powered smoke detectors above the AOVs are provided on each balcony to automatically operate the smoke vents only. Also, sprinklers have been installed within all flats. Due to the above compensatory features, this is considered acceptable by our assessor. Photos were reused due to no changes. 
8.2	It was observed at the time of the fire risk assessment that a window in the 10th-floor lift lobby was missing a handle. Note: It was confirmed at the time of the fire risk assessment by Thomas Garret that the window hinge is faulty and that the design of the window mechanism can only be fixed from the external side, which would require scaffolding as the window is on the 10th floor. FCHO are aware of this recommendation and are in the process of acting on it; as a result, this recommendation has been reduced to a commentary action as FCHO are fully aware of the risk associated.
8.7	The previous fire risk assessment noted that there was a mattress in the bin room on the 10th floor and a few boxes in the bin room on the 7th floor. At the time of the fire risk assessment, these areas were clear of storage; this action has been completed.
8.7	Extract from previous fire risk assessment: The previous FRA raised an action in relation to UK fire incident information being published warning of the increase in fire incidents involving Lithium Batteries used in electric scooters, and E-bikes, and for residents to be informed of the current precautions. The previous FRA action has not been signed off as complete on Aurora. However, the person consulted advised that FCHO have sent letters to all residents of the block to inform them of the safe use and storage of said bikes/scooters.

8.7	For information: Lithium Batteries - Electric scooters, and E-bikes With the 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's 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 than smoke detectors for these areas is recommended. • Charge batteries whilst you are awake and alert so that if a fire should occur you can respond quickly. Don't 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 un-coiled extensions and ensure the lead is suitably rated for what you are plugging into 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 the 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.
8.12	Final exit doors are used regularly by residents and it can be reasonably expected that any fault would be reported. Daily checks are carried out by the mobile caretaker however these are not recorded unless a defect is reported.
8.18	The front and side entrance/exit doors and gates are fitted with electromagnetic locks. The doors with electromagnetic securing devices with dual push button releases have been confirmed to release on the loss of power and are configured to release the doors in an emergency.
8.22	The devices are fitted onto the main entrance door and all residents and their visitors should be familiar with their operation which is indicated.

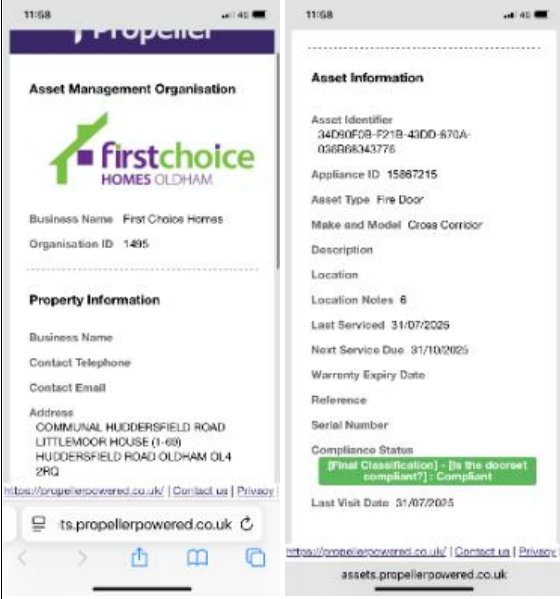
9.0 The Confinement of Fire

9.1	Are all escape routes and compartments protected by fire resistant walls and doors where required?	No
9.2	Where required, are the compartment walls of top floor compartments extended through the roof void and suitably sealed at the roof?	N/A
9.3	Is there a procedure for monitoring and maintaining existing fire resisting construction and fire stopping, in particular, pre-contractual agreements prior to any alterations work on site?	Yes
9.4	Is there a procedure in place to regularly check the condition of fire resisting doors and doorsets?	Yes
9.5	Are all fire doors self-closing, kept locked shut where appropriate and in good condition?	No
9.6	Are all fire doors fitted with smoke seals and intumescent strips where required?	Yes
9.7	Is there reasonable limitation of linings to escape routes that might promote fire spread?	Yes
9.8	From a non-invasive inspection, is there potential for fire and smoke spread through routes such as doors, walls, vertical shafts, service ducts, service penetrations, venting systems, cavities, and voids?	Yes
9.9	Have there been any structural alterations within the past 12 months?	No
9.10	Were the requirements of the Building Regulations followed and a completion certificate issued?	N/A
9.11	Are all ducts fitted with effective fire dampers where required?	Yes
9.12	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
9.13	Is glazing within the above distances fire resisting and fixed shut?	N/A
9.14	Is there a procedure for all premises/areas to be checked at the end of a working period for potential fire hazards?	N/A
9.15	Are the premises free from risk posed by adjacent properties? (Uncontrolled fly tipping, overgrown vegetation or poor housekeeping)	Yes
9.16	Are there any other premises features or hazards that could affect fire development or spread?	Yes
9.17	Is there potential for fire and smoke spread into the premises from an external fire?	No
9.18	Does basic security against arson by outsiders appear reasonable?	No
Automatic Hold Open Devices		
9.19	Are any fire doors fitted with automatic door release devices?	No
9.20	Are the devices fitted to any critical doors? e.g. onto stairs in a single staircase building	N/A
9.21	Is smoke detection provided within the area located near to the door release device? (Consider to L3 standard?)	N/A
9.22	Are all non-self-contained devices linked to the fire alarm system and released on actuation?	N/A
9.23	Are any self-contained, acoustically actuated door hold open devices fitted?	No
9.24	Are all devices tested regularly and the results recorded? (At least once a week)	N/A
9.25	Are all doors released at night or when the area is unoccupied?	N/A
9.26	Are all devices tested in accordance with the manufactures relevant standard to ensure satisfactory operation?	N/A
External Wall Systems		
9.27	Has the risk of external fire spread been considered? Consider external cladding, wall systems, external render and balconies.	Yes
9.28	Has there been any previous examination of the building's external wall system or cladding? If yes provide details.	Yes
9.29	Has the information on the EWS or any changes to it, been sent to the Fire and Rescue Service?	Yes

9.0 The Confinement of Fire: Finding(s)	
Ref	FINDINGS
	Observation
9.1, 9.5, 9.8	It was observed that the communal door 1084 could not self-close fully and unaided into the doorframe. Where fire doors are not able to self-close fully into the frame, this may allow for the spread of fire and products of combustion, placing persons at risk of harm. Note: This was reported internally by Thomas Garret at the time of the fire risk assessment.
	Recommended Actions
9.1, 9.5, 9.8	It is recommended that the door be adjusted by a competent person so that it is able to self close fully and unaided into the frame.
	Observation
9.1, 9.8	It was observed at the time of the fire risk assessment that the wall below the kitchen window sill to flat 31 was damaged, exposing a portion of the frame. Where there is damage to walls surrounding fire-resisting windows/glazing, this may allow for the spread of fire and products of combustion, placing persons at risk of harm. 
	Recommended Actions
9.1, 9.8	It is recommended that the wall be repaired to the same level of fire resistance as the surrounding structure.
Ref	RECOMMENDATIONS
	Observation
9.16	At the time of the fire risk assessment, it was observed that there were combustibles stored within the ground-floor electrical room. Note: This was raised as a finding previously due to combustibles being observed in multiple cupboards and risers. This has since been significantly reduced. 
	Recommended Actions
9.16	It is recommended that the ancillary cupboards in the premises be kept clear and sterile.
	Observation
9.16	It was observed at the time of the fire risk assessment that the bin chute on the 10th floor was not secured properly into the wall. In the event that this bin chute is pulled out of the wall, rubbish may begin to be stored within the bin rooms and communal areas. Note: This was reported internally by Thomas Garret at the time of the fire risk assessment.
	Recommended Actions
9.16	It is recommended that the bin chute be secured properly into the wall.

Ref	COMMENTARY
9.1	The former louvres that were boarded over with timber between the balconies and adjacent rooms with electrical equipment installed on most floors, have been remediated to enhance the fire protection to the balconies. The boarding has been removed and filled with blockwork. 
9.1-9.2	There is no roof void compartmentation to consider as the building has a flat roof as seen onsite.
9.1, 9.5	The previous assessment noted that the entrance door to flat 55 was not able to close fully into the doorframe flush. At the time of the fire risk assessment, this flat was not assessed. However, the person consulted advised that this action has been completed.
9.1, 9.5-9.6	A sample of flat entrance doors were accessed and visually inspected. The entrance doors accessed appeared to be robust composite doors certified to FD30s, and installed with intumescent fire and cold smoke/draught seals, and an overhead self-closing device. A label was provided on the door edge to indicate FD30s with the manufacturer being Unity Doors. It is reasonable to assume that the remaining flat entrance doors are of the same door assembly and furniture as they all visually appeared to be the same. The person consulted advised that these doors are recent installations (within the last 2 years) Test evidence of the fire door's performance was not available. 
9.1, 9.5-9.6	All doors to the communal areas, including refuse chute rooms, lobby doors, etc., were seen to be in a good state of repair, working correctly and fully self-closing at the time of this FRA. However, see finding 9.1/9.5 regarding communal doors.
9.1, 9.5, 9.8	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, 9.8	Extract from previous fire risk assessment: At the time of the fire risk assessment, it was observed that all areas mentioned in the previous assessment had been fire-stopped by a fire-stopping company called Neo on the 23rd of February 2024 as indicated by a sticker observed adjacent to fire stopping. Alex Swift has also confirmed that the work highlighted during the previous assessment has been carried out. 

9.1, 9.8	Where the level of fire stopping or fire resisting construction is found to be below an acceptable standard remedial fire stopping work should be carried out. Breaches in fire resisting construction should be filled with suitable fire resisting materials to maintain the standard of fire resistance of the surrounding structure in accordance with BS 476 Pt 22 or BS EN 1364 Pt 1 to 6. The use of third party accredited passive fire protection contractors and products should ensure any remedial actions will be to the required standard in the most cost effective manner. The Responsible Person ought to have in place a system for ensuring that the integrity of any passive fire protection measures is not compromised when building alterations are carried out e.g. for the installation of new pipes, cables and other services. Records of these should be maintained for future inspection by auditors and enforcement agencies. One common available fire stopping product is expanding fire resisting foam. To avoid unnecessary costs, the universal use of expanding fire resisting foam products should be used with caution and in strict accordance with the manufacturer's recommendations to achieve the required fire resistance. Generally, expanding foam products are tested as narrow linear gap seals and will not work in a large penetration seal. The Guide to Inspecting Passive Fire Protection for Fire Risk Assessors produced by The Association for Specialist Fire Protection advises that PU expanding fire resisting foam products should only be used to seal linear gaps between walls and walls / floors / ceilings. It cannot be used to seal pipe or cable penetrations unless tested for that end-use application. In this case, other more appropriate fire stopping products should be used. It is recommended where rectifying life safety compartmentation issues that third party accredited contractors, who have been accredited to undertake the particular aspect of works, using appropriate third party accredited products is considered. Note: Compartmentation - Compartment walls and floors should form a complete barrier to fire between compartments they separate and have the appropriate fire resistance. Fire Stopping - If compartmentation is to be effective, every joint or imperfection of fit, or opening to allow services to pass through the compartment, should be adequately protected to the same standard of fire resistance by sealing or fire stopping so that the fire resistance of the compartment is not impaired.
9.1, 9.8	The previous assessment noted that there was a small breach into the lift motor room where the new fire alarm system had been installed. At the time of the fire risk assessment, it was observed that this breach had been fire stopped. This action has been completed. 
9.1, 9.27	There are windows on the balconies to one of the side elevations where the flat balconies are adjacent to each other, where the lift lobby areas and one of the staircases are on the opposite side, per floor. It was confirmed that the glazing is fire-rated. Also, see 9.27-9.28 in relation to FCHO procedures and information given to residents. 

9.4	The person consulted advised that 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. It was advised that 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. Also advised is that information on the residents is collected as part of the flat checks such as vulnerabilities that would prevent them from escaping. Further advice on routine inspection and maintenance of fire-resisting doors can be found in BS 8214 and LGA guidance Fire Safety in Purpose Built Flats section 82. Note Regulation 10 of the Fire Safety (England) Regulations 2022 gives further advice on additional information about fire doors to be given to residents. https://www.gov.uk/government/publications/fire-safety-england-regulations-2022/fact-sheet-fire-doors-regulation-10 FCHO also have a QR code on each door that can be scanned by any persons with a smart phone to see if the door has passed or failed and when it was last checked. 
9.5	The previous assessment noted that two communal fire doors were not able to self-close fully and unaided into the doorframe. Door numbers were 1130 and 1142 on the ground and first floor. At the time of the fire risk assessment, it was observed that this action has been completed.
9.5	At the time of the fire risk assessment, it was observed that the front door to flat 58 was wedged open due to the carpet preventing the door from closing. With the tenant's permission the person consulted from FCHO cut the carpet to ensure that the door was able to self close fully and unaided into the doorframe. 
9.9-9.10, 9.16, 9.27	Extract from previous fire risk assessment; FCHO provided a Building Regulations Certificate of Completion to our assessor for the removal of external cladding, replacement windows & doors, roof linings & balcony guarding, and for a new external canopy & refuse chute. The completion date is noted as 19/05/2021, with the works deemed to comply with the Building Regulations.

9.10, 9.16	The previous FRA confirmed and noted the below, which has been advised to still be relevant and correct: It was previously identified that changes had occurred to the ventilation of the refuse chute rooms which were a departure from the recommendation for ventilation in current Building Regulation guidance. The services of a fire engineer were obtained as recommended in a previous fire risk assessment to provide justification for the omission of the vents and to assess the risk of harm to relevant persons. The subsequent design note produced was submitted to the enforcing authority for approval which was accepted and approval was obtained for the alterations. (Extract from the design note for approval). The design of the refuse chute presents a variation from prescriptive guidance as the approach to the refuse chute is not provided with 0.2m² permanent ventilation. However, the prescriptive guidance is to provide an optional route for achieving compliance with the Building Regulations, and is not a single acceptable route for compliance. The design features have been reviewed and it was proposed that the installation did not represent an unreasonable hazard and is deemed to maintain compliance with the intent of the requirements to Part B of Schedule 1 of the Building Regulations 2006. The basis for the provision of 0.2m² permanently open ventilation is to prevent the accumulation of combustible gases released from stored refuse which could ignite and pose a risk to occupants. The chute access room is not used for the storage of refuse and is provided only to maintain the separation of the refuse chute from the rest of the building and its escape routes. All refuse is stored in the refuse storage room on the lowest floor of the building, which is provided with sufficient ventilation to prevent the accumulation of ignitable gases. The refuse chute is connected to this room via the ceiling and the refuse chute is also provided ventilation at its head to prevent the accumulation of ignitable gases, either spread by the connection to the storage room or released by a potential blockage within the chute itself. There would be no source of ignitable gasses within the chute access room, as it is not to be used for storage, and it is unlikely that a significant quantity of ignitable gases would diffuse from the refuse storage room or from the refuse chute into the access room as both of these are independently ventilated. This justification by the DFC fire engineers means it is vitally important that combustible waste is not allowed to build up in the refuse chute rooms on the upper levels. These were clear and sterile and on this visit.
9.11	As previously noted, and also confirmed by the person consulted, the ventilation ducting from the flat bathrooms traverses the compartment walls of the flats to the common area ceiling void, and through the exterior walls which are fire-stopped (previously observed to be PVC construction and ducting via a metal sleeve, with vent duct wraps inserted between). The person consulted confirmed that all flats are of the same configuration and subject to the same level of fire stopping. Kitchen ventilation in the flats accessed is provided by way of an openable window. It is reasonable to assume the same in other flats.
9.11	Under Regulation 38 (formally 16B) of the Building Regulations the designer/principle contractor is required to handover, to the end user, "as built" information regarding the systems and protection measures for the safe operation of the building. This information was not available to the consultant at the time of the fire risk assessment. It should include the design and fire protection measures incorporated into the ventilation system. 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.
9.16	As previously noted, and also confirmed by the person consulted, the installation of a new refuse chute and the removal of existing permanent ventilation to the rooms has been justified by way of a design note by DFS fire engineers and approved by LA Building Control on the basis that the refuse rooms should be maintained sterile areas with no fire risk within to reduce the risk of smoke spread into the landing lobby escape route.
9.16	The refuse chute is protected within the externally accessed bin room by means of a spring-loaded gate, connected to a fusible link. The metal gate slides across the base of the refuse chute to provide fire separation if the temperature from a fire in a bin causes the link to melt. The operation of the spring-loaded gates is checked six monthly by a contractor. The chute rooms on each landing are checked regularly and are protected by self-closing fire doors. 
9.18	The previous assessment noted that the rear exit on the ground floor was damaged. At the time of the fire risk assessment, it was observed that this action has been completed.

9.27-9.28

The person consulted advised that the external wall system had been replaced in 2021 to ensure compliance with the Building Regulations. The previous FRA advised:

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 appear to be constructed of concrete floors and metal balustrades. First Choice Homes Oldham displays a document that states not to use or store BBQs, gas cylinders, or anything flammable on the balconies, along with providing information to residents.

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 within the flats accessed and from a visual observation from ground level were not unduly cluttered with household items with some having outdoor furniture and pot plants.

Although not viewed on this assessment, it was previously advised that documentary evidence was obtained by FCHO from the principal contractor indicating 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. No changes, photos reused.



10.0 Automatic Fire Detection

10.1	Where a fire alarm system is required has one been provided?	No
10.2	Is there suitable provision of automatic detection within the flats?	Yes
10.3	Is there a procedure in place to ensure fire detection within residents' flats are routinely checked, to ensure they have not been tampered with?	Yes
10.4	Is it possible to define the detection system category? (L1- L5 etc.)	N/A
10.5	Is the automatic fire detection suitable for the risk and premises type?	N/A
10.6	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
10.7	Are sufficient call points and detectors provided?	N/A
10.8	Can the alarm be raised without placing anyone at risk?	N/A
10.9	Are all call points visible, unobstructed?	N/A
10.10	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
10.11	Where required does the system have a voice alarm? i.e. large places of assembly	N/A
10.12	Can the alarm be heard throughout all areas of the premises?	N/A
10.13	Has a suitable fire zone plan been provided adjacent to the fire panel where necessary? i.e. complex premises or care homes	N/A
10.14	Is the fire alarm system under a regular maintenance programme by a qualified fire alarm engineer?	N/A
10.15	Are there systems in place to ensure the system is tested weekly from a different call point?	N/A
10.16	Are all fire alarm tests, faults and maintenance schedules recorded?	N/A

10.0 Automatic Fire Detection: Finding(s)	
Ref	FINDINGS
	None.
Ref	RECOMMENDATIONS
	Observation
10.2	At the time of the fire risk assessment, the heat detector in Flat 55 was covered. Note: Thomas Garret confirmed that this action was still outstanding as the tenant is refusing entry to his flat. However, FCHO were able to complete the action in 9.5 regarding the door not self-closing. 
	Recommended Actions
10.2	It is recommended that the detector be uncovered. If the resident is worried about setting the detector off when cooking, they should be informed that the heat detector will only sound in excess of temperatures around 57-58 degrees Celsius.
Ref	COMMENTARY
10.1	No fire alarm system is provided within the common areas. (Only the roof area) Provided there is effective compartmentation and means of escape, 'general needs' blocks of flats will not normally require a communal fire alarm. Automatic fire detection has been provided in all the enclosed balconies as part of the automatic opening smoke ventilation system only. See 8.2.
10.2-10.3	The scope of the Regulatory Reform (Fire Safety) Order 2005 does not cover internal parts of the flats. In general, the resident flats accessed were provided with BS5839-6 Grade D LD2 fire alarm systems, and a sounder in the hallway linked to the EACIE, and as part of their standard responses, FCHO has confirmed that all blocks with three or more stories are currently in the process of being upgraded to LD2 detection coverage. As part of their standard responses, detection is checked during FCHO annual inspection (to the representative sample of flats accessed) as well as during the annual gas safety check where results are documented on the CP12. FCHO also sends out regular communications to its customers to ensure they report missing or faulty detection within their homes. Due to the above process and physically seeing detection in flats accessed, it is reasonable to assume that this is representative of the remainder of the flats.
10.12	The previous fire risk assessment raised an action that no fire alarm system is provided within the rooftop plant areas/roof area. At the time of the fire risk assessment, it was observed that there has since been a system installed, the fire alarm panel can be accessed on the top floor at the base of the staircase and appeared healthy at the time of the fire risk assessment showing no faults. The coverage and the type of fire alarm system can be determined with the commissioning certificate given to FCHO at the time of installation. 
10.14	FCHO have confirmed that all part 1 fire alarm systems are serviced every 6 months. Part 1 systems, which are monitored, are also tested monthly.

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?	Yes
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	FINDINGS
	None.
Ref	RECOMMENDATIONS
	Observation
11.7	It was observed at the time of the fire risk assessment that the normal lighting within the 4th-floor bin room was faulty. Note: Thomas Garret has confirmed that a job has been raised on this already.
	Recommended Actions
11.7	It is recommended that the faulty lighting be repaired.
Ref	COMMENTARY
11.1-11.3	It was not possible to ascertain the exact level of illumination but the coverage appeared to be satisfactory, and the installations are assumed to comply with relevant standards.
11.4	There is ample street lighting to allow persons to escape to a place of safety in the event of a fire.
11.5-11.6	As part of FCHO standard responses, All emergency lighting systems are tested every month in blocks with more than 2 stories (flick test). 3 hour discharge test is carried out annually by competent person

12.0 Fire Fighting Equipment, Facilities, Systems & Fixed Installations

Firefighting Equipment		
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
Firefighting and Firefighter Facilities		
12.6	Are firefighting and firefighter facilities provided, tested and maintained? (Dry/wet rising mains, SIB's, wayfinding signage)	Yes
12.7	Are all systems fully operational and functional?	Yes
12.8	Are all security devices functional? (Sprinkler valves, wet & dry rising mains padlocked etc.)	Yes
12.9	Where sprinklers are fitted are all heads clear of obstructions (500mm clear of stock) and functional?	Yes
12.10	Where firefighting shafts or fire mains are provided are the locations of the inlets/outlets in line with current guidance?	N/A
Firefighting Lifts		
12.11	Are lifts provided for the use of firefighters or evacuation?	Yes
12.12	Are all lift controls functional, tested and maintained?	Yes
12.13	Are any defects to the lift(s) reported to the Fire and Rescue Service? (defects that would affect or impact firefighting operations)	Yes
Facilities and Systems		
12.14	Is there an Emergency Alert System (EAS) for use by the Fire and Rescue Service? If the EAS is not in accordance with BS8629 can it be adapted to provide an EAS on the floor of fire origin, selected floors, or full evacuation? Please provide details.	Yes
12.15	Have up to date floor and building plans been provided to the Fire Service in electronic format, detailing key building information, location of firefighting facilities and equipment?	Yes
12.16	Where appropriate, has a Secure Information Box (SIB) been provided with up to date info, and access keys? Is it in a suitable secure location for access by the Fire Service?	Yes

12.0 Fire Fighting Equipment, Facilities, Systems & Fixed Installations: Finding(s)	
Ref	FINDINGS
	None.
Ref	RECOMMENDATIONS
	None.

Ref	COMMENTARY
12.0	There are no fire extinguishers within the common areas. 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.
12.6-12.8, 12.10	A dry riser is installed with outlets in a cupboard off the lift landing lobby. The dry riser inlet is located by the externally accessed bin refuse entrance door. As part of FCHO standard responses, where installed dry risers are subject to 6 monthly checks: full pressure check and visual inspection. Records were not observed at the time of the fire risk assessment. 
12.6, 12.15-12.16	As part of FCHO standard responses, where installed Secure Information Boxes (SIB) are reviewed every 3 months during quarterly building inspections, this includes ensuring information remains relevant, keys and code remain current and vulnerability information is maintained up to date, the approach has been agreed with GMFRS local fire crews. The SIB in the lift lobby area on the ground floor was accessed on this visit to find that it contains information specifically for the fire service, including any information regarding vulnerable residents and floor plans. It is reasonable to assume the fire service carries a key to gain access to the box. It must be noted that the responsibility for updating the information with regard to any vulnerable tenants remains with FCHO. Therefore, FCHO should ensure that the information stored in the SIB is kept up-to-date and regularly/reviewed.
12.8	A previous first risk assessment raised an action that the dry riser outlet in the bin room on the 2nd floor is easily accessible from the bin room by all and is not locked with a tamper chain/leather strap. At the time of the fire risk assessment, this dry riser was secured. The dry risers that are behind locked cupboards are deemed acceptable. However, firefighters who are not aware of this may assume that the dry riser has not been secured and has potentially been tampered with. Alex Swift has told the assessor that he will inform the Fire Service that the dry risers are secure and can be used regardless of the lack of padlock/leather strap.
12.8	The sprinkler system undergoes a monthly visual inspection and annual pressure test. Documentation was not viewed on this assessment.
12.11-12.13	Lifts with a Fireman's Switch function are provided on the two lifts within the building. Fireman's lifts were installed before fire-fighting lift standards were made available, incorporating only simple means to recall the lift to a designated floor, with no complex lift controls or protection measures for fire and rescue service use, also known as a fire service lift. Where the term "firemen's lift" is used it refers to a lift installed in accordance with BS 2655-1970 or BS 5655-1986 for use by the fire and rescue service. Firefighters will use a dynamic risk assessment on the operational use of the lift due to the limited facilities it provides. The person consulted advised that the fire control function is in use and only brings the lifts to the ground floor. Documentation was not viewed on this assessment. 
12.13	The previous assessment noted that one of the lifts was not working. The assessor was informed that this had stopped working on the day of the assessment. At the time of the fire risk assessment, the lift was functional and Thomas Garret has confirmed that there is a process in place to inform the FRS of any issues regarding the lift that cannot be rectified within 24 hours.

12.13	The Fire Safety (England) Regulations 2022. Lifts and essential fire-fighting equipment The responsible person in relation to a high-rise residential building must undertake monthly routine checks of lifts for use by firefighters, evacuation lifts and essential fire-fighting equipment within the building. Where the responsible person identifies any fault with a lift for use by firefighters, evacuation lift or piece of essential fire-fighting equipment, the responsible person must take steps to rectify the fault. Where a fault identified under paragraph (2) cannot be rectified within a 24-hour period beginning with the time the fault is identified, the responsible person must, as soon as reasonably practicable- (a) report the fault to the local fire and rescue authority by electronic means; and (b) report the rectification of the fault to the local fire and rescue authority by electronic means when it has been rectified. The responsible person must make a record of the monthly checks undertaken pursuant to this regulation and make that record accessible to the residents of the building. In this regulation-“essential fire-fighting equipment” means key fire-fighting equipment within the meaning of regulation 6(7) and any of the following located within the common parts of the building— (a) fire detection and fire alarm systems including any detectors linked to ancillary equipment such as smoke control systems, (b) evacuation alert systems, (c) automatic door release mechanisms linked to fire alarm systems; “routine check” means a check that any lift or piece of equipment is in efficient working order and in good repair, carried out in accordance with the relevant industry standard or any recommendations made by the manufacturers of equipment within an operators’ manual.
12.14	A new Evacuation Alert System (EACIE) has been installed within the building. The EACIE is equipped with facilities for use by the Fire and Rescue Services (FRS), enabling them to send an evacuation signal to the whole or a selected part of the building by means of sounders or similar devices. Sounders are provided in the hallway of each flat that is linked to this system. 

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?	Yes
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
13.15	Has wayfinding signage been provided to clearly indicate floor levels, flat numbers from within the staircase(s) and each floor level?	Yes
13.16	Is the signage in line with the ADB revisions 2020?	Yes

13.0 Fire Safety Signs and Notices: Finding(s)

Ref	FINDINGS
	None.
Ref	RECOMMENDATIONS
	None.
Ref	COMMENTARY
13.0	Suitable 'Do Not Use Lift in the Event of Fire' signage is provided within the lift lobbies on each floor.
13.1-13.4	Directional signage was observed in the common areas and was considered satisfactory.
13.6-13.8	A suitable 'stay safe' fire action notice was provided in the common areas throughout the block to indicate the strategy of the building. Although this doesn't incorporate instructions should residents hear the BS8629 Evacuation Alert System, the person consulted advised that when the system was commissioned information was given to the residents on what they should do on hearing the alarm, and FCHO also provided relevant information as part of the annual FRA information and letters as reminders. 
13.11	The premises is operating on a Stay Put policy, but if evacuation is necessary, an appropriate assembly point would be designated as outside the main gates away from the building.
13.12	"No smoking" signs are displayed as required by The Smoke-Free (Premises and Enforcement) Regulations 2006.
13.15-13.16	Floor indication numbers have been painted on the lower/mid part of the wall opposite the lift on all floors to aid identification by firefighters. Also, wayfinding signage that has the floor number and directional signage to the flats, including flat numbers, is displayed in the staircase enclosure and the lift lobby area next to each flat lobby area/finger. They appear to be mounted at the recommended height as per ABD and are all visible and in good condition. Supplementary signage is also present, with signage outside the lift area on the ground floor to indicate which floors the two lifts access, and which staircase you are entering. 

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?	N/A
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	Are procedures in place to inform relevant persons of the need to report any potential fire hazards?	Yes
14.7	Is there a fire policy for the premises/organisation that clearly defines the roles and responsibilities of who will contribute to overall fire safety management?	Yes
14.8	Has the fire service inspected or had any formal meetings, familiarisation visits, operational crew/CFS visits 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	Is adequate access provided for fire service vehicles in the event of an emergency?	Yes

14.0 General Fire Safety Procedures: Finding(s)

Ref	FINDINGS
	None.
Ref	RECOMMENDATIONS
	None.
Ref	COMMENTARY
14.1-14.5	Since the previous fire risk assessment was undertaken there have been no reports of fire that our assessor was made aware of and there was no evidence of any fires having occurred. 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 premises, the Fire Risk Assessment should be reviewed to identify if any further risk reduction measures are necessary.
14.6-14.7	As part of their standard responses, FCHO has a Fire Safety Compliance Policy that is reviewed regularly. This is supported by a detailed Fire Management Plan which clearly defines roles and responsibilities and details every aspect of managing fire safety.
14.7	The overall responsibility for fire safety rests with the Chief Executive of FCHO.
14.8	Our assessor was not made aware there were any outstanding notices of deficiencies/enforcement action from the enforcing authority. The significant findings of this Fire Risk Assessment should form the basis of an action plan and be implemented within the recommended timescales. The significant issues identified may become enforceable if not actioned in a reasonable period of time.
14.11	An override/fire control switch is provided externally above the entrance gate and door to the building for use by the fire service. 

15.0 Fire Safety Management		
15.1	Are there an adequate number of appointed 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	Has an Accountable Person been appointed? Where there is more than one accountable person, are there procedures in place ensuring that all accountable persons co-operate with each other?	Yes
15.3	Have all staff been trained in how to call the Fire Service, use of fire extinguishers, evacuation procedures and basic fire awareness?	N/A
15.4	Do all new employees receive basic fire procedure and induction training on the date of appointment?	N/A
15.5	Are records of fire safety training kept?	N/A
15.6	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
15.7	Is a "permit" to work procedure in place for contractors etc.?	Yes
15.8	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		
15.9	Are fire marshals required to take charge of a fire incident and liaise with the Fire Service where required?	N/A
15.10	Is there a list of fire marshals displayed in all locations where required?	N/A
15.11	Are systems in place to provide identification for fire marshals during an emergency where required?	N/A
15.12	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
15.13	Do the premises require a written fire emergency plan detailing the roles and responsibilities in order to safely evacuate?	N/A
15.14	Where required, is the fire emergency plan displayed on the premises?	N/A
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	FINDINGS
	None.
Ref	RECOMMENDATIONS
	None.
Ref	COMMENTARY
15.1-15.2	FCHO have a Property Safety Team who manage outcomes from FRAs, much of the work raised within FRAs requires significant investment and or requires specific competency. The work is being delivered on a risk based approach by our Investment team through specialist contractors. FCHO is the accountable person for all their premises.
15.3	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. 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 secure information box.
15.3-15.5	It is understood that the premises is not staffed, except for occasional maintenance and cleaner visits.
15.6-15.7	FCHO have procurement processes in place to ensure that work undertaken by external contractors considers fire safety (where applicable). FCHO operation staff have training to ensure their work does not introduce fire hazards and promotes reporting of any findings to the Property Safety Team. FCHO do have a permit system
15.6-15.7	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 standards 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.
15.9, 15.12	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.
15.13-15.14	For this block, fire action notices will be considered sufficient with regard to the provision of the evacuation strategy information. See 13.6-13.8.
15.15	As part of their standard responses, FCHO has an emergency call-out service where a manager takes the responsibility out of hours. With the call-out pack key members of staff have their personal numbers should an emergency arise. This includes the Building Safety Manager, Fire Safety Manger, and Fire Safety Officer.

16.0 Fire Evacuation Plan

16.1	Is there a current, suitable fire evacuation procedure for all residents (and occupants) to follow in the event of a fire, and has this been communicated to all residents?	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 evacuation procedures complement each other?	N/A

16.0 Fire Evacuation Plan: Finding(s)

Ref	FINDINGS
	None.
Ref	RECOMMENDATIONS
	None.
Ref	COMMENTARY
16.1-16.2	If necessary, residents can be evacuated floor by floor using the control and evacuation equipment (EACIE), but this is only to be operated by the fire and rescue service.
16.1-16.2	The Fire Safety Order requires that there should be a suitable emergency action plan for the premises. The Fire Safety (England) Regs 2022, also requires the Responsible Person to display and communicate the fire actions to all residents. Fire safety instructions must be provided in a conspicuous part of the building. The instructions must be in a comprehensible form that residents can reasonably be expected to understand and should cover the following: • The evacuation strategy for the building (e.g. stay put or simultaneous evacuation); • Instructions on how to report a fire (e.g. use of 999 or 112, the correct address to give to the fire and rescue service, etc.); • Any other instruction that informs residents what they must do when a fire has occurred. In addition, these instructions should be provided to residents when first occupying their flat and reissued to all existing residents at periods not exceeding 12 months. Residents ought to have a clear understanding of what actions to take should a fire situation change and they need to evacuate the building. It is not implied that those not directly involved who wish to leave the building should be prevented from doing so.

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:

Littlemoor House 1-69, Huddersfield Road, Oldham, Greater Manchester, OL4 2RQ

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:

Note: The time scales given below are for the responsible person(s) to take action on the findings NOT the time scale to complete the resulting works from the findings.

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 life safety fire resistance, ineffective fire doors, insufficient or complete failure of fire alarm, emergency lighting or smoke venting systems.
Priority 2 (P2)	A lesser breach of the Fire Safety Order or property risk, which if not resolved may 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:	Breaches in compartmentation. 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:	Missing or incomplete fire signage, incomplete maintenance logs.

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 finding identified has been given an appropriate risk rating, which is then prioritised accordingly on the action plan.

Once all the findings have been identified the premises are given an overall **Life** and **Property** 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 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

Ref	Hazard or Defect	Action Required	Hazard Priority	Risk Rating	Action By	Review Date	Contractor Completed
9.1, 9.5, 9.8	It was observed that the communal door 1084 could not self-close fully and unaided into the doorframe.	It is recommended that the door be adjusted by a competent person so that it is able to self close fully and unaided into the frame.	P2	Moderate			
9.1, 9.8	It was observed at the time of the fire risk assessment that the wall below the kitchen window sill to flat 31 was damaged, exposing a portion of the frame.	It is recommended that the wall be repaired to the same level of fire resistance as the surrounding structure.	P2	Moderate			

19.0 Recommendations

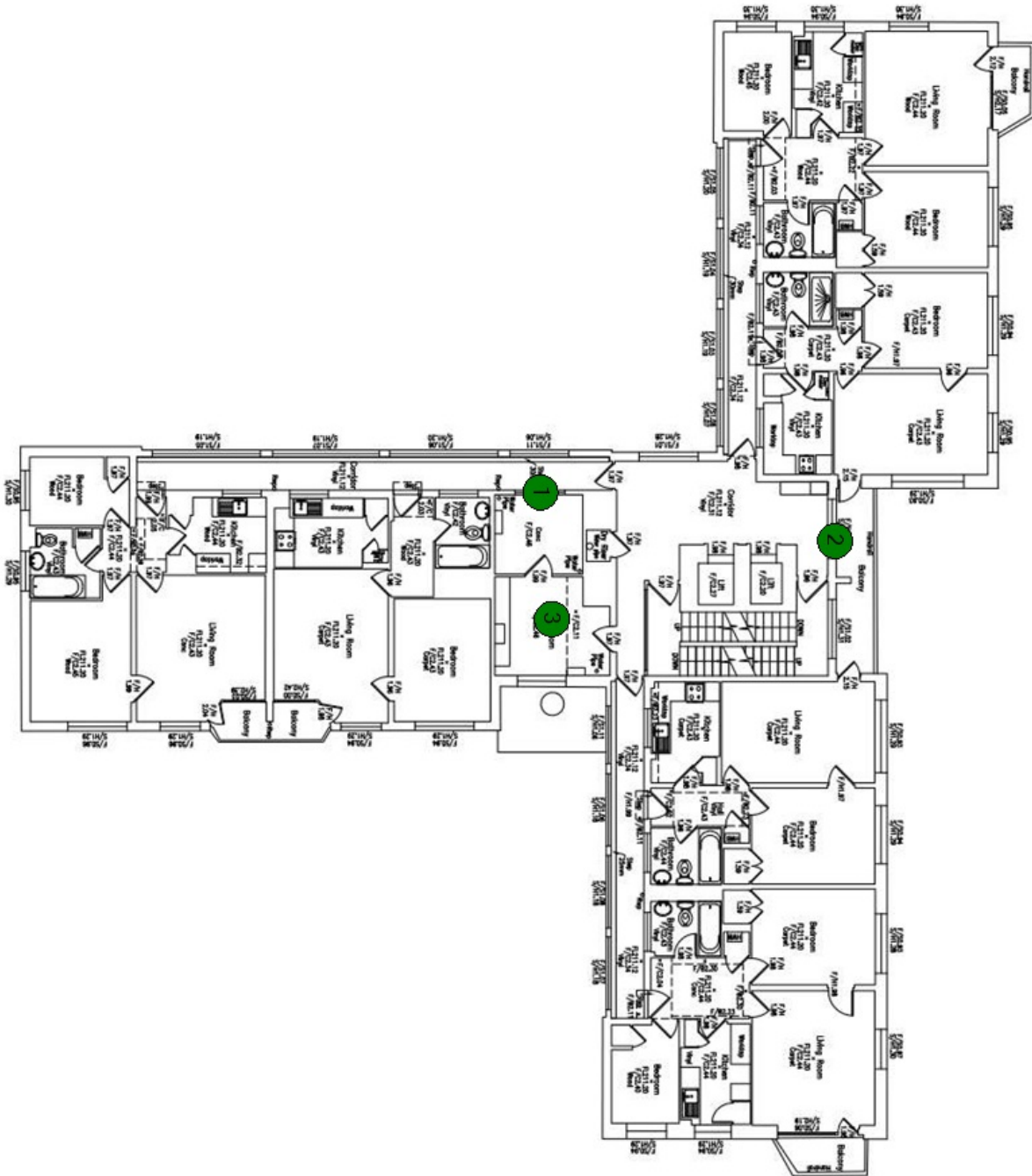
Ref	Observation	Recommended Action	Risk Rating	Contractor Completed
8.7	It was observed at the time of the fire risk assessment that storage was seen on the 2nd and 6th floor.	It is recommended that the tenants be reminded of the sterile policy for communal areas.	Moderate	
9.16	At the time of the fire risk assessment, it was observed that there were combustibles stored within the ground-floor electrical room.	It is recommended that the ancillary cupboards in the premises be kept clear and sterile.	Moderate	
9.16	It was observed at the time of the fire risk assessment that the bin chute on the 10th floor was not secured properly into the wall. In the event that this bin chute is pulled out of the wall, rubbish may begin to be stored within the bin rooms and communal areas.	It is recommended that the bin chute be secured properly into the wall.	Moderate	
10.2	At the time of the fire risk assessment, the heat detector in Flat 55 was covered.	It is recommended that the detector be uncovered. If the resident is worried about setting the detector off when cooking, they should be informed that the heat detector will only sound in excess of temperatures around 57-58 degrees Celsius.	Moderate	
11.7	It was observed at the time of the fire risk assessment that the normal lighting within the 4th-floor bin room was faulty.	It is recommended that the faulty lighting be repaired.	Moderate	

20.0 Commentaries

Ref	Observation	Recommended Action	Risk Rating	Contractor Completed
8.2	It was observed at the time of the fire risk assessment that a window in the 10th-floor lift lobby was missing a handle.	It is recommended that the window in the 10th-floor lift lobby that is missing a handle be fitted with one so that the window can be used.	Moderate	

Appendix

10th Floor



1 The Confinement of Fire - 9.1



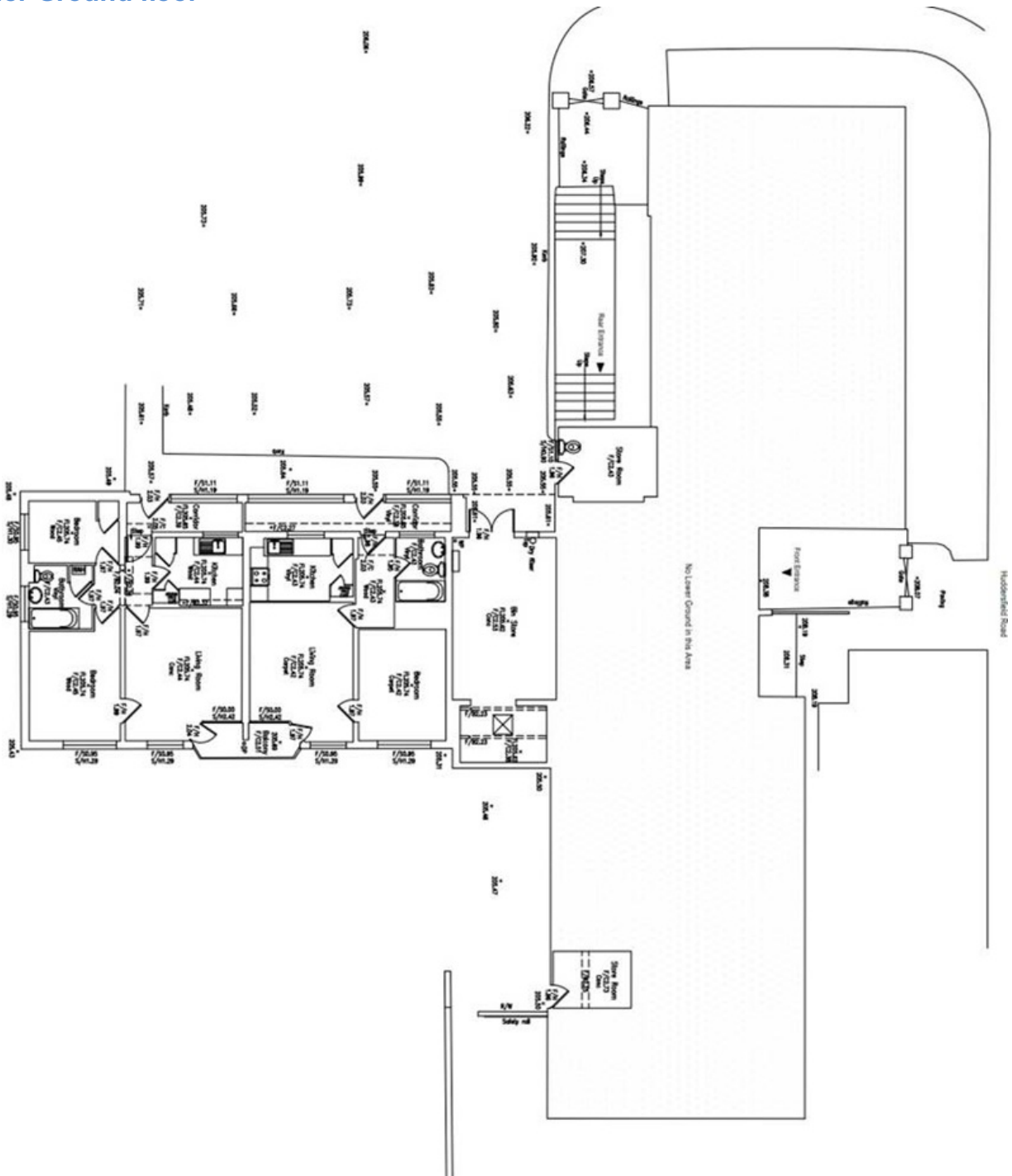
2 The Confinement of Fire - 9.1, 9.27



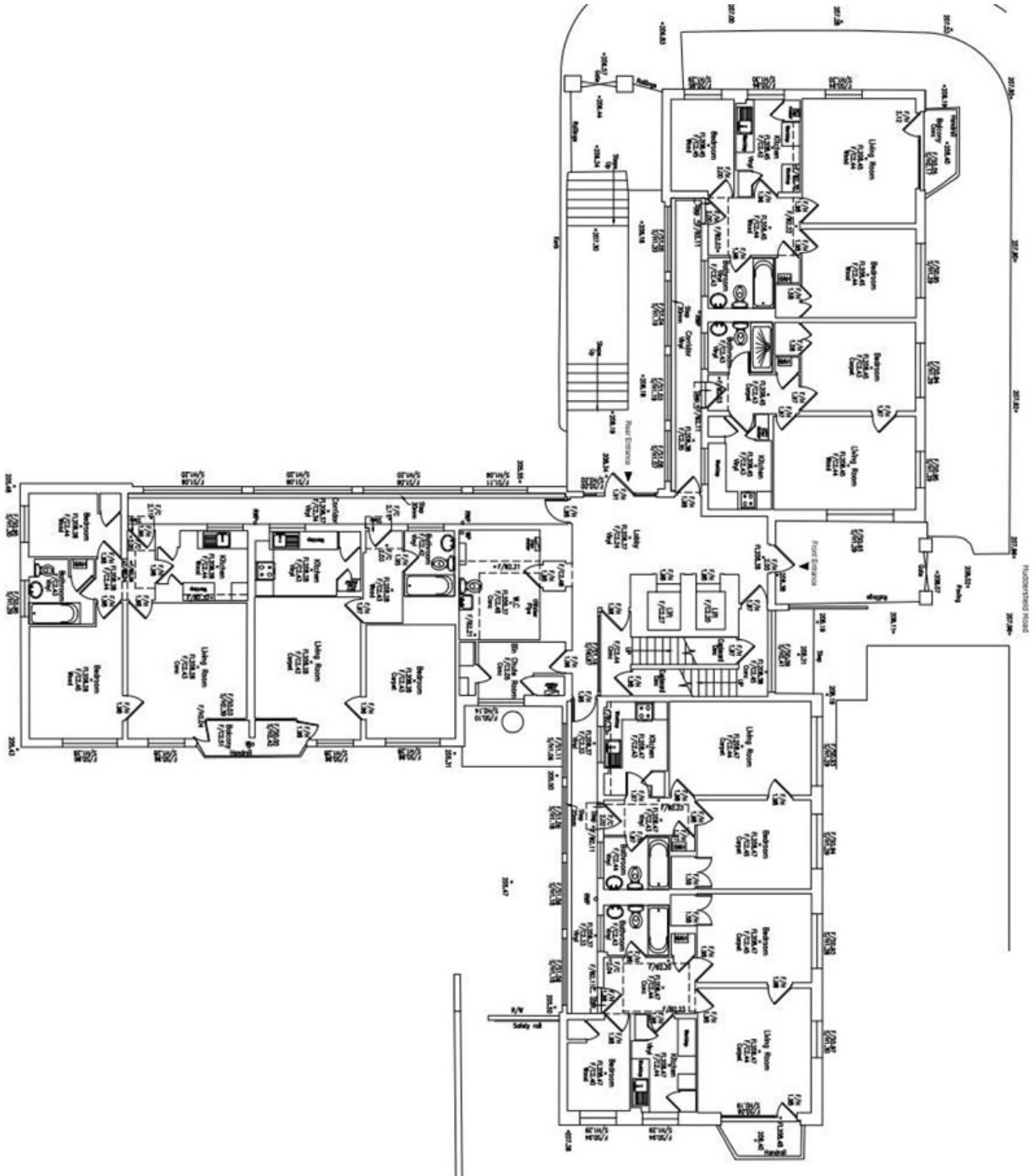
3 Means of Escape - 8.7

No Image

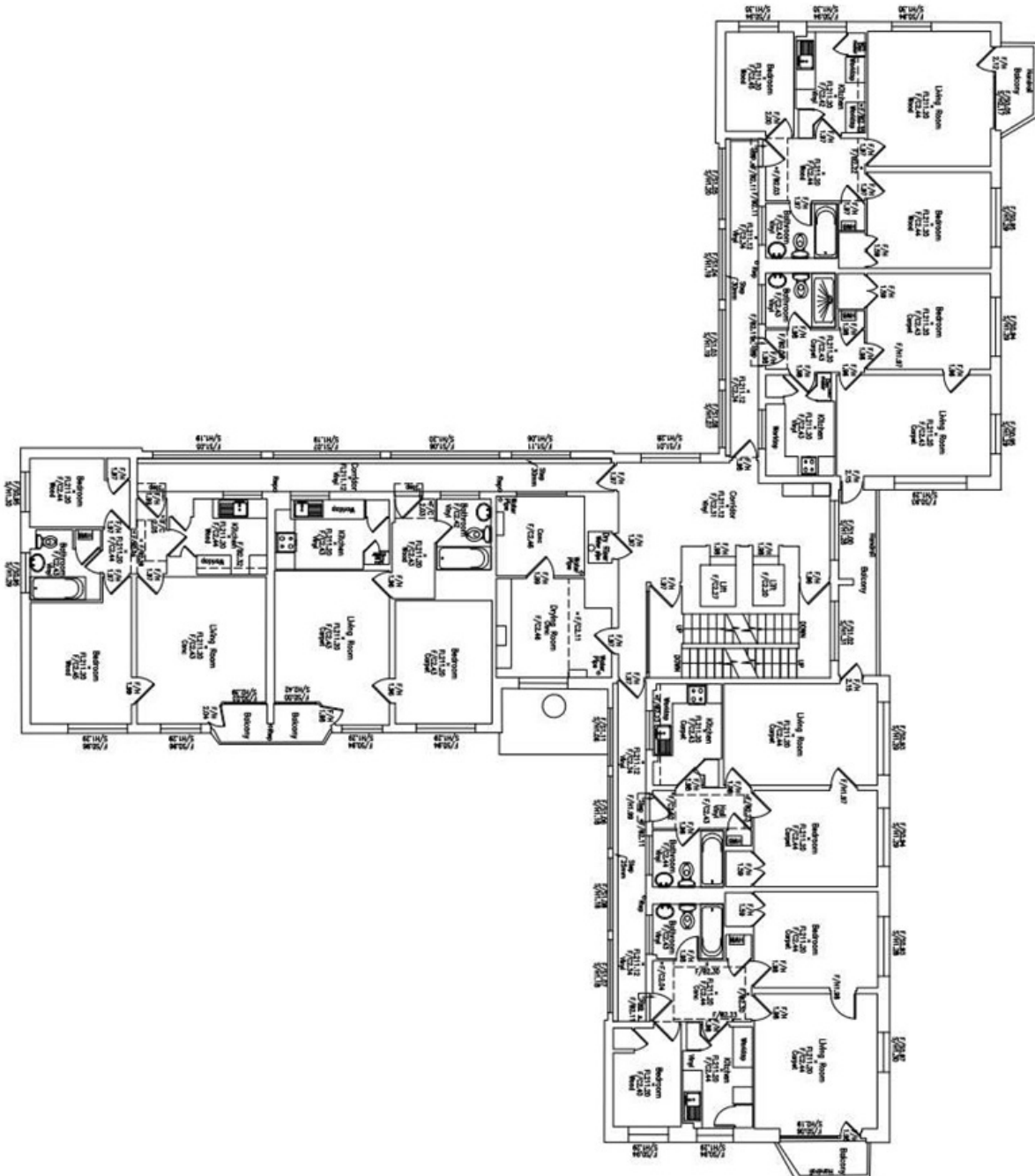
Lower Ground floor



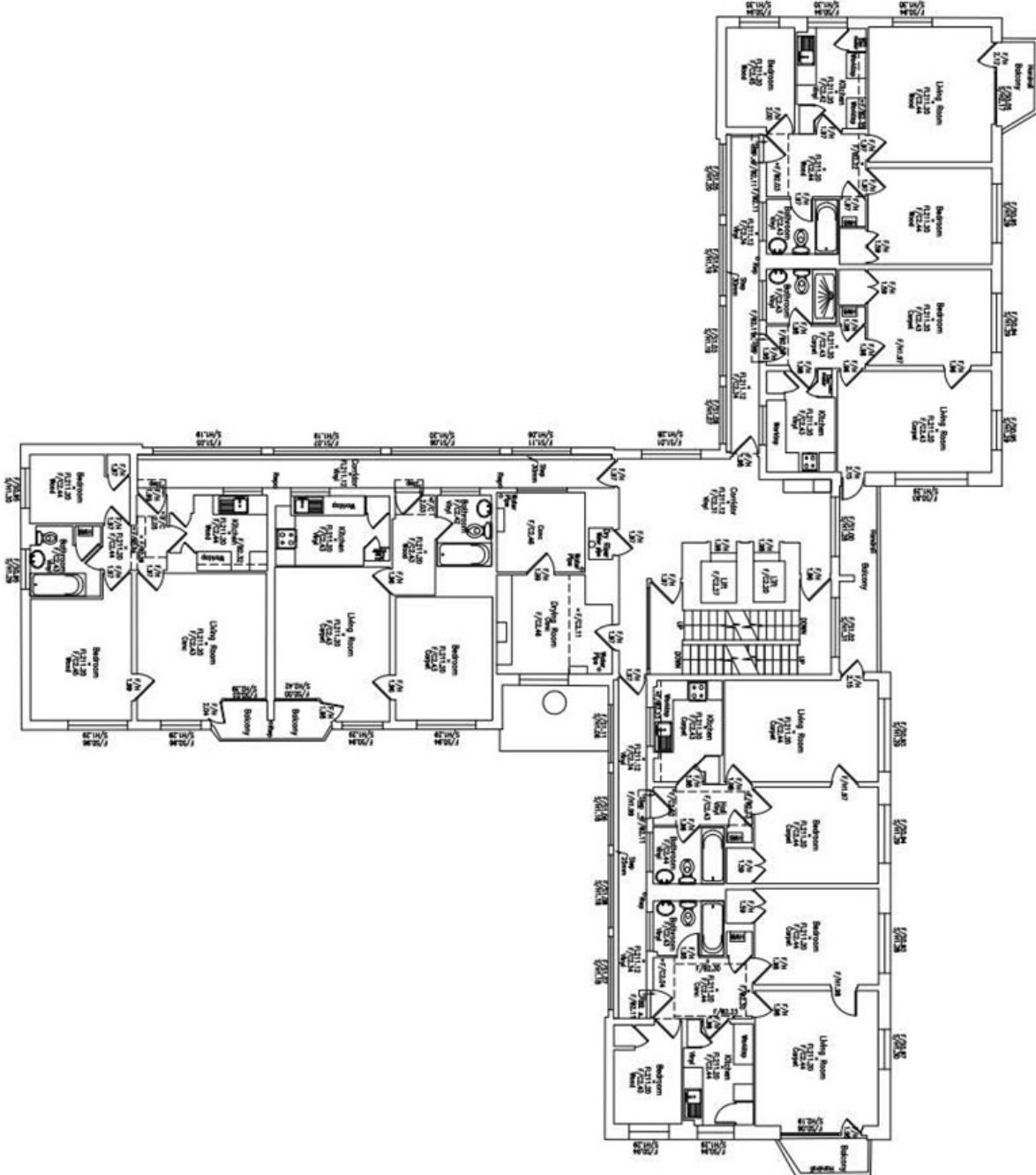
Ground floor



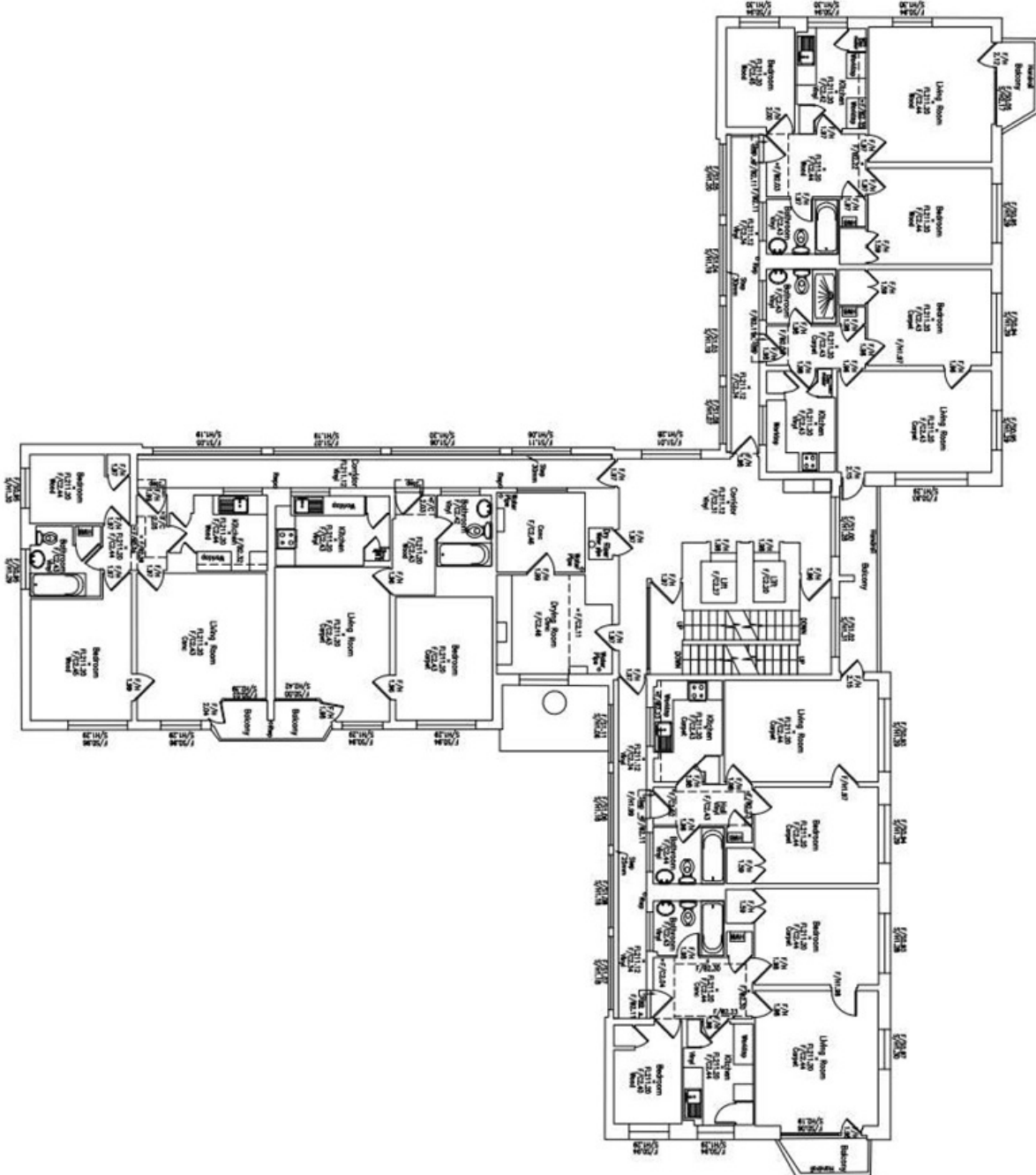
1st floor



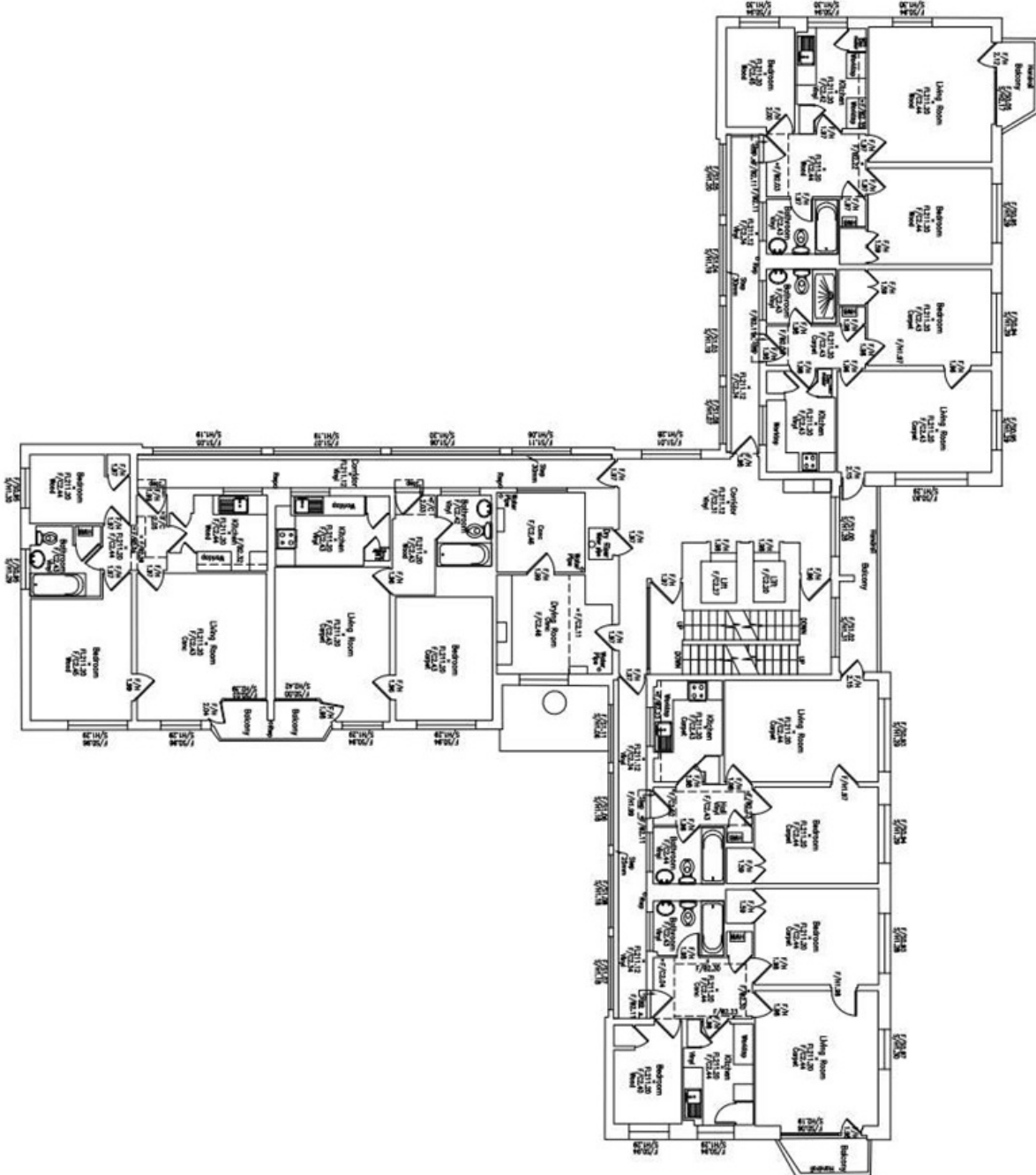
2nd floor



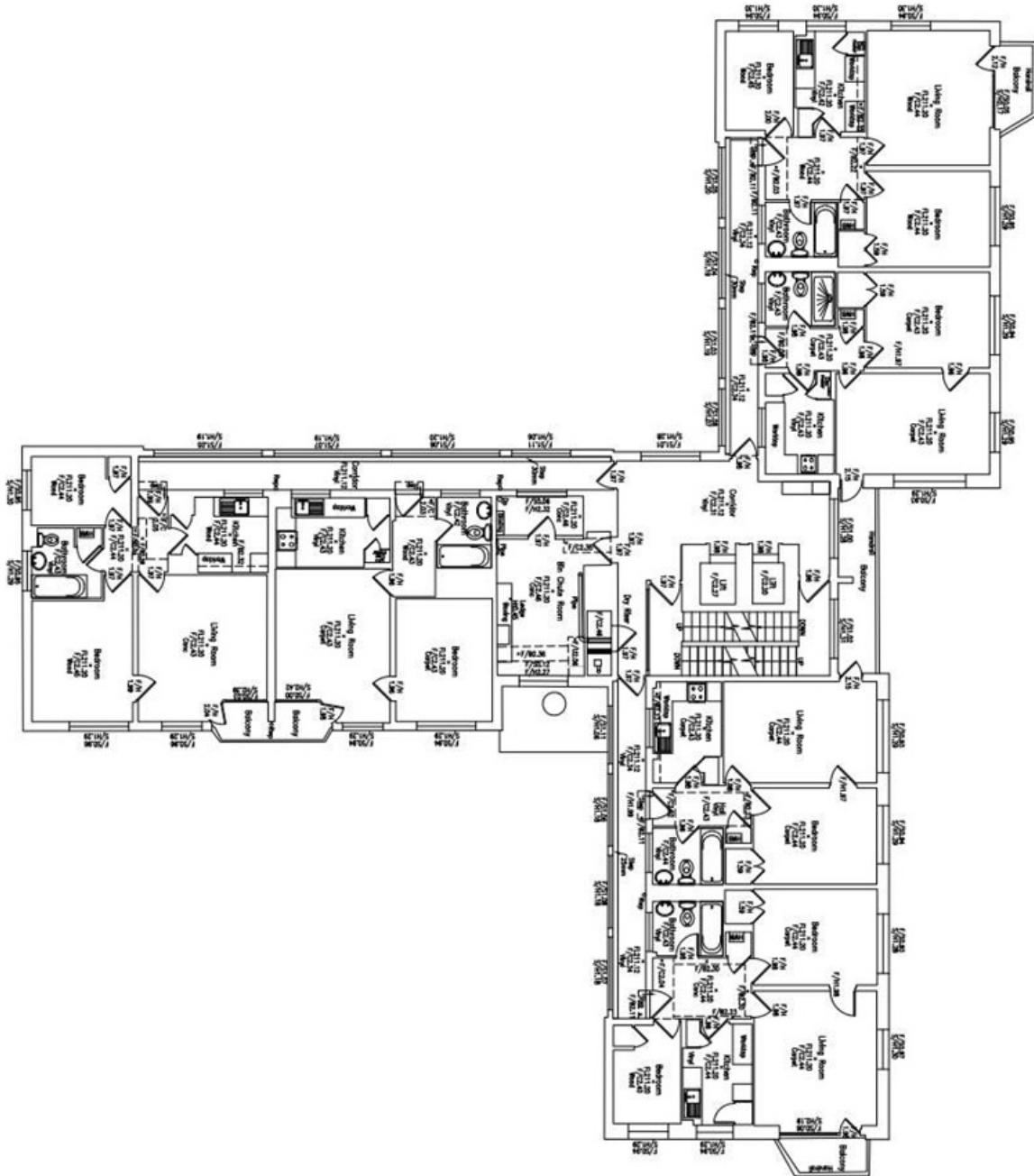
3rd floor



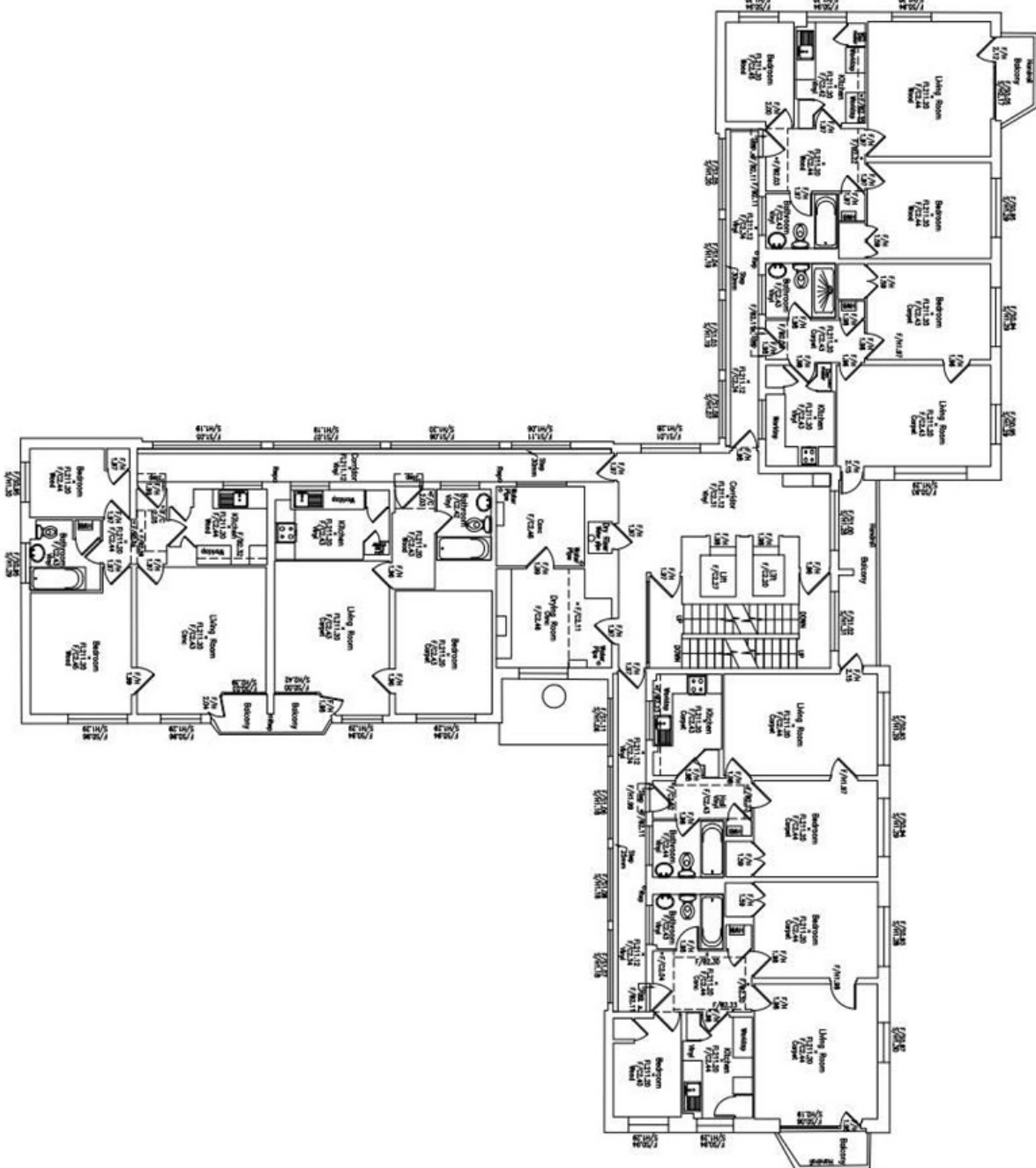
4th floor



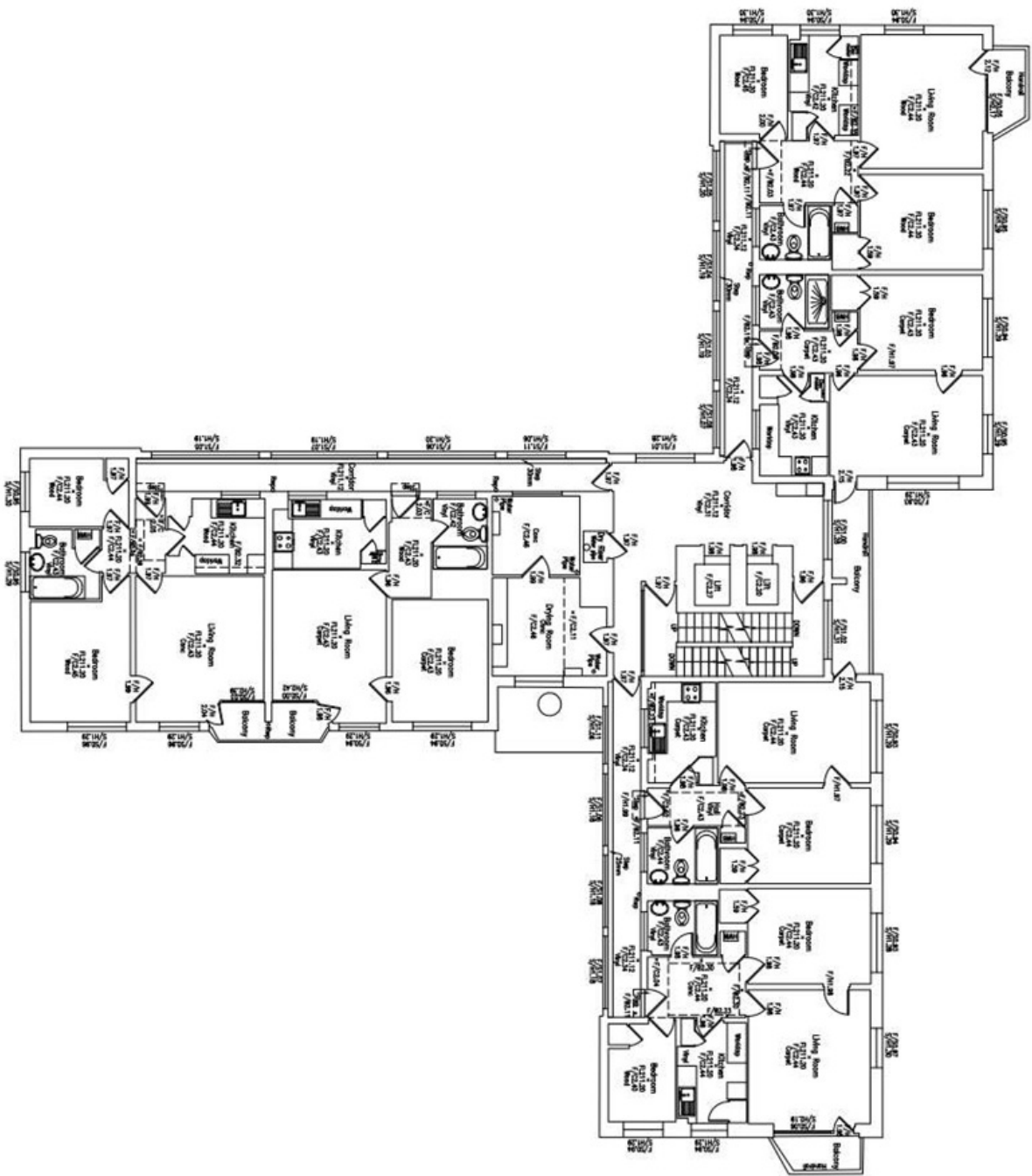
5th floor



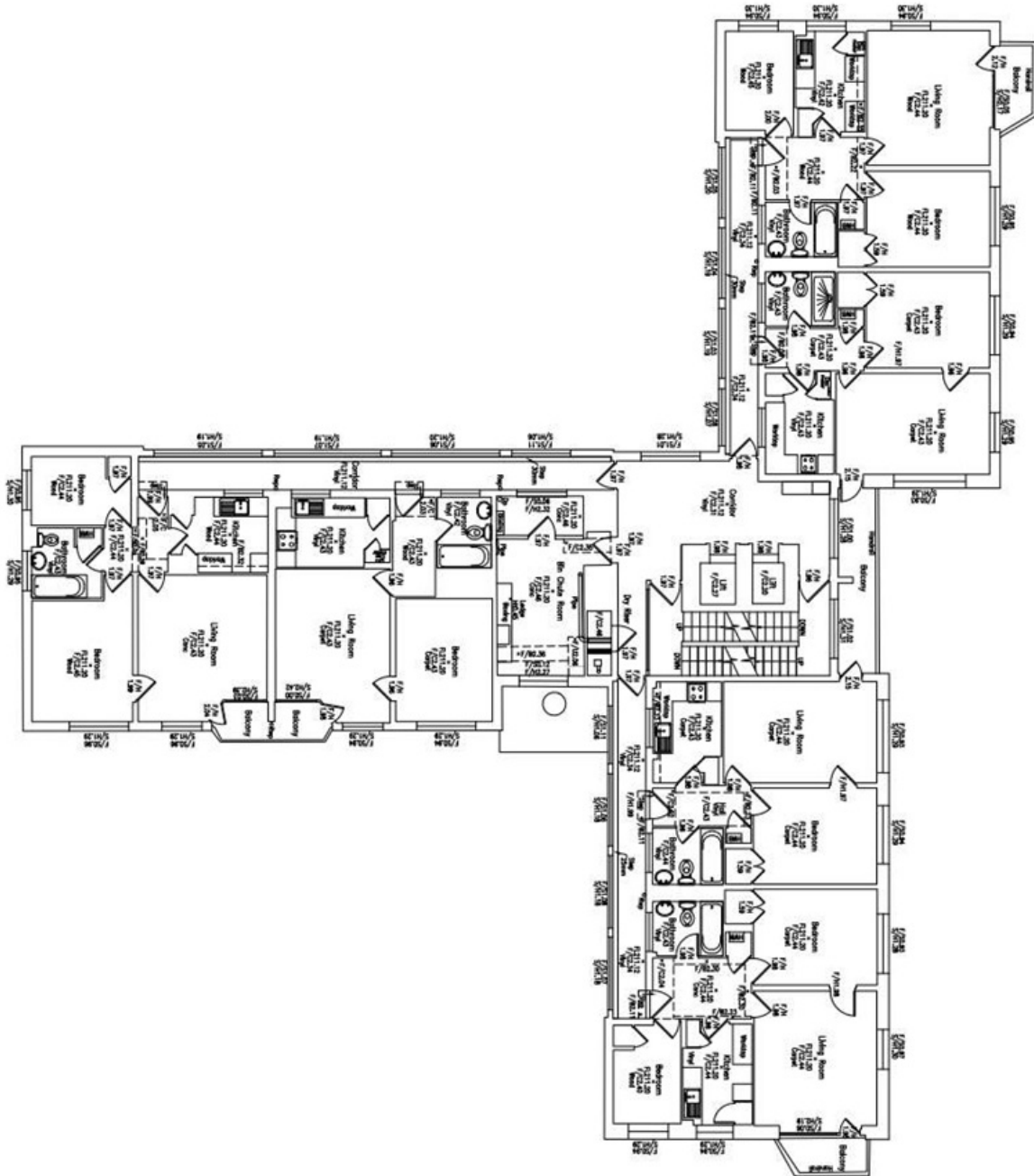
6th floor



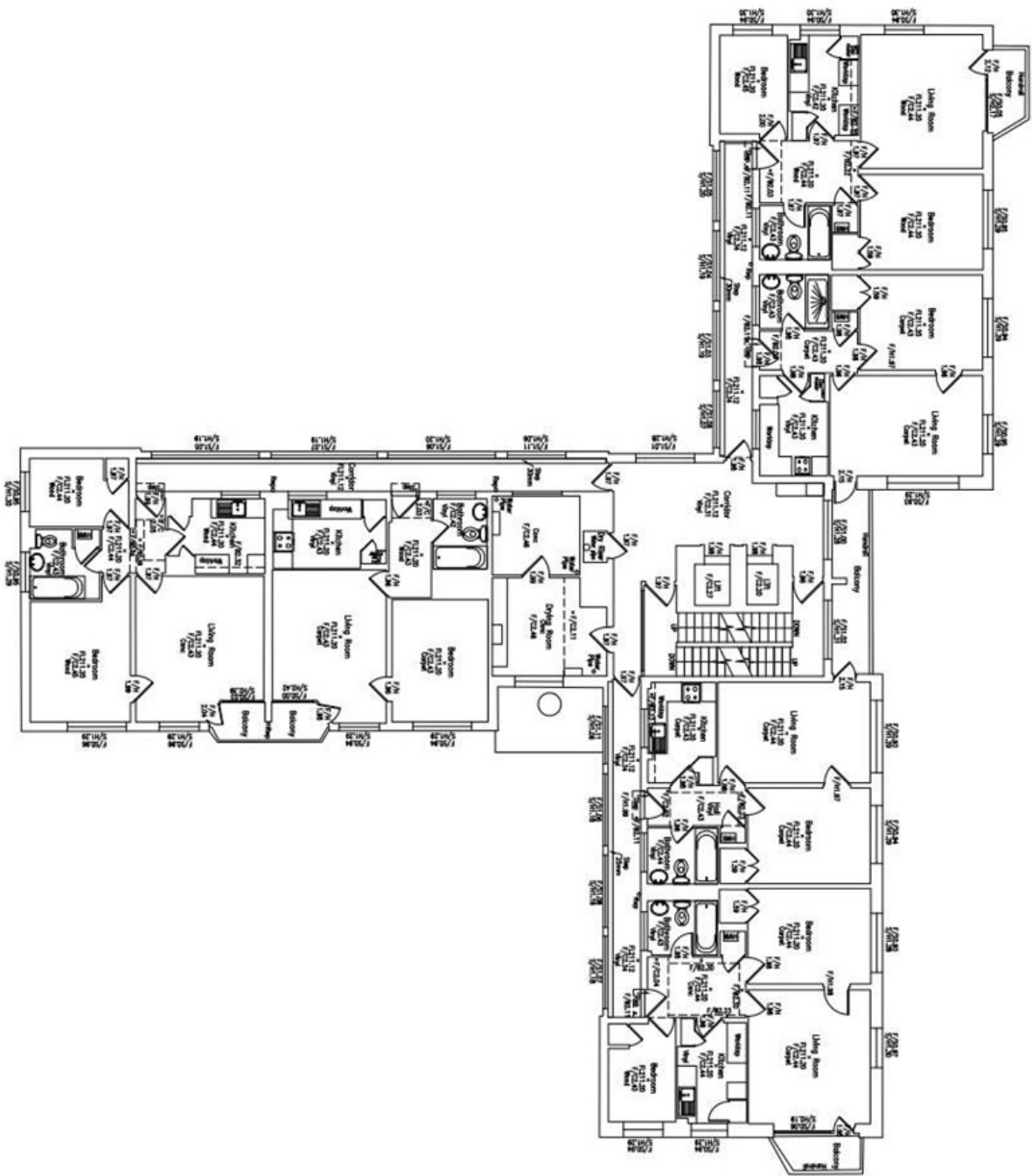
7th floor



8th floor



9th floor



On-Arrival Information

BUILDING LAYOUT - LITTLEMOOR HOUSE	
Size	Approx 35 x 30 m
Construction	Concrete framed building (clad in compliant insulated render), concrete walls, concrete stair, flat roof, concrete balconies
Number of floors	12: Ground floor (access point), lower ground floor and 10 upper floors
Layout	Accessed from Littlemoor Lane, off ground floor via one of two entrances (door and door operation); each floor comprises of the main lobby with 3 wings. All floors are predominantly living accommodation with two flats on each of the three wings (6 flats per floor) with a bin store, dry riser located in each lift lobby. The only exception been the lower ground floor which is access independent of the main block and serves 2 x flats, this floor also contains the externally accessed bin store
Lifts	Externally there are a number of garages these are used to house the sprinkler tanks there is also a boiler house to run the communal heating 2 lifts in a single bank - Traction Drive Control ACVF Geared Knowsley Lifts 0151286132
Type of flat entrance doors	FD30's
Rubbish chutes bin room	There is a bin room located on each floor with a chute to the lower ground floor bin room
Common Voids	NO common voids
Roof access	Roof is accessed at the head of the stairs
Occupants	Approx 138 Occupants based on 2 x occupants per flat
Evacuation strategy	Stay put
Fire Alarm evacuation alarm	NO common alarm, Emergency evacuation alarm (controlled by Fire service) situated in ground floor lobby
Caretaker concierge	NO full time staff on site
FIREFIGHTING SYSTEMS - LITTLEMOOR HOUSE	
Water supplies	Hydrant located on hatched area to front elevation (facing Littlemoor Lane) - 10m
Fire mains	Dry riser main fitted, outlets on all floors within lift lobby (door signposted)
Fire lifts	No firefighting lifts installed
Firefighting shafts	No fire fighting shaft
Smoke control systems	Manual openable windows, AOVs located on each wing (3 per floor)
Sprinkler systems	Sprinklers fitted to all flats and bin rooms - none in common areas
DANGEROUS SUBSTANCES - LITTLEMOOR HOUSE	
Location, quantity and type	• AIB panel to timber boxing within the kitchens • Asbestos textured coating to various areas throughout the block. • Asbestos cement flue pipe to the bin chutes and dry riser. • Asbestos floor tiles to the flats.
SERVICES - LITTLEMOOR HOUSE	
	Boiler house